

## BERRINGTON PARISH COUNCIL

Dear Councillors and members of the Public,

You are respectfully summoned to attend a meeting of Full Council to conduct the business as shown on the agenda below. The meeting will be held at Crosshouses Community Centre on Thursday 11<sup>th</sup> September 2014 starting at 7.30 pm.

**LC Pardoe (Clerk & RFO)**

Mrs LC Pardoe, "Home", Back Lane, Longnor, Shrewsbury, Shropshire. SY5 7PP 28<sup>th</sup> August 2014

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### AGENDA

**1) Welcome by Chairman:**

**2) Present and Apologies**

**3) Co-Option of new Councillors on to Berrington Parish Council. There are two vacancies on the council**

**4) Representations from members of the Public**

**5) David Fairclough from Shropshire Council to speak on Place Plan Review**

**6) Declaration of Pecuniary Interest:**

**7) Confirmation and acceptance of minutes from 11<sup>th</sup> July 2014**

**8) Matters Arising:** clerk to report on any items not on the agenda

**9) Highways:** i) clerk to report on any Highways matters

ii) Council to consider response from M Davies re the upgrading of the Safety Crossing. Council to discuss and resubmit as a site of community concern.

iii) Councillors to reports on Highways matters

**10) Financial Matters:**

i) Bank Reconciliation for Month End August 2014

ii) Accounts for payment: - list to be circulated at the meeting.

iii) Council to consider and adopt the revised Financial Regulations.

iv) Council to consider appointing D Malley to act as an agent for the Parish Council in dealing with the councils PAYE payments and obligations

**11) Planning Matters:-**

**i) Clerk to report on earlier applications:**

- Reference: 14/02406/OUT; Address; Proposed Residential Development South of Holcroft Way, Cross Houses, Shrewsbury, Shropshire.  
Proposal: Outline application for large scale mixed residential development to include means of access.1

*. The Parish Council does not support this application as Berrington is designated as Open Countryside and this is in conflict with that. A public meeting is to be held on Thursday 19<sup>th</sup> June for residents to meet and express their opinions and concerns. Further details of objections to follow after the Public Meeting.*

**Application Number 14/02406/OUT: Outline application for large scale mixed residential development to include means of access.**

*Following a Public meeting and further consultations with the residents of Crosshouses the Parish Council has the following objections to add to its earlier comments on this application.*

*The Parish Council is certain that this application flies in the face of the NPPF as there are no provisions being made for the natural environment within the application. The land is also in continual production with Wheat being the crop this year and Oil seed rape last year. This is good quality agricultural land. The Parish Council feels that the Planners should take heed of the NPPF where it says that Planners should promote land of lesser environmental and economic value and that developments should enhance the Natural environment which this application does not. It also takes no account of the natural habitat and sanctuary that the Old Railway line has become with some rare species taking up residence there. This includes a pair of nesting Buzzards*

*Crosshouses had an increase of 47% development in the last Local Plan with 188 new properties being built which is huge increase for a small community. The residents of the parish have stated at many public meetings attended by Shropshire Council Officers that they wish to remain as Open Countryside and this application clearly goes against those wishes.*

*The public facilities which serve the community are at capacity with the local school being full and the public transport system which would be needed to transport any new children to schools in Shrewsbury is often full by the time it arrives in Crosshouses and does not even stop to pick up passengers. The 436 service is inadequate with no disabled access, this service is heavily subsidised and has been reduced and is at risk of further cuts in the current economic climate.*

*The first bus leaves at 8am and the last bus is at 8pm - Monday to Saturday, there are no buses on a Sunday. In the mornings and evenings the service runs hourly, during the middle of the day it is 2 hourly. This makes it very difficult for those who work shifts or work somewhere that is not directly on the bus route and have no transport of their own.*

*The development has no recreational facilities shown within it and the present play areas within the parish would necessitate the children having to cross the very busy A458. The current pelican crossing would need to be upgraded and there is no offer to do this within the scheme. To make this development sustainable the applicants would need to provide some play facilities.*

*There is little local employment and most have to travel by car to reach their places of work. The wage levels in the area are low and a high level of homes on Holcroft Way and High Cross Avenue are shared ownership; the proposal is for only two affordable homes which will mean that the homes on this development will not be within the reach of local people. So this development does not fulfil the criteria of sustainability for the local population and their social and economic needs.*

*The drainage of the development does raise concerns as the existing drainage systems struggle to deal with increases of rainfall after heavy downpours. The*

current properties do have flooding in the gardens after heavy rain and this is a regular occurrence despite a large stone filled ditch built to help alleviate the problem. This site has been identified as being at risk of groundwater flooding .

The proposed development has large areas of hard surfaces and dealing with the excess rainwater would need to be dealt with in an environmentally friendly manner without compromising the existing system in place for the current residents.

Lastly the entrance off the junction causes grave concerns for residents and members alike. The suitability of the existing junction must be questioned with the potential extra vehicles exiting on to the A458 at peak periods when it will become a bottleneck for residents creating tailbacks and be almost impossible to gain access to the A458 to start their journeys to work. The junction is approximately 20 metres from a mini roundabout and there are no road markings to indicate a right or left hand turn into the development. This has caused a number of accidents over the recent months. As part of the proposed development improvements need to be made to this junction.

Given that the proposal is likely to have 3,4, and 5 bedroom properties there are likely to be in excess of the traffic movements as suggested by the applicants traffic statement. Many of these properties will have more than one vehicle particularly in a rural area with infrequent bus services as we have in Crosshouses.

In conclusion this proposed in development is not sustainable in economic, social or environmental terms. The Parish Council would urge you to refuse this application on the grounds above.

- Reference:14/03225/FUL  
Address; Land south of Cross Houses, Shrewsbury, Shropshire  
Proposal: Erection of 3 no. Dwellings with detached double garages;  
alteration to existing access.

After discussion it was agreed :

*The Parish Council does not support this application as Berrington is designated as Open Countryside and this is in conflict with that.*

*The Parish had several consultation events and unanimously agreed that the Parish should stay as Open Countryside. A recently held public meeting was unanimous in reinforcing that view.*

*However the Parish Council feel that if this application is recommended for approval that the applicant should pay for and install a Vehicle Activated 40mph Sign at the start of the 40mph zone, which would help reduce the speed of traffic entering the village before construction begins.*

*The public facilities which serve the community are at capacity with the local school being full and the public transport system which would be needed to transport any new children to schools in Shrewsbury is often full by the time it arrives in Crosshouses and does not even stop to pick up passengers. The 436 service is inadequate with no disabled access, this service is heavily subsidised and has been reduced and is at risk of further cuts in the current economic climate.*

*The first bus leaves at 8am and the last bus is at 8pm - Monday to Saturday, there are no buses on a Sunday. In the mornings and evenings the service runs hourly, during the middle of the day it is 2 hourly. This makes it very difficult for those who work shifts or work somewhere that is not directly on the bus route and have no transport of their own.*

**ii) Council to consider new applications:**

- Reference: 14/03430/out  
Address: 9 & 10 Cantlop Road, Condover, Shrewsbury, SY5 7DB  
Proposal: Outline application for the erection of 2 no replacement dwellings following the demolition of existing dwellings and associated outbuildings to include means of access and scale.
- Reference: 14/03446/FUL  
Address: Disused Airfield, Condover, Shrewsbury, Shropshire  
Installation and operation of a solar farm and associated infrastructure.
- Reference: 14/03675/FUL  
Address: 40, Lower Cross, Cross Houses, Shrewsbury, SY5 6JU  
Proposal: Erection of single storey extension to side elevation for dedicated disabled facilities.

**iii) Council to consider any new applications received after 28th August 2014**

**12) Correspondence Received:** list to be circulated at the meeting

**13) Place Plan Review 2014/15**

**14) i) Council to consider supporting the proposal from Local Works to Patchway Town Council to give all Paris & Town Councils the right to sell electricity that they generate from any local schemes.**

**ii) Council to consider letter of Community Benefit for application  
Reference: 14/03446/FUL for Solar Park at Condover disused Airfield.**

**15) Council to consider the Community Speed Watch and identify any roads causing concern within the Parish.**

**16) Parish Matters:**

**17) Date and Time of next Meeting– Thursday 9<sup>th</sup> October 2014**