

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 11th July 2014 starting at 7.30 pm.

LC Pardoe (Clerk & RFO)

Mrs LC Pardoe, "Home", Back Lane, Longnor, Shrewsbury, Shropshire. SY5 7PP 27th June 2014

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AGENDA

1) Welcome by Chairman:

2) Present and Apologies

3) Representations from members of the Public

4) Declaration of Interest:

5) Confirmation and acceptance of minutes from 12th June 2014

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

7) Highways: i) clerk to report on any Highways matters
 ii) Council to consider response from M Davies re speeding issues in Crosshouses .
 iii) Councillors to reports on Highways matters

8) Financial Matters:

- i) Bank Reconciliation for Month End June 2014
- ii) Accounts for payment: - list to be circulated at the meeting.

9) Planning Matters:-

Clerk to report on earlier applications:

- Reference: 14/02069/FUL
 Address: 11 Lower Cross, Cross Houses, Shrewsbury, SY5 6JU
 Proposal:
 Erection of a single storey extension with pitched roofs to front, side, and rear following partial demolition of existing porch and kitchen.
- Reference: 14/02069/FUL; Address: 11, Lower Cross, Cross Houses, Shrewsbury. SY5 6JU
 Proposal: Erection of single storey extensions with pitched roofs to front, side and rear following partial demolition of existing porch & kitchen.
After discussion it was agreed that the Parish Council would offer no comment to this application.

- 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.

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 19th 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.

Council to consider new applications: None at this point.

Notification of public meeting concerning proposed Solar Farm development near Pitchford & Ryton on 15th July 2014

10) Correspondence Received: list to be circulated at the meeting

11) Parish Matters:

12) Council to agree to grant the Chairman, Vice Chairman and the Clerk and the Planning Committee authority to deal with any urgent matters that may arise until September meeting.

13) Date and Time of next Meeting– Thursday 11th September 2014