

Buildwas Parish Council
COUNCIL MEETING
On Monday 4th September 2017
at 7.45pm in Buildwas Village Hall

MINUTES

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

In attendance: Rebecca Turner (Clerk), Shropshire Councillor Claire Wild, 5 members of the public

1) Apologies for Absence

Received from Cllr. Wilcox.

2) Declarations of Disclosable Interests & Dispensation Requests

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

3) Public Session

The agent spoke in relation to an informal enquiry regarding potential residential development at the site of the former settling tanks. She was seeking initial views of the parish council prior to commencing an application process, timescale for which would be late 2017/early 2018. She explained that the site is classed as brownfield as it was previously used for settling tanks. In response to a query, she clarified that the site is to the left of the dam and that there will be no effect on the dam. The council emphasised that this is important as the dam pays a crucial structural role. The agent stated that appropriate technical surveys will be submitted with any planning application. The architects had drawn illustrative plans showing potential for circa 5 dwellings and demonstrating how design cues from the local vernacular in the village could be incorporated into a scheme of development. The site is approximately 7 metres above the road which would provide access to the site and there is an existing embankment in place which will provide some screening. The council highlighted potential impact on the landscape and the agent said that extra planting could be done. In response to a question from a councillor, the agent stated that an ecology survey would be carried out and that protection and enhancement measures could be considered.

The chairman of the council stated that Buildwas is a community cluster which has potential for circa 10 dwellings in the form of infill to 2026. The target of 10 dwellings to 2026 has already been significantly exceeded. The agent highlighted that the site is brownfield and that Shropshire Council's Local Plan is currently under review. She asked

what infrastructure the council is seeking in the parish. She said that the application would attract CIL funding and the dwellings would be likely to be over 100m² in size. The clerk stated that the parish has some priorities outlined in the Place Plan but that this would need to be updated as it is not been reviewed for a couple of years.

4) Confirmation and adoption of minutes of the Annual Council Meeting held on 3rd July 2017

It was **RESOLVED** to adopt the minutes.

5) Matters arising from the minutes

Cllr. Meads reported that it has been confirmed that inspection regimes at the former ash landfill site are continuing.

6) Shropshire Councillor report

Cllr. Wild reported that Shropshire Council is currently consulting on a Libraries Strategy and Parking Strategy.

7) Police Report

During August 2017, the following crimes had been reported:

Assault: 0	Theft: 1	Burglary Other: 0
Vehicle Crime: 0	Criminal Damage: 0	Burglary Dwelling: 0
Other: 2	Road Traffic Incident: 3	Road Collision: 1
ASB Personal: 1	ASB Environmental: 7 (all intruders at Ironbridge Power Station)	ASB Nuisance: 0

8) Highways matters

None.

9) Finance

a) *Insurance*

The clerk summarised the renewal schedule and it was agreed that this was adequate. It was therefore **RESOLVED** to renew the insurance with Zurich at a cost of £303.33.

b) Accounts for payment

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

Ref	No	Payee	Item	Net	VAT	Gross
P24-1718	496	D P Wilcox	Play area repairs	£331.50	£66.30	£397.80
P25-1718	497	EON	Street light repairs	£82.19	£16.44	£98.63
P26-1718	498	Zurich	Insurance	£303.33	£0.00	£303.33
P27-1718	499	R Turner	Expenses	£38.00	£0.00	£38.00
P28-1718	500	HMRC	PAYE Q2	£122.40	£0.00	£122.40

c) Payments already made

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

Ref	No	Payee	Item	Net	VAT	Gross
P18-1718	DD	ICO	Registration fee	£35.00	£0.00	£35.00
P19-1718	DD	NPower	Electricity	£1.36	£0.07	£1.43
P20-1718	DD	NPower	Electricity	£78.82	£8.94	£82.76
P21-1718	495	Shropshire Council	Pre-application advice fee	£250.00	£0.00	£250.00
P22-1718	SO	R Turner	Salary July	£163.33	£0.00	£163.33
P23-1718	SO	R Turner	Salary August	£163.33	£0.00	£163.33

d) Income received:

Ref	Payee	Item	Amount
R3-1718	Shropshire Council	Environmental maintenance grant	£1048.51
R4-1718	SALC	Transparency Grant	£423.97
R5-1718	HMRC	VAT refund	£180.62

10) Planning applications

a) Notifications & updates on previously reported applications

- (i) 17/01948/OUT - Appleby, Buildwas, Telford, Shropshire, TF8 7BX - Outline application for the erection of 2no dwellings with associated access

Decision: Grant Permission

- (ii) 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

Awaiting Decision

- (iii) 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

For info only

b) Planning applications for comment

- (i) 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

RESOLVED to object to the revised application as the proposed business use has changed from A1 to A2. The Parish Council supported the previous application because a shop would have been of benefit to the community but class A2 is professional services, not a shop. The Parish Council was also not convinced of the need for the residential element.

Cllr. Heath returned to the room.

11) Correspondence

The following correspondence was noted with no comments to make:

- (i) *Parking Strategy consultation*
- (ii) *Libraries Strategy consultation*
- (iii) *Future Fit update*
- (iv) *SALC training courses*
- (v) *Shrewsbury Area Committee*
- (vi) *Local Plan Review* - a further consultation is due to be held shortly. The clerk suggested that when the consultation happens, the council organises an extraordinary Parish Meeting to seek the community's views and see if the community is interested in preparing a community plan i.e. Parish Plan/Community-Led Plan/neighbourhood Development Plan.

12) Parish Matters

a) Updates on matters previously reported

- (i) *Buildwas Village Hall project*

Councillor Grainger reported that pre-application advice has been requested and feedback is awaited from the case officer.

(ii) Ironbridge Power Station

The agents acting on behalf of Uniper had been in contact. There was little to report at present but they promised to communicate with the parish council once things progress further.

(iii) Speed reduction scheme

Richard Ayton of Shropshire Council had provided initial feedback on the council's comments on the scheme. He was of the opinion that an extension of the 30 mph limit could be problematic as the police would be unlikely to agree to this. He was however awaiting feedback from the consultants, WSP, who had drawn up the plans.

(iv) Streetlights

The clerk had asked Npower to update the schedule of lights to reflect the fact that LEDs have now been installed.

b) New parish matters

(i) Potential residential development at landfill site.

See minutes from the public session.

(ii) Clerk's office equipment

The clerk reported that she is leaving Clun Town Council and that they currently own some of the office and computer equipment. The council agreed that the clerk could jointly purchase equipment with the other parishes she works for.