EATON UNDER HEYWOOD & HOPE BOWDLER PARISH COUNCIL

**M I N U T E S**

# OF THE MEETING HELD AT HOPE BOWDLER VILLAGE HALL

**MONDAY 19th SEPTEMBER 2016 at 7.30pm**

**097/16 Present & Apologies for absence**

**Present**

Cllr. S Jones - Chairman of the meeting

Cllr. L Gray

Cllr. C Pugh

Cllr. B Orme

Cllr. M Young

Cllr. T Madeley

## Apologies for absence were received and accepted from

Cllr. G Watts

### In Attendance

Clerk, Mrs J de Rusett, Unitary Cllr. C Motley and six members of the public

**098/16: Declarations of Interest relating to this meeting.**

Members are requested to declare any Disclosable Pecuniary Interests they may have in matters to be considered at this meeting in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Cllr. Madeley made a declaration of interest in relation to planning application 16/03277/FUL and left the hall whilst the matter was discussed.

Cllr. Orme made a declaration of interest in relation to planning application 16/03434/FUL and left the hall whilst the matter was discussed.

**099/16 - Public Forum**

All members of the public present had come to discuss the planning applications and were heard then.

**100/16 - Approval of the Minutes of the meeting of 18th July 2016**

The Minutes of the meetings of 18th July 2016, having been previously circulated to all members and considered by them, were approved by the members and signed by the Chairman as being a true record of the meeting.

**101/16: Matters arising from the Minutes of the of 18th July 2016 not dealt with elsewhere in the Agenda**

Cllr. Gray asked whether the bench at Gaerstones had been moved back from the rock. Cllr. Pugh will do it as soon as possible.

**102/16 - Unitary Councillor's Report**

Cllr. Motley reported on the difficulties and uncertainties brought about in local government by the Brexit vote and the change of direction in the government. Happily there are indications that the issue of rural funding is being re-examined. In new autumn statement is expected on 23rd November and she hopes that will contain good news for rural local authorities. In the meantime Shropshire Council is able to continue funding libraries, leisure centres and other non-statutory undertakings for a further year, whilst town and parish councils examine what services they can take on. As Shropshire has the largest population of over 80 year olds in the UK, the bulk of its funding goes on adult support services. She urged the parish councils in Apedale and Corvedale to all work together in finding funding solutions to local service provision. She cited an example of Culmington, Stanton Lacy and Diddlebury Parish Councils all working collaboratively on flood alleviation schemes.

Cllr.Motley also reported on a recent meeting of the RSN which had been addressed by a professor from LSE: he had emphasised the need for all councils to be vigilant to ensure money being repatriated from Brussels doesn't go to urban areas, but rather must be shared out equally.

**103/16 - Planning applications**

103/16/1 - 16/03746/FUL - application by Mrs S Akers of St. James' Cottage., Cardington for the erection of four open market detached dwellings with detached garages, the formation of vehicular access and an estate road on land between Ticklerton Cottage and Meadow Bank, NE of Ticklerton.

Mrs Akers and her agent, Mr Simon White of Batch Valley Design attended the hearing to assist the councillors.

Technical difficulties with the applications faced the councillors. Although notices of planning had been posted on the land, as the road had been closed for repairs few people had seen them and were aware of the application until this past weekend. The Parish Council were aware of six written objections to the application and is was possible that more were waiting to be posted on the planning portal which they would need to take into consideration. It was also known that a revised copy of a much-objected-to Ecological Assessment of the Land at Ticklerton, produced by Churton Ecology dated July 2016, had been filed on the planning portal this afternoon (19th September) but none of the councillors had had an opportunity to read it. They were also aware from an objection from the Rambles Association that a footpath bisected part of the application land but was not dealt with in the planning application. Mr White admitted that he had missed the presence of the footpath and will produce a revised plan to accommodate it.

After discussion it was agreed that there was too much missing information for the councillors to make a meaningful determination on the application as it stood. It was suggested to the applicant and Mr White that they should either:

* Withdrawn the application and re-apply when all outstanding matters had been dealt with, and to
* obtain pre-planning advice from Shropshire Council, and
* consult with the Planning Policy Department.

Mr White indicated the application would be amended rather than withdrawn. He was advised the Council does not meet again until the 21st November 2016. It was agreed the Clerk will seek an extension of time in which to deal with the application: if an extension is not granted an EGM will have to be called to make a determination on the application as it stands.

103/16/2 - 16/03434/FUL - application by Mr B Orme, Wolverton Manor, Wolverton, SY6 6RR for the erection of a detached unit for combined B8 storage/distribution and agricultural use, on land adjacent to Wolverton Manor.

Cllr. Orme having made a declaration of pecuniary interest in this application left the hall whilst this application was discussed.

The councillors had read the plans and supporting documentation. The proposed building was within the existing building envelope of the Wenlock Water operation at Wolverton and was not overlooked by other properties.

The Chairman **proposed** that the council should support the application and raise no objections to it: this was **seconded** by Cllr. Pugh and **agreed unanimously** the members.

103/16/3 - 16/03277/FUL - application by Mr Julian Madeley of Eaton Manor for the conversion of two existing farm buildings into three holiday let dwellings at Great Western Farm, Eaton Under Heywood.

Cllr. Madeley having made a declaration of pecuniary interest in this application left the hall whilst this application was discussed.

The Clerk had established that this application was in addition to an earlier one - 13/01266CCOU. The plans and allied documentation were read and considered by the councillors. It was agreed that the expansion of the Eaton Manor business was a good thing as it provided local employment. Also, the proposed development would be a far more attractive use of the site than the present derelict farm buildings.

The Chairman **proposed** that the council should support the application and raise no objections to it: this was **seconded** by Cllr. Pugh and **agreed unanimously** the members.

**104/16 - Cllr. Madeley's proposal for informal pre-planning discussions**

Cllr. Madeley addressed the meeting on this proposal. He felt that planning applicants could save themselves time and money if they came to the parish council and discussed their plans in outline. This would enable the councillors to advise them what would and what would not be acceptable to the parish council and parishioners generally. Cllr. Madeley stated the parish council could help them with the design, materials and ensuring any proposed development would not have an adverse impact on any neighbours.

Cllr. Motley congratulated Cllr, Madeley on his proposal. Shropshire Planners also offer pre-planning advice and the more pre-planning advice applicants sought, the better success they may have with their applications, having had a steer from the parish on what would be acceptable. In her experience there was also less likely to be strong opposition from neighbours and communities if an applicant had come along and discussed their proposal before submitting an application. She cited the example of a farmer in the Corvedale who had decided for strategic reasons to re-site his entire farm outside the village. He came to a parish council meeting and explained fully his proposals and the reasons behind them. By so doing the parish council and the parishioners were more receptive to and supportive of his subsequent application.

It was **unanimously agreed** by the members that the parish council will offer pre-planning advice to any applicants at the public forum section of the agenda at all future meetings.

The Clerk will put this information in the parish magazine and on the website.

**105/16 - Highways and Environmental matters**

105/16/1 - EMO Report

The Clerk reported on the works which had been carried out by Mr Reynolds. He reported that one of the perspex windows in the Hope Bowdler bus shelter was broken. Cllr. Orme will provide Mr Reynolds with a sheet of perspex to repair it with.

Cllr. Pugh reported that the posts and railings in Darby Lane, Eaton adjacent to Whitefields Farm need repairing and/or replacing. The Clerk will ask Mr Reynolds to have a look and see if it is a matter he can deal with.

106/16/2 - anti-speeding measures between Hysbatch and Ticklerton Hall.

Cllr. Pugh is concerned about the speed with which many motorist come up the dip from Hysbatch and then tear past the Woodland View properties, endangering, especially, playing children. Cllr. Jones reported some vehicles are going so fast they can't make the bend by Ticklerton Hall and end up going up the driveway serving the Wainhouse and other properties. It was agreed that the Clerk will approach Mr Glyn Shaw, Highways Engineer, to see if a suitable sign can be situated just before Hysbatch.

**107/16 - Correspondence and Communications.**

The members considered the following matters:

1. 10.08.16 - email from SALC inviting parish councils to take part in a survey on developing capacity in smaller councils to find out how devolution will affect smaller councils. Responses to survey needed by 30th September - via http://www.nalc.gov.uk/our-work/working with smaller councils. \*

2. 16.08.16 - Information pack from The Outdoors Partnership Team re the future maintenance and management of Shropshire's parks and heritage sites. It is hoped that parish councils will provide help and support. \*

3. 15.08.16 - notification from Shropshire Council re a planning infringement (siting of a static caravan for residential use ) at Ragdon Farm, Hope Bowdler - case ref. no. 16/05012/EFN. \*

4. 24.08.16 - Notification of a temporary road closure on 10th October to 20th October at The Hough, Henley Lane end of Acton Scott to Sandford Avenue. Road will be closed 24 hrs per day. \*

5. Notification of a temporary road closure on 26.09.16 to 30.09.16 from bridge west of Hatton to Birtley Junction, road closed from 8.00am to 5.00pm \*

6. Numerous emails from Ms. Rebecca Arberry seeking advice on how to establish a Local Connection to Hope Bowdler in order to bid for a housing association house.

Clerk directed her to the relevant criteria.

7. 08.09.16 - Telephone call from Mr R Savery of Red Gables, Hope Bowdler, who reported that his property is isolated and adjacent to a footpath and on 7th September eight long planks of wood had been stolen from his fence. He has reported the matter to the Police.

8. Notification from the parish council's insurance brokers that they have changed their address to Blenheim House, 1 - 2 Bridge Street, Guildford GU1 4RY

9. 17th & 18th September. emails from Mrs D Cotton on behalf of the Stretton Swimming Pool Action Group, urging the parish council to help support the retention of Church Stretton's swimming pool. The Parish Council is invited to pass a Resolution to join the SPA campaign and work towards keeping the pool open. \*

\* = documents already circulated to councillors by email.

Item 9 was discussed. It was agreed that the matter will be added to the Agenda for the November 21st meeting. The Clerk to contact Lisa Bedford and see if there are any statistics on how many Eaton & Hope Bowdler residents use the swimming pool.

**107/16 - Finance**

107/16/1 -Finance Report for 19th September 2016

**Precept balance b/fwd. from 18th July 2016 £4,232.69**

**LESS**: cheques duly authorised for payment on 19th September 2016

1. Clerk’s net salary for August & September 2016 £252.12
2. HMRC – PAYE on Clerk’s August &

September 2016 salary £ 63.00

3. Mrs D Malley - pay roll administration fees £ 29.00

4. Expenses incurred by the Clerk in August &

September 2016 in connection with Parish

Council business:

* Contribution to Broadband/telephone and

office overheads - Aug/Sept. 2016 £20.00

* 12 x 2nd class stamps £ 6.60
* 1 x HP364 black ink cartridge £ 8.00
* 1 pkt file dividers £ 1.00
* 1 pkt C4 envelopes £ 1.25
* Travelling expenses claimed at 30p per mile:

19.09.16 - To Hope Bowdler Village Hall for

PC meeting - 44 miles £13.20

Total of Clerk's expenses Aug/Sept. 2016 £ 50.05 £ 50.05

£ 394.17 £ 394.17

**Balance of Precept as at 19.09.16 £3,838.52**

**Ring Fenced Funds**

**1. Highways & Environmental Grant**

Balance of Highways & Environmental Grant b/fwd £3,287.03

**LESS:**

1.Oak Garden Services - Inv. No. 16/166 & Inv. 16/205 £117.00

2. Inv. 161714 - Kinch Parry Ltd. £218.40

3. Invoice for Aug/Sept. 2016 from Graham Reynolds HMO £117.80

£453.20 £ 453.22 Balance of Highways Grant at 19.09.16 **£2,833.83**

**2. Transparency Code Grant**

Balance b/fwd from July 2016 £770.20

**ADD: Additional Grant payment rec'd 16.09.16** £531.20

£1,301.40 **£1,301.40**

107/16.2 - HSBC Bank Statements numbered 58 and 58 was presented to councillors for verification of cash book/bank statement reconciliation, and duly verified by Cllr. Jones.

107/16/3 - 2015/.2016 Annual Return & Audit

The Clerk confirmed that the annual audit and annual return had been approved by Mazars, and the relevant statutory notices are now displayed.

**108/16 - Questions for the Chairman**

No questions were raised for the Chairman.

There being no further business to conduct, the Chairman closed the meeting at 9.10pm

**Date & Venue of next Ordinary Business Meeting**

Monday 21st November 2016, 7.30pm at Hope Bowdler Village Hall

**MINUTES SIGNED BY:**

**DATED**