

# Cockshutt cum Petton Parish Council

Chairman: Cllr J Dickin

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## Minutes of the Meeting of the Parish Council held on Thursday 21 March 2013, at Cockshutt Millennium Hall starting at 7.30pm

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### Formal Meeting

#### Present:

Councillors: John Dickin (Chair), Linda Baumgartl, John Cooling, Helen Eatough  
Alf Johnson, Eddie Jones and Gill Webb (arrived after item 4 of the  
agenda)  
Clerk: Carole Warner  
Shropshire Councillor: Brian Williams  
In attendance: Helen Pugh, Severnside Housing  
Members of the Public: none

#### 35/13 Public Participation Period:

None

#### 36/13 Apologies for absence:

Geoff Ralphs

#### 37/13 Minutes:

The minutes of the meeting held on 21 February 2013 were approved and signed.

#### 38/13 Disclosable Pecuniary Interests:

- i. 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.

Cllr Jones declared a Disclosable Pecuniary Interest in item 9ii To consider whether any of the following sites or any part of them should be considered as preferred sites under the Site Allocations and Management of Development SPD.

##### **ii. To consider any requests for Dispensations:**

None

**It was agreed to bring forward item 8 of the agenda**

#### 39/13 Severnside Housing Community-Led Housing Grants Scheme and Proposal for Senior Citizens Bungalows in Cockshutt.

##### **i. Severnside Housing - Update on Housing Need Survey**

**Following discussion it was resolved that the Survey to be carried out by Severnside Housing should be amended to emphasise it was for the 14 bungalows for people over 55 years of age. The Survey should be conducted over the whole Parish and not contain any mention of the Parish Council.**

#### 40/13 Parish Clerk Report:

##### **i. Highways Flyer**

The Clerk advised she was in discussions with NFU and other Parish Councils about a flyer highlighting problems with mud and verges during bad weather, agricultural activities etc.

#### **41/13 Financial Matters:**

##### ***i. Balances for information***

**Noted and approved.**

##### ***ii. Outstanding Accounts***

**The following accounts were approved for payment**

C Warner	233.25
HMRC	767.80

##### ***iii. Asset Register***

**It was resolved to approve the Asset Register**

##### ***iv. Risk Assessment***

**It was resolved to approve the Risk Assessment**

#### **42/13 Jubilee Field**

##### ***i. Update from Advisory Committee Chair***

The Chair of the Committee, Cllr John Cooling advised that he, the Chair and the Clerk were to meet to discuss the compilation of the feasibility studies.

#### **43/13 Future Development in the Parish**

##### ***i. To consider response from Shropshire Council's Highways Department following the Parish Council's response to the SAMDev Consultation as outlined in the minutes of the meeting held on 17 July 2012.***

Following discussion during which clarification from Ms G Lawley, Shropshire Council was explained it was resolved that there was no overriding highways issues that would deter residential development along the roads/lanes in question.

***Cllr Jones left the meeting***

***Cllr Webb left the meeting due to the perception of bias and pre-determination***

##### ***ii. To consider whether any of the following sites or any part of them should be considered as preferred sites under the Site Allocations and Management of Development SPD.***

###### ***a. Site Ref: CO002 Site Address: Land West of Cockshutt off Shrewsbury Road***

It was resolved that the 2 smaller parcels of land identified in the SAMDev consultation response were suitable to be classed as a Preferred Site.

***Cllr Webb re-joined the meeting***

###### ***b. Site Ref: CO018/09 Site Address: Land at Chapel House Farm***

It was resolved that the site was suitable to be classed as a Preferred Site.

###### ***c. Site CO005 and CO023 Site Address: Cockshutt House Farm and Land adjacent to Cockshutt House***

It was resolved that the sites when combined were suitable to be classed as a Preferred Site.

***Cllr Jones re-joined the meeting***

#### **44/13 Annual Parish Meeting Thursday 14 March 2013**

Cllr Jones who chaired the meeting gave his report.

#### **45/13 Councillor Reports:**

##### ***i. Helicopter Liaison Group***

Cllr Cooling gave a report on the latest meeting

##### ***ii. Millennium Hall***

Cllr Eatough gave an update. Cllr Webb advised the Playing Field had been registered under the Community Right to Bid Scheme.

##### ***iii. Primary School***

The Chair gave an update.

##### ***iv. Wood Lane Quarry Liaison Group***

Cllr Johnson gave a report on the latest meeting.

**46/13 Parish Matters:**

None

*Cllr Cooling left the meeting*

**47/13 Planning:**

**i. Decisions Received:**

- a. 13/00296/VAR Variation of condition no.2 (approved plans), condition no. 12 (protected species report) and conditions no. 13-14 and 19-20 (access arrangements) attached to NS/06/01920/FUL to allow for amendment to floor plans/elevations; provision of single access to serve Unit 1 only and updated protected species report  
Petton Farm (Unit 1), Petton, Shrewsbury, Shropshire, SY4 5TH  
Decision: Grant Permission

**ii. Applications Received:**

- a. 13/00528/FUL Land South Of The Quaikin, English Frankton  
Application for a temporary essential workers dwelling

**It was resolved to object to the application and submit the following response:**

**Despite the Parish Council's objections, an application was approved on 3 July 2012 to allow the commercial use of the operation (12/01374/VAR) and within 9 months another application has been submitted to site a temporary dwelling.**

**The Parish Council is extremely concerned that statements made for the justification of the commercial use of the site are now being contradicted to justify this application.**

**For example, statement 1.2.3 "As this application is a *small scale change*, no public consultation has been carried out." Statement 3.1.4 stated "The traffic will consist of Mrs Moss on a *daily basis* and occasional visits by the veterinary surgeon."**

**An email by the agent dated 9 May confirmed current levels of visits and also states: "If the variation is approved *not a lot will change*".**

**The Parish Council considers that from reading the supporting documents for this current application in a very short period of time a lot has changed.**

**The documents also make the case that the applicant is a skilled and experienced horseperson however it appears the day to day requirements of running a Stud and Livery Yard were not fully appreciated. The Council has referred to the draft Development of Management Policies and notes that when they are adopted, applications of this type will need to demonstrate that a business is viable in the long term. However, the applicant has not taken the opportunity to submit a business plan to support the application. Due to the significant changes that have occurred in the last nine months, the Parish Council would formally request a business plan is submitted for consideration to ensure any future expansion is being planned for on a viable basis.**

**Planning Policy outlined in the Type and Affordability of Housing SPD confirms that new isolated occupational dwellings in the countryside should be avoided unless there is an 'essential need' ie there is a functional need for the occupier to be present at the business for the majority of time.**

**Supporting documents state that the applicant is required to be on site primarily at the times of foaling. The Parish Council is concerned that an 'experienced horseperson' did not identify this fact at the time of the previous application. The Parish Council can only draw the conclusion that animal welfare was not considered an important element of the proposed business.**

**The Council considers that there are alternative solutions other than allowing a temporary dwelling. They include:**

**Living nearer to the site. Residential properties for sale or rent are often available in the Parish which the applicant could move to thus reducing her travel time. Using established studs in the area, including one very close to the site, which offer foaling services for those few times of the year when mares are to foal.**

**The Council also objects to the scale of the temporary dwelling which can be considered to be of a permanent nature.**

**The Parish Council would ask that prior to determination specialist advice on the Equine Stud industry is sought. The objection by the Parish Council to the previous application that the traffic movements had been under estimated was dismissed and the assurance that there would be very little increase in traffic was accepted. It was also stated in the Officer's report that the business would be self-regulating due to the number of stables. It is apparent from these 2 statements that the Equine Stud industry is not fully understood. No consideration was taken into account of the possibility of the applicant purchasing a stallion. Most viable studs, even small studs, have at least one stallion. Walk-ins (visits of a few hours for covering) by broodmares to a stallion could increase the volume of traffic significantly.**

**The Council requests therefore that if the application is supported by Development Management, it is referred to Committee for determination to ensure all key aspects of the application have been considered.**

**The Council notes that if the design and access statement is correct 2 additional stable boxes have been erected. The design and access statement for the previous application stated 12 stable boxes.**

**48/13 Highways:**

***i. Repairs in the Parish***

The Clerk advised repairs of potholes had re-commenced.

**49/13 Consultation Documents:**

***i. Shropshire Council Site Allocations and Management of Development – draft Management of Development Policies***

Policies were noted but comments would not be submitted.

***ii. Police & Crime Commissioner West Mercia - Seeking Views on Innovative Local Policing Plans***

Noted but comments would not be submitted

***iii. NALC Quality Council scheme survey***

Noted but comments would not be submitted

**50/13 Correspondence:**

The following correspondence was noted:

***i. SALC Bulletins***

**51/13 Date of next meeting and to consider future agenda items:**

The date was confirmed as Thursday 18 April 2013

The Chair, Cllr John Dickin, declared the meeting closed at 9.31pm.

Signed.....

Date.....