

MINUTES OF AN EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD IN THE VILLAGE HALL ON MONDAY, 24th APRIL 2017 AT 7.00 p.m.

Present: Councillors J.R. Caswell
D.A. Cook
R.J. Cotham
D.S. Cowie (Chairman)
Mrs. C.D. Dungar
S.J. Lawrence
Mrs. J.C. Marsh
R. S. Parr
Ms L. Patel

Also present: Shropshire Councillor Mrs. Tina Woodward (for part of meeting)
Mr. J. Beaman (Oakwood Homes Ltd.)
67 members of the public who signed the Attendance sheet – listed separately
(It is possible that some members of the public did not sign the Attendance sheet)

Apologies: Councillor Mrs S.A. Beaman – disclosable pecuniary interest
Councillor M.J. Edwards – personal reasons
Councillor M.P. Hill – personal reasons
Councillor D.A. Whitmore – work commitment

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Mrs. S.A. Beaman had declared a pecuniary interest in planning application 16/05605/FUL for The Kings Arms Inn, Bull Ring, Claverley.

The Chairman welcomed everyone to the meeting to discuss the amended plans for the Kings Arms. He confirmed this would be the only matter to be discussed at the extraordinary meeting and the Annual Parish Meeting will follow at 8pm. Those members of the public who wished to comment should state their name and direct their questions or comments through the chair.

59/17 **PLANNING**

16/05605/FUL Conversion of former public house to 2 no. dwellings; demolition of outbuildings and erection of 12 new dwelling with associated parking; formation of 40 car space parking area (for community use)
The Kings Arms Inn, Bull Ring, Claverley for Oakwood Homes Ltd.
(amended plans submitted April 2017)

Mr. A. Reade commented the amended plans were similar to the plans discussed in January and only minor amendments had been made.

Mr. Beaman responded by saying they dealt with the issues raised by the Planning Officer.

Ms Crawford expressed concern parishioners had not been given a vote and asked why the community had not been consulted.

Councillor Cotham replied by saying the whole community had been consulted when the Parish Plan for 2016-2025 had been prepared. Councillor Parr added it was a difficult questionnaire to put out to the community. The Chairman said the January meeting had been advertised as an open meeting at which members of the public could put forward their views. They were able to comment on this planning application to Shropshire Council.

Mr. Foster commented the public car park had originally been sited behind his property, Staddlestones, which would have been less obtrusive for them than the proposed houses.

The Chairman replied that the planning sub-committee had looked at the wider opportunities in developing the centre of the village

In response to Mr. Brittan's question as to how the amended plans differed from the original and started referring to the original application, the Chairman reminded everyone that time for discussion was limited and wanted to concentrate discussion on the current amended plans.

Councillor Cotham had measured the distances from the public car parks to the village hall, the church and the school and pointed out that it was only the goodwill of previous owners of the public houses that allowed their car parks to be used by the public. The Chairman also stated should another development take place on this site there may not be any car parking made available.

Councillor Cook reminded everyone that in the past Westbury Homes had applied to build 20 houses on the land at the rear of the three public houses which would have been out of keeping and everyone must bear in mind the present developer lived locally and an outside developer might want to pursue a less sympathetic proposal. Councillor Lawrence said the Council should not be looking at what could happen.

Mr. Perry said that if double yellow lines were not installed widening the footpath would make things worse and Mr. A. Reade said the widened footpath would create a single road where vehicles would be unable to pass. The Chairman stated this would work in a similar way to that in Seisdon and other places where there is a respectful give-way arrangement.

Mr. Tony Reade said he had received a leaflet outlining the negatives of the proposal and he couldn't see the benefit.

Mr. Beaman responded saying the benefits would be the provision of a 40 space public car park and renovation of the Kings Arms. The car park would be built to an adoptable standard.

Ms Hilton asked what the additional cost of public liability insurance would be. The Chairman replied the Parish Council did not know. Later the Chairman stated the cost would be an extension to the current public liability insurance the Parish Council currently has.

Mr. Foster asked Mr. Beaman by how much the houses near his property would be lowered. Mr. Beaman did not have the site drawings with him. The elevation drawings had been submitted to the Planning Officer.

Miss White spoke in support of the car park and houses. She pointed out the site was adjacent to her property.

Following a comment made by a member of the public, Councillor Caswell was asked by the Chairman to withdraw his comment “that was the only sensible comment made” as everyone’s views had to be accepted. Councillor Caswell retracted his comment.

Mr. D. Bayliss thought the centre of the village must be put right. Mrs. Hollingshead added the village looked a mess and nothing was going to be perfect. She asked why other purchasers had not come forward to reopen the Kings Arms as a pub or convert it into something commercial like a shop.

Mr. Labady asked how the entrance and road could be adopted. Mr. Beaman responded that Shropshire Highways had agreed to adopt the access. Mr. Beaman had offered to fund widening of the pavement. The access had always been the same. Mr. Beaman had met the Fire Officer on site who had been satisfied by the provision of dry riser main or sprinklers.

Ms Crawford told the meeting that Chris Williams had let the Kings Arms run down and had not done anything to improve the building. Mr. Beaman said he had to provide three years’ accounts from Chris Williams. When the Kings Arms had been put on the market 517 sets of particulars had been sent out but there had only been two viewings.

Mrs. Callaghan asked how traffic flow will be managed in a safe manner. Mr. Beaman replied he could only be guided by Shropshire Highways. When the Kings Arms had been a busy pub there had not been requests for traffic lights and Shropshire Highways considered widening the pavement would be an improvement.

Mr. A. Reade asked who would be liable when there was an accident and queried why Shropshire Council would not speak to him.

Councillor Lawrence agreed that access and traffic management were concerns and asked what will happen when rubbish is collected. Mr. Beaman replied the dustbin lorries will enter the site as Shropshire Council would be adopting the road. The Chairman added the Parish Council had asked for the road to be adopted so Shropshire Council would have responsibility.

Ms Crawford said she understood the Parish Council was having discussions with prospective purchasers of the Crown. The Chairman said informal discussions had taken place with the planning sub-committee.

Councillor Marsh said she thought the public car park was sited in the wrong place and would attract social misbehaviour. It should be sited near the entrance. Councillor Lawrence agreed with Councillor Marsh.

Ms Crawford raised the problem of parking for the four houses on Church Terrace. Mr. Beaman responded by saying No. 4 has off road parking already. The Chairman pointed out that as it was a public road, no one had a right to park outside their property. Ms Hilton shouted out “shame on you” in response to the Chairman’s comments. The Chairman restated it was factually correct that no one had the right to park outside their property and if someone parked there they could not require them to move their car.

Mr. A. Reade stated that it was not a major road and it was in a small village. The Chairman stated this did not change the fact people did not have the right to park on this road.

Mr. Piper expressed concern that widening the pavement will give rise to double yellow lines. The Chairman said the Parish Council has always resisted double yellow lines in the village and there is no requirement imposed by the highways authority.

Mr. M. Jones said widening the pavement will not help and asked if a traffic survey has been undertaken. If less houses were built the road could be left as it is.

Mr. D. Hyde said Claverley was a pretty village and he did not think there should be development in the Conservation area.

Mrs. Callaghan asked if there had been a feasibility study on the flow of traffic to prove it will be viable.

Ms Hilton asked what would be the annual cost of lighting the car parks. The Chairman did not have this information. The Chairman later stated the Parish Council paid a flat fee for electricity and the introduction of LED lights would reduce lighting costs so there should be no significant increase.

Mr. Labady thought the possible development of the caravan park should also be taken into account. The Chairman stated the meeting had been called only to discuss the Kings Arms amended plans.

Councillor Lawrence agreed the questions regarding a traffic survey need to be answered. Mr. Beaman said if the Kings Arms was re-opened a traffic impact survey could be undertaken.

Ms Crawford asked if the Parish Council knew what the running costs of the car parks would be and whether the residents would be prepared to pay. Mr. D. Bayliss asked if the lighting was acceptable to those living nearby. Councillor Cotham said the public car parks would be made to an adoptable standard and should last for 30 years. He further stated the Kings Arms

had previously had large flood lights to light the car park so new lights would not make a significant impact.

The Chairman asked councillors to give their views and to raise their hands to vote.

Councillor Dungar said access and traffic management remains a challenge. She was supportive of restoration of the Kings Arms and 2/3 bedroom houses were preferable. She felt the developer had addressed some of the issues raised at the January meeting.

Councillor Cotham concurred with Councillor Dungar and welcomed the provision of off street parking for residents of Church Terrace.

Councillor Parr said the site was not ideal and the site access will never be ideal. He felt the proposed housing was what the village needed. The plan was not generated or promoted by the Parish Council. He thought the scheme was as good as we could get.

Councillor Cook agreed with Councillor Parr's comments. He would have preferred the Kings Arms to remain a public house but thought the current application was the best solution. He would not like to see a developer involved with no empathy for the village.

Councillor Cowie concurred with the comments of the above councillors.

Councillor Mrs. Marsh thought the Kings Arms should remain a public house and there should be a commercial venture at the rear. A local public house had recently been reopened and was doing well. She was opposed to the car parks and the extension of the pavement.

Councillor Caswell expressed grave misgivings about the position of the large public car park and access to the site. The density of housing had not changed and the lowering of the height of houses. He was marginally not in favour of the application as laid out at the moment.

Councillor Patel thought the proposed development should be seen in the wider context and consideration should be given to possible development of the caravan site. She queried if there was sufficient infrastructure. She strongly objected to the location of the public car park and considered that too many properties were proposed.

Councillor Lawrence said his position had not changed. He did not think the minor amendments had addressed the issues raised.

The Chairman stated that in the event of an equal number of votes he would have a casting vote.

The Chairman asked for a show of hands from councillors in support of the amended plans.

Councillors Cook, Cotham, Dungar, Parr and Cowie voted in favour

Councillors Caswell, Lawrence, Marsh and Patel voted to object

The vote to support was carried by 5 votes to 4 votes

The Chairman did not have to use his casting vote as there was a majority vote.

Mrs. D. Gerrish asked if locating the Doctors' surgery to the site had been considered. The Chairman replied that a number of interested parties had been spoken to but the conversations cannot necessarily be put into the public forum as people wished us to respect commercial sensitivity and confidentiality and confirmed this was why these meetings were held in private.

Mr. J. Parker felt it was poor that 4 councillors did not attend such an important meeting. The Chairman said that if councillors don't attend they do not get a vote.

The Chairman stated all councillors were unpaid volunteers with family lives and work commitments and the fact some councillors were not attending was not a reflection of a lack of importance to this application but due to commitments they could not get out of.

Mr. C. Foster did not think the Chairman should have a vote. The Chairman stated he was a councillor the same as all the other councillors and had the right to vote the same as the other councillors.

Ms Hilton wanted to know under what rules the Parish Council operated. The Chairman stated he had read in detail the legislation but could not recall the title of the legislation. He also stated he could provide the title if requested.

The Chairman closed the meeting at 8.30 p.m.