

**LEIGHTON & EATON CONSTANTINE
PARISH COUNCIL
EXTRAORDINARY MEETING
Thursday 3rd June 2021**

MINUTES

1. **Chair's Welcome** the Chairman welcomed all to the meeting.
2. **Present** Councillor S Jones-Chairman, Councillor S Dawes, Councillor E Parton, Councillor A Bain, Councillor M Thorn. Also, present were L Pardoe, clerk to the Council and 5 members of the public. Apologies were received from Councillors M Budgen and M Corrie
3. **Declaration of Pecuniary Interests.** There were none declared.
4. **Public Session.** *Standing Orders were lifted to allow the members of the public to speak*
The applicant's neighbour spoke to members and handed around a pack of papers to each Council member. He was annoyed that there was no mention anywhere that this is a retrospective Planning application. There are issues on site and there are false statements in the report from Berrys the agents for the applicant. Drainage and land issues are more tangible as there has been an increase to accommodate the draining from the septic tank.
There is not enough drainage information available. The neighbour wants this application to go to the Planning Committee to be decided.
Standing Orders were reinstated.
5. **Council to discuss Planning application listed below.**
Reference: 21/02149/FUL (validated: 28/04/2021)
Address: Eaton House, Eaton Constantine, Shrewsbury, Shropshire, SY5 6RF
Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for the Change of Use from Agricultural Land to Residential Curtilage and Change in Ground Levels
Applicant: Mr and Mrs Budgen (Eaton House, Eaton Constantine, Shrewsbury, SY5 6RF)
The Parish Council after discussion agreed on the following response to this application.

The members of the Parish Council do not feel that they have enough expertise to make comments on the change of use from Agricultural to Domestic curtilage and would leave that to the Shropshire Council agricultural officer expertise. They do feel that it is a substantial amount of land to take into curtilage and out of agricultural production. They would request that if this application is granted and the land is allowed to be taken into Domestic curtilage that there be a planning condition put on the land to ensure that there are no buildings put on the land in the future.

However, they do have grave concerns over that fact that the drainage issues have not been included in the application and there was no mention of the drainage in the original planning application for extending the property granted in 2018. The Council notes that comments from Shropshire Councils Drainage Officers note that the site is at risk of surface water flooding. This needs to be addressed.

Members feel that the increase in levels do have a negative impact on the neighbouring property as their privacy will be affected. There's NO mention in the application of planting or screening to protect the neighbour's privacy.

The Planning application appears to be incorrect as the boundary line with Corries Barn is not Domestic curtilage but is a paddock.

The residential curtilage does not extend to the boundary as suggested in Berry's Report. IN fact the members do not agree with the report prepared by Berry's and feel that it is disingenuous. It does not align with what the Parish Council observes at their site meeting to the property.

The Parish Council feel that there should be a lowering of the ground and hedging planted to offer some degree of privacy to the neighbouring property.

6. **Date and time of next Council meeting Tuesday 6th July 2021 at Eaton Constantine Village Hall starting at 7.30pm.**

The Chairman thanked all for attending and closed the meeting at 8.30pm