

Oswestry Rural Parish Council

Minutes of a Parish Council meeting
held at 6.30 pm on Tuesday 25 February 2020
at Morda Village Hall

Present:

Chairman: Cllr. Peter Richardson, Cllr. Janet Barlow, Cllr. Pam Broomby, Cllr. John Davies, Cllr. Peter Davies, Cllr. Martin Jones, Cllr. Bob Kimber, Cllr. Les Maguire, Cllr. Phil May, Cllr. Paul Milner, Cllr Tony Milner.

Clerk to the Council:

Sharon Clayton

In attendance:

39 members of the public
Howard Martin
Stuart Taylor from Les Stephan Planning Ltd.

614/20 Chairman's Welcome

The chairman welcomed everyone to the meeting.

615/20 Apologies for absence

The following apologies were received:

COUNCILLOR	REASON
Claire Mahoney	Family commitment
Robert Milton	Work commitment
Elliot Robert Jones	Illness
Shirley Jones	None given

These apologies were AGREED and ACCEPTED as APPROVED absence.

The Chairman explained that the Parish Council has a Pre-Planning Application Policy which recommends that the Council engages with developers prior to any proposed development and that was the reason why Mr Martin and Mr Taylor were in attendance at this meeting.

616/20 Proposed Development in Trefonen

Mr Martin informed the meeting that the purpose of his presentation was to open a dialog with the Parish Council with regard to his plans for house building in Trefonen and to encourage a two-way conversation including suggestions and constructive criticism. A planning application was being formulated for a mixed development of 23 dwellings plus a 6/7 bedroom Guest House to provide accommodation for 14/16 visitors. Shropshire Council had designated Trefonen for Community Hub status and the site being put forward was considered by Shropshire Council as being suitable for future development. The housing survey carried out by the Town Council in 2018 had revealed that 36% of respondents would like to buy houses in the village. The proposed development would include intermediate housing and bungalows to allow downsizing and free up larger family accommodation. The land to the south of the footpath near the proposed Guest House would be landscaped, and include low stone walls, shrubs and colourful annual plants in line with the Village Design Statement. The promotion of tourism is also a policy supported by the Village Design Statement.

Mr Taylor said the development would provide low cost housing and enable local people to buy affordable homes. It would be a cross subsidy scheme to deliver low cost housing, which complies with emerging policy and the National Planning Policy Framework. The development would also provide for the elderly as the proposed development includes 5 bungalows. The proposals had been drawn up with guidance from Shropshire Council.

Mr Martin and Mr Taylor were asked what had changed dramatically with these proposals since the plans they had submitted in 2014 which had been refused. Mr Martin explained that the layout had been changed since Shropshire Council did not like the original plans including the site access. There would be new screening from the hedgerow which had grown significantly since 2014 and the roundabout proposed previously was not included in the present proposals. The new proposals included bungalows and the [scenic] views of people currently living in Chapel Lane would be impinged as little as possible.

Mr Martin and Mr Taylor were asked to explain how the cross subsidy is worked out and they explained that it is part of a S106 agreement calculated in accordance with the size of the scheme so that the value of the larger properties subsidise the value of the smaller ones.

Mr. Martin and Mr Taylor were asked what they considered to be the cost of an affordable house. They explained that the market value of an affordable house in the Oswestry area is circa £130,000 for a 2-bedroom house. The smaller 3-bedroom houses would probably be circa £150,000. In order for the cross subsidy to work all properties would have to be built in one go. The development would be built by a local developer to a very good quality. It is intended to provide houses that people can afford, principally for local people, rather than affordable housing, which is a statutory requirement.

Mr Martin and Mr Taylor were informed that there is water on the field, and they said that the water was minimal, but attenuation would be installed if necessary, and the Oak tree within the garden of plot 18 on the proposed development site is protected by a TPO.

Concern was expressed that the primary school in Trefonen was already full and could not take in any more children if people moved into the new homes. Mr Martin said he expected that new schools would be built in Morda in response to new development within the area because there is a duty to provide school places.

The Chairman thanked Mr Martin and Mr Taylor for their presentation after which they left the meeting.

617/20 Local Policing Team Report

There was no police report.

618/20 Shropshire Councillor Report

Cllr. Joyce Barrow reported that, as of today, the Chief Executive of Shropshire Council, Clive Wright, was no longer Chief Executive, and Andy Begley and Karen Bradshaw would be standing in as joint Chief Executives until a new Chief Executive was appointed.

NOTED.

619/20 Public Participation

The chairman invited members of the public to speak.

One member of the public who lived next to Stonehouse Brewery said that when she moved into her house in 2014 it was a micro-brewery. It had since expanded and the increase in productivity was having an adverse impact on her quality of life. Whilst there are 2 entrances to the site only one was being used and this is right next door to her property. This access is not easy since it serves her house, as well as the Cambrian Railway and Stonehouse. She said that 115 vehicles had travelled passed her house on one day in January 2020. She was concerned about traffic, noise and disturbance especially from people coming out of Stonehouse late at night and in the dark.

Representatives from Stonehouse Brewery responded to these concerns. They said they have had a licence since they took over the premises. The pedestrian entrance is kept separate to vehicle access for safety reasons and was never intended to be used. Whilst there have been several functions and brew tours they have not increased very much. The brewery has received grant funding in partnership with the Cambrian Railway and the hamlet at Weston has been semi-industrial for a number of years.

One member of the public said that Shropshire Council would like to see 55 homes built in Trefonen, and at least 11 possible sites had been identified. He asked how the Parish Council could make a decision on the proposed application for development in Trefonen until all the possible sites were known. He said that other developers would say the same which is that they have the best site for development.

One member of the public (referring to the proposed development at Trefonen) wanted to know whether we could refer to affordable housing as low-cost. She wanted to know how many houses are being built, how many would be on the open market, how many would be cross-subsidy and what percentage is the cross subsidy less than the market value.

The Chairman asked that her question be presented to the Clerk for action.

She continued by saying that open countryside won't change until 2022 which means that only open market properties for specific reasons can be built on open countryside, which Trefonen is currently classed as, therefore the proposed development at Trefonen should be in line with current policy and not policy that is yet to be introduced.

One member of the public hoped that the reduced application at the Miners Arms would be supported by the Parish Council.

One member of the public expressed concern about the proposed extension at Stonehouse Brewery in terms of the volume of traffic coming over the bridge, visitors to the brewery swearing which nearby children could hear, litter, and the impact on local wildlife since there are otters on the river.

One member of the public said that a previous planning application submitted in 2014 to develop in Trefonen had been refused by Shropshire Council. There had been overwhelming objections from local people and the Parish Council had also objected to the application. He said that it was important for Trefonen to maintain its rural character. The Parish Council had responded to Shropshire Council's Local Plan Review stating that Trefonen should maintain countryside status which allows small-scale rural exception housing development with 100% affordable housing for identified local needs. This reflects the Parish Council's Housing Needs Survey 2018 and the Trefonen, Treflach and Nantmawr Village Design Statement. The Council was asked to take these points into account in response to development proposals at Trefonen.

One member of the public asked for the information presented to the Parish Council this evening concerning the proposed development in Trefonen to be made available to members of the public. Members of the public were asked to request the information from the Clerk.

620/20 Minutes

The minutes of a parish council meeting held on 28 January 2020 were considered for approval.

It was PROPOSED, SECONDED and RESOLVED that the minutes be signed and ADOPTED as a true record.

621/20 Disclosure of Pecuniary Interests

Members were reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

None declared.

622/20 Dispensations

None.

623/20 Declaration of Acceptance of Gifts and Hospitality

None.

624/20 Planning Matters

a) Planning Decisions

The following planning decisions were **NOTED**.

19/04486/CPE Unit 2, Pentre Farm, Woodhill, Trefonen	Application for Lawful Development Certificate for existing use to confirm works have commence for planning permission 96/9430 Certificate LAWFUL 6 February 2020
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	<i>The Parish Council had no comment other than to ask whether the original planning permission had expired</i>
19/05292/FUL Moreton Ley Farm, Morton, Oswestry	Erection of 3 bay detached carport and store Permission GRANTED 10 February 2020 <i>The Parish Council supported this application</i>
19/05463/FUL Highfawr Cottage, Racecourse Road, Oswestry	Removal of derelict timber garage/store and replacing with slightly smaller timber framed garage/store Permission GRANTED 5 February 2020 <i>The Parish Council supported this application provided the materials used for the replacement matched those of the existing building</i>
19/05469/REM Residential Development land north of The Miners Arms, Morda Bank, Morda	Approval of reserved matters) appearance, landscaping, layout and scale) pursuant to outline permission 17/05237/OUT for residential development to include access for the erection of 9 terrace dwellings Permission REFUSED 6 February 2020 <i>The Parish Council supported between 7 and 8 dwellings only</i>
19/05490/FUL 2 Brookside, Ball Lane, Maesbury, Oswestry	Erection of two storey to side/rear elevation; associated alterations Permission GRANTED 10 February 2020 <i>The Parish Council supported this application</i>

b) Planning applications

The following planning applications were considered:

19/05406/FUL Brookside Cottage, Nant Y Caws, Morda, Oswestry	Conversion of existing detached garage to form one-self-contained living accommodation ancillary to the main house It was PROPOSED, SECONDED and unanimously AGREED to support the application, subject to the S106 agreement being paid and that the new accommodation is not sold as a separate property.
19/05535/OUT Proposed dwelling to the north of Nantmawr Bank, Nantmawr	Outline application for the erection of one dwelling and garage to include appearance, layout and scale. It was PROPOSED, SECONDED and AGREED to support the need for an ecological report, and no objection to the proposals subject to the replacement property not being larger than the original property. Cllr. Martin Jones arrived at this point in the meeting.
20/00283/FUL Proposed development land off Mile End Roundabout, Oswestry	Proposed highway improvements to include creation of a second 4-arm roundabout with link road; road re-alignment; ecological and landscaping works; drainage scheme. It was PROPOSED, SECONDED and unanimously AGREED to support a foot bridge and that there should be a land management plan in place. It was further AGREED that the Council would comment further when comments from the Highways had been received and published.
20/00333/FUL Stonehouse Brewery, adjacent to Stone House, Weston, Oswestry	Erection of a single storey extension for Use Class A4 (drinking establishments); Application under Section 73A of the Town and County Planning Act 1995 for the use of existing reception for Use Class A4 (drinking establishments); erection of single storey building for Use Class A4; formation of car park area; formation of outdoor seating area; internal alterations to form first floor commercial kitchen. It was PROPOSED, SECONDED and unanimously AGREED to support the application subject to the means of access not being detrimental to local residents.
20/00462/FUL Yew Tree Farm, Crickheath, Oswestry	Construction of a 40m x 20m outdoor riding arena to include the erection of a boundary fence and gate It was PROPOSED, SECONDED and unanimously AGREED to object to this application unless the footpath was re-routed and included on the definitive map.

20/00576/REM Land north of The Miners Arms, Morda Bank, Morda	Approval of reserve matters (appearance, landscaping, layout and scale) pursuant to permission 17/05237/OUT for residential development of 8 terraced dwellings. It was PROPOSED, SECONDED and unanimously AGREED to support this application.
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625/20 Local Plan OSW017

Members considered what impact a new development of circa 40 dwellings would have if built just off the Oswestry/Trefonen road in Oswestry.

It was PROPOSED, SECONDED and unanimously AGREED to respond to the consultation and express concerns about flooding on the land, increased traffic on the road to Trefonen which is already congested, and pollution.

626/20 Clerk's Report

Members received a written report from the clerk on action taken following decisions made at the last parish council meeting.

The Clerk also gave the following verbal update:

- It was unlikely that the Spiggots Bridge listing would be successful without information about its heritage, and whether it is connected to a famous person or event in history. Shropshire Council had been consulted and a response was awaited.
- The War Memorial Trust had informed that there was a chance that the grant application for works to the War Memorial in Maesbury might be successful.
- The Council's solicitor had been informed to progress with the application to register Crickheath water pump to the Parish Council.

NOTED.

627/20 Financial Matters

a) Income and expenditure and bank reconciliations

Members considered for approval income and expenditure and bank reconciliations for January 2020.
It was PROPOSED, SECONDED and unanimously AGREED that the income and expenditure and bank reconciliations to 31 January 2020 be APPROVED.

b) Payments for February 2020

Members considered for approval payments for February 2020.

It was PROPOSED, SECONDED and unanimously AGREED that the following payments for the month of February 2020 be APPROVED.

PAYEE	DESCRIPTION	AMOUNT £
HMRC	PAYE/NI	175.82
Mark Evans	Bus shelter cleaning	54.00
MDL Carpentry	New notice boards	2250.00
Highline Electrical	Street lighting repair	57.30
SALC	Councillor training	27.00
Viking	Stationery	88.20
Sharon Clayton	Salary/expenses/reimbursements	901.55
	TOTAL	3553.87

628/20 Lamp Post Poppies

Members considered for approval the purchase of lamp post poppies to commemorate VE/VJ Day at a cost of £3 per poppy.

It was PROPOSED, SECONDED and unanimously AGREED that 30 (6 per ward) should be purchased to be displayed in each ward in the parish at a cost of £90.

629/20 Parish Council Website and Parish Council Emails

- a) Members considered for approval a draft Website Accessibility Statement.

It was PROPOSED, SECONDED and unanimously AGREED that the policy be ADOPTED.

- b) Members considered for approval an upgrade of the Parish Council website to the latest version of WordPress.

It was PROPOSED, SECONDED and unanimously AGREED to upgrade to the latest version of WordPress at a cost of £30 + VAT.

- c) Members considered the use of and the amount of spam associated with Parish Council email addresses.

It was PROPOSED, SECONDED and unanimously AGREED that spam would be monitored and if it did not reduce the Council would look at changing the website provider.

630/20 Business Continuity Policy

Members considered for approval a draft Business Continuity Policy.

It was PROPOSED, SECONDED and unanimously AGREED that the Business Continuity Policy be APPROVED.

631/20 Lone Working Policy

Members considered for approval a draft Lone Working Policy.

It was PROPOSED, SECONDED and unanimously AGREED that the Lone Working Policy be APPROVED.

632/20 Councillor Clerk Protocol

Members considered for approval a review of the Councillor Clerk Protocol.

It was PROPOSED, SECONDED and unanimously AGREED that the reviewed Councillor Clerk Protocol be APPROVED.

633/20 Terms of Reference

Members considered for approval revised Terms of Reference for the Personnel Committee.

It was PROPOSED, SECONDED and unanimously AGREED that:

- a) **Pay increases should be recommended by the Personnel Committee for approval by full Council.**
- b) **Membership of the Committee should be four Members of the Council.**
- c) **Cllr. Bob Kimber should be appointed to join the committee.**

634/20 Notice Boards

Member considered for approval the location of a new notice boards to be installed at Sweeney.

It was PROPOSED, SECONDED and unanimously AGREED that this be deferred until a future meeting.

635/20 West Midlands Design Charter

Members considered the West Midlands Design Charter which is “intended to promote, inspire and encourage great design initiative and quality place-making across the” West Midlands built on 12 principles across 6 themes.

It was PROPOSED, SECONDED and unanimously AGREED to NOTE.

636/20 Traffic Calming

Members received an update from the Traffic Calming Working Group. The new VAS had been ordered and still awaited but there was some dispute about ownership of the land where they were to be installed. The Working Group was looking at getting suggestions from local people about what traffic calming measures they would like to see in all areas of the parish and the results would be reported to the Parish Council for consideration and action.

It was PROPOSED, SECONDED and unanimously AGREED:

- a) **To NOTE the report from the Working Group.**
- b) **Cllr. Phil May be appointed to join the Working Group.**

At this point in the meeting, and in accordance with Standing Order number 3(x), **it was PROPOSED, SECONDED and AGREED to continue with the meeting, to enable it to exceed more than 2 hours.**

637/20 Rhydycroesau Quarry

Members had previously considered concerns from local residents about activity at Rhydycroesau quarry.

It was NOTED that there had been no further developments.

638/20 Public Footpaths

Cllr. Phil May informed the meeting that he was pursuing concerns about public footpaths in Morda and would report back to the next meeting.

NOTED.

639/20 Ambulance Response Times

Cllr. Paul Milner asked if the Parish Council would invite someone from the West Midlands Ambulance Service to attend a future council meeting to talk about ambulance response times because ambulances are not meeting them. He also expressed concern about whether the defibrillators in the parish were being regularly serviced and suggested that the Ambulance Service might be able to advise.

it was PROPOSED, SECONDED and unanimously AGREED to invite someone from West Midlands Ambulance Service to attend the Annual Parish Meeting on 19 May 2020.

641/20 Shands Lane

Members had asked for details from Shropshire Council to demonstrate the procedure of how Shands Lane had been prioritised for re-surfacing. Since the information had not been forthcoming;

it was PROPOSED, SECONDED and unanimously AGREED that the Acting Chief Executives at Shropshire Council should be asked to request the information from Prof. Mark Barrow.

642/20 NHS Dentists

Cllr Claire Mahoney was not present so there was no discussion.

It was PROPOSED, SECONDED and unanimously AGREED to consider this at the next meeting.

643/20 Councillor Reports

Cllr Peter Davies had attended a Racecourse meeting and reported that they were looking for new members.

NOTED.

644/20 Correspondence

Members received the following:

- a) SALC information bulletin and NALC information.
- b) Information concerning the BT telephone kiosk at Nantmawr

NOTED.

645/20 Consultation

Members considered a response to the proposed removal or adoption by the Parish Council of the BT public payphone situated in Weston Road, Morda.

It was PROPOSED, SECONDED and unanimously AGREED that the payphone in Morda should be kept.

646/21 Agenda Items for Next Meeting

It was **AGREED** that the following matters should be discussed at the next Parish Council meeting:

- Spiggots Bridge update.
- Local Plan Review.
- Urban Tree Challenge.
- Land behind the terraces (brickyard).
- Motor bikes at Love Lane.

647/20 Date for Next Meeting

It was **NOTED** that the next meeting would take place on Tuesday 31 March 2020 at Trefonen Village Hall

Public Bodies (Admission to Meetings) Act 1960

Pursuant to Section 1(2) of the above Act it was **PROPOSED, SECONDED and RESOLVED** that due to the confidential nature of the business to be transacted the public and press should not be present.

648/20 Affordable Housing

Members considered which registered provider should be selected to develop affordable homes in the parish.

It was PROPOSED, SECONDED and unanimously AGREED that:

- a) **As the Parish Council had just supported a planning application for 8 terraced dwellings in Morda there was no further need for affordable homes in Morda.**

- b) **Shropshire Council should be asked to restate what the housing need is for Morda as the Council had just supported a planning application for 8 dwellings therefore covering the need for more affordable homes in Morda.**

649/20 Grounds Maintenance

Members considered for approval which contractor to appoint to carry out grounds maintenance for the next 3 years.

it was PROPOSED, SECONDED and unanimously AGREED that this be considered at the next meeting.

650/20 Planning Enforcement

There were no planning enforcement notices received.

The meeting closed at 21.35.

Signed: _____
Chairman

Date: _____