

NEEN SAVAGE PARISH COUNCIL

Minutes of Meeting of the Parish Council held on Wednesday 25th October 2017 at Neen Savage Parish Hall commencing at 7.30pm.

Chairman: Cllr Arthur Ratcliff.

Clerk: Mrs D McBride.

Present: Cllr Arthur Ratcliff, Cllr Michael Tomkinson, Cllr Andrew Vanderhook, Cllr Olwen Sales, Cllr Sue Del Mar, Cllr Stephen Hinwood and Unitary Cllrs Madge Shineton & Gwilym Butler.

316/01 To receive apologies and reasons for Absence from Members

Cllr George Haywood – work.

Council RESOLVED to accept this apology.

316/02 Declarations of Interest

Cllr Hinton declared a pecuniary interest in Agenda Item 316/08 (a) (iv) Planning Ref 17/04968/PMBA (Applicant);

Cllr Vanderhook declared a non-pecuniary interest in Agenda Item 316/08 (a) (iv) Planning Ref 17/04968/PNBA (adjoining landowner);

Cllr Ratliff declared an interest in Agenda Item 316/08 (a) (i) Planning Ref 17/04587/COU (neighbour).

316/03 Public Participation Session

There were ten members of public present. Mr Butterworth raised concerns that the proposed agricultural building would have a detrimental effect on the family at Little Detton and the community whilst citing respect for the applicant's farming business. Mr Butterworth made issue about the planning system for applications under permitted development which have short timescales for consultation. Mr Barrett felt the barn would overshadow their house and has discussed this with the applicant who has now proposed moving the barn. Mr Barrett feels the barn will still be on the skyline and worry it will set a precedent for future buildings. Mr Griffiths has made changes to his application and has spoken to the Planning Officer as he has agreed to withdraw this application and make a full planning application instead. Mr Griffiths stated that many farms have buildings at this height and is not setting a precedent but understands the concerns. He felt that the Council should support young families trying to live and work locally. Cllr Shineton explained permitted development is that which is allowed without full planning permission. Cllr Butler explained that this is a central Government policy and that he and Cllr Shineton can only advise on procedure as they are both on the Planning Committee.

316/04 To confirm the Minutes of Parish Council Meeting held on Wednesday 27th September 2017

It was RESOLVED that the minutes of the Parish Council Meeting held on Wednesday 27th September 2017, be signed and ADOPTED as a true record.

316/05 Matters Arising/Clerk and Councillors' Progress Reports since the last meeting

- i) Highways – the Clerk has been chasing for a response to the reports sent in months ago and is arranging a site meeting with Graham Downes to discuss our issues, help prioritise them and work together going forward.
- ii) Update on web-site – Cllr Sales said the new website 'www.neensavageparishcouncil.org.uk' is now live. Cllr Del Mar asked about the old website which is still available. Council RESOLVED that the Clerk write to the owners of the website and ask them to remove the Councillor and Clerk information as it is out of date; also to request that they link their site to ours for Council information.
- iii) Parish Walk report – Cllr Hinton reported that 17 people enjoyed a good walk followed by refreshments at the Parish Hall. It is hoped to arrange another walk next year. £64 was raised for Rupert's Revenge and thanks were expressed to Chris and Tamara Butterworth for leading the walk.
- iv) Parish Hall Report – Cllr Vanderhook will give a report following the next Parish Hall meeting.

316/06 Financial Matters

- i) Council discussed the prepared financial report. The Clerk has re-designed the accounts and given estimated budget and year-end figures for the current year. Items for reserves including use of Neighbourhood Fund were discussed ie Six Ashes improvements, 'Slow Down' signs. An expression of interest has been made with Shropshire Council for the Lengthsman scheme for next year.

NEEN SAVAGE PARISH COUNCIL

316/06 Financial Matters (cont'd)

At 8.02pm Council RESOLVED to suspend Standing Orders so that Cllr Butler could speak.

Cllr Butler said the Environmental Maintenance Grant (EMG) is going out to scrutiny and will be subject to a public meeting and consultation process. Shropshire Council has a £18m black hole and whilst they are committed to the EMG they may need match funding from the town and parish councils, perhaps through their precept.

At 8.05pm Council RESOLVED to re-instate Standing Orders.

Council went through the Bank Reconciliation. There were a few anomalies with the previous year-end figures which can be adjusted for. Council RESOLVED to approve the budget review and bank reconciliation for the year ending 31st March 2018.

- ii) Council discussed the merits of various broadband options for the Parish Hall which Cllr Vanderhook has collated. The Hall address needs to be established first of all. The Council need to choose whether to offer to take on the broadband as a tenant of the Parish Hall so that we can claim VAT back or grant the money for the cost of the broadband to the Parish Hall. A fitted projector could cost up to £1,000; this will be put on hold until the broadband is sorted. Cllr Vanderhook and the Clerk will look into matters further, seek advice whether Council can be a tenant, then report back at the next meeting.

316/07 Approve Payments

Council RESOLVED to approve the following payments:

- i) Mrs D McBride – re-imburement for computer and software - £635.20 (Cheque)
- ii) Remembrance Wreaths for Neen Savage Parish Council, PCC and WI have been previously paid for by the Parish Council. Council RESOLVED to pay for all three wreaths (at £20 each) if the other organizations were agreeable. Cheque to be signed at a future meeting.
- iii) Neen Savage PCC – donation towards churchyard maintenance - £500.00 (Cheque)

316/08 Planning Matters

(a) New Planning Applications:

At 8.35pm Cllr Ratcliff declared an interest and abstained from the following item. Cllr Tomkinson took the Chair.

- i) Reference: 17/04587/COU (validated: 21/09/2017)
Applicant: Mr G Cork. Address: Detton Hall Farm, Neen Savage.
Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for change of use from agriculture land to residential land.
Outcome: Council RESOLVED to have no objection to this application as it resolves some of the issues raised on the previous application.

At 8.40pm Cllr Ratcliff took the Chair for the remainder of the meeting.

- ii) Reference: 17/04543/FUL (validated: 20/09/2017)
Applicant: Mr & Mrs Hawkswood. Address: Hillfields, Neen Savage.
Proposal: Erection of single storey extension.
Outcome: Council RESOLVED to support this application with the proviso that off-road parking and turning is made available for all construction vehicles before any development takes place due to limited parking currently available and close proximity to a blind bend. It may also be appropriate to install temporary signage warning drivers approaching from Mawley of the development.
- iii) Reference 17/04772/AGR (validated: 02/10/2017)
Applicant: Mr B Griffiths. Address: Coneybury, Neen Savage.
Proposal: Erection of Steel Portal Framed Agricultural Building.
Outcome: Council discussed the points raised earlier that that neighbours feel the proposal is overbearing and very visible whilst understanding the nature of farming requirements. A less obtrusive site would be preferable.

NEEN SAVAGE PARISH COUNCIL

316/08 Planning Matters (cont'd)

At 8.55pm Council RESOLVED to suspend Standing Orders.

Mr Griffiths has amended the dimensions and location of the proposed building. If the building was located below Coneybury it would mean cutting out a lot of land. Cllr Shineton said that site security needs to be taken into consideration. Cllr Butler suggested that if the application is being withdrawn, a site visit could take place with the Parish Council before Mr Griffiths submits a full planning application.

At 9pm Council RESOLVED to re-instate Standing Orders. As the application is being withdrawn no comments will be made and a site visit will be arranged.

At 9.01pm Cllr Vanderhook and Cllr Hinton left the meeting for the following item.

- iv) Reference: 17/04968/PMBPA (validated: 18/10/2017)
Applicant: Mr & Mrs S Hinton. Address: Former cattle building at Bowens Cottage, Baveney Wood.
Proposal: Application for prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the conversion of Barn from agricultural to residential use.
Outcome: Council RESOLVED to support this application.

At 9.05pm Cllr Vanderhook and Cllr Hinton re-joined the meeting.

316/09 Unitary Councillors' Reports

Cllr Shineton is on a Task and Finish Group looking at Section 106s, CIL and New Homes Bonus. Discussions are on-going regarding social housing allocations and Homepoint. Broadband has been installed at Chorley Village Hall and they may be able to offer some advice. Broadband will be useful for Council meetings. The new owners of Detton Hall will need to re-apply for the wedding licence. Up to 150 jobs will be created at the new Nursing Home in Cleobury. The Manor House is now wind and water tight but is not liable for business rates as it is a Grade 1* building. There is a Health Event at the Market Hall, Cleobury on Saturday 18th November. Cllr Butler said funding for youth work is under consultation with a proposal to withdraw funding for rural areas. He urged local town and parishes to help support local youth work from their precept. The Local Plan is due for renewal and looking at housing up to 2036, including another 200 houses for Cleobury which is why the Town Council are doing a Neighbourhood Plan to enhance the effects of development. Cllr Butler said the Parish Council would get CIL if it allowed open market houses. Shropshire Council now keeps all its business rates but gets less income than previously from central Government. He is also on a Task and Finish Group looking at how Brexit may affect Shropshire. The next LJC meeting is being held on 7th November at Hopton Wafers.

316/10 Parish Matters / Highways

- i) Shropshire Council Highways have no knowledge of any reports this year and so the Clerk has re-sent this to the local Highways Team and is pursuing a site meeting to discuss the issues raised and additional recent concerns. Cllr Shineton said she is repeatedly told there is no money and that the worst places need to be identified for next year's budget. Cllr Butler suggested we could use our CIL money for the roads. Mr Griffiths felt that everyone could work together to improve drainage near the ford by piping surface water straight across the field directly into the river rather than piping it through 90 degrees towards the ford. The Highways Sub-Committee will take this forward and speak to the landowner in the first instance before approaching Shropshire Council and the Environment Agency.
- ii) Council set a date of Sunday 5th November for the Parish Litter-Pick with a follow-up next March. The Clerk will obtain the necessary equipment. Everyone to meet at 10am at the Parish Hall car park.

316/11 Future Agenda Items

Items for the next Agenda will include the possibility of having a defibrillator in the parish. Severn Trent Water is arranging a public meeting in January/February 2018 regarding two proposed sites for the new Cleobury Sewage Treatment plant. Baveney Wood Common needs tidying up, Parish Plan Review and the Phone Box at Barbrook needs work. It was agreed to discuss one project item per meeting and that the WI Chairperson would be invited to the next Council meeting to discuss possible future uses of the Phone Box.

316/12 Date and Time of Next Meeting

The next Parish Council meeting will be held on Wednesday 22nd November 2017 at 7.30pm at Neen Savage Parish Hall. The meeting closed at 9.50pm.

NEEN SAVAGE PARISH COUNCIL

It was agreed at the Parish Council Meeting (Minute Ref 317/04) that these minutes are a true record of the meeting, subject to the following corrections:-

Signed.....**Arthur Ratcliff**.....Chairman

Date.....**22nd November 2017**.....