

LEIGHTON & EATON CONSTANTINE
PARISH COUNCIL
Tuesday 7th September 2021
MINUTES

1. **Chairs Welcome** the chairman welcomed all to the meeting. She thanked the members for her flowers following her recent operation.
2. **Present** Councillor S Jones-Chairman, Councillor E Parton, Councillor S Dawes, Councillor A Bain, Councillor M Thorn, Councillor M Budgen. Also, Present Shropshire Councillor C Wild, L Pardoe Clerk to the Council and 5 members of the public. **Apologies** were received from Councillor M Corrie which were accepted by the members.
3. **Declaration of Pecuniary Interests.** Councillor Budgen declared a Pecuniary Interest in application 21/03663/FUL. Councillor A Bain declared a personal interest in application 21/03843/FUL
4. **Council to agree the minutes from Meeting in July 2021.** It was agreed that these were a true and accurate record of the meeting, Proposed by Councillor M Thorn, seconded by Councillor E Parton and agreed by all members present.
5. Public Session. This was brought forward to allow members to speak on planning matters

Councillor Budgen left the meeting at this point.
Standing Orders were lifted to allow members of the public to speak

A member of the public spoke on application 21/03663/Ful which was next door to him. He was not happy with the application which had not addressed any of the previous issues in the previous application which had been refused.
The applicant's wife spoke on the application to members
The applicant's agent addressed the members and stated that the resubmission sought to address the issues raised previously.
Standing Orders were reinstated for the meeting to carry on.
6. **Clerk** had nothing to report, all items were covered on the agenda
7. **Planning matters were brought forward as the Shropshire Councillor was at another meeting and had not yet arrived.**
8. **Report from Shropshire Councillor see below.**

The Planning application for the redevelopment of Iron Bridge Power Station will once again be heard on the 20th of September. I, along with the local Parishes, will again be speaking against the proposals. The report is on the Shropshire Council website under the Southern Planning committee meetings section.

At the last meeting the scheme was rejected for 3 reasons.

- i. the lack of funding for health care
- ii. Highway's infrastructure
- iii. Lack of affordable housing

Harworth initially came back with the idea of taking £300k from the CIL pot of £1m due to Buildwas PC, £200k for health care and £100K for Highway's improvements and a 5% increase in affordable housing. I challenged the officers, and I am pleased to say that the Buildwas CIL pot monies of £1m will stay in place as per the original application. Harworth have refinanced to provide this £300k. The affordable housing level has been increased to 10% with the understanding that Harworth will keep talking to Homes England about ways to increase this level further. So, the latest proposal from Harworth seeks to over come the reasons for refusal at the last meeting.

Throughout the whole of the application process, I have constantly asked for improvements to the Harworth offer for our local communities. Below are three extracts from the report. You will see that the Highways improvements are now being offered much earlier, after 50 homes not 180 as originally proposed. Unfortunately, infrastructure improvements can only be conditioned after the start of works and not prior.

Extracts from the Committee Report

2.2 - Additionally, following discussion with officers and Councillor Claire Wild Harworth is now willing to agree to the following:

- i. Facilitating a speed restriction and provide vehicle activated signage on approaches to the site's T junction onto the Wenlock Road prior to occupation of the 50th home.
- ii. Implementing a road and pedestrian traffic safety scheme for the B4380 at Leighton prior to occupation of the 50th home.
- iii. To agree to re-distribution of a further £20k from the sustainable transport fund to fund an upgrade to parking provision at Buildwas School.

iv. To agree to an amended wording for draft condition 20 set out in Appendix 1 of Annex 2 below to provide for submission of a technical report reviewing additional options for improving the B4380.

v. To support the Council in facilitating local community liaison groups considering options for further highway improvements in Much Wenlock and on the B4380, to be potentially delivered with the help of other funding options including the viability review clawback mechanism.

2.15 - The applicant has already agreed to front load £50k of the funding so that it is available for use to commission an early feasibility study and this offer remains. Additionally, it is confirmed that a local liaison group would be set up to agree the scope and report on the findings of the feasibility study and to discuss identified options.

2.20 - Improvements to the A4169 Much Wenlock road and the B4380 Buildwas-Atcham Road Councillor Claire Wild has requested that planned improvements to the above routes are carried out early, prior to completion of the 50th home and has questioned the amount of funding allocated for these routes. This matter has been discussed with the Highway Authority and the following provisions requested by Councillor Wild are now agreed prior to occupation of the 50th home:

i. Provision of a reduced speed limit on the A4169 at its approach to the Buildwas Bank junction with the B4380.

ii. Provision of vehicle activated speed signage to support the reduced speed limit at the above location.

iii. Implementation of a traffic calming and pedestrian improvement scheme at Leighton on the B4380.

iv. Commitment to convene a local community liaison group to consider options for improvement of the A4169 and the B4380.

Paragraph 2.15 is important as it gives the local community the ability to commission engineers to start designing the schemes that the local community wants prior to the CIL funds being received. The local Liaison Group which will consist of local Parishes, Shropshire Council Highways and the Police is also important. Whilst there has been traffic modelling and speed data collected, for the local communities that must live with the consequences, any changes in routes used by the traffic need to be understood and solutions found. This will cover the A4169, B4380, A458 and B5061 (old A5) Stay safe, and if you have any questions please contact me

9. **Update on Buildwas Power Station Site.** Shropshire Councillor C Wild and Councillor M Thorn had attended a planning meeting. there had been some debate at the meeting and it was felt that the application would be resubmitted as there was a new material consideration. The affordable housing contribution would now be 10% which was an increase on the previous 5% but was still the bare minimum.
The Highways impact was underfunded.

10. **Public Session.** See 5 above

11. **Council to review and if necessary, update their Place Plan Priorities.** It was agreed to delay on a decision on this matter until after the Howarth Planning Application had been decided. This to go on the November agenda.

12. **PLANNING MATTERS**

(a) **Previous Applications**

- 20/01751/EIA: Farley Quarry, Farley. Awaiting decision.
- 21/02530/FUL: Mill House Leighton. Permission Granted 4th August 2021

(b) **Council to consider any new applications;**

- Reference: 21/03663/FUL (validated: 26/07/2021)
Address: Eaton House, Eaton Constantine, Shropshire
Proposal: Application under Section 73A of the Town & Country Planning Act 1990 for the retrospective change of use from agricultural land to residential curtilage and change in ground levels(resubmission)
After a discussion the Parish Council agreed that they objected to this application for the following reasons.
 - ✓ Good agricultural land being taken into residential curtilage is against Shropshire Council CS5/6 policy.
 - ✓ A hedge is not suitable to address the height issues
 - ✓ The fundamental issues have not been addressed
 - ✓ The boundary and ground levels have not been dealt with.
 - ✓ The application as it stands is not acceptable to the Parish CouncilProposed by Councillor S Jones, seconded by Councillor M Thorn and agreed by all members present.
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Councillor M Budgen returned to the meeting
Councillor A Bain declared an interest in this application. It was not a pecuniary interest.
- Reference:21/03843/FUL
Address; Garmston Barn, Eaton Constantine

Leighton & Eaton Constantine Parish Council

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lecparishcouncil@gmail.com

signed.....

Dated Tuesday 2nd November 2021

Proposal; Conversion of existing barn and outbuilding to form 1No. dwelling, installation of septic tank, and erection of detached timber framed garage.

After discussion it was agreed that the Parish Council supported this application. However, the Parish Council does have concerns over the height of the garage and is keen for this not to dominate the countryside. Also, there is no mention in the application to protect the historic floor. This should be kept in the scheme. Proposed by Councillor S Jones, seconded by Councillor M Thorn and agree by all members present.

13. Highways Matters –

- There was to be a speeding site visit which would be attended by Councillor E Parton as Councillor S Jones is still recovering from a knee operation.
- Eaton Constantine crossroads. The clerk had received 2 positive comments on the cutting at the crossroads. However, the effect was somewhat marred by the placing of notices on the fence which were again blocking the visibility of the road. The council felt that notices on the fence should be actively discouraged on the right-hand side exiting the crossroads from Eaton Constantine as these diminished the visibility. Councillor Dawes would investigate the possibility of having banners on the left-hand side of the fence with the Church whose ground it was. The problem at the moment was that the fence was broken and it was difficult to put banners up.

14. Financial Matters

- a) To approve invoices for payment It was agreed to pay the invoices as presented by the clerk .Proposed by Councillor E Parton, Seconded by Councillor S Jones and agreed by all members present.

	payee	Description	amount
730	Eaton Constantine V Hall	Rent	32.00
731	D M Malley	DPO Fees	110.66
S/O	Staff July	Salary	172.01
S/O	Staff August	Salary	172.01
732	SALC	Training	120.00
733	HMRC	PAYE	117.00
734	Staff	Expenses	144.42
735	Staff	Expenses	35.98
		total	904.08

- b) To approve payment of invoices received after agenda was sent out. There were no additional payments
- c) To accept Bank Reconciliation for month ended 1st September 2021.It was agreed to accept the Bank Reconciliation as presented by the clerk Proposed by Councillor S Jones, seconded by Councillor E Parton and agreed by all members present.
- d) Members agreed for the clerk to amend the standing order to incorporate the pay rise agreed in April along with the Working from Home Allowance. Proposed by Councillor S Jones, Seconded by Councillor E Parton and agreed by all members.

15. PARISH MATTERS

a) Councillor to report any parish matters

- ✓ Councillor M Thorn was considering whether it was a possibility of compiling a welcome pack for the parish for all newcomers. Members agreed that this was good idea.
- ✓ He also wondered about having a tree on the triangle in Leighton at Christmas with lights for some festive community spirit
- ✓ He also felt that the verges in Leighton were a little scruffy. It was agreed that the clerk would contact the groundsman to arrange for him to meet with Councillor Torn to look at what needed doing and get a quote for the Parish Council for the November meeting in preparation for the precept setting in January
- ✓ Councillor Parton reported that there was fly tipping at the top of Leighton Bank a TV is resting against the fence.
- ✓ The sign at Kynnersley Lane has disappeared.
- ✓ School Lane sign has fallen off
- ✓ A Bollard on the triangle has been knocked over.
- ✓ Councillor S Jones reported that she had spoken to someone at Shropshire Council about replacing the tree that had been removed from the triangle. They were looking at a tree called

Liquid Amber (American Sweetgum tree) and looking to get it planted for the Queens Platinum Jubilee next year. Also, she was looking at a plaque for the tree.

- ✓ Councillor A Bain reported that the Notice Board in Garmston needs looking at. He would look at a possible alternative siting for the Garmston Notice board as it is difficult to get near to put notices on it or read it.

16. **Date & Time of the next meeting** It was agreed that the this would be held on Tuesday 2nd November 2021 starting at 7.30pm at Leighton Village Hall.