

**Buildwas Parish Council
PARISH COUNCIL MEETING
on Monday 20th January 2020
at 7.30pm in Buildwas Village Hall**

MINUTES

Present: Cllr. L. Pratt (Chairman), Cllr. J Grainger, Cllr. J. Heath, Cllr. S. Heath, Cllr. V. Morgan, Cllr. S Ratcliffe, Cllr. R. Wilcox

In attendance: Mrs S. Morris (Clerk), 1 member of the public

1) Public Session

A member of the public presented a statement in favour of the Parish Council developing a Neighbourhood Plan and further recommending the development of a Neighbourhood Plan for the Severn Valley area to ensure co-ordination of planning of services such as health and education. A Neighbourhood Plan could give the Parish more control over the type of housing being built, in particular, to ensure more sustainable development in response to the Climate Change crisis. Councillors queried whether a Neighbourhood Plan developed now would be too late to impact on the power station site development and the member of the public stated that conversations with a Shropshire Council planner indicated that it would not be too late. Councillors expressed an understanding that a Neighbourhood Plan would require more development than was currently planned for the parish as it was a development plan; the member of the public stated that if the community wanted more development, a Neighbourhood Plan could enable this but it was not necessarily the case as a limit to development could be set within the Plan. Councillors queried the benefits of a Neighbourhood Plan for the Severn Valley, who would do the work and how it would be financed. The member of the public indicated that such a plan would enable more coordinated consideration of services such as health and education. It was envisaged that such a plan would be developed by a group of people with various expertise, with a representative from each Parish Council to report back to their own Parish.

Cllr Heath fed back from his discussions with Much Wenlock Town Council following the previous meeting. The key points that he highlighted were: the grant cap had reduced to £9,000 from around £20,000 when Much Wenlock developed their plan; Much Wenlock had been able to draw on expertise within their Parish which Buildwas did not have and would therefore have to pay for; Councillors had reported that they had only received an extra £3,000 in CIL; there had been some instances where the Neighbourhood Plan had been overruled by Shropshire Council; Councillors had initially thought that having the Plan would reduce the amount of building in the Parish but were now clear that it was a Development Plan which had opened up the Parish to development; once agreed, the Plan was owned and held by Shropshire Council but the Parish Council was responsible for funding a review which Cllr Heath's discussions indicated would be over the £300 quoted in the report of the member of the public.

Cllr Pratt fed back from her communication with Shifnal Town Council following the previous meeting. The key points highlighted were: a plan could take up to 18 months to develop therefore the power station application would be further developed; access to funding was quite straightforward; the Neighbourhood Plan must be in line with the Local Plan and Place Plan; regular reviews were required to ensure that the Plan remained relevant; the process was labour intensive and lengthy and required adequate support.

2) Apologies for Absence

Cllr. C. Wild.

3) Declarations of Disclosable Interests & Dispensation Requests

None declared.

4a) To approve the minutes of the Council Meeting held on 18th November 2019

It was **RESOLVED** to adopt the minutes as being a correct record.

4b) Matters arising from the minutes

We Don't Buy Crime/SmartWater. There were a number of kits remaining following the two initial distribution dates. Councillors would carry out targeted work to register kits to properties not yet approached. It was noted that signage would be provided when 70% of the kits were registered. Cllr. Wilcox would inform the Clerk of the number distributed so that the Clerk could liaise with Tim Williams regarding installation of signage.

Hedge cutting. This had now been completed by the landowner.

Footpaths and standing water. These matters had been reported on My Shropshire. Councillors confirmed that the standing water at the bottom of Buildwas Bypass had improved, but that there were now issues of standing water at the bottom of Leighton Bank, at the corner of Severn Valley House, by Vine Cottage, and opposite Bannut House. The Clerk would report these via My Shropshire.

5) Finance

a) To approve Q3 budget report and bank reconciliation

It was **RESOLVED** to approve the budget report and bank reconciliation, the reconciled balance being £11,210.62.

b) To approve payments made between meetings

It was **RESOLVED** to approve the following payments:

Ref	No	Payee	Item	Amount
P31-1920	SO	S Morris	Salary November	£195.00
P32-1920	SO	S Morris	Salary December	£195.00

c) To approve payment of accounts

It was **RESOLVED** to approve the following payments:-

Ref	Chq No	Payee	Item	Amount
P33-1920	579	S Morris	Expenses Dec/Jan	£34.40

6) Neighbourhood Plan / Community Led Plan

Further to the discussion held under item 1, it was **RESOLVED** to defer a decision on whether to pursue a Neighbourhood Plan pending further information on the potential for creating a joint Neighbourhood Plan for the Severn Valley. This would be added to the agenda for the May Parish Council meeting.

7) Budget 2020/21

Further to the initial discussion at the previous meeting, Councillors considered the draft budget for 2020/21. Additional funds were added to the playground reserves in anticipation of the need to repair or replace equipment in the near future. It was **RESOLVED** to set the precept at £8,060.

Councillors discussed a number of potential improvements in the Parish:-

- Fences or other markers at the entrances to the village;
- Improvements to the parking at the top of Park View to increase the availability of parking;
- A turning area in front of the school.

It was noted that these improvements were outside of the scope of the Parish Council budget unless the precept was significantly increased. These points were included in the current Parish Plan and it was **RESOLVED** to revisit and strengthen the Parish Plan during 2020/21.

8) Power Station site development

The Parish Council would meet with the Shropshire Council case officer on 27th January to discuss the detail of the sand and gravel extraction application.

It was **RESOLVED** to hold an extraordinary meeting of the Parish Council to discuss the planning applications to enable residents to ask questions and make their views known to the Parish Council prior to the Parish Council submitting a response to Shropshire Council. The Clerk would liaise with the Shropshire Council case officer to set a date.

Cllr S Heath fed back from the meeting on 9th January between Parish Councils and Harworth to look at the outline planning application. Key points highlighted were:- modelling showed that 82% traffic would exit via the bypass; traffic control proposals included traffic lights at the bottom of Buildwas Bank and a roundabout and a traffic light junction on the Much Wenlock Road; the current access bridge to the site would be closed to traffic and used for pedestrians and buses only. The non-technical summary had been circulated to Councillors and the planning application and supporting documents were available on the Shropshire Council website.

9) Planning matters

a) Notifications & updates on previously reported applications

- (i) Reference: 19/04950/FUL Glebe Cottage
Decision: Grant permission
- (ii) Reference: 18/03596/REM Land west of Church Farm
Decision: Grant permission
- (iii) Reference: 19/01708/FUL Sunways
Decision: Grant permission
- (iv) Reference: 18/04254/FUL Land at Devil's Dingle
Decision: Refuse

b) Applications for comment

- (i) Reference: 19/05509/MAW Proposed quarry to east of Much Wenlock Road
- (ii) Reference: 19/05560/OUT Ironbridge Power Station, Buildwas Road

As discussed under item 8, an extraordinary Parish Council meeting would be held to discuss the applications.

c) Applications received between meetings

- (i) Reference: 19/05436/FUL Land adjacent to Appleby Plot 2
Comment submitted: No objections.

10) Correspondence

None.

11) Parish Matters

a) Update and actions arising re matters previously reported

This had been discussed under item 4b.

b) Reports of new parish matters and actions arising

Potholes.

Councillors reported that there were a number of potholes along the B4380 from Park View to The Homestead, and, although outside of the Parish, a number going up Leighton Bank and along the B4380 through Wroxeter. The Clerk would report these potholes via My Shropshire.

Suspicious activity.

The Chair informed Councillors that there had been a recent report of an attempted break in at a home in the village.

The meeting closed at 8:39m.