

Buildwas Parish Council

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MINUTES of the Full Council meeting of Buildwas Parish Council held on 20th September 2021, 7:30pm at Buildwas Village Hall.

Members present: Cllrs: Pratt (Chair), Cox, Heath, Jackson, Jones, Ling, Wilcox

In attendance: Cllr Wild (County Councillor), Mr C Furnival (Clerk), PCSO Roberts, 1 member of the public.

21/22.01 Public session

Mr Healey said that he was at today's Southern Planning Committee meeting where members voted 6-4 to approve plans to build 1000 homes on the former Buildwas Power Station site. He said that "in the end elected officials voted on party on their line". Mr Healey spoke at the planning meeting and made the point about carbon neutrality, he reports that an officer said in response that "houses will be built to carbon neutral standards", however he said that he had read through planning application documents and all he could find is that it "could be possible". Mr Healey said that he raised this matter with a Harworth official who said that a few houses could be built to this carbon neutral standard.

PCSO Roberts of the Shrewsbury Rural East Safer Neighbourhood Team (SNT) reported that there are three officers who cover this area. PC Beckie Howells is the local constable. PCSO Roberts said that the local SNT have got the parish police charter, they have noted speeding and thefts as reported in the charter, but note there are no significant issues with speed in terms of what is being reported however, speed camera vans/monitoring will be done in this area, plus in Leighton, Wroxeter and Cressage this month, the SNT hope to get some results. Local officers will try to get to meetings as regularly as possible and updates will come via the regular newsletters. Cllr Ling asks what the officer means by getting good results regarding speed monitoring, PCSO Roberts says that they hope to reduce speed of road users and record those who do not observe the rules of the road.

Concerns relating to speeding on the Ironbridge bypass were raised by Cllrs Heath and Pratt, before the Chair noting thanks to the officer for attending and giving a report.

PCSO Roberts left the meeting at 19:46

21/22.02 Apologies and declarations of Interest

None.

21/22.03 Minutes of the Full Council meetings held on 19th July 21 and 26th July 21

It was proposed by Cllr Jones and seconded by Cllr Jackson, all were in favour, thus **RESOLVED** to approve the minutes of the last meetings as an accurate record and be duly signed to that effect.

21/22.04 Matters arising, for information, from the 19th July 21 and 26th July 21 minutes not otherwise on the agenda

None.

21/22.05 Reports from Shropshire Council

Cllr Wild began her report saying that this has been a long process and wished to note that Telford & Wrekin Council passed their views on the power station development at first instance and Shropshire Council (SC) rejected this twice before finally approving and that both authorities are politically led by opposite parties. Cllr Wild gave a vote of thanks to Cllrs Heath and Pratt and residents for all that they have done over the last few years to challenge the power station application.

Cllr Wild says that money in the approved plan has been ringfenced for affordable homes, she asked Harworth to provide provision of these affordable homes for young people and says that the response received was that 10% of housing will be directly used to support housing for young people to stay local.

Furthermore, Cllr Wild asked Harworth to make sure they employ local people for the construction which she says that she had been given assurances of this. Therefore, she feels that extra concessions to this application have been sought. She reported that SC will have to pay for some initial infrastructure as the developer cannot before they build and sell homes. Cllr Wild says that £1m of Community Infrastructure Levy) CIL money has been safeguarded for the parish council to deal with a variety of local issues, 20k has been sought for the local primary school to deal with parking issues. Cllr Wild says that had it not been for a member of the public sending an email to the Southern Planning Committee members during their meeting in August which made unsubstantiated legal claims against Harworth, then these extra concessions may have been retracted.

Standing Order 2.a had been breached as the meeting was temporarily obstructed at 19:52 by a member of public who breached item 3.h of the Standing Orders by directing his comments to the Clerk, rather than the Chairman, and asked that the minutes reflect his view that the concession for young people was sought prior to the email, as referred to above, was sent to the members of the Southern Planning Committee.

The Chair asked the member of the public to refrain from taking any further part in the meeting as the public session had closed and moved on with the meeting.

21/22.06 Planning

Cllr Pratt says that the power station decision was very disappointing and we must do what we can to move forward together as a community.

It was proposed by Cllr Jackson and seconded by Cllr Wilcox, **all were in favour, thus RESOLVED to approve the following decisions to the applications as listed;**

Planning Application Number, Location & Proposed Development	BPC decision
21/03945/FUL - Sunways, Buildwas, Telford, Shropshire, TF8 7BX Proposal: Erection of extensions and renovation of existing bungalow and erection of detached garage (resubmission)	No comment
21/03975/FUL - 72 Buildwas, Telford, Shropshire, TF8 7BU Proposal: Erection of a single storey side extension	All properties on this side are subject to subsidence, so make sure conditions are considered along this.

The following applications decided since the last meeting were noted;

Planning Application Number, Location & Proposed Development	W&RPC Response	Decision
21/02012/FUL - Ironbridge Power Station, TF8 7BL Proposal: Change of use of existing railway track to a demonstrator track for very light rail (temporary permission for 3 years), construction of platform and associated hardstanding area to accommodate temporary buildings for use as office; welfare facilities; and maintenance building	The Parish Council raised no objections, subject to care being taken to mitigate against any negative impact of the project on the wildlife present on the site.	Granted

21/22.07 Finance

21/22.07.1 Members reviewed the bank reconciliation of the latest banking statements and it was proposed By Cllr Heath and seconded by Cllr Jones, all were in favour, thus **RESOLVED that the bank reconciliation as presented be accepted as an accurate account;**

Balances at 30th June 2021		
Treasurers account		28850.20
Debits		
ICO – GDPR fee (DD)	35.00	
Expenses Jul – Aug 21	27.20	
Salary – July 21	264.00	
Credits		
None.		
Unpresented cheques		
None.		
Balances at 27th July 2021		
Treasurers account		28524.00

21/22.07.2 Members reviewed the payments made since the last meeting and reviewed the payments to be made, it was proposed by Cllr Heath and seconded by Cllr Cox, all were in favour, thus **RESOLVED to note those made and approve those to be made;**

Payments made since the last meeting:

Details	Ref	Statutes	Account
Councillor training	P15-21/22	LGA 1972 s111	30.00
Additional expenses – July	P16-21/22	LGA 1972 s112	8.16
Councillors training	P17-21/22	LGA 1972 s111	30.00
Salary - August	P18-21/22	LGA 1972 s112	264.00

Payments to be made:

Details	Ref	Statutes	Account
Expenses – September (travel)	P19-21/22	LGA 1972 s112	9.00
Salary – September	P20-21/22	LGA 1972 s112	211.20
PAYE – September	P21-21/22	LGA 1972 s112	52.80
Contribution to Under the Wrekin	P22-21/22	LGA 1972 s142(1a)	100.00
		TOTAL	£373.00

21/22.08 Neighbourhood Plan

Members reviewed whether a Neighbourhood Plan was appropriate at this time. Cllr Cox feels that there is no point anymore as the power station proposals have been given approval.

Cllr Pratt noted that she had researched neighbourhood plans and as the power station was a strategic housing site within the local plan review then no neighbourhood plan could overrule this policy in any case. Furthermore, on research she had found examples locally where parishes that have neighbourhood plans had not been able to prevent building.

Cllr Jackson notes that CIL could be used for developing a neighbourhood plan. Cllr Heath said that it could but the important thing to remember with a neighbourhood plan is that it is a development plan, to decide when and where housing would be appropriate and this is exactly what we did not want.

Following much deliberation Cllr Jackson proposed that the concept of neighbourhood plan be deferred for decision for 12 months, Cllr Pratt seconded and moved to a vote, the vote was recorded as follows: 0 FOR a neighbourhood plan, 6 AGAINST a neighbourhood plan, 0 ASTAINED, 1 did not vote. There being a clear majority, it was **RESOLVED to defer consideration of starting a neighbourhood plan for 12 months.**

21/22.09 Place Plan Review

Cllr Pratt asks Cllr Wild to explain more about a place plan. Cllr Wild says that a place plan can help deal with issues such as creating crossings, speed restrictions, improved play area facilities, activities and events with the local school.

Cllr Wild said that at this stage, the parish council might want to do a community event where you canvass ideas from the local community in preparation of receiving CIL monies which could be used for these things. Cllr Wild notes that there is someone at SC who can help with developing a place plan and she can facilitate this contact.

Cllr Pratt has put together a survey to begin garnering local views and asks members if they can help deliver, the suggestion is that we get these surveys out in one instance and invite people for a social coffee morning at a later date to discuss ideas further.

Cllr Ling says that he would like a Community Led Plan brought forward to develop a Place Plan. He says that the Place Plan be the product and Community Led Plan be the process, notes that we would need a small budget to help develop this.

Cllr Jackson says that in the past it has been discussed that the village hall could take on the local school building once it is moved, therefore could CIL money be earmarked for refurbishing the village hall and school buildings, Cllr Wild says that the primary school should be built in 5 years, the old school will then be handed over to the community, via the parish council. Cllr Jackson says that we need to start thinking of that now as there could be many potentials for the community and the building of the old school could be used as much needed income generation.

Cllr Jackson notes that it is important that we start bouncing some positivity back into the community after such a dreadful few years with Covid and the power station development decision.

Cllr Heath suggests we wait at least 6 months to progress any plans as it would be too soon for the community who have only recently been landed with a huge development decision in their back yard after so much community fighting.

Cllr Pratt thanks members for their comments and says that we should start to survey, have these coffee mornings then we can use comments to develop what we want to do for these buildings and the community.

Cllr Wild suggests she can arrange a meeting with SC representatives to discuss any progress of these plans so that they can be properly consulted with the local school and community. Suggests we present any plans, when available, to the community for their views.

Cllr Ling is concerned and asks how do we account/predict what the new residents may want out of the CIL money. Cllr Heath says that what we do must be inclusive of existing and proposed residents but current plans would have to come from the views of the existing community because we do not know who or when residents will be living in the new development and we have to work with what we have at the moment.

21/22.10 Communications

Members agreed that this item shall be deferred to the November meeting for discussion.

21/22.11 Correspondence

21/22.11.1 The Clerk noted receipt of the PCC's Safer West Mercia Plan and asked if the parish council wishes to make any comment, it was agreed that Cllr Ling would review and consider responding on behalf of the parish council to the consultation.

21/22.12 Parish matters

Cllr Pratt reports that a local resident has suggested that the parish council helps organise a litter pick locally. Members agreed to help with this. Cllr Heath says that we could contact Cartwrights for sponsorship and he will follow this up.

Cllr Wilcox reports that every gulley is completely blocked and hedges need cutting back along the junction to Much Wenlock into parish on the Ironbridge bypass.

Cllr Jackson asks if something could be done about the path along the bypass. Cllr Heath says that we have asked for a footpath to be put along there in the past but we await feedback.

Cllr Jones asks about emails. Cllr Ling is having a bit of trouble getting access to a gov.uk domain. It was agreed to finalise details for next meeting.

Cllr Ling asked about the community garden and if we could look to advertise it and do something with it, Cllr Heath says that the ownership is in the village hall and managed by them by advertisement would not be a problem. Cllr Ling also asked if we can we plant bulbs, Cllr Pratt said that she can get 3,000 daffodil bulbs from her employer and she will liaise back to members on this and organise a planting event.

Meeting finished: 20:45

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:/...../.....

DRAFT