

**MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL  
ON MONDAY, 9<sup>th</sup> JANUARY 2017 AT 7.30 p.m.**

Present: Councillors Mrs. S.A. Beaman  
D.A. Cook  
R.J. Cotham  
D.S. Cowie (Chairman)  
Mrs C.G. Dungar  
M.J. Edwards  
M.P. Hill  
S.J. Lawrence  
R.S. Parr

Also present: Shropshire Councillor Mrs. Tina Woodward  
Mr. J. Beaman  
36 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 J.R. Caswell - business reasons, Councillor Mrs. J.C. Marsh - personal reasons

The Chairman welcomed everyone to the meeting and invited members of the public to speak during the discussion of planning applications 16/05605/FUL/16/05606/LBC and 16/03673/COU

MINUTES of the meeting held on 12<sup>th</sup> December 2016, having been distributed to all Councillors, were confirmed and signed

**DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS**

Councillor Mrs. S. Beaman declared a disclosable pecuniary interest in planning application 16/05605/FUL and 16/05606/LBC relating to The Kings Arms Inn and left the meeting.

01/17 **PLANNING**

- . 16/05605/FUL Conversion of former public house to 2 no. dwellings; demolition of outbuildings and erection of 12 new dwellings with associated parking, The Kings Arms Inn, Bull Ring, Claverley for Oakwood Homes Ltd.
- 16/05606/LBC Conversion of Grade II listed former public house to 2 no. dwellings, demolition of outbuildings and erection of 12 new dwellings with associated parking, The Kings Arms Inn, Bull Ring, Claverley for Oakwood Homes Ltd.

The Chairman invited comments from the public.

Mr. Hollingshead made reference to Action 23 in the current Parish Plan which stated “The Parish Council will resist further housing. He had read that at the May Parish Council meeting the Parish Council had approved in principle the pre-application plans. It was explained this was at the early discussion stage. The Chairman also explained the Parish Plan stated the Parish Council would resist further housing development except where there are exceptional circumstances, e.g. for community benefit.

Mr. Turner wondered if consideration had been given to keeping the Kings Arms as commercial premises and asked who would maintain the car park. Mr. Beaman replied that a significant level of financial investment would be required for reuse as a public house. With regard to the car park, unless adopted, it was intended to gift it to the Parish Council.

Ms Patel did not think the number of car parking spaces was sufficient and it was located in a secluded spot. Mr. Turner added that because of its proposed location he thought there would be anti-social behaviour in the car park at night time.

Ms Crawford expressed regret at the possible loss of the Kings Arms as a public house. She did not want the residents of High Street to lose on-street parking.

Mr. Perry said access to the site would be very tight and emergency vehicles/refuse lorries would not be able to turn in. Mr. Beaman responded that access to the site would be poor whatever was located there. The design of the junction of the site entrance with Church Street would be undertaken later. Mr. Reade queried the lack of space to allow a safe design and had concerns about what traffic management measures Shropshire Highways would require. Mr. Beaman added the Fire Officer did not have concerns.

Mrs. Hollingshead asked about the arrangements for refuse bins for the houses. Mr. Beaman said each house would have their wheelie bin. which the householder would take to the compound on collection days. This compound would be located approximately 20 metres within the boundary.

Mr. Foster, who lives at Staddlestones, informed the meeting that he had not received a letter from Shropshire Council notifying him of the planning application although his property was adjacent to the site and three of the proposed properties would be 2 metres higher than his property. Councillor Woodward informed him that she did not know why he had not received the letter and added the Parish Council was not involved in deciding which properties received notification of planning applications. Mr. Beaman informed Mr. Foster that there would be a slope on the site and Councillor Cotham added that perhaps screening could be provided.

Miss White thought it was very important that the village moved forward. If previous developments in the past, such as the Wold, had not been approved there would not be a village and she expressed support for the scheme.

Councillor Edwards asked about arrangements for construction traffic. Mr. Beaman responded he had not made enquiries regarding a temporary access for construction traffic but deliveries could be made to Spicers Hall Farm. He anticipated that construction work would take approximately 12 months. Every effort would be made to try to minimise disruption. Councillor Lawrence asked if mess left on the road during construction would be cleared up. Mr. Beaman confirmed it would.

Revd. Ward, speaking on behalf of the Church, said the proposal to widen the pavement at the site entrance would make it difficult to access the drive to the church. Councillor Parr said the proposed pavement extension would be less than when cars were parked in the road. This would be discussed with Shropshire Highways.

Mr. Wentworth expressed concern about the weight of traffic on the entrance road and there could be an adverse effect on the neighbouring properties.

Councillor Cook was pleased a local developer had submitted plans rather than a large outside developer whose intention would be cram as many houses as possible on the site. Councillor Parr gave Westbury Homes as an example. If their application had been successful there would not have been a community gain.

Councillor Cook said he would have liked to consider the site as a whole. There was no intention to deprive people of privacy.

Mr. Reade had gone through Planning Policies and, in his opinion, the application will be refused on various grounds. Mr. Beaman considered the benefits outweighed the negatives. Mr. Brice asked Mr. Reade why he thought it would be refused. Mr. Reade replied it was his opinion.

Mr. Barby considered the village was at the point of change. There was not enough passing trade for another public house. It was a brown field site and the developer cannot go forward in detail until consent is granted. Of the 12 new build dwellings, 2 would have to be affordable with an affordable housing contribution required.

Mrs. Hollinghead said that the number of customers visiting rural public houses had fallen because they did not want to drink and drive.

Mr. Perry asked about the status of the access road, the road in the development and the car park. Mr. Beaman replied if not adopted, they would be gifted to the Parish Council. A management company would be set up to manage communal areas.

Mrs. Perry asked if local residents will be compelled to use the car park. Mr. Beaman replied they would not. Mr. Reade stated he was not prepared to give up parking outside his property and, if forced to, would leave the village. Mr. Reade continued by saying the properties either side the entrance to the site faced the risk of being damaged.

Councillor Edwards said the footpath outside the houses in Church Terrace was very narrow and dangerous causing pedestrians to walk in the road. It would benefit from being widened. Mr. Reade asked if a footpath would be provided outside the Tennis Club. He was informed this was a matter the Parish Council would be considering in the future.

Mr. Elcock stated the school might not see extra houses as a benefit as the school was close to capacity. Mr. Hopson informed the meeting that funding was not available to extend the school.

Councillor Parr said the provision of a 40 space public car park was important as, in the past, parking in the Kings Arms car park was possible because of the goodwill of the owners. Another developer might not provide public car parking. Councillor Parr added that development could take place on an 'exception' site but Mr. Reade pointed out it had to be 'sustainable' and in his opinion the present proposal was not 'sustainable'.

Revd. Ward reminded everyone it was not possible to use the car park when the Kings Arms was closed but the Church was grateful for the use when there was a church function such as a wedding or funeral.

Councillor Cotham asked if a footpath could be provided to serve the smaller of the two car parks.

Ms Crawford wondered if public conveniences would be provided.

Councillor Cook commented there was a strip of land behind Church Terrace which was not in the ownership of the householders or Mr. Beaman.

The Chairman commented on the neglected condition of the Kings Arms which was in the Conservation Area. Mr. Reade pointed out that the National Planning Policy Framework stated a neglected condition of a building should not be taken into account in forming any decision. The Chairman informed the meeting that the sub-committee was speaking to two possible developers of The Crown and that was why the larger car park had been shown on the site plan in its present position.

As there were no further questions, the Chairman asked councillors to vote on the application.

**Councillor Cotham** - voted in support in general subject to items such as a footpath from the smaller car park and screening for Mr. Foster's property.

**Councillor Mrs. Dungar** – voted in support. She thought the privacy of Mr. Foster's property should be addressed.

**Councillor Cook** - voted in support. He was concerned the Parish Council was not looking at a master plan for the area and wanted screening for Mr. Foster's property.

**Councillor Parr** – voted in support. Would like the Kings Arms to continue in business but in reality it had been declining for many years. He had concerns about access and car parking for Church Terrace residents. Claims for link up through the Plough car park remote because of heavy uplift penalties.

**Councillor Edwards** – voted in support subject to proposals on entrance and traffic measures. Shared Councillor Cook's view about a joined up plan.

**Councillor Lawrence** – voted against. He did not think the public car park was a community benefit and he was concerned about issues regarding access.

**Councillor Hill** – voted in support  
**Councillor Cowie** – voted in support  
**7 votes in favour    1 vote against**

Mr. Perry queried why councillors are more qualified to make a decision than members of the public and asked for a referendum.

The Chairman thanked everyone for attending and closed this part of the meeting at 8.50 p.m. Mr. Beaman and 33 members of the public left the meeting. Councillor Beaman rejoined the meeting

Mr. Wade informed the Parish Council that the problems associated with the car repair business, which were affecting local residents, were still ongoing. Christmas Day was the only day work had not taken place at the units.

Councillor Woodward thanked local residents for the information they had supplied. When enforcement is taken it would be taken against the landowner not the tenant. If the application goes to the Planning Committee for determination, a Parish Councillor would need to attend to speak at the meeting.

Reconsultation due to amendment on application 16/03673/COU

Application under Section 73a of the Town & Country Planning Act 1990 for change of use of redundant agricultural buildings to B1 (light industrial) and/or B8 (storage and warehousing) Buildings to the north of Small Heath Farm House for Mr. Robert Lee.

The Parish Council continued to object in the strongest terms for change of use due to the adverse effect on the amenity of the neighbourhood.

The amended application did not give comprehensive details of anticipated vehicular movements. Traffic to the site would have to travel through a residential estate causing pollution, noise and health and safety issues.

Mr. O. Barby, Mr. P. Barby and Mr. P. Wade left the meeting.

Permissions

16/04033/FUL) Erection of new main and secondary entrance gates into Chyknell Hall estate  
16/04034/LBC) for The Trustees of Chyknell Hall Estate

Reconsultation due to amendment on application 16/04537/FUL –

Erection of part single storey side extension, conversion of garage and first floor side extension, 38 The Wold, Claverley for Mr. and Mrs. A. Fletcher  
The Parish Council did not have any objections.

16/05186/FUL Erection of extension to front, Abbots Wood House, Long Common for  
Mr. and Mrs. D. Hamling  
The Parish Council did not have any objections.

16/05495/FUL Erection of extension and alterations to dwelling, Spring Cottage, Sytch

House Green, Claverley for Mrs. Claudette Jaggard-Inglis  
The Parish Council did not have any objections

16/05496/FUL Erection of stables, Spring Cottage, Sytch House Green,  
Claverley for Mrs. Claudette Jaggard-Inglis  
The Parish Council objected to the application as the location of the proposed  
stables would have an adverse impact on the openness of the Green Belt.  
It also objected to the creation of the access track.

16/05626/FUL Erection of a two storey rear extension (resubmission), 6 The Wold,  
Claverley for Mr. Graham Butler  
The Parish Council did not have any objections

16/05789/FUL Erection of 1 no. dwelling, modification to existing vehicular access and  
installation of septic tank following demolition of existing barn, development  
land adj. Heathton House, 3 Heathton for Mr. and Mrs. D. Jones  
The Parish Council objected to this application for a new open market  
property in the Green Belt as it was contrary to planning policies.

16/05792/VAR Variation of Condition No. 5a attached to planning permission  
10/01324/MAW dated 07/06/2011, Lodge Farm Landfill Site, Barnsley for  
Suez Recycling & Recovery UK Ltd.  
The Parish Council did not have any objections

### **MATTERS ARISING FROM THE MINUTES**

#### 02/17 Claverley in Bloom

Councillor Parr's report had been forwarded to the councillors. The winter fund raising quiz will be held at the Plough on Wednesday, 1<sup>st</sup> February.

Nick Bromley from Rushmere Nurseries will be supplying the plants for the 2017 planting scheme. It was intended to keep the scheme as simple as possible with scarlet and white trailing begonias and golden lysimachia and other plants may be added as required. As yet a decision had not been made with regard to entering the 2017 Heart of England in Bloom competition.

#### 03/17 Dog Fouling

Councillor Parr reported that a meeting with Jo Derrer, Head Teacher, was taking place on 13<sup>th</sup> January when the problem of dog fouling would be discussed. There was a possibility school children might produce a poster. Councillor Lawrence hoped to have available for the February meeting a poster designed by the Youth Club.

#### 04/17 QEII Jubilee Field

Councillor Cook reported that once again moles were working on the field. Shropshire Council had taken out the items of play equipment deemed to be dangerous and the field had been re-opened to the public.

05/17 Defibrillator

Councillor Beaman had obtained the form from the Ambulance Service which would be completed and returned.

06/17 Christmas Lights

The Christmas lights had been taken down on 8<sup>th</sup> January and, thanks to Keith Smith, had been stored at Ludstone Hall. Councillor Parr expressed regret that volunteers had not informed him in advance as to whether they would be able to help and there had only just been sufficient helpers on the day. He asked Councillors to respond promptly when there was a request for volunteers.

07/17 Review of salary budget (Financial Regulation 4.4)

Following the research carried out on wage inflation by Councillor Dungar, it was proposed by Councillor Edwards, seconded by Councillor Dungar and agreed by the Council to implement a 3% increase in the Clerk's salary to take effect from 1<sup>st</sup> April 2017. The Clerk thanked the Council.

08/17 Casual Vacancy

The Clerk reported she had received an enquiry from a resident of Danesbrook who had expressed interest in becoming a parish councillor and hoped to attend a future meeting.

09/17 Computer problems

The Clerk reported that Pro IT Rescue had resolved the issues with Broadband and BT. However, it appeared that some emails were not being received. Pro IT Rescue offered a 12 month managed service agreement for £144.00 plus VAT. After discussion it was proposed by Councillor Parr, seconded by Councillor Lawrence and agreed by the Council to pay monthly until the end of the financial year and then review the situation.

10/17 **UNITARY REPORT**

Councillor Woodward informed the Council that a partial review of the Local Plan, including review of the Green Belt, will be undertaken by Shropshire Council commencing in January. She would like to set up a meeting at Cantern Brook to discuss service provision. Councillors Cotham, Lawrence and Parr expressed interest in attending.

11/17 **DRAFT BUDGET/PRECEPT REQUIREMENT 2017/2018**

Shropshire Council required notification of the Parish Council's precept by 1<sup>st</sup> February. Before setting the precept for 2017/18 the draft budget was discussed. It was agreed to increase the figure for miscellaneous expenditure to £1000 and the Clerk's salary to £3090 p.a. Councillor Lawrence requested £500 for the Youth Club as he was hoping to arrange another Fun Day. Discussion on the donation of profit from the Bonfire event was deferred to the February meeting. The purchase of the five replacement street lights will be funded from Reserves.

Shropshire Council has advised that in order to show a 0% increase in the Band D Council Tax charge on the 2017/18 Council Tax Demand Notices, Claverley's precept would need to

be £20,693 compared to £20,379 requested in 2016/2017. After discussion, it was proposed by Councillor Edwards, seconded by Councillor Dungar and agreed by the Council to precept for £21,314.

12/17 **PARISH MATTERS**

Councillor Parr reported a pothole at Woundale crossroads.

Councillor Cook regretted the buddleia outside the Crown had not been cut back despite requests for this to be done.

**Action: Clerk to write to Marstons**

Councillor Lawrence expressed a wish to join the Planning sub-committee. Appointments to such groups will be made at the Annual Council meeting in May.

13/17 **CORRESPONDENCE**

**SALC**

Notification had been received that the next meeting of the Bridgnorth Area Committee will be held on Tuesday, 24<sup>th</sup> January at the Severn Centre, Highley commencing at 7.00 p.m. when more information will be available on the revision of the Local Plan/SAMDev.

**Action: Councillors to inform the Clerk if they are able to attend.**

SALC had organised a briefing on the forthcoming Shropshire Elections on 4<sup>th</sup> May. The briefing will take place on Friday, 17<sup>th</sup> February 9.30 a.m. to 12.30 p.m. at the Shirehall, Shrewsbury. The cost of the briefing was £22 per member delegate. It was proposed by Councillor Edwards, seconded by Councillor Beaman and agreed by the Council that the Clerk attend.

14/17 **REPRESENTATIVES' REPORTS**

**Wolverhampton Airport Consultative Committee**

Councillor Parr's summary of the main items discussed at the committee meeting on 14<sup>th</sup> December had been forwarded to all the councillors. Consultation on the reintroduction of instrument approach procedures will take place and the consultation document will be available on the airport's website. Consultation ends on 10<sup>th</sup> April.

15/17 **CHEQUES**

Chq. No. 001356 cancelled

001357 Mrs. G.M. Price – Clerk's salary – 3<sup>rd</sup> quarter 2016-2017.....£738.37

001358 HM Revenue & Customs – PAYE weeks 27-39..... £11.60

001359 Mrs. G.M. Price – reimbursement for cost of Broadband

07/10/2016 to 06/01/2017 .....£75.00

It was proposed by Councillor Lawrence, seconded by Councillor Cook and agreed by the Council to pass the cheques for payment.

**ADJOURNMENT**

There being no further business, the Chairman closed the meeting at 10.30 p.m.

Date of the next meeting: Monday, 13<sup>th</sup> February at 7.30 p.m. in the Village Hall