

MEETING OF LONGDEN PARISH COUNCIL

Wednesday
6th July 2016

MINUTES

- 1) **Chairman welcome:** The Chairman welcomed all to the meeting.
- 2) **Present:** Councillor N Evans- Chairman of the meeting Councillor W Merrick; Councillor M Whittall; Councillor C Rigby; Councillor M Davies; Councillor K Lovegrove; Councillor M Sinclair & Apologies were received from Councillor P Carter and Councillor R Evans. both had prior engagements Also present L Pardoe clerk tot the Parish Council and members of the public. (See attached sheet)
- 3) **Declarations of Interest:** There were none at this point
- 4) **Public Comments:** A gentleman spoke on the Lyth Hill Country Park. He was aware that Bayston Hill had agreed to fund 50 %of the park through their precept. He said that an officer from Shropshire Council had asked him to do a survey of users of the park. Councillor N Evans replied that Longden would be considering whether they would contribute towards the running of the park later in the agenda.

Another resident was concerned that if the park was not maintained then it would become a place for drop outs and dumping unwanted rubbish. She reminded those present that there was to be a meeting on the Parish Plan on 21st September at the Tankerville Arms.

Planning application 16/02395/FUL. A resident spoke on the application for 7 bungalows in Longden, There were many issues with the drainage, and there is an old Oak Tree (which has a TPO on it) which would be in danger from works needed for an adequate drainage system to be put in place. It is not in a sustainable location. Also access to the existing drainage and services is in ground which does not belong to the applicant.

Planning Application 16/02752/EIA

There were very many concerns with this application.

- a) Insufficient room for the lorries
- b) The lanes and hedgerows will be ruined and destroyed
- c) There will be an increase in vermin
- d) airborne diseases
- e) No increase for local work as these units use few staff
- f) There will be an increase in traffic
- g) It is close to the Shropshire Way and will detract for walkers' hikers and cyclists' enjoyment of this.
- h) The odors from 50,000 chickens per unit will be considerable particularly when the excrement is spread on the land.
- i) There are concerns that the excrement spread on the land will leach into the ground and then into the watercourse and stream.
- j) There will be a considerable and continual noise from the 36 fans installed to cool the buildings.
- k) When the chicks are removed there will be Lorries running all night for the changeover. This will be from 2.00 to 7.00am
- l) There is no evidence that the bio diversity of the site has been looked at.

The applicant spoke and explained they were a family business looking to diversify in these difficult times. There are many rules and regulations they have to comply with for the health & safety of the chickens.

He explained that the clean out and chicks brought in has to happen in one day so would not be necessary to go through the night.

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The applicant agreed to speak to his suppliers and get them to come to the extra meeting to speak to members on the application. He was going to see if it would possible to arrange a site visit for members and residents to see a similar site in operation.

- 5) **Police Report:** This had been circulated to members via e-mail
- 6) **Confirmation and Acceptance of Minutes of meeting held on 1st June 2016:** It was agreed that these were a true and accurate record of the meeting. Proposed by Councillor C Rigby; seconded by Councillor M Whittall and agreed by all members present.
- 7) **Matters arising:-** Clerk reported that she had received an e-mail and had forwarded it to all members about the speeding in Longden Common and the Safer Roads Partnership from David Perridge. It was agreed that yes please the Parish Council would like the enforcement offered in Annscroft & Hookagate to go ahead as soon as possible. The members would like clarification on what would be considered in Longden Common as we have a VAS there.
She asked members when they would like to have a site meeting with the Project Manager with E-on. After discussion the members agreed that they would request phased replacement costs for the lights within the parish rather than a site meeting. There will be many demands on the Parish Council coffers in the future and this seemed the best way forward at the moment.

8) **Planning: i) clerk to report on earlier applications**

Reference: 14/01589/FUL: The Cygnets *Pending Consideration*

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

Reference: 14/04876/OUT: Proposed dwelling Redhill Cottage, Hookagate: *Pending Consideration*

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, *Pending Consideration*

Reference: 15/04640/DIS: Proposed dwelling north of Chapel Cottages Hookagate. Pending Consideration.

Reference: 15/04587/FUL: Land North of Exfords Green, Shrewsbury: Pending Consideration.

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: Awaiting decision

Reference: 16/01008/REM: Proposed residential development east of Wellbatch Farm, Hookagate, Shrewsbury. Awaiting decision

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

Reference: 16/01530/FUL: Address: land north of Solitaire, Exfords Green, Shrewsbury, Shropshire Awaiting decision

Reference: 16/01873/OUT; Proposed Residential Development land to the South of Annscroft, Shropshire: Awaiting decision

ii) Council to consider new applications

- Reference: 16/02395/FUL
Address: Proposed development land south of Plealey Lane Longden
Proposal: Erection of 7 no bungalows and associated infrastructure

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

1. *The access to the development has not been agreed with the Highways Authority .It is off an unadopted lane. The applicant does not own this lane and may not have the legal right to improve the lane to the required standard*
2. *There are concerns about the foul drainage. The application proposes a package treatment plant for this but there is no watercourse available for the outfall to be discharged into. This would therefore not be suitable for their purposes.*
3. *There are proposals to deal with surface water drainage by the use of soakaways. There are 7 properties proposed and the quantity of water from them would be considerable and there is no indication of how the improved part of the unadopted lane would be drained.*
4. *There is a mature Oak tree which would be disturbed by the provision of this development and the drainage channels which would need to be provided to deal with the surface water from the site.*
5. *The development is in conflict with CS6 as this development extends development into the countryside.*
6. *The development is not within the area identified for some development within the village.*
7. *The proposal is in conflict with CS6 as it does not reflect or enhance the natural or built environment or reflect the character of the locality.*
8. *It is not sustainable as it fails to meet the social and environmental elements of sustainable development as expressed in the NPPF*

Proposed By Councillor M Whittall; seconded by Councillor C Rigby and agreed by all members present.

- 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.

After discussion it was agreed to support this application. The Parish Council would like the entrance to be larger as it was felt the one proposed was too small and the splay need to be wider for traffic safety and people exiting the site. Proposed by Councillor C Rigby; seconded by Councillor M Whittall and agreed by all members present.

iii) Council to consider new applications received after 27th June 2016

Reference: 16/2515/FUL

Address: Little Vinnals Bungalow

Proposal: Erection of Holiday Cabin to include the change of use of land.

After discussion it was agreed to fully support this application. Proposed by Councillor M Whittall; seconded by Councillor K Lovegrove and agreed by all members present.

9) Highway Matters:

- (a) Clerk to attend a meeting at Shirehall with Councillor R Evans and Chris Edwards to look at highways matters.
- (b) Councillors C Rigby reported that it is still flooding outside 26 Old Coppice Lyth Hill

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Councillor M Sinclair reported that there is a lot of mud washing on to the road at the bottom of Summerhouse Lane

Councillor Merrick reported that where the road meets the pavement in Kennel Lane Annscroft there are weeds coming up.

It was reported that the trees have again been the cause of complaint in Annscroft, they are obscuring the view. Clerk to ask Martin Sutton to come and look at them again.

- 10) **Councillor R Evans to report on meeting held with Officers from Shropshire Council and Parish Council members to look at the future of Lyth Hill Countryside Park.** Deferred to the meeting on 25th July 2016. The clerk was asked if we could ask Shropshire Council what the grass cutting would likely to cost so the Parish Council is able to budget for this.

11) Finance:

- (a) Accounts due for payment; to be tabled at the meeting. It was agreed to pay the accounts as presented by the Clerk. Proposed by Councillor C Rigby; seconded by Councillor M Whittall and agreed by all members present.

Payee	Amount	services	Amount
1st June	M Goult	bus shelter repairs	500.00
30-Jun	M Goult	bus shelter repairs	584.68
5th July	Aon	Insurance	360.70
	Longden School	Room rent	10.00
	RJ & HML Savage	Grass cutting	180.00
	E-on	Lighting	100.14
	E-on	Lighting	81.50
	E-on	Maintenance contract	853.98
	HMRC	PAYE	3.60
	L Pardoe	Salary & Expenses	535.00
05-Aug	HMRC	PAYE	0.80
	L Pardoe	Salary & Expenses	504.47
05-Jul	Eon	Lighting	61.64
	Total		3776.51

- (b) Council to receive Bank Account reconciliation: It was agreed to receive the bank reconciliation as presented by the Clerk. Proposed by Councillor C Rigby; seconded by Councillor M Whittall and agreed by all members present.
- (c) Balance held at Bank: Treasurers' Account £ 635.90 Instant Access account £ 38,697.51. Bank total £ 39,333.41pence
- (d) Council to approve any payments received after agenda has been sent out
- (e) Council to consider Possible financial support to Lyth Hill countryside park and community support officers due to Shropshire Council cutbacks; After discussion it was agreed that the Parish Council look to support the Country Park at Lyth Hill but the amount to be decided after further consultation.
- (f) Council to consider the erection of a new Notice Board in Exfords Green following the additional properties being built there. This to be deferred to the September meeting

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- 12) **Play Areas:** There is to be another meeting on 21st July at the Tankerville Arms.
- 13) The clerk asked if the grass was now being cut fortnightly following her letter to Mr. Savage to instruct him to cut is as agreed in the contract. It was reported that it had been cut after that last meeting but needed cutting again now. The woodchip needs spraying to get rid of the weeds. Councillor Merrick agreed to do this .The surface at Longden Play Area needs surface cleaning with a pressure washer and brush. Councillor Lovegrove to make enquiries for this.
- 14) **Council to review and adopt Complaints Policy.** The clerk explained that she had taken advice on where members of the public could go to if they were unhappy with the Parish Councils response to a complaint. They could seek redress through the courts. It was agreed to adopt the Complaints Policy Proposed by Councillor C Rigby; seconded by Councillor M Sinclair and agreed by all members present.
- 15) **Councillors to report on meeting held on Thursday 9th June with regard to the Parish Plan or Neighborhood Plan Light.** At the meeting it had been decided that the working party group wanted to revisit and update the Parish Plan. It was felt that as the Neighbourhood Plan Light was essentially a planning document this might give the wrong message to developers as to whether any further development was wanted in the parish.
- 16) **Communications and Correspondence:** This was noted.
- 17) **Parish Matters:**
- (a) Councillors to report any further parish matters
Councillor M Sinclair reported that the Notice Board at Lower Common the door fell off and she has wedged it shut. Mr. Goult is to look at the Notice Boards when he has completed the Bus Shelter repairs.
- 18) **Shropshire Council Matters:** - Shropshire Councillor R Evans was not present so no report was received.
- 19) **Date and time of next meeting:** It was agreed to hold an extraordinary meeting on Monday 25th July venue to be decided and the next normal meeting would be held on Wednesday 7th September 2016 at 7.30pm at Longden Village Hall: