

MEETING OF LONGDEN PARISH COUNCIL TO BE HELD ON

Wednesday
1st March 2017
MINUTES

- 1) **Chairman welcome.** The Chairman welcomed all to the meeting
- 2) **Present:** Councillor P Carter- Chairman; Councillor N Evans- Vice-chairman: Councillor W Merrick; Councillor R Evans: Councillor M Whittall; Councillor C Rigby; Councillor K Lovegrove. Also present L Pardoe clerk to the Council and three member of the public(See attached sheet)& Apologies were received from Councillor M Sinclair and Councillor M Davies
- 3) **Declarations of Interest:** Councillor P Carter declared an interest in Application17/00558/REM
- 4) **Public session: Standing Orders were suspended to allow the members of the public to speak**
Mr. Parker spoke at length on his application for Exfords Green. There was a reduction from 5 to 4 properties. 2 were small and 2 were larger. There was to be 2 parking spaces for each property. He was prepared to submit a full planning application at the start of the process.
A gentleman spoke on the parking at Annscroft where the bollards had been removed. It was muddy and unacceptable and the village looks very untidy. He asked where the Council come in to stop the parking opposite the houses. Councillor Whittall explained how the parking and the bollards had come into being. The gentleman said that people were just parking wherever they wanted to .There was a meeting being held with members and an officer from Shropshire Council on site to look at the matter tomorrow.(Thursday 2nd March 2017)
Standing Orders were re-instated.
- 5) **Police Report:** The report for February had not yet been received as it was the 1st of the month. It was noted that there had been a lot of activity in January .Members asked if the clerk could ask for clarification on these by e-mail.
- 6) **Confirmation and Acceptance of Minutes of meeting held on 1st February 2017:** It was agreed that these were a true and accurate record of the meeting; proposed by Councillor N Evans; seconded by Councillor C Rigby and agreed by all members present.
- 7) **Matters arising:-**Clerk reported on an e-mail she had received from M Blount in connection to the Lyth Hill Country Park, Where he said he intends to keep the Lyth Hill Advisory Group as the main way of dealing with the running of the Country Park. Members still want a separate group to look after the financial contributions made for the running of the Country Park. They want to ensure that the money is spent on Lyth Hill. Clerk to speak to the clerk at Bayston Hill.
- 8) **Planning: i)clerk to report on earlier applications**

Reference: 16/02395/FUL

Address: Proposed development land south of Plealey Lane Longden

Proposal: Erection of 7 no bungalows and associated infrastructure. Awaiting Decision.

Reference: 16/03406/OUT: Address: Land west of The Rectory, Plealey Lane, Longden

Proposal: Outline application for the erection of 14 dwellings to include access awaiting decision

Reference: 16/03600/VAR

Address: Land at Longden, Shrewsbury, Shropshire. SY5 8EX

Proposal: Variation of condition No1 (approved plans) attached to planning permission 14/00088/REM dated 9th April 2014 for reserved matters (appearance) for the erection of 13 no. dwellings pursuant to Outline application 08/1194/O (subsequently varied by planning permission reference 10/03473/VAR) to allow additional windows on Plot 13 to improve natural daylighting and to provide views to the open countryside beyond. Awaiting decision

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Signed.....

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Reference: 16/04903/VATR106: Address: Hall Farm, Summerhouse Lane, Longden: Proposal: Variation of Section 106 for planning application number 14/01458/FUL to reduce the level of affordable housing: Awaiting decision

Reference: 16/04978/FUL: Address: The Curlews, Great Lyth, Shrewsbury, SY3 0BA Proposal: Change of use of land to domestic and erection of a self-contained annex ancillary to the main building. Awaiting decision

Reference: 17/00023/FUL: Proposed dwelling to the North of, Lower Common, Longden; awaiting decision

Reference: 17/00130/FUL: Proposed Residential development land north of The Cottage, Lower Common, Longden, Shropshire. Awaiting decision

ii) Council to consider new applications.

- Reference: 17/000130/FUL
Address: proposed dwelling west of White House, Exfords Green, Shrewsbury
Proposal: Erection of one 4 bedroomed detached dwelling and detached double garage, alteration to existing access;
After discussion it was agreed that the Parish Council support this application. Proposed by Councillor R Evans; seconded by Councillor C Rigby and agreed by all members present.

Reference: 17/00700/FUL

Address: Land north of The Cottage, Lower Common Longden

Proposal. Erection of 2 no detached dwellings Lower Common, Longden.

After discussion it was agreed that the Parish Council support this application although they feel it is very large and does not comply with the Longden Parish Plan which forms part of the SAMDev policy S16.2(xi).

Proposed Councillor C Rigby; seconded by Councillor W Merrick and agreed by all members present

- Reference: 17/00739/FUL
Address: Round House Farm, Exfords Farm, Exfords Green, Longden, SY5 8HH
Proposal: Application under Section 73a of the Town and Country Planning Act for the alterations to existing Planning approval 13/04969/FUL to include an increase in footprint and alteration to red line.
After discussion it was agreed that the Parish Council support this application. Proposed by Councillor C Rigby ; seconded by Councillor P Carter and agreed by all members present.

- Reference: 16/02395/FUL
Reconsultation due to amendment on application 16/02395/Ful Land off Manor Lane
Proposal: Erection of 5 no bungalows and associated infrastructure.

The Parish Council have discussed this amended application fully and wish to object to the application for the following reasons;

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** It is clear that, in providing access to the site over the private road off Manor Lane, in the manner proposed in the application, the veteran oak tree (T1 in the Tree Report) would be damaged. No information has been provided to demonstrate that foul and surface water drainage can be properly connected to the mains sewerage systems and in connecting the required services further damage to this protected local landmark would undoubtedly take place. The proposed bridging of the roots appears completely impractical and we are concerned that this bridge would further damage the tree and make vehicular access to the well-used private drive hazardous. It also appears to anticipate a 'step' in the highway or the re-grading of the public highway, which has not been detailed.*

** We cannot understand why a small development of five properties would need an access road with such a large hammer head. Each of the proposed properties has a turning space and thus there is no need for a hammerhead turning space unless it is to provide access at a later date, for further housing development in the field behind. Development on this field has been refused, appealed and turned down again and this proposed hammer head appears to be a barefaced ploy to provide access in the future.*

** The 1990 Town and Country Planning Act says that applications should be determined in accordance with the development plan unless there are material considerations that indicate otherwise. As far as the Parish Council can see, no 'other material consideration' have been advanced that would justify setting aside the development plan and so, if the proposal conflicts with the development plan, it should be refused. The proposal is, in the Parish Council's view, in clear conflict with the 'development' plan.*

In particular, the Parish Council believes the application to be in conflict with Core Strategy policies CS5, CS6 and CS17, and SAMDev policies MD1, MD3 and S16.2(xi), for the following reasons:

** Policy CS5: says that new development in the countryside will be strictly controlled. New development might be permitted where it would maintain or enhance countryside vitality and character and improve the sustainability of rural communities. The proposed development would not meet the requirements of this policy, and should therefore be rejected*

** Policy CS6: sets out criteria that are necessary to create sustainable places. It says that, amongst other matters, development should protect, restore conserve and enhance the natural, built and historic environment and be appropriate in scale, density pattern and design considering the local context and character. The proposed development does not meet any of these requirements, and should therefore be rejected.*

** Policy CS4 says that rural communities will become more sustainable by focussing development into Community Hubs or Community Clusters. It goes on to say that development will be allowed in these settlements where it helps rebalance rural communities by providing facilities, economic development or housing for local needs and is of a scale that is appropriate to the settlement. Longden is part of a Community Cluster and the Parish Council prepared a Parish Plan and settlement strategy that spelled out what was considered necessary or desirable in Longden to meet local needs and help the village to become more sustainable. The proposed development does not follow the guidelines set out in that document and should not therefore be considered to contribute to the sustainability of the settlement, and should be rejected.*

** SAMDev Policy MD1 says that sustainable development will be supported in (amongst others) Community Cluster settlements, having regard to Core Strategy policy numbers CS2, CS3 and CS 4 and SAMDev policy numbers S1 – 18 , MD3 and MD4. As explained above the proposed development is in conflict with policy CS4, and, below, it will be explained that it is also in conflict with policies MD3 and S16. Clearly, the proposal is in conflict with Policy MD1 and should be rejected.*

** Policy MD3 says the Council will support development that is set out in policies S1 – 18, and in terms of the housing guidelines contained in policies S1 – 18 that the guideline is a significant policy consideration. Where it appears that the number of completions plus outstanding permissions are likely to provide more houses than the guideline suggests decisions should be made in relation to the increase in the numbers proposed, the likelihood of delivery of the other dwellings, any benefits that might accrue, the impact of the development, including cumulative impact, and the presumption in favour of sustainable development. The Parish Council is very concerned that the number of permission granted for development in Longden will significantly exceed that set out in the guidelines, and that the proposed development will not bring the sort of benefits that the village needs. It cannot be regarded as sustainable development and should, therefore, be rejected.*

** The Parish wish to see developments of primarily 2 – 3 bedroom properties, which are of lower cost and suitable for younger families. This was highlighted in the Parish Plan of 2010, and is part of the development statement that was integrated onto the SAMDev. Policy S16.2(xi) is a direct interpretation of the wishes expressed by the Parish Council at the time the SAMDev was being prepared. It clearly identified the number, type and size of properties that were considered to be needed in the village. The proposed development does not produce the form and type of development that would be in line with Policy S16.2(xi) and should therefore, be rejected.*

** The application site forms part of a larger enclosure that was the subject of two appeals in 2015. Both were dismissed because the proposed development was regarded as being unsustainable, particularly in respect of the environmental dimension of sustainability as set out in the NPPF. Manor Lane is an area of open countryside that is treasured by the villagers for walks into the rural area and exercising dogs etc. We believe that the proposed development would have an adverse effect on the visual aspect and use of this amenity.*

** We feel that this proposed development would change and spoil the visual aspect of this part of the village and would also make the permitted footpath over the land untenable. This alone would be grounds for refusal under Policy CS6.*

Proposed by Councillor P Carter; seconded by Councillor M Whittall and agreed by all members present.

Councillor P Carter left the room for this application.

- Reference: 17/00558/REM (validated: 15/02/2017)
Address: Proposed Residential Development Land N Of The Red Lion, Longden Common, Shrewsbury, Shropshire
Proposal: Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to permission 16/03312/OUT for the erection of one dwelling on Plot 3.

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After discussion it was agreed that the Parish Council do not support this application for the following reasons

It is very much larger than similar properties in the area.

It is overdevelopment of the site.

It does not meet the original planning application

It is out of proportion and out of character with other properties in the area.

Proposed by Councillor C Rigby; seconded by Councillor W Merrick and agreed by all members present.

Councillor P Carter returned to the meeting

iv) Councillor R Evans passed around a letter received from Savills relating to the application 16/03406/OUT for 12 properties on Land west of The Rectory Plealey Lane, Longden.

In the letter it is proposed to set up a Management Company and give the Parish Council a 13th share with the residents of the 12 dwellings. This proposed that all parties would have to agree to any alterations and repairs to the roads on the site. There would be no financial cost to the Parish Council any costs would be paid in full by the residents of the 12 dwellings.

After a long discussion it was agreed that the Parish Council agreed reluctantly to this document in principal however they were still not happy with the planning application and their previous concerns still stand. The development still does not meet the needs of the Parish Plan which forms part of SAMDev and will not produce the form and type of development that would be in line with Policy S16.2 (xi). The Parish Council are Concerned that this development might open up the field behind this development for further building. A Ransom Strip around the proposed development was asked for and declined by The Church; instead this shared responsibility document was produced. The PC is concerned that this document and its legal equivalent will not prevent much larger development in the future. {Proposed by Councillor M Whittall; seconded by Councillor Merrick .There was one abstention 6 in favour of the comments.

v) Council to determine a way of dealing with planning applications in a timely manner following the change in Shropshire Council procedures for dealing with Planning Applications:

vi) **Enforcement planning matters:** The hedge at Quercus House at Exfords Green has not been moved as the owner says. The clerk to write to Planning Office for clarification. The White Gates at Annscroft do not need permission for the extra buildings in the garden .They are part of permitted development. **There will be no action taken.**

9) Highway Matters:

The clerk reported that she had received communication from Jonathan Ingoldby about the overhanging hedges and that he would be walking the footpath himself to see. There was a protocol that Shropshire Council has to adhere to before they can cut peoples hedges.

Councillor Carter reported that the sign at Lower Common is still leaning and needs straightening up.

The 30mph sign at chapel bank has been knocked and is now facing the wrong way.

The sign at Meadow brook Cottages is down and needs putting back up.

Councillor Lovegrove reported that the S bend sign at the bottom of Longden opposite Thohebro Court has broken off and needs replacing.

Residents are concerned at speeding on Long Lane.

Councillor Whittall reported that there are boxes on columns in Hookagate and Annscroft, we presume these for speed/ traffic assessments.

Clerk to chase with D Fairclough for response on the Community Speed watch in these villages.

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10) **Communications and Correspondence:** This was noted

11) **The Local Development Plan Partial Review;**

This was deferred to allow members to look at all the papers on line and discussed at a later meeting. See 18 below.

12) **Council to discuss putting a time limit on the duration of the Parish Council meetings.** It was agreed that there would be a strict time limit on any speaking. The public session would be limited to 15 minutes subject to the Chairman's discretion. The clerk would be responsible for the timing. Repetition of comments would not be allowed. It was agreed that all meetings would finish at 9.30pm. Councillor R Evans left the meeting at this point on 1st March 10.30pm.

13) **Council to discuss re instating the dog ban on the Play Areas within the Parish and fencing the area to provide a suitable area for dogs and also a play area exclusively for children adding a zone for dogs to run at the end of the Play Area in Annscroft.** After a full discussion it was agreed that the Parish Council would fence off part of the top field for the use of dogs and keep the rest of the play area dog free; Proposed by Councillor M Whittall ;seconded by Councillor C Rigby. There were 5 in favour of this proposal and one abstention.

14) Finance:

(a) Accounts due for payment; It was agreed to pay the accounts as presented by the clerk; Proposed by Councillor N Evans ;seconded by Councillor P Carter and agreed by all members present.

27/2/2017	000216	Lpardoe	Expenses	51.00
	000217	HMRC	PAYE	0.80
	000218	E-on	Light repairs	145.37
	S/O	L Pardoe	Salary	504.47
			Total	701.64

(b) Council to receive Bank Account reconciliation; It was agreed to accept the Bank reconciliation as presented by the clerk; Proposed by Councillor N Evans ;seconded by Councillor P Carter and agreed by all members present

(c) Balance held at Bank: Treasurers Account: £ 277.52p. Instant Access Account £ 28,709.90 totaling £ 29,987.42.

Council to approve any payments received after agenda has been sent out; there were no payments.

15) Play Areas:

- Councillor P Carter to update the meeting on progress with funding applications .there is nothing to report at this point.
- Councillor M Whittall asked for Notices to put on the gates to exclude dogs from the areas following the decision in 13 above.
- Councillor Lovegrove to report on grass cutting quotes for the Play Areas. On 1st March it was agreed to give the contract to J Boyd Groundcare.

It was agreed to adjourn the meeting at this point .

It was agreed to reconvene the following Wednesday at 7.30p. Proposed by Councillor N Evans; seconded by Councillor P Carter and agreed by all members present. Meeting adjourned at 11.00pm

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Meeting reconvened Wednesday 8th March at 7.30p.m

- 16) **Play areas cont.** On 8th March session the contract was looked at again and it was agreed that the Parish Council would not pay for the cutting of the Longden Playing field. Or the spraying of the weeds there. Clerk to inform Mr. Boyd of these details.

17) Parish Matters:

- (a) Councillor M Whittall reported that he had met with Dan Simms from Shropshire Council who was in favour of replacing the bollards but that this would be done after April in the new financial year.
- (b) Councillor Whittall had attended the Lyth Hill Advisory Group (LHAG) meeting between the two parts of this meeting .There are plans to make this group even larger in the future. Members were still not happy with the idea of LHAG making financial decisions. Councillor R Evans suggested that in the constitution of LHAG it could state that the only people to vote on the financial decisions were members of Longden Parish Council and Bayston Hill Parish Council. This is how the LJC's are run. Members wanted to have a detailed plan on prospective works and details of cost for the running of the Park.
Clerk to write to Mark Blount and request a meeting with him and members of Bayston Hill Parish Council.: Proposed by Councillor M Whittall; seconded by Councillor P Carter and agreed by all members present.
Councillor N Evans reported that the last LJC meeting focused on The Local Plan Review and The Bus Strategy and the fact that there is to be a 50% reduction in Youth Clubs provision.

- 18) **Local development Plan continued from 11 above.** This was discussed at length and all 22 questions were completed with the general consensus of all members present.

- 19) **Shropshire Council Matters:** - Councillor R Evans asked that his report be moved to an earlier slot as he sometimes needed to leave to attend other meetings. It was agreed to move it to the start after the Police report. The budget has a 3.9% increase. Shropshire Council has a 24 years contracted to replace the street light and columns throughout the county and he had suggested that this could be accelerated to save fuel costs.

- 20) **The clerk handed out the nomination packs to members who then completed them and gave them to the clerk to take to the Shirehall.**

- 21) **Date and time of next meeting:-It was agreed that this would be held on Wednesday 5th April 2017 at 7.30pm at Longden Village Hall with the Annual Parish Meeting immediately before it starting at 7.00p.m.**