

Buildwas Parish Council

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Chairman of the Council
Cllr L Pratt

Clerk to the Council
Mr C Furnival (CiLCA)

MINUTES of the Full Council meeting of Buildwas Parish Council meeting held on Thursday 27th July 2023 at Buildwas Village Hall 7.30pm.

Members present: Councillors Pratt, Heath, Jackson, Jones, Ling and Wilcox.

In attendance: Cllr Wild (Shropshire Councillor) and Mrs R Taylor (Acting Clerk) and one member of the public.

23/24.23 Apologies and declarations of Interest

Councillor Grainger & Mr C Furnival gave their apologies

23/24.24 Public Session

A member of the public asked the following questions concerning the housing development at the Ironbridge Power Station site. These were answered by Cllr Heath.

Question: Are Buildwas Parish Council going to get the £1 million CIL money for the development and if so when?

Answered by Cllr Heath: The CIL money will start to come in once the properties start to be built. There may be more money to come in than originally stated due to the increase in property values.

Question: Is the development going to include 10% affordable homes to go to young families?

Answer: This is to be queried with the developers as the plans which have been submitted only appear to show 5 houses of 140 proposed to be affordable housing.

Question: Do the Parish Council have a date when the old railway bridge will be open as sand & gravel should be travelling by rail rather than road?

Answer: Nothing has been done to the bridge yet. The matter has been referred further up Government channels in order to try to speed things up.

23/24.25 Civility and Respect Pledge

Members reviewed the civility and respect pledge which is being led by NALC, SLCC and OVW, it was felt that this Parish Council works very good to ensure this place is not subject to bullying, harassment or intimidation and has supported staff and Councillors in the past when these issues have been raised. It was proposed by Cllr Jackson and seconded by Cllr Heath, all were in favour, thus **RESOLVED** to agree that the Parish Council will treat councillors, clerks, employees, members of the public, and representatives of partner organisations and volunteers with civility and respect in their roles and that it:

- Has put in place a training programme for councillors and staff
- Has signed up to the Code of Conduct for councillors
- Has good governance arrangements in place including staff contracts and a dignity at work policy
- Will seek professional help at the early stages should civility and respect issues arise
- Will commit to calling out bullying and harassment if and when it happens
- Will continue to learn from best practices in the sector and aspire to be a role model/champion council through for example the Local Council Award Scheme

- Supports the continued lobbying for change in legislation to support the Civility and Respect Pledge including sanctions for elected members where appropriate

23/24.26 Minutes of the Full Council meeting held 20th May 2023

It was proposed by Cllr Wilcox and seconded by Cllr Ling, all were in favour, thus **RESOLVED** to approve the minutes of the last meeting as a true record.

23/24.27 Matters arising, for information, from the 20th May 2023 minutes not otherwise on the agenda

None.

23/24.28 Reports from West Mercia Police

None. Clerk (CF) to chase up any reports and invite the Police to a Parish Council meeting.

23/24.29 Reports from Shropshire Council

Cllr Wild reported that there had been a good meeting of the Ironbridge Power Station development liaison committee on Tuesday 25th July which was attended by 3 planners and 1 highways officer. The number of accidents on the B4380 was discussed and Gemma Lawley from Shropshire Council Highways Dept has agreed to come out to look at where the issues are, possibly with a representative from WSP. She will look at where the CIL money can best be spent to improve things. A 40MPH speed camera on Buildwas Bank was suggested.

Harworth Group PLC who own the land, obtained planning permission for the development with conditions attached regarding the design of housing. Barratt Homes have purchased the first phase and have put in a planning application without having seen the design conditions, and the codes used for the design of the houses appear to be their standard codes. As Barratt Homes have to consult the Parish Council on design, Cllr Wild suggested that a meeting be arranged between all parties to discuss this and the Parish Council's concern on affordable housing numbers.

Cllr Wild also informed the meeting that Harworth Group wish to work with the Parish Council re the open field and the playing fields.

Cllr Heath expressed his concern that the speed of traffic coming down the hill to the junction with the A4169 was a problem and that not all accidents are being recorded by Shropshire Council.

23/24.30 Correspondence

Members reviewed and completed the survey at the end of the meeting which the Clerk will report back to the PCC's office.

23/24.31 Highways/Road Safety along the B4380

Cllr Ling reported that the quality of work completed by S P Holdings along the B4380 was poor and that there had been health and safety issues. Inspection chamber covers need to be dug up and re-set and the concrete inside will need replacing as it is not smooth.

Steve Foden has employed another contractor to do the work and some of the road has already been re-laid. Work will be completed in the next 5 days.

Speed cameras have been moved around along the B4380 and the average speed recorded has come down.

VAS signs will be installed in the next 8-12 weeks.

The Chairman thanked Cllr Ling for his hard work on this matter.

23/24.32 Rights of Way

A written report will be presented at the next meeting.

23/24.33 Buildwas Parish Plan (Community Led Plan)

The Clerk noted that a meeting is scheduled for the task and finish group for the 28th July 2023.

23/24.34 Climate and Nature Action

Nothing to report.

23/24.35 Reports from Parish Councillors

Cllr Heath, who attended the Ironbridge Power Station development liaison committee meeting on Tuesday, reported the following:

That attendees had been shown the electric train, for which there are 200 potential locations.

The topics of CIL, when the development would start and the design of housing were all discussed. He commented that the plans submitted to date were very large and complicated and will need to be read through in order to check that conditions have been met.

There is £640k in the conditions for a pavilion to be used as a multi sports centre. The details of what form this is to take is yet to be decided but it needs to be something that all sports clubs involved are happy with. There may also be extra funding available for this project. Who will own and run the pavilion once it has been built also needs to be clarified.

Cllr Heath expressed his opinion that the 60MPH speed limit along the Ironbridge Road into Buildwas needs to be reduced.

The roadworks scheme will start half way through the 2nd phase of the 5 phase development. If the roadworks for all phases are all done together, one contractor will be used, which should mean that the work is completed quicker and more effectively,

Cllr Jackson asked who will make the decision on what activities take place on the playing fields and was informed by Cllr Wild that Harworth's have had meetings with lots of sports clubs to discuss this.

Cllr Jones asked about provision for other sports and was informed by Cllr Wild that the old Pump House which will be used as a community centre could be used, and, if there is any money left over, other sites could be developed for other sports.

Cllr Wild left the meeting at 8.25pm

23/24.36 Planning

Members considered the following applications and listed their comments as follows:

Applications/enquiries to be considered;	Response
23/02030/REM - Development Land At Site Of Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire Application for the approval of reserved matters (appearance, landscaping, layout and scale) for Phase 1A residential development of 104No. dwellings pursuant to outline planning permission 19/05560/OUT	A meeting of the Parish Council and Barratt Homes is to be arranged.
23/02838/VAR - Proposed Residential Development West Of Church Farm, Buildwas, Telford, Shropshire Proposal: Variation of Condition no. 1 (approved drawings) attached to Application Reference Number: 18/03596/REM Date of Decision: 10/12/2019 - Replacement of drawings - please refer to covering letter Ref 21045_S73_Rear site	No comment

Members noted the following application as decided since the last meeting:

Applications decided/withdrawn since last meeting;	Response	Decision
23/01509/COU - The Hawthorns, Buildwas, Telford, Shropshire, TF8 7BX Change of use from existing annexe to holiday let/bed and breakfast	Support	Granted
23/01627/FUL - Site Of Buildwas Post Office, Park View, Buildwas, Telford, Shropshire Erection of a detached dwelling and formation of a vehicular access	No objection	Refused
22/04695/REM - Ironbridge Power Station Buildwas Road Application for approval of reserved matters (access, scale, layout, appearance, and landscaping) for Phase 1 enabling and infrastructure works pursuant to planning permission 19/05560/OUT - Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings	Commented to encourage eco projects.	Granted
22/04666/DSA106 - Church Farm House, Buildwas, Telford, Shropshire, TF8 7DA Discharge of S106 Agreement attached to planning permission reference 09/0029/F	Object	Granted

23/24.37 Finance reports

- a. Members reviewed the latest banking statements and bank reconciliation prepared by the Clerk and confirmed that they were happy that the reconciliation had been accounted for correctly. These statements bring the councils adjusted balances to the 30th June 2023 at £32,936.81. Two members were randomly nominated by the Clerk to sign of the master copies of these statements.
- b. The following payments made since the last meeting were noted:

Details	Ref	Statutes	Account
Salary	P1	LGA 1972 s112	£241.20
PAYE	P2	LGA 1972 s112	£60.20
Lease of playing field	P3	LGA 1972 s215	£10.00
Salary	P4	LGA 1972 s214	£241.20
PAYE	P5	LGA 1972 s112	£60.20
Joint energy cost	P6	LGA 1972 s214	£139.43
Subscription fees	P7	LGA 1972 s111	£186.03
Salary	P8	LGA 1972 s112	£241.20
PAYE	P9	LGA 1972 s112	£60.20
Internal Audit	P10	LGA 1972 s111	£75.00
TOTAL			£1,314.66

The following payments to be made were approved as accurate and the Clerk nominated two members to sign off the master copies of invoices/receipts.

Details	Ref	Statutes	Account
Salary	P1	LGA 1972 s112	£241.20
PAYE	P2	LGA 1972 s112	£60.20
Expenses	P3	LGA 1972 s112	£84.30
Salary	P4	LGA 1972 s112	£241.20
PAYE	P5	LGA 1972 s112	£60.20
TOTAL			£687.10

- c. Members agreed that the following three payments will be sample checked for accuracy and transparency and Cllr Jones and Cllr Pratt will conduct the sample reviews with the RFO:

8/6/23 Katie Eshelby £75.00
11/4/23 HMRC £60.20
26/5/23 SALC £186.03

- d. Members noted the budget report as of the date of this meeting for the financial year 23-24.

23/24.38 Policies and procedures

It was proposed by Cllr Jones and seconded by Cllr Heath, all were in favour, thus **RESOLVED** to adopt the follow policies and procedures and publish on the Council's website;

- a. Dignity at Work Policy

Meeting finished: 8.50pm

These minutes are to be considered as a draft form until signed at the next appropriate meeting, the signed copy will be retained by the Parish Council.

Signed: Dated:/...../.....

Date of the next meeting: 28th September 2023, 7:30pm at Buildwas Village Hall