

ALVELEY AND ROMSLEY PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Tuesday 6th February 2018, at the Arden Centre, Alveley at 7.45pm, preceded by an Open Forum at 7.30pm.

182 PRESENT

Cllr. Mr. K.R. Stanton (Chairman), Cllr. Ms. P. M. Barker (Vice Chairman), Cllr. Mrs. J.M. Hall, Cllr. Miss I. D. Jakeman, Cllr. Mr. R.J. Narburgh, Cllr. Mr. C. D. Noble, Cllr. Mrs. S.L. Potter, Cllr. Mrs. A. Preece, Cllr. Mr. D.J. Preece, Cllr. Mr. B.A. Punchard and Cllr. Mr. F.D. Voysey

183. IN ATTENDANCE

Mr. D.H. Rawlinson (Clerk and Responsible Finance Officer), Cllr. Mrs. T. Woodward

184. OPEN FORUM

Twenty three local residents were present during the Open Forum. Two issues were raised:

1. The proposed development of six affordable dwellings on land to the east of Meadowbrook Close, Alveley.

Malcom Philpotts spoke as a representative of the Alveley Green Belt Preservation Group. He stated that the Group has 80 paid-up members. He went on to suggest that the development is contrary to the local planning framework, as currently laid down, as it is outside the village boundary, cannot be regarded as in-fill, and is in the green belt. He expressed the hope that Councillors would oppose the application.

Gail Booton queried why more people weren't notified of the application, and referred to the residents of Bridge Road and Greenway Avenue. The Chairman pointed out that notices of planning applications were dealt with by Shropshire Council. Ms Booton expressed the view that, if successful with this application, Mr. Pitt would want to build "all over".

John Chapman stated that his major concern is access. He suggested that Meadowbrook is not wide enough for two-way traffic. He also expressed the concern that the development would depress property values in the vicinity.

Cllr. Mrs. Woodward was present for this discussion but took no part in it.

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2. Letter dated 8th January 2018 from Freedom Camping Club regarding an application to operate a small exempted campsite at the “Three Horseshoes” Public House

This letter had been sent to some local residents and had been passed to the Parish Clerk. It sought comments by 8th February 2018. Russell Dowson from the “Three Horseshoes” spoke in support of the proposal. He emphasised that the application was for a club site not a public site, that there would be no static caravans on the site, that the proposed development will enhance an area that has been neglected, and that there will be a positive impact on revenue for the Public House and tourism in general.

Questions and concerns were raised by Councillors and members of the public, including Owen Jones and Gail Booton, regarding access, especially for caravans, traffic safety, toilet facilities, drainage, noise and nuisance caused by car headlights, especially late at night. In response, Paul Tilley advised that some of these issues, such as nuisance from headlights, would be covered by the rules of Freedom Camping Club. Russell Dowson also advised that site users would have access to the existing toilets.

Cllr. Voysey reminded the Forum that there had been a similar approach two years ago in respect of a different site in the village, that had been withdrawn because of public opposition.

185. APOLOGIES FOR ABSENCE

All Members were present.

186. TO RECEIVE ANY DECLARATION OF PECUNIARY INTERESTS ON ANY MATTER TO BE DISCUSSED

Cllr. Mrs. Potter declared a pecuniary interest in item 5.3 (Lengthsman Scheme).
Cllr. Voysey declared a personal interest in item 11 (Parish Council website).

187. TO CONFIRM THE MINUTES OF:

- (a) THE MONTHLY MEETING HELD ON TUESDAY 9TH JANUARY 2018, and
- (b) THE ANNUAL FINANCE MEETING HELD ON TUESDAY 16TH JANUARY 2018

It was resolved that: the minutes of the meetings held on Tuesday 9th January 2018 and Tuesday 16th January 2018 were a true and accurate record.

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188. TO CONSIDER PARISH MATTERS

The Chairman, with the agreement of Members, suspended Standing Orders to allow Cllr. Mrs. Woodward to speak.

1. Highways

There were no written reports. Cllr. Voysey expressed concern about potholes at the entrance to Daddlebrook Road from Greenway Avenue, and about visibility for cars turning right out of Bridge Road because of parked cars. It was suggested that this might be a matter for the Community Support Officer.

2. Condition of road surfaces – there were no written reports.

3. Public rights of way – there were no written reports.

4. Environmental matters

(a) Lengthsman Scheme

After discussion, it was agreed to hold this matter in abeyance until Shropshire Council finalises its plans and future budget for environmental maintenance.

(b) Village Planters

The Chairman reported that the planter by Lime Close is falling apart and needed replacing, and suggested that the future upkeep of planters needs to be reviewed.

5. Romsley Matters - none

6. Matters brought to the attention of the Council not requiring a decision

Post Office – It was reported that technical problems continued to prevent the introduction of new service from the Arden Centre. Concerns were expressed about the prolonged delay and the impact on some local residents, especially those who couldn't easily travel outside the village. The Clerk was requested to send a letter of complaint to the Post Office.

189. TO RECEIVE DETAILS OF PLANNING APPLICATIONS AND DECISIONS

1. Planning Applications received from Shropshire Council – to make recommendations

18/00204/FUL Potential development land east of Meadowbrook Close, Alveley
Erection of 6 affordable dwellings and associated works

There was a wide-ranging discussion which echoed some of the issues raised in the Public Forum, but also covered planning policy, environmental concerns and design issues. Some Councillors made clear their opposition to the proposals and sought assurances that the application would go before Shropshire Council's Planning Committee and not be determined by officers.

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The Council were reminded that, under the Green Belt Section of Policy CS5, it states "Also limited local needs affordable housing on exception sites which accords with the requirements of Policy CS11 will be permitted in the Green Belt". Therefore, if the application is opposed, it is essential to stress other grounds for recommending refusal.

Cllr. Voysey proposed that the Parish Council should object to the application on the grounds of access, environmental concerns and the view that some aspects of the design, especially the render finish, were not in keeping with neighbouring properties. **This was so resolved.**

Cllr. Mrs. Woodward was present during this agenda item but took no part in the discussion.

2. Planning Applications received since the Agenda closed
Council to make recommendations to Shropshire Council

18/00232/FUL Little Croft, Fenn Green, Alveley, WV15 6JA. Erection of a single storey extension and internal alterations.

It was noted that the proposals were intended to provide suitable accommodation for a disabled resident and **it was resolved** to support the application.

18/00460/FUL Barns adjacent Allum Bridge, Alveley. Conversion of barn to residential and change of use of existing 'modern' brick barn to B1 Business Use. Associated external works.

Cllr. Voysey noted that this was a long-standing project which had been considered three years ago. He was concerned that the site was in the green belt and that any change of use to residential should provide affordable accommodation. Cllr. Miss Jakeman suggested that this proposal would enhance an area which badly needed improvement. There was support for this view and **it was resolved** to support the application.

3. Planning Decisions received from Shropshire Council

17/05362/FUL Church View, 66 Alveley, WV15 6NB

Demolition of existing timber store and lean-to and erection of replacement timber-clad storage building

Decision: Grant permission; Parish Council recommendation: Grant permission

17/02794/FUL Brookfield, Daddlebrook Road, Alveley, WV15 6PT

Erection of two-storey extension and alterations

Decision: Grant permission; Parish Council recommendation: Grant permission

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17/06000/AMP Non-material amendment to planning permission

16/01674/FUL Elm Cottage, 65 Alveley, WV15 6NB

Decision: Refuse permission; Parish Council decision: To note

4. Planning Decisions received from Shropshire Council since the Agenda closed
17/04927/FUL Church View, 66 Alveley, WV15 6NB. Extension to existing garage and conversion of ground floor to provide ancillary accommodation; side extension to form storage area.

Decision: Grant permission; Parish Council recommendation: Refuse permission

5. Other planning matters for information only

Enforcement notices pending consideration:

18/05724/ENF The Squirrel Inn, WV15 6LW

Alleged breach of Planning Control in relation to change of use of land as a caravan site

18/05734/ENF Royal Oak, WV156LL

Alleged breach of Planning Control in relation to the creation of a camping and glamping pod on site

These were noted.

Letter from Freedom Camping Club ref. The Three Horseshoes

Further to the discussion during the Open Forum, some Councillors were concerned about the potential nuisance from noise, especially in a conservation area. Other Councillors were sympathetic to the proposal, pointing out that the "Three Horseshoes" is a valuable community asset and the proprietors' efforts to make it commercially viable should be supported. They were satisfied with the proprietors' approach and considered that they would manage usage responsibly.

It was agreed to note the proposal, to monitor its progress, and to take appropriate action if problems arise in future.

190. TO RECEIVE A REPORT FROM SHROPSHIRE COUNCILLOR

The Chairman, with the agreement of Members, suspended Standing Orders to allow Cllr. Mrs. T. Woodward to speak.

With reference to earlier discussions, Cllr. Mrs. Woodward explained how a contentious planning application would be dealt with by Shropshire Council, and how Parish Councillors and other members of the local community might be involved.

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In relation to the “Three Horseshoes” Cllr. Mrs. Woodward shared the concerns of some Members regarding access from Vicarage Lane, especially for cars towing caravans. She noted that a proposal for not more than ten tents and five caravans would not of itself require planning permission, but that any significant development work on site would do so.

191. NEWSLETTER

At the request of Cllr. Noble, there was a review of the delivery schedule. He circulated a working draft of a new delivery schedule and asked for feedback. During the subsequent discussion Cllr. Ms. Barker pointed out that there had been problems with newsletter deliveries by post, and Cllr. Noble agreed to follow this up with the Clerk and former Clerk.

192. SEVERN VALLEY COUNTRY PARK

1. Draft Funding Agreement

Two typographical errors were pointed out. In the subsequent discussion, Members were keen to emphasise that the agreement was for one year only. Subject to these points, **it was resolved** to approve the draft agreement and authorise the Clerk to sign it on behalf of the Parish Council.

2. Parish Council Representation on Advisory Group

It was resolved to nominate Cllr. K.R. Stanton and Cllr. Ms. P.M. Barker to attend the Severn Valley Country Park Advisory Group on behalf of the Parish Council.

3. Request for Letter of Support

The Clerk reported that Shropshire Council is making a bid to the Rural Development Programme for England (RDPE) Tourism Infrastructure Fund to finance an extension to the Visitor Centre to provide a gallery/interpretation/education facility. He advised that the Country Parks and Heritage Sites Manager had requested the Parish Council to provide a letter of support for the Project.

After discussion **it was resolved** not to provide a letter of support at this stage.

193. SHROPSHIRE COUNCIL BUDGET CONSULTATION 2018-19

The Chairman referred to the on-line information on the Shropshire Council website and noted that Councillors could respond on-line, but only as individual residents. He suggested a joint Parish Council response and invited comments.

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Referring to the briefing note that had also been circulated, Cllr. Voysey highlighted the proposed £110,000 saving from a review of local environmental maintenance services. His concern, which was shared by other Members, was that this cut would further undermine efforts to protect and enhance the countryside environment. The present model, whereby many Parish Councils match the funding provided by Shropshire Council, added value to the work of both parties, but individual Parish Councils would be unable to sustain current levels of spending on their own without very large precept increases.

There was also concern about a proposed £5 million reduction in highways maintenance spending. The general view was that, given the existing poor condition of many local roads, this reduction would increase traffic hazards and be detrimental to road safety in the short term. In addition, it would impose extra costs in the medium and long term in terms of remedial work and insurance claims.

It was agreed that the Clerk should write to Shropshire Council reflecting the above comments.

194. PARISH COUNCIL WEBSITE

(Cllr. Voysey withdrew for this item)

A specification for the website agreed by Task and Finish Group was considered. Members of the Task and Finish Group were thanked for their work. There were ideas for additional sections/pages covering the Housing Needs Survey, the Neighbourhood Plan and the Parish Newsletter, but it was accepted that the first priority was to create a website which meets the requirements of the Government's Transparency Code.

The Clerk reported orally that he had circulated the specification to three organisations, and had invited them to confirm their ability to meet the specification and to set out their initial and ongoing service fees:

ALV Connectivity
Andy Black Associates
HugoFox

HugoFox only offered a 'do-it-yourself' website design service and were not considered further. The information on fees from the other organisations was as follows:

	<u>Initial cost</u>	<u>Ongoing annual cost</u>
	£	£
ALV Connectivity	460	60
Andy Black Associates	500	145

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After discussion **it was resolved** to engage ALV Connectivity to design and support a new Parish Council website.

195. TO RECEIVE A FINANCIAL REPORT

Invoices for payment and cheques for signature

It was resolved to approve the invoices for payment and to instruct Councillor Miss I.D. Jakeman and Cllr. C.D. Noble to sign the invoices, cheques and schedule.

Banking Arrangements

The Clerk updated the meeting on the problems he had experienced with regard to the telephone banking mandate.

It was resolved to note the current position and to instruct the current Clerk to provide a full report on bank deposits and balances, including a bank reconciliation, to the next monthly meeting.

196. SUGGESTIONS FOR NEXT AGENDA

General Data Protection Regulations
Date for the annual Alveley Parish Meeting
Street lighting
Transparency code
Green Belt performance report
Local bus service
Crucial Crew
Housing Needs Survey

197. NEXT MEETING

The next meeting will be held on Tuesday 6th March 2018 at 7.45, preceded by an Open Forum at 7.30pm and will be held at the Arden Centre Alveley.

The meeting closed at 9.35 pm

The Chairman thanked everyone for their attendance.