

**Minutes of the Barrow Parish Council held at WilleyVillage Hall, Willey, on Tuesday
19th September 2023, at 6.30 p.m.**

1. PUBLIC PARTICIPATION:

Members of the public will have the opportunity to raise Parish matters between 6.30 p.m. and 6.40 p.m.

30 members of the public were present.

2. PRESENTATION REGARDING POSSIBLE DEVLEOPMENT OFF FLOYER LANE BENTHALL.

Boningale Homes and their agent attended the meeting to explain their proposal for development of Hilltop Farm. A copy of the notes from the meeting is appendix 1 of these minutes.

3. FUTURE OF MANAGEMENT OF SLANEY ALMSHOUSES TRUST.

a. Presentation on a way forward and discussion. One of the trustees attended to discuss the future of the charity. The idea would be to ask the community foundation for Shropshire to take on the management and governance of the charity funds keeping the aims of the charity. Sell the 3 homes on to someone who could manage them for future use possibly as starter homes for rent. The idea needs a lot of investigation to ensure it is possible. The Parish Council resolved to support the principles of the changes.

b. Election of an extra trustee. The Parish Council is happy for the remaining trustees to appoint a new trustee after the retirement of a trustee.

4. ACCEPTANCE OF APOLOGIES:

No apologies were received.

5. TO RECORD THOSE MEMBERS PRESENT:

The following Councillors were signed the attendance book. Councillors Downes, Skinner, Hancox, Knott, Churchill, and Shropshire Councillor Thomas.

6. DECLARATIONS OF INTEREST AND DISPENSATIONS:

None.

7. MINUTES:

To confirm the Minutes of the meeting held on 18th July 2023.

It was RESOLVED to sign and approve the minutes of the meeting held on Tuesday 18th July 2023.

8. REPORT BY SHROPSHIRE COUNCIL MEMBER:

To receive a report from the Shropshire Council Member. Shropshire Councillor Thomas reported that the Barrow speed limit proposal is moving forward. He is still pursuing the extension of the speed limit in Benthall. The 436-bus service has been taken over by Select. It has had a few teething problems which are being resolved. He has an advice surgery at Willey Village Hall on Saturday 23rd September between 9.15 and 10.45am. He also has a consultation event in Much Wenlock on 23rd regarding new traffic improvements in the centre of Much Wenlock. His next surgery will be in Much Wenlock on 14th October 2023.

9. PLANNING

a. New applications to be considered.

- **23/02809/REM** Approval of reserved matters pursuant to 19/05560/OUT for Phase 2 enabling and infrastructure works Ironbridge Power Station, Buildwas Road Ironbridge. It was RESOLVED to make no comment.

b. Applications since last meeting.

c. Decisions: All noted.

- **23/02044/FUL** Erection of a bungalow following demolition of existing workshops/builders yard. (objected). **Refuse Full Planning Permission.**
- **23/02033/FUL** Erection of 2 replacement workshop units. Builders yard adj Benthall Grange Benthall Lane. (No objection). **Grant Full planning Permission.**
- **23/02269/FUL** Proposed Grain Store The Marsh Much Wenlock. (No objection). **Grant full planning permission.**
- **23/02839/LBC Willey Hall Willey Park.** Application under Section 73A of the Town and Country Planning Act 1990 for replacement of a sash window with one with double glazed units approx. 7mm bar around the outside of the unit instead of around 13mm affecting a Grade 2* listed building. **Grant Listed Building Consent.**
- **23/02392/PAAFC** Change of use from agricultural building to use class B8 (storage and distribution) under Schedule 2 Part 3, Class R Agricultural Buildings to flexible commercial use. 1 & 2 Caughley Farm Buildings Pound Lane Broseley. For information only.
Prior approval not required.
23/03284/PAAFC Change of use from agricultural building to use class B8 (Storage and distribution) under Schedule 2, Part 3, Class R – Agricultural Buildings to flexible commercial use. Barrow Farm Barrow Broseley.
Planning Consent Required.

d. Appeal 23/03181/REF Outline application (all matters reserved) for the erection of three dwellings following demolition of all existing buildings. APP/L3245/W/22/3311368. Benthall Grange Benthall Lane Benthall. Noted.

e. Notification of a possible planning enforcement matter. Noted.

f. Possible development Benthall. After the presentation it was RESOLVED to make no comment at this stage in accordance with policy.

g. Any other planning matters. None.

10. FINANCE:

a. **Invoices to pay.** It was RESOLVED to pay the following invoices:

- Mrs J Madeley £507.34 1094
- NEST £44.38 dd
- Waterplus £24.20 and £22.61 dd
- Ico £35.00 dd
- Shropshire Council £576.86 chq 1095
- Willey and District Village Hall 1096

b. Bank reconciliation. AUG 23

Bank reconciliation at 31 March 2024	
	£
Balance b/f 31.3.23	9,801.60
Plus, income	12,641.69
Total	22,443.29
Less: expenditure	5,544.87
Total	16,898.42
Balances 31.3.24	
Current account	14,147.65
savings account	3,327.63
Total	17,475.28
Less: unrepresented expenses	576.86
Add unrepresented income	
Total	16,898.42

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- c. Defibrillator purchase. No update.
- d. Consider online banking. It was RESOLVED to start to use online banking services.

11. POLICE MATTERS:

- a. To receive any reports from the beat manager. Apologies
- b. Top three priorities. No change.
- c. Newsletter introducing new SNT team. Noted.

12. Website. (urgent)

- a. Hugo fox website. The Hugo Fox platform intend to commence charging with effect 4th October. It was RESOLVED to remain with Hugo Fox for the time being whilst Councillor Knott explores other options. Clerk to arrange.
- b. email addresses. Councillor Knott is exploring options for the email hosting because costs are increasing with current provider.
- c. Consider allowing Broseley wood Charity advert on website. It was RESOLVED to go ahead and allow the advert.

13. PARISH ALLOTMENTS.

- a. Report from Cllr Skinner & Cllr Churchill. It was reported there are five people on the waiting list. One plot was a bit neglected Councillor Skinner spoke to the holder who has started to improve the plot.
- b. Plots. After 29th September 2023 there will be 2 vacant plots. Once re sized they can be offered to the two next people on the list. There are some trees to be moved once the dormant season starts.
- c. Future of mower. It was RESOLVED to pay £60.00 for a service of the lawnmower.

14. BARROW CHURCHYARD

- a. Working Party. Councillor Downes to email dates for a working party. Clerk to re issue schedule of works. Councillor Downes will arrange a final cut.

15. NOTICEBOARDS AND BENCHES.

- a. Repairs to noticeboard. It was RESOLVED to give go ahead for Councillors Knott and Churchill to repair the noticeboard at the end of Floyer Lane.
- b. Replacement site on Bridge Road. The current site may not be available long term. Councillor Knott will investigate a new site. Possibly on The Mines.
- c. Consider repairs to benches. It was RESOLVED to spend funds of the purchase of sufficient bark to improve the area around benches. Councillor Downes to arrange purchase and collection.

16. HIGHWAYS

- a. Resident reported blocked drain near Plants Jitty off Bridge Road. Clerk reported too. Drains cleared. The one highways technician could not find has been re reported.
- b. Temporary speed reduction B4373 from Stocking Lane Junction to Rudgewood Junction 11th October to 13th October. Noted.
- c. Clerk to report the condition of the Severn Trent Water station on Bridge Road.

17. STREET LIGHTING

- a. Inventory. Received clerk to send an electronic excel copy to Councillor Churchill
- b. 2 streetlights reported faulty. Opp 36 Bridge Road and Floyer Lane. Repaired.

18. REPORTS FROM COUNCILLORS WHO HAVE ATTENDED OTHER RELEVANT MEETINGS.

- a. Broseley tourism Group. Councillor Churchill supplied a written report that was noted. Councillor Churchill to invite Broseley Councillor Taylor to the next meeting for further discussion.
- b. Councillor Skinner reported that the apple pressing day was on 24th September. A kitchen quote is expected shortly.
- c. Downes attended the Severn Gorge Countryside Trust Annual open meeting and the internal audit committee meeting.
- d. Councillor Knott presented a report from the previous SALC meeting noted.

19. CORRESPONDENCE:

- a. SALC AGM. Noted.
- b. Maintenance of Grass Verges. Noted.

20. Date of next scheduled meeting Tuesday 21st November 2023. The meeting was declared closed at 20.45pm.

Appendix 1.

NOTES FROM PRESENTATION BY BONINGALE HOMES REGARDING PROPOSED HOMES AND FACILITIES OFF FLOYER LANE.

Presenters

Dean Trowbridge from Boningale Homes

Doug Moulton Enzygo Environmental consultants.

Approx 30 members of the public attended.

The project is at a very early stage. No pre application has been submitted to Shropshire Council. The developer was looking for feedback on the proposals suggested in the map provided. The next stage will be a pre application and possibly a submission of a planning application. There will be a mix of homes of all sizes and affordability and possibly some self-build plots. The proposal includes areas of open space and amenity land. Suggested use for allotments.

It was acknowledged the site is not within Broseley.

It was acknowledged there is ancient woodland adjacent to the site.

The agricultural buildings were also noted.

They developers understood it is .8km to the centre of Broseley. It was felt by the public this was as the crow flies not by road.

Developers informed the meeting the site is within flood zone 1 which means it is unlikely to flood.

They acknowledged there are a large amount of heritage assets, a conservation area, and the World Heritage site some of the site is within the conservation area.

An explanation of the adopted core strategy and emerging local plan from the developer's point of view was provided. The SAMDev (strategic land development document) was also explained and how they field this site fits into these documents. The site is not in the adopted local plan nor the emerging local plan but is within the SAMdev document. It is not in the Broseley Place plan but could be considered a windfall site.

The developer acknowledged there is a Broseley Neighbourhood plan and the site is not within that nor within Broseley Parish.

It was emphasised that the site sits within the east spatial zone.

The Barrow Parish local plan was mentioned as supporting affordable local needs only homes development.

The plan is to use Floyer Lane as access. Currently a highways assessment is being undertaken.

A transport assessment and sustainable transport plan will have to be produced if it goes to planning.

The rights of way will not be impacted, and the routes will be retained and maintained. The potential for community facilities was emphasised. The aim being to improve services.

The development will be a mix of affordable and open market homes. If there was an interest in live workspaces that could be provided too along with self-build plots. This re iterated several times.

The play area will be well equipped for all ages.

The biodiversity will go above and beyond what is required.

The question was asked is there a need for community allotments and sport pitches a few times.

The affordable home element will be around 35% above the expected 20%. There will be starter homes with discount and other benefits.

It was pointed that the emerging Shropshire Local Plan 2016-2038 will replace the current plan. It is on hold with a decision awaited on whether a judicial review is required regarding numbers of dwellings taken on behalf of the Black Country.

Questions were then asked.

1. The plan is to widen Floyer Lane. It was pointed out the concerns about subsidence. It was pointed out the other roads, Spout Lane, and the Mines. where access could be considered are also single track and not suitable for the quantity of traffic.
2. Would CIL or Section 106 be able to contribute towards traffic calming answer yes.
3. It was pointed out the number of homes would double the size of Benthall.
4. The developer said if planning permission is not possible the site will be retained short to medium term.
5. Highway access is being surveyed now.
6. The biodiversity net gain will be all found on the site.
7. It is hoped a planning application will be submitted in 12 months.
8. A wildlife study will be carried out.
9. A decision should be made on if the planning application will proceed by the end of November.
10. The whole plan will be submitted in one go.
11. A construction management plan will form part of the planning application.
12. The works will take around 4 years after planning consent.
13. It was pointed out there is no housing needs survey for Barrow Parish.