

LONGDEN PARISH COUNCIL

Wednesday
7th September 2016

MINUTES

- 1) **Chairman welcome:** The Chairman welcomed all to the meeting.
- 2) **Present ;** Councillor P Carter- Chairman ; Councillor N Evans –Vice Chairman ; Councillor C Rigby ; Councillor K Lovegrove ; Councillor M Whittall ; Councillor W Merrick ; Councillor M Davies ; Councillor R Evans. Also present L Pardoe Clerk to the Council. Members of the Public (Please see attached sheet) Apologies were received and accepted from Councillor M Sinclair;
- 3) **Declarations of Interest:** Councillor P Carter declared a prejudicial Interest in Planning Application 16/03312/OUT. Councillor N Evans declared a personal Interest in Planning Application in Planning Application 16/03100/REM and prejudicial Interest in Appeal application.
- 4) **Public Comments: *Standing Orders were suspended.*** A Lady from Lyth Hill thanked the Parish Council for holding the extra meeting in July to consider the future of Lyth Hill Country Parks and listening to the public comments. There has been some fly tipping which was dealt with by volunteers so this shows that support for this is necessary.

Planning Application Comments

16/03100/REM The applicant spoke on this application. The position of the house has changed that is all to the original plans.

16/03237/FUL: There were no comments on this application

16/03268/FUL: Letters of objection have been sent in. There are concerns at the use of out date maps which do not show the full extent of extensions made to the cottages. As a result this does not show how intrusive the proposal will be. There are concerns that the digging of the footings will undermine their retaining wall. Another speaker said the size of the extension will severely reduce the amount of light into her property and privacy.

16/03278/FUL; the main concerns are the shared drive and volume of traffic.

16/03312/OUT; the applicant spoke at length. The residents who share boundaries with this application have not objected. He thanked the Parish Council for their consideration in allowing him to speak.

16/03325/VAR; Councillor R Evans said that he felt the solar PV was in the wrong position for a permanent position. The Officers at Shropshire Council think this may well come back as a full application in the near future.

Member of the public stated they were too close by about 50 meters and they were a different height than originally expected.

16/03347/FUL; the applicant spoke on this application; the pub is consistently making a loss. She is looking to have a financially viable pub. The pub as it is in its present state is too large. There is a need for a new roof and heating .She understands that a semidetached house is more likely to meet local needs than an apartment. Councillor R Evans said that the officer in charge of this application needs reassurance that the pub will be retained and remain viable. It is important to safeguard the local assets of which this is one.

16/03406/OUT: A former church warden spoke on this application; he has great reservations about this development. He has spoken to the Diocesan Property Manager as this will offer prime access to a previously applied for site. He asked that a ransom strip be given to the Parish Council. He received the reply that the Diocesan Board of Finance was looking for maximum finance from the site. He urged the Parish Council to Insist that a ransom strip on the southern boundary of the site be given to the Parish Council.

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The Longden Village Action Group (LVAG) fully reinforced these comments .Mr. Roberts was assisting the LVAG. Manor lane does not have a natural rear line while the Rectory has trees and hedges as a boundary.

There is no affordable housing indicated on the drawings and it is inappropriate for Longden.

The glebe land was originally donated by Mr. Lovegrove-Fieldens family.

16/03600/VAR A lady commented that this application was being amended for a view for one of the properties when application 16/03268/FUL would have a serious impact on her outlook.

16/03962/VAR106 No comments were received

A group of the public present ere extremely unhappy by the Parish Councils decision to support the Chicken Farm proposal at the meeting in July. They demanded that the Parish Councillors defend their decision.

There was an application for a lorry park 7 years ago at the Vinnals which was refused because of the night time noise.

Councillor Lovegrove explained that she had researched chicken farms through a company who supply the foodstuffs for the farms. The traffic is going direct to the company supplying the chickens, so they designate the route and that the drivers are always the same ones and they adhere to the route.

Members of the public were very upset that their views did not seem to have be taken into account.

The Parish Council has stipulated that the traffic go past their houses to the A49.

Members of the Parish Council explained that that way was a designated HCV route.

The Chairman said that he was sorry that they felt that way. If any new information came to the Planning Officers then the Parish Council would revisit the application and their decision.

Standing Orders were reinstated.

- 5) **Police Report:** This was circulated by e-mail to members
- 6) **Confirmation and Acceptance of Minutes of meeting held on 6th July 2016 & 25th July 2016;** It was agreed that these were a true and accurate record of the meeting; proposed by Councillor M Whittall; seconded by Councillor N Evans and agreed by all members present.
- 7) **Matters arising:-**All matters covered on items in the agenda
- 8) **Planning:** i) **clerk to report on earlier applications**

Reference: 14/02230/OUT: The Firs, Exfords Green *Pending Consideration*

Reference: 14/04876/OUT: Proposed dwelling Redhill Cottage, Hookagate: *Permission Granted*

Reference: 15/00939/FUL: Proposed affordable dwelling SE of Green Acres, Annscroft, Shrewsbury, Shropshire. *Pending Consideration*

Reference: 15/01152/OUT: Proposed development land at Redhill, Shrewsbury, *Refused*

Reference: 15/04640/DIS: Proposed dwelling north of Chapel Cottages Hookagate. *Permission Granted.*

Reference: 15/04587/FUL: Land North of Exfords Green, Shrewsbury: *Permission Granted.*

Reference: 16/00462/REM: Proposed dwelling South of Lythfield, Annscroft, Shrewsbury, SY5 8AN: Awaiting decision;

Reference: 16/00702/SCO: Proposed Poultry Units South of the Vinnals, Lower Common, Longden: *Scoping Opinion issued*

Reference: 16/01008/REM: Proposed residential development east of Wellbatch Farm, Hookagate, Shrewsbury. *Permission Granted*

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Reference: 16/01560/FUL: Address: Stapleton Grange, Longden, Shrewsbury, Shropshire. SY5 8 HF (Re submission of 16/00231/FUL). *Permission Granted*

Reference: 16/01530/FUL: Address: land north of Solitaire, Exfords Green, Shrewsbury, Shropshire *Refused.*

Reference:16/01873/OUT; Proposed Residential Development land to the South of Annscroft , Shropshire: *Refused.*

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: 16/02481/FUL

Address: Thohebro Court, Longden Road, Longden

Proposal: Erection of detached open market dwelling and garage together with the creation of a new vehicular access. *Permission Granted*

Reference: 16/02838/FUL

Proposal: Application under Section 73a of the Town & Country Planning for the retrospective erection of porch to front elevation; *Permission Granted*

Reference:16/02515/FUL

Proposal: Erection of a Holiday Cabin to include the change of use of land. *To Planning Committee on 25th August 2016*

ii) Council to consider new applications.

Councillor R Evans explained that if 2/3 of the members of a Parish Council wished to revisit a decision then they could do so.

- Reference: 16/03100/REM
Address: Proposed dwelling south of Redhill Cottage, Redhill, Shrewsbury.
Proposal: Approval of reserved matters (appearance, landscaping. Layout & Scale) pursuant to permission 14/04786/Out for the erection of one dwelling and garage to include means of access. *After discussion it was agreed that the parish Council support this application. Proposed Councillor C Rigby; seconded by Councillor K Lovegrove and agreed by all members present.*

- Reference:16/03237/FUL
Address: proposed dwelling south of Lythfield Annscroft, Shrewsbury
Proposal: Erection of one (open market) dwelling and detached double garage. *After discussion the Parish Council agreed to support this application although the parish council would prefer a smaller property; Proposed by councillor N Evans; seconded by Councillor W Merrick and agreed by all members present.*

- Reference:16/03268/FUL
Address: Orwell, Lyth Bank, Shrewsbury
Proposal: Erection of two storey side extension, dormer window with balcony, 2 No Juliet balconies and internal alterations to existing dwelling.
After discussion it was agreed that the Parish Council object to this application for the following reasons
 1. *It is overdevelopment of the site.*

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2. *The application has been produced using out of date maps which do not show extensions on the properties that adjoin the development*
3. *The design of the extension is poor*
4. *It will stand out in the landscape and will very noticeable from many of the footpaths in the area.*
5. *It will result in the loss of privacy for the adjoining cottages, as the development will directly overlook their patio sitting area*

Proposed by Councillor P Carter; seconded by Councillor W Merrick and agreed by all members present

- Reference: 16/03278/FUL
Address: Stapleton Grange, Longden, Shrewsbury
Proposal: Conversion of existing agricultural building into 1 No dwelling. *After discussion it was agreed the Parish Council do not support this application. There are concerns over the road access and road usage. This development will take this part of the Parish over its agreed SAMDev limit and would result in overdevelopment of the area;*
Proposed By Councillor P Carter; seconded by Councillor K Lovegrove and agreed by all members present.

- Reference: 16/03312/OUT
Address: Proposed Residential Development Land North of The Red Lion, Longden Common. Shrewsbury
Proposal: Outline application for the erection of up to three dwellings to include access (existing access to be closed off) **Councillor P Carter left the meeting at this point.**

After discussion it was agreed that the Parish Council recognise Longden Common as part of the cluster. The Parish Council would prefer no access from the site to the main road as there are highway safety issues. It is a very fast road it would be safer for access to be from Longden Common Lane. The Parish Council would support a low rise application.
Proposed Councillor R Evans; seconded by Councillor C Rigby and agreed by all members present in the meeting.

Councillor P Carter returned to the meeting at this point.

- Reference: 16/03325/VAR
Address: Stapleton Grange, Longden.
Proposal: Variation of condition no 3 attached to permission 15/04399/FUL to allow for the ground mounted solar PV array to remain on a permanent basis.
After discussion it was agreed that they do not support this application. The PV array has been built in completely the wrong location. Proposed by Councillor N Evans; seconded by Councillor W Merrick and agreed by all members present.
- Reference: 16/03347/FUL
Address: Tankerville Arms, Shrewsbury Road, Longden
Proposal: Creation of three bedroom semi-detached dwelling.

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After discussion it was agreed that the Parish Council support this application on the understanding that it will increase the viability of the pub and that it will be retained as a much needed service in the village. They would look for an undertaking that this will be the case. Proposed by Councillor N Evans; seconded by Councillor R Evans and agreed by all members present.

- 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 *After discussion it was agreed that the Parish Council do not support this application for the following reasons*
 1. *The design is unimaginative, what the Parish wants are small 2/3bedroomed houses, semi-detached with enclosed gardens*
 2. *The Parish Council has reached it SAMDev quota for Longden village.*
 3. *The development is outside zone 6 which is a preferred area for development of the village.*
 4. *This is extending suburban development into the countryside changing the outlook and character of the Village.*
 5. *It is outside the settlement of the village*
 6. *The Parish Council is prepared to see some development there but not on the scale of this application.*
 7. *There are no indications that the homes would be low cost which was part of the village design statement.*
 8. *There are no affordable homes indicated on the application*
 9. *The parish Council want some reassurance that there would be no further development in the future to effect the rural landscape and would expect a ransom strip to prevent extension of the site.*

Proposed Councillor M Whittall; seconded by Councillor C Rigby and agreed by all members present.
- 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.
After discussion it was agreed that the Parish Council support this application.
Proposed by Councillor R Evans; seconded by Councillor K Lovegrove and agreed by all members present.

iii) Council to consider any new applications received after 26th August 2016

- Reference: 16/03962/VAR106
Address: proposed dwelling East of Ashdene, Hookagate, Shrewsbury
Proposal: Variation of S 106 agreement for planning application 14/03513/FUL to reduce the level of affordable housing contribution.
After discussion it was agreed that the Parish council do not support this application. Proposed by Councillor R Evans; seconded by Councillor N Evans and agreed by 7 votes to 1 against

Appeal Ref 16/02483/REF Planning Application:15/01152/OUT
Address: Proposed development land at Redhill, Shrewsbury. Shropshire
Proposal: Outline application (all matters reserved) for residential development, convenience store and public open space.

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After discussion the Parish Council agreed that there has been no new information to make the Parish Council change its original objections to this application :Proposed by Councillor P Carter ; seconded by Councillor C Rigby and agreed by all members.

Councillor R Evans made all decisions based on information known to him at the time.

9) Highway Matters:

- (a) The clerk read a response received from M Davies regarding the speeding through Longden Common, The Parish Council needed to put it in as a Site of Community Concern. Councillor R Evans read out a petition which had been signed by many residents about the speeding. *The clerk to write to M Davies and say that this had been Number 1 on our sites of Community Concern for the last two years as shown by Safer Roads Partnerships taking measures. Longden Parish Council has been refused Community Speed watch because of the excessive speeding*
- (b) Councillor R Evans reported that the hedge has been cut on the road to Lyth Hill. The dog bins at Lyth Hill have not been emptied. There is no broadband at Lyth Hill at present but should be established in October /November.
- (c) Council to consider Sites of Community Concern : It was agreed that these should be as follows:

Speeding through Longden Common remains a grave concern to all residents despite a VAS being installed there.

Speeding through Hookagate is an issue and the Parish Council would ask for an extension of the speed limit through the village as there is a strong possibility of two extra properties at the top end of the village on the boundary of the 30mph limit and to extend the speed limit at the other end of the village up to Redhill Lane.

The Parish Council is still waiting for a suitable location for a VAS to be identified within the village of Hookagate.

The Council would request a review of the Parking at Plealey Lane, Longden near the School entrance

It was agreed that the clerk should write to Condover Parish Council and ask if they would consider having the need for the the road from Exfords Green to the A49 having passing places put in in their Sites of Community Concern.

10) Finance:

- (a) Accounts due for payment; It was agreed to pay the accounts as presented by the clerk; proposed by Councillor M Whittall ;seconded by Councillor N Evans and agreed by all members present

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Payee	Amount	services	Amount
7th Sep	Mazars	Extrnal Audit	120.00
	HMRC	PAYE	1.00
	L Pardoe	Salary & Expenses	537.97
	D Malley	Payroll	29.00
	Total		687.97

- (b) Council to receive Bank Account reconciliation: It was agreed to accept the Bank reconciliation as presented by the clerk; proposed by Councillor M Whittall ;seconded by Councillor N Evans and agreed by all members present
- (c) Balance held at Bank; Treasurers Account £417.30p Instant Access Account: £38,200.87
Total £38,618.17
- (d) Council to approve any payments received after agenda has been sent out. None had been received.
- (e) Council to consider and agree the payment of a working from home allowance to the clerk for the use of her home as an office. It was agreed to defer this to the finance committee.
- (f) Council to consider the erection of a new Notice Board in Exfords Green following the additional properties being built there. It was agreed to defer this to a later meeting
- (g) Council to receive External Audit Report. The clerk presented the External Audit to the Council.

11) Play Areas:

- Councillor P Carter reported that the Stage 1 application to The Big Lottery had been sent off and they were awaiting a reply to see if they can move to the next stage. Councillor R Evans stated that as part of the application for the Golden Arrow Court development the Parish Council were to receive £10,000.00 from the developers towards the Play Area. Clerk to write to the Planners at Shropshire Council to ascertain when we would be receiving this money
- *Clerk to contact the clerk for Hanwood to get the name of the man based at Shrewsbury Town Council who does their maintenance on the Play Areas to see if he would do the same for Longden Parish Council.*
- Councillors to report on any Play Area matters. It was reported that the hedges need cutting back and the ditch needs mowing. Hedge needs cutting at Annscroft Play Area. Councillor K Lovegrove to speak to Mr. Randles.
- Councillor M Whittall commented that the both areas were a disgrace and that The Parish Council should be ashamed at the state of them. It was stated that little money has been spent , there is the difficulty in getting anyone to do the repairs with the right insurance and public liability. Members had felt that there was little point in throwing good money at the problems when we are trying to obtain funding for a total refurbishment.
- The Moles are back at Annscroft Playing field.

12) **Councillors to report on meeting held to formulate the Parish Plan.** There is to be a meeting on 22nd September with a drop in session to be held on 1st October at the Village Hall. The Drop in is to get the members of the public to say what they want to do.

13) **Communications and Correspondence:** This was noted.

14) Parish Matters:

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- (a) Councillor M Whittall reported that White Gates in Annscroft is doing a lot of building work. There was a sizeable extension on the house and a large shed over the brook along with a large summer house. Councillor R Evans to see Councillor M Whittall the following day to look at this.
- (b) Councillor Lovegrove reported a property at the top of Chapel lane looks as if the house has been split into two properties.

- 15) **Shropshire Council Matters:-** Councillor Evans had spoken on Shropshire Council news & matters at various times during the meeting.
- 16) **Date and time of next meeting:-** It was agreed that this would be held on 5th October 2016 at 7.30pm at Longden Village Hall:
- 17) The Chairman thanked all for attending and closed the meeting at 11.15 p.m.