

WROXETER & UPPINGTON PARISH COUNCIL

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MINUTES OF AN EXTRAORDINARY COUNCIL MEETING HELD ON 3RD DECEMBER 2013 AT 7.30PM AT THE WROXETER HOTEL, WROXETER

PRESENT: Chairman – Cllr. B. Nelson (BN), V. Amos (VA), L. Davies (LD) (JG), K. Pritchett (KP), S. Rowlands (SR)

080/1314 PUBLIC SESSION

No members of the public were present.

081/1314 TO ACCEPT APOLOGIES AND REASONS FOR ABSENCE

Cllr. P. Davies
Cllr. J. Guttridge

082/1314 DECLARATIONS OF ANY DISCLOSABLE PECUNIARY INTERESTS

None.

083/1314 PLANNING MATTER FOR CONSIDERATION

(i) 13/04570/FUL - Land East Of Horseshoes Inn, Uckington, Shrewsbury, Shropshire - Erection of affordable dwelling and detached double garage; installation of package treatment plant

The Chairman reminded the meeting of the recent planning matters associated with this site, including the previous planning application and the extra planning meeting of the Parish Council when the local authority asked for a view on the relationship of the site with the settlement of Uffington.

The Chairman also gave some background on the special nature of this application, having been put forward as a proposed affordable dwelling and having received confirmation from Shropshire Council that the applicants had demonstrated an “affordable housing need and strong local connections to the area” and therefore “qualify for the ‘build your own’ affordable housing scheme”.

The plans and associated documents were carefully studied and a lengthy discussion followed after which it was unanimously agreed that a response to the application should be sent to the planning authority as follows:

“The Parish Council first wishes to draw attention to its judgment at a meeting held on 27th May 2013 when *“it was felt that if this plot were close to the western edge of the field of which it is a part (i.e. very close to the Horseshoes pub) those present would consider it to be part of the Uckington settlement. As currently located, however, it was felt that it might not be*

thought of as being within the settlement but, by definition, it could be seen as being adjacent, and might therefore satisfy the criteria laid down by the planning authority for affordable housing with regard to the need for it to be within or adjacent to a named settlement.”

This judgment was interpreted incorrectly in the Design & Access Statement for this application when it stated that *“It was subsequently confirmed by the Parish Council that the proposed site fell **within** the settlement of Uckington.”* The Parish Council would only have considered it to be **within** the settlement of Uckington if the building plot had been relocated to the western edge of the associated field, adjacent to the Horseshoes public house.

All present at this meeting wished to reiterate that if this application had been submitted as a normal “open” planning application they would not have given their support to the application, being proposed in an open countryside location which was neither infill nor the conversion of an existing building.

However, as an application under the terms of the Affordable Housing Exception Scheme the Parish Council is minded to support the application, having acknowledged both the applicants’ strong local connections to the area and the benefits of a property built under this scheme which would be available as an affordable property to local people in perpetuity.

Additionally, the Parish Council wishes the planning authority to be aware of the following observations which they may wish to address through suitable amendments or conditions associated with the application before approval.

- The proposal for a two storey garage of the scale indicated does not seem to be in keeping with an “affordable dwelling” application of this kind.
- The exact nature of the egress onto the highway is worthy of careful consideration bearing in mind the excessive speeds of some traffic on this particular stretch of road.”

Next meeting: Monday 13th January 2014 at The Wroxeter Hotel, Wroxeter