

Cockshutt cum Petton Parish Council

Chairman: Cllr J Dickin

Minutes of the Meeting of the Parish Council held on Thursday 9 January 2014, at Cockshutt Millennium Hall starting at 7.30pm

Formal Meeting

Present:

Councillors: John Dickin (Chair), Linda Baumgartl, John Cooling,
Christine Hodnett, Canice Lawrence, Ian Morris and
Andrew Shakeshaft
Shropshire Councillor: Brian Williams
Clerk: Carole Warner
Members of the Public: None

01/14 Public Participation Period:

The Chair, Cllr John Dickin, welcomed everyone to the meeting.

02/14 Apologies for absence:

None

03/14 Minutes of the Meeting held on 12 December 2013 to be approved and signed.

The minutes were approved and signed.

04/14 Disclosable Pecuniary Interests:

- a. Members were reminded that they were 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.
- b. To consider any requests for Dispensations:**
None

05/14 Planning:

a. Decisions Received:

None

b. Applications Received: to agree response

- i. 13/04868/OUT Proposed Residential Development Land East Of, Shrewsbury Road, Cockshutt.

Outline application for the erection of five dwellings and formation of vehicular access (all matters reserved)

It was resolved to object to the application. The Council considered the following:

The site is outside the current development boundary for Cockshutt and is not considered a preferred site for the Site Allocations and Management of

Development (SAMDev) Plan. As part of the SAMDev consultation process in 2012 the Parish Council undertook a series of meetings which reviewed all the potential sites put forward by owners/agents and a comprehensive review of each individual site was undertaken. Sites were assessed against set criteria and, if meeting those criteria, progressed to a further stage. The site in question progressed to the further stage but was not supported by the Parish Council as it did not fulfil the second stage criteria. The Council overriding consideration at this stage was the wish to develop on the West side of the A528 with sites being capable of a developing up to 5 properties of a mixture of housing type. This site, to the east of the A528 did not meet the Council's preferences.

The Design and Access Statement questions the suitability of 2 sites included in the SAMDev Plan for Cockshutt on highways issues as part of the justification for this application. During the SAMDev review process mentioned above the Parish Council raised similar concerns and sought the advice of a Senior Officer of Highways Development Control. The Officer confirmed that as the access to both sites was already in existence and that entry to A528 was in the 30mph speed limit section there would be no objections from Highways to considering them as preferred sites. The Parish Council rejected the comments that these 2 sites are unsuitable. The Parish Council understood that Shropshire Council Planning Policy Team also considers the objections to these 2 sites not to be valid. The sites will be included in the final Plan to be submitted to the Secretary of State.

With regard to the application site, the Parish Council had serious concerns regarding pedestrian access to the facilities in the centre of the village. The pathway is narrow and could put pedestrians in danger. The application states this access can be improved but does not expand. The Parish Council questioned the applicant's ability to do so.

The application is for Outline Permission and drainage details could be made conditional and submitted for approval at the reserved matters stage. However, the Parish Council considered these issues material, as noted below, and should be submitted and reviewed at this stage. The Parish Council strongly supported the comments made by local residents, Mr GD Ashley and Mr FE Tomlinson regarding the impact changes to the current drainage system could have. It also understood the sewage pumping station is at maximum. The Parish Council considered any development of this site will have an adverse effect on the sustainability of this area of the village.

Reasons why this site was not included in previous Local Plans should be reviewed and considered.

The Parish Council also considered the site as an undeveloped open green space on the approach to the centre of the village, a major contribution to the rural characteristic of Cockshutt, which was another factor considered by the community when selecting the preferred sites to the West, that will retain the village character a great deal more than a development with a main road frontage.

The Parish Council acknowledged that this highly speculative application has been submitted due to the lack of a Five Year Land Supply and the resulting reference to the National Planning Policy Framework in determining the application. The Parish Council, working with Shropshire Council, is planning a structured approach to the long term development of the village. The Parish Council has regularly consulted with and reported back to the local community during the SAMDev process and has received full support of its actions. In addition, the reasons why this site was not selected during the SAMDev process was explained fully on several occasions to the agent acting for the applicant. By submitting the application at this specific time confirms a total lack of regard of the views and aspirations of the local community and the actions taken by the Parish Council on its behalf. To re-iterate, the Parish Council objects to this application.

c. *Parish Entry in Ellesmere and Surrounding Area Place Plan 2014/2015*

It was resolved to submit the Entry prepared by the Clerk and that the CIL priorities for the year would be development of the Jubilee Field, a pelican crossing and traffic speed reduction measures.

06/14 Parish Clerk Report:

All matters were items on the agenda.

07/14 Financial Matters:

a. *Balances for Information – to note*

Noted and approved.

b. *Outstanding accounts – to approve*

The following accounts were approved for payment.

C Warner	265.09
Wem Rural PC	47.64
V & W Electrics	33.86
St Simon and St Jude PCC	500.00
Millennium Hall	100.00

c. *Initial discussions on Budget 2014/2015*

It was resolved to approve the Budget with an expenditure of £14,202 and set a Precept of £12,462.

08/14 Councillor Vacancy

The Clerk advised that an election had not been called and co-option to fill the vacancy had been approved by Shropshire Council.

It was resolved to set a deadline of 31 March 2014 for applications.

Cllr Williams left the meeting

09/14 Jubilee Field

Cllr John Cooling confirmed that Chris Price had agreed to help with site plans.

10/14 Councillor Reports:

None

11/14 Parish Matters:

The following was advised:

Street Light no 3 was not working.

12/14 Highways:

The following was advised:

A 'near miss' traffic incident at the roundabout at The Meadows had been reported by a resident. The Clerk was liaising with Highways Dept.

13/14 Correspondence:

The following correspondence was noted:

- a. SALC Bulletins

14/14 Date of next meeting and to consider future agenda items:

The date was confirmed as Thursday 13 February 2014

The Chair, Cllr John Dickin, declared the meeting closed at 8.40pm.

Signed.....

Date.....