

Buildwas Parish Council
COUNCIL MEETING
On Monday 6th November 2017
at 7.30pm in Buildwas Village Hall

MINUTES

Present: Cllr. C. Meads (Chairman), J. Grainger, J. Heath, L. Pratt, S. Ratcliffe, R. Wilcox

In attendance: Rebecca Turner (Clerk), Shropshire Councillor Claire Wild, 2 members of the public

1) Apologies for Absence

Councillor Pratt arrived during Item 10f.

2) Declarations of Disclosable Interests & Dispensation Requests

Councillor Heath declared a pecuniary interest in planning application 17/01867/FUL.

3) Public Session

The applicants spoke in relation to planning application 17/01867/FUL, the former Post Office at Park View, Buildwas. They explained that they had purchased the former shop in early 2017. They run a business within the village and are active in the community and try to make a positive contribution. They are looking to put something back into the community as the village has recently lost facilities. The building is currently in a poor condition and has planning permission for use class A1 (retail). The applicant is seeking planning permission for a two-storey building for A1 (retail) / A2 (offices) with a studio flat above and external alterations, following the demolition of the existing building. The boundary on the original plan had been incorrect, due to the OS map not matching up with the survey measurements, this has now been corrected. The applicants hope that the building may provide an affordable a live/work premises for a person starting out in business. The build will cost approximately £100,000 so the units needs to be viable to build and rent out. They are aiming to achieve rental of £800 to £1000 a month. The class of permission being sought has been changed to both A1 and A2 to allow for flexibility. Councillors proceeded to ask questions of the applicant. Councillor Grainger asked about parking, noting that there are 2 spaces and that this limits the potential for a shop. It was noted A1 can also cover sales. Councillor Meads referred to previous concerns raised by residents in regard to the two-storey building and the dormer element affecting sightlines and neighbouring properties. The applicants advised that the plans have been changed to fit in with the plot and they have moved the building back by 1.5 metres which gives the next door but one neighbour better views across the front.

4) Confirmation and adoption of minutes of the Council Meeting held on 4th September 2017

It was **RESOLVED** to adopt the minutes as being a correct record.

5) Matters arising from the minutes

None.

6) Shropshire Councillor report

Cllr. Wild reported that in relation to the application for demolition at Buildwas Power Station, ref 17/04439/DEM, the case officer is in the process of drafting a report recommending approval of the application with conditions.

7) Police Report

A police report had not been received.

8) Highways matters

The sign at the bottom of the A4169 and bollard at the junction have been replaced. It was noted that on the road coming down from Wenlock, there is a sign on the right opposite Buildwas Abbey and the council wish to clarify if this has permission.

9) Finance

a) Conclusion of 2016/17 audit and auditors report

The clerk advised that the audit had now been completed and the external auditor raised no issues. The conclusion of audit notice has been displayed.

b) Q2 bank reconciliation

It was **RESOLVED** to approve the bank reconciliation, the reconciled balance being £11,152.31.

c) Accounts for payment

It was **RESOLVED** to approve the following payments. The clerk advised that the cheque book had not arrived and therefore cheques will be posted to councillors to sign. It was noted that cheques 501 to 525 have been cancelled by the bank as the book had gone missing.

Ref	No	Payee	Item	Net	VAT	Gross
P31-1718	526	Shropshire Council	RoSPA report	£80.00	£16.00	£96.00
P32-1718	527	R Turner	Expenses	£38.00	£0.00	£38.00
P33-1718	528	Great Hanwood PC	Office equipment	£131.22	£0.00	£131.22
P34-1718	529	SL Bott	Play area grounds maintenance	£842.03	£0.00	£842.03

d) Payments already made

It was **RESOLVED** to approve the following payments already made:

Ref	No	Payee	Item	Net	VAT	Gross
P25-1718	SO	R Turner	Salary September	£163.33	£0.00	£163.33
P30-1718	SO	R Turner	Salary October	£163.33	£0.00	£163.33

17-1718

Clerk to the Council: Mrs R. Turner, The Old Police House, Nesscliffe, SY4 1DB
 Tel: 01743 741611
 Email: buildwaspc@yahoo.co.uk

e) *Income received:*

Ref	Payee	Item	Amount
R6-1718	Clun Town Council	Equipment lease refund	£20.36

f) *Draft budget 2018/19*

The clerk outlined the draft budget which was noted. She highlighted that Shropshire Council are currently carrying out a view of environmental maintenance grant and there is a possibility that the level of grant available may reduce.

10) Planning applications

a) **Notifications & updates on previously reported applications**

- (i) 16/04412/FUL - Buildings At Former Buildwas Mill, Much Wenlock Road, Buildwas, Telford, Shropshire - Restoration and conversion of all buildings to form five units of lettable tourist accommodation to include erection of one new build unit and two single storey extensions, one with roof balcony; installation of doors/windows and roof lights; formation of parking areas and landscaping scheme

Decision: Grant Permission

- (ii) 17/03801/CPE - Bluebells, Pool View Caravan Park, Much Wenlock Road, Buildwas, Telford - Application for a Lawful Development Certificate to continue to use the dwelling as a residence without the agricultural occupancy restriction

Notification: For info only

- (iii) 16/04668/OUT - Land South Of B4380, Buildwas, Shropshire, Outline application (all matters reserved) for mixed residential

Notification of Appeal

b) **Planning applications for comment**

- (i) 17/04439/DEM Ironbridge Power Station - Application for Prior Notification under Schedule 2 Part 11B of The Town and Country (General Permitted Development) (England) Order 2015 for the demolition of: Zone 1 - four, natural draft, hyperbolic cooling towers and the cooling water supply channels and pipework; Zone 2 - the turbine hall and boiler house, electrostatic precipitators, chimney and admin block including adjacent workshops and stores; Zone 3 - the auxiliary boiler and associated tanks, and the area of land previously used for contractor welfare during outages; Zone 4 - two heavy fuel oil (HFO) tanks and the water treatment plant, the main site gatehouse, sewage treatment plant, storage buildings; Zone 5 - biomass store, coal stock conveyors, coal plant stores and workshop, the sports pavilion and bungalow

Comments: The Chairman commented that it is important to have a point of contact during the demolition works in case of any issues. Councillor Wild

advised that a councillor from a neighbouring parish had expressed concerns about ensuring that traffic is routed appropriately. The council agreed that it is important to ensure demolition traffic is managed appropriately.

Cllr. Heath left the room

- (ii) 17/01867/FUL - Former Post Office, Park View, Buildwas, Telford, Shropshire, TF8 7BY - Erection of building with A1 Class business at ground floor with 1No dwelling at first floor

It was RESOLVED to support the revised application. The parish council noted that the applicant has explained that the use may be A1 or A2 (not just limited to A2 which was the reason for the previous objection) and the parish council welcome this flexibility as they are keen to have the option of an A1 use, as per the original support of the application in July. The parish council also noted that the applicant is aiming to create an affordable live/work unit and as such the reasoning for the residential element is now understood. The council also recognised that the applicant has taken steps to address the issues raised such as boundary and lines of sight. The improvement to the appearance of the site was also welcomed.

Cllr. Heath returned to the room.

11) Correspondence

The following correspondence was noted with no comments to make:

- (i) *Local Plan Review* - it was **RESOLVED** to comment that prior to deciding if Buildwas wishes to become a community cluster, there is a need to consult with the community and the clerk will place an article in the newsletter.
- (ii) *Place Plan Review* - it was **RESOLVED** to continue with the current priorities and note that the footpath from the school to the church parking area is complete. It was agreed to add in a "Key" priority that parking at Lower Park View, adjacent to the school, be improved by the provision of a turning area and use of grass crete.
- (iii) *Environmental maintenance grant* - the clerk advised that Shropshire Council are carrying out a review of the grant and are asking for the views of parishes. It was **RESOLVED** to respond that the parish council feels that the scheme works well in its current form, but it would be helpful if notification of grants could be received prior to the start of the financial year to assist in budget planning.
- (iv) *Shrewsbury North West Relief Road* - no comments.
- (v) *Local Government Finance Settlement consultation* - no comments.

12) Parish Matters

a) Updates on matters previously reported

(i) Buildwas Village Hall project

Councillor Grainger reported that pre-application advice has been received and this was noted. The hall is in the process of trying to locate the original deeds clerk highlighted that is important to establish the legal responsibilities of the trustees and the parish council. The council **RESOLVED** to spend up to £500 to seek legal advice on this matter. It was further **RESOLVED** to delegate authority to the clerk, Councillor Meads and Councillor Grainger to meet with a solicitor regarding this and report back to council. The clerk said she would also get quotes for advice on VAT as this is a complex issue for a project of this nature.

(ii) Speed reduction scheme

No update.

b) New parish matters

(i) Construction traffic management

This issue had been covered in relation to the discussion regarding the demolition works at Ironbridge Power Station.

(ii) Concern re B4380 junction by Buildwas cottages

A resident had raised a concern to Shropshire Council regarding safety at this junction and he had been advised that a traffic survey would be carried out. Councillor Wild and Councillor Meads undertook to follow up on this matter.

(iii) Leaves on pavements at Upper and Lower Park View

it was **RESOLVED** to ask Shaun Bott to collect the leaves and Councillors Grainger and Ratcliffe would arrange for them to be disposed of.

*Pursuant to Schedule 12A of the Local Government Act 1972 and pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, it was **RESOLVED** that the public and press should be excluded during discussion of the following item as it involved likely disclosure of exempt information.*

13) Grass Cutting Contract

The council noted its satisfaction with the current quality of the work. It was therefore **RESOLVED** to invite the current contractor to quote and to use the same contract specification as at present for the period 2018 to 2020.