

Sheriffhales Parish Council

*Including the communities of Sheriffhales, Lilyhurst, Burlington, Heath Hill,
Weston Heath, Redhill and Chadwell*

**Minutes of a the Parish Council Meeting
held in Sheriffhales Village Hall
on the 12 February 2015 at 7.30pm.**

Present: Cllrs **Peter Bonsall** (Chairman); John Horne; Mrs Anne Jackson; Mrs Janet Jones; Richard Maddocks; Neil Pulker; Gordon Tonkinson; John Webb.

In attendance: Anne Chalkley – Clerk. Public 6.

163/14 **CHAIRMAN’S WELCOME AND ANNOUNCEMENTS.**

164/14 **APOLOGIES** – Cllr Horne will be late: Shropshire Councillor Kevin Turley (unwell)

165/14 **DISCLOSABLE PECUNIARY INTERESTS** – There were none.

Cllr Horne arrived at the meeting.

166/14 **DISPENSATION** – There were none.

167/14 **PUBLIC PARTICIPATION SESSION** – *An opportunity for the public to speak to the Council on matters that concern the Parish.*

The Chair introduced Berries representative who outlined planning application 15/00100/OUT to the members. The outlined planning application would be for family size houses to be decided at a later date. Affordable dwellings would be considered and the development was sustainable as it had a school, church and post office.

The residents and Chair highlighted the fact that this development was outside the development boundary and Sheriffhales does not have a post office as stated in the report with the application. Berries apologised for the incorrect information within the report.

A resident reported that this application was not only outside the development boundary, but did not comply with the Parish Plan and was very disappointed that Shropshire Council Planning had validated these applications.

Berries representative informed the Parish Council and residents that they would take back all the points raised.

Cllr Tonkinson reported that Outlined planning applications do not state the details, but he understands that this comes later. This planning application is a good distance outside the development boundary and we would like local low cost houses, not for people coming for miles away. Although the application has been validated, it still needs to get permission and does not comply with our policies CS5 or the Parish Plan. Cllr Tonkinson was concerned that once you agree to building outside the development boundary, where would it stop.

Cllr Pulker is not actually against it, but was concerned that once this field is developed, it could continue to be developed further.

Resident – both the planning applications fall outside the development boundary. The site is not infill and the previous applications have been refused.

A resident said that this is not sustainable and will Berries withdraw this. Berries representative reported that it was sustainable as it has a primary school, church, bus service and close to other towns and amenities and they will not withdraw this.

Both planning applications are outside the development boundary. Chair reported that the development boundary CS5 is the edge of the Parish.

- 168/14 **MINUTES** – It was **AGREED** to defer the minutes of the 8 January 2015 until the next meeting.
- 169/14 **MATTERS ARISING** - Deferred to next meeting.
- 170/14 **PLANNING APPLICATIONS** – *To consider planning applications.*
- 1) **Reference: 14/04830/FUL** (validated: 07/01/2015)
 Address: Proposed Residential Development SW Of Village Farm, Sheriffhales, Shropshire
 Proposal: Erection of 2 no. dwellings; formation of vehicular access
 Applicant: Mr Nick Darrall (Appartment 5, Fort Pendlestone, Telford Road, Nr Bridgnorth, Shropshire, TF11 8RD)
Descision: Cllr Tonkinson **PROPOSED** that this planning application be refused on the grounds that it is outside the development boundary and backland development. Cllr Webb **SECONDED** Cllr Tonkinson’s proposal and also agreed with the residents objections . After a show of hands, it was **AGREED** to object to this planning application.
- 2) **Reference: 15/00100/OUT** (validated: 09/01/2015)
 Address: Proposed Residential Development West Of B4379, Sheriffhales, Shropshire
 Proposal: Outline application for the erection of 4 no. dwellings to include means of access (resubmission)
 Applicant: Mr Andrew Gough (Atwell Park Farm, Sheriffhales, Shifnal, Shropshire, TF11 8RQ)
Decision: Cllr Webb **PROPOSED** that the Parish Council object to this application on the grounds that it runs against the wishes of the parish and numerous other objections; the fact that the developer cannot confirm at this time whether it will be low cost affordable housing, being the only option that might be even considered by the parish, makes refusal the only option. Cllr Tonkinson **SECONDED** Cllr Webb’s proposal and added that it was an unacceptable development. After a show of hands, 1 in favour, 5 against and Cllrs Mrs Jones and Maddox asked that it was minuted that they abstained. The application was not supported.
- 171/14 **PLANNING APPLICATIONS** – There were no planning applications between the agenda being sent out and the meeting.
- 172/14 **PLANNING APPLICATIONS DECISIONS** – For information. – Noted.
- a) **Reference: 13/02476/FUL** - Laburnum Farm, 68 Heath Hill, Sheriffhales -
 Erection of an affordable dwelling and detached garage – **Pending Decision**
- b) **Reference: 14/03090/FUL** -Erection of a two-bedroom dwelling house and integral garage with ancillary development including a new access onto Damson Lane and a package treatment plant – **Refused**
- c) **Reference: 14/04712/FUL** (validated: 21/11/2014)
 Address: 96 Damson Lane, Weston Heath, Shifnal, TF11 8RU
 Proposal: Erection of annexe outbuilding, ancillary and incidental to the existing dwelling
 Applicant: Mr Rob Pemberton (96 Damson Lane, Weston Heath, Shifnal, Shropshire, TF11 8RU) – **Permission Granted**
- 173/14 **SHERIFFHALES PLAYING FIELD** – The Clerk reported that the Secretary of State had given permission for the Parish Council to apply for a loan. The loan application with the Public Works Loan Board had been successful and the money was in the bank. The loan is for a fixed rate of 2.85% over a period of 30 years, payable on the 3 February and 3 August each year by Direct Debit. She was still waiting a completion date from Sarah Musgrove of Shropshire Council Legal Team and would keep the Council updated of further developments. The Chair on behalf of the Parish Council thanked the Clerk for all her hard work in obtaining this loan to purchase the playing field.
- 174/14 **INCIDENT** – The Chair read out the letter from the WI regarding an accident in the School Car Park. After discussion it was **AGREED** the Clerk contact Highways to see if the potholes in the Car Park could be repaired as soon as possible.
- 175/14 **AUDITOR** – After discussion it was **AGREED** to appoint Account Ability, Mr Derrick Rigby as

the Parish Council's internal auditor.

176/14 **URGENT ITEMS NOT ON THE AGENDA** – None

177/14 **Next Meeting:** 12 March 2015 in Sheriffhales Village Hall at 7.30pm.

Meeting Closed: 8.30pm