

CRESSAGE, HARLEY AND SHEINTON

PARISH COUNCIL

Minutes of Council Meeting held on 5th December 2018

at Cressage Village Hall at 7pm

Present: Cllr. Lawrence (Chairman), Cllrs. Bott, Campbell, Esp, Quenby, Tipper and Todd

Absent: None

In attendance: Shropshire Cllr. Wild, 19 members of the public

102/1819 **PRESENT & APOLOGIES FOR ABSENCE**

All present.

103/1819 **DISCLOSURE OF PECUNIARY INTERESTS**

Cllr. Bott re payments to his company and 119/1819.

104/1819 **DISPENSATION REQUESTS**

None being sought.

105/1819 **PUBLIC PARTICIPATION SESSION**

Local Plan Review:

- Cllr. Wild explained what a community hub is, in summary a rural settlement which will have open market housing development within a development boundary and with a guideline number of dwellings, site allocation(s) and windfall (unallocated) sites. Cllr. Wild explained scoring and offered to raise any queries re the points. 48 points or above = hub, Cressage scored 51. In planning terms, Cressage is considered to be sustainable. It was noted that it was inconsistent that Cressage and Shrewsbury get the same points for certain facilities e.g. 5 points for public transport in Cressage and Shrewsbury. 4 points for Post Office and 3 for library questioned, 3 points for place of worship also questioned. It was noted that the parish council has already raised this with SC.
- Cllr. Wild said that in her opinion a hub is preferable to remaining as open countryside. Cllr. Wild explained disadvantages of staying open countryside. At start of the current Local Plan, villages were given a choice of settlement status; in this LP review SC has used a points scoring approach to assess settlement status. When SC did not have a 5 year land supply this left sites open to speculative development if deemed sustainable. Being hub will define parameters to control development, such as having a development boundary and therefore helps to manage risks of speculative development.
- Consultation on Local Plan Review ends end January 2019 but SC will be deliberating over plans into 2019 so there will be ongoing opportunities to put views forward. Opportunity to make representations at a further consultation stage and at the Examination into the Plan by an independent Inspector. Plan to be adopted by end of 2020.
- A member of the public asked why the parish council has not called a specific meeting? It was noted that the consultation only started end of November, runs until end of January and the planning department had said they would organise a public meeting. Cllr. Wild advised that SC will organise a public meeting for the Much Wenlock town/hinterland area with Planning Policy officers present.
- Cllr. Wild explained about CIL money – nationally housing shortage. CIL essentially a tax – close to £100 per sq. metre. 5% admin, 15% Neighbourhood Fund (25% if NP Area) given annually with precept. Projects identified locally. 80% of remaining pot is CIL Local for local infrastructure projects – in Place Plan. Last 10% on Strategic projects. 15% could give circa £100k depending on what type of houses are built. Projects may be identified in Place Plan / Parish Plan e.g. playing field, Village Hall. Advantages of CIL funding from hub for schemes such as traffic calming. Member of the public mentioned NP – Cllr. Wild spoke about advantages. NP= 25% but would be

expected to deliver more houses than under Local Plan. Struggled to get enough people to do Parish Plans let alone Neighbourhood Plan. Residents nearby concerned that the funding will not alleviate the impact on them directly.

- Opposed to 60 houses – village infrastructure, roads, school etc can't cope.
- Alternative sites may be more worthy of consideration than the preferred sites.
- Traffic is a key issue already on access points to the main road. Poor visibility of what is coming from the right.
- Road widths a concern and how can traffic pass on the road?
- Queried if a roundabout is effective?
- Traffic survey needed.
- Wood Lane – properties too near and will not blend in.
- Concern that ground being built on is higher.
- Concerned it will be a large housing estate and spoil rural character, setting a precedent.
- Neighbour at The Vicarage had been told plans on hold until 2032 when they did recent legal searches. Asking why that is the case and why are plans re-appearing now? Resident opposite church raised a similar issue. Cllr. Wild advised that residents need to pursue this legally should they wish to.
- Member of public said the parish council has a minimal role in this. Also noted that the weight of parish council as a consultee is high so community should ask parish council to consider their views. Challenge for parish council is to harness inevitably differing views across the village. Encouraged people to trust parish council representatives.
- Does 10,250 target in the Local Plan for rural area of Shropshire take account of strategic sites and are more dwellings needed in Cressage if getting so many locally in Buildwas (circa 1,000), such as at the former Ironbridge Power Station? Cllr. Wild said that the 10,250 target does not include strategic sites.
- Could there be a village group to move Cressage forward other than the Parish Council? Cllr. Wild said could upgrade Parish Plan to community-led plan.
- How will 60 houses be sold given delay in selling the houses by the church? Cllr. Lawrence pointed out that plan timescale is until 2036.
- Local Plan is a lengthy document – how can people without internet access get it?

106/1819 **REPORTS**

- Police Report* – no report.
- Shropshire Council* – no report.
- Parish Councillor Reports* – noted that funding may be available for traffic calming – clerk to get info from the Police and Crime Commissioner re traffic calming.

107/1819 **MINUTES**

It was **RESOLVED** to approve the minutes of the meeting held on 7th November 2018 as being a correct record and they were duly signed by the chairman.

108/1819 **MATTERS ARISING FROM THE MINUTES**

- The Eagles Inn – fly tipping* – landowner is arranging for the white goods to be cleared.
- Bollards, Harley* – now installed.
- Highway maintenance issues* – re-surfacing scheduled for A458 Cressage, closure from 16th February 2019 to 22nd February 2019. Alert them to need for altering of entrance by Church Grange – could this be co-ordinated with re-surfacing.
- Street lights – maintenance report and works needed* – LEDs installed on broken lights apart from one on Shore Lane (had 2 wires instead of 3), maintenance report awaited. Clerk to inform contractor that the council is disappointed the lights are not brighter and to query inspection of lights which are not fully cleared of vegetation
- Churchyard volunteers* – no update.
- RoSPA report – quote for repairs*- Cllr. Bott had not quoted yet but had looked at what needs to be done. The approach taken to date has been based on risk - low= no action, medium = do something but not urgent, high = urgent. Items needing action are in bold below:
 - Trip point at entrance gate – no risk
 - **Roof panels bolt – low - repair**
 - **Tiles loose as surrounds of swings held in by wood and wood rotting so tiles moving. Low/medium in RoSPA – need to replace rotten wood and use tile sealant and replace tiles.**

- Small equipment – grommets missing but part of manufacturing – very low risk
 - **Side boards on other recreation ground – ply boards – medium risk – leave for now but cost for future reference.**
 - **Paint – low risk**
- g) *Bins for recreation ground* – ordered and due for delivery soon.

109/1819 **PLANNING NOTIFICATIONS**– *For information only*

- a) 18/03400/FUL - Barn Yonder, Harley, Shrewsbury, Shropshire, SY5 6LX
 Proposal: Erection of single storey rear extension
Decision: Grant Permission

110/1819 **PLANNING APPLICATIONS**

- a) 18/05041/FUL - Cressage Mens Club, Sheinton Road, Cressage, Shrewsbury, SY5 6BY
 Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for the formation of a decked area (retrospective)
Comments: It was **RESOLVED** to object on the following basis:
- Visual and audio impact
 - Raised like a stage so acoustic impact
 - Proximity to dwellings
 - No-one should have beer garden in view of bedroom which they have
 - Pedestrian safety – no gating so if young children on there no gating. Inadequate barriers, narrow pavement.
- b) 18/05055/FUL - Windmill Cottage, Harley, Shrewsbury, Shropshire, SY5 6LW
 Proposal: Erection of two storey front extension in place of existing porch
Comments: It was **RESOLVED** to not comment.
- c) 18/05179/FUL - Land Off Shrewsbury Road, Cressage, Shrewsbury, Shropshire
 Proposal: Formation of a new agricultural access
Comments: It was **RESOLVED** to object on grounds of visibility and highways safety.
- d) 18/05389/HRM - Belwardine Farm, Sheinton Road, Cressage, Shrewsbury, SY5 6DQ
 Proposal: To remove two adjoining sections of hedge totalling 392m on land at Belwardine Farm, Cressage due to poor condition and being no longer stock proof and to improve workability of fields.
Comments: It was **RESOLVED** to not comment.
- e) 18/04603/TPO - Oak Tree Farm, B4380 From Cressage A458 To Eaton Constantine Junction, Cressage, Shrewsbury, SY5 6AD
 Proposal: To fell 1No Blue Atlas Cedar protected by Shrewsbury & Atcham Borough Council (Land at Severn Way, The Moors & Surrounding Areas, Cressage) Tree Preservation Order 2007
Comments: It was **RESOLVED** to not comment.

111/1819 **LOCAL PLAN REVIEW**

- a) *Consultation response to Preferred Sites consultation* – it was agreed to book a public meeting for 8th January and to print a poster to be distributed by hand. Clerk to prepare notes for the meeting and re-circulate minutes from meeting with Planning Policy held in August 2018.
- b) *Progress against Housing and Development theme in Parish Plan Action Plan* - all ongoing matters.

112/1819 **PARISH MATTERS**

- Sheinton Noticeboard was blown over. Local contractor can repair it.
- Pothole on Sheinton Road fixed
- 30mph sign knocked down coming in from Much Wenlock

113/1819 **FINANCIAL MATTERS**

- a) *Environmental Maintenance Grant application* – it was suggested to add extra A458 verges. Clerk to apply for £1,500 based on maintenance contract and using info provided from contractor and Cllr. Lawrence who will meet to discuss.
- b) *Draft budget 2019/20* – noted, to be considered in January.
- c) *Payments* - it was **RESOLVED** to approve the following payments including payments made between meetings

Ref	Payee	Item	Chq	Net	VAT	Gross
P62-1819	S Bott	Maintenance contract	SO	£533.26	£0.00	£533.26
P63-1819	Water Plus	Water	DD	£39.49	£0.00	£39.49
P64-1819	R Turner	Salary Nov	SO	£354.20	£0.00	£354.20
P65-1819	R Turner	Expenses Nov	2165	£33.53	£0.00	£33.53
P66-1819	S L Bott	Maintenance	2166	£175.00	£0.00	£175.00
P67-1819	HMRC	PAYE Q3	2167	£263.20	£0.00	£263.20
P68-1819	SCPF	Pension Dec	2168	£76.36	£0.00	£76.36
P69-1819	SALC	Subs	2169	£379.44	£0.00	£379.44
P70-1819	Broxap	Bins	2170	£472.90	£94.58	£567.48

- d) *Income received*

Ref	Payee	Item	Amount
R11-1819	Lloyds	Interest	£0.31

114/1819 **CORRESPONDENCE** – *noted*

- a) *SALC Info Bulletins*
- b) *CQC report re NHS*
- c) *Community Enablement Team*
- d) *Neighbourhood Fund*

115/1819 **ANY URGENT BUSINESS NOT COVERED BY THE AGENDA** – *for information only*

- Wood Lane stile – SC to fix
- Bollards falling – highways authority responsibility
- Write to Prices of Oak Farm and ask to cut hedge on left side just after the little bridge
- Road collapsed on Severn Way by turn off A458 – report to Colin Blower

116/1819 **NEXT MEETING**

- a) *7th Feb 2019 at Cressage Village Hall, 7pm*
- b) *Items for agenda - to note requests*