

# Cockshutt cum Petton Parish Council

Chairman: Cllr J Dickin

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## Minutes of the Meeting of the Parish Council held on Thursday 14 July 2016, at Cockshutt Millennium Hall starting at 7.30pm

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### Formal Meeting

#### Present:

Councillors: John Dickin (Chair), Linda Baumgartl, David Carr, John Cooling, Christine Hodnett and Ian Morris

Shropshire Councillor: Brian Williams

Clerk: Carole Warner

Members of the Public: 8

#### 83/16 Public Participation Period:

A number of residents advised they were attending in regard to agenda item 5bi, the siting of a mobile home. They raised several concerns and also asked for clarification on the process and implications regarding the site being allocated under Shropshire Council's Site Allocation and Management of Development Supplementary Planning Policy (SAMDev SPD). They also questioned whether planning permission would be automatically granted due to being an allocated site.

Shropshire Councillor Brian Williams explained the process of SAMDev.

Residents raised several follow up questions which Cllr Williams and the Clerk answered where possible.

#### 84/16 Apologies for absence:

Canice Lawrence and Andrew Shakeshaft (accepted)

#### 85/16 Minutes of the meeting held on 9 June 2016 to be approved and signed.

The minutes were approved and signed.

#### 86/15 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.

Cllr Dickin advised he would leave the meeting for agenda item 5b I due to the perception of bias and predetermination.

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

None

#### 87/16 Planning:

##### **a. Decisions Received:**

- i. 16/01632/FUL Petton Lodge, Burlton, SY4 5TD  
Erection of a part open fronted three bay detached garage following demolition of

Clerk: Carole Warner, Orchard Cottage, Rowe Lane, Welshampton, Ellesmere, SY12 0QB

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garage and shed

Decision: Grant Permission

- ii. 15/04537/VAR Frankton Farm, English Frankton, SY12 0JX  
Variation of Condition no 2 (approved plans) of planning permission 09/00677/FUL for the conversion of barns into 6 dwellings  
Decision: Grant Permission
- iii. 16/02283/FUL The Hollies, English Frankton, SY12 0JX  
Conversion of existing outbuilding to form new yoga studio with additional living accommodation above, extension to kitchen and new porch to front door, insertion of new windows and various internal alterations  
Decision: Grant Permission

**b. Applications Received:**

*Cllr Dickin left the meeting.*

*Cllr Cooling chaired the meeting for the following item.*

- i. 16/02230/FUL Proposed Mobile Home South Of Chapel House Farm, Cockshutt  
Use of land for the temporary siting of a mobile home  
**The Council considered the application for the temporary siting of a mobile home and noted the following:**
  1. **The application states the reason for the mobile home is for temporary use whilst a self-build dwelling is constructed. Although acknowledging the site is a preferred site within the SAMDev SPD, the Council understand no application to develop the site including a self-build dwelling has been submitted and therefore considers this application is presumptive. There is no guarantee, should this application be approved even with a time restriction imposed, that an application to develop the site would be submitted with or without a self-build dwelling.**
  2. **Within SAMDev Policy S8.2(i) the site in question is listed as an allocated site. The Development Guidelines acknowledges the potential for groundwater flooding issues in the area. The Parish Council considers the siting of a mobile home without any drainage assessment on the impact it would have on the area and nearby homes is unsafe.**

**The Council considered the application should be refused until an application for development of the site which includes a self-build be submitted and approved and the drainage issues referred to in the SAMDev regarding this site be assessed and appropriate measures taken.**

*Cllr Dickin re-joined the meeting.*

**c. Appeals Received: to consider response**

- i. 16/02461/REF Proposed Residential Development South Of, The Parklands, Cockshutt  
Outline application for residential development to include means of access.  
**Noted but no further representations to be submitted.**

**88/16 Parish Clerk Report:**

**a. Transfer of assets and services to Town and Parish Council from Shropshire Council.**

The Clerk advised a meeting for the North Committee SALC on this topic would take place on Monday 18 July in Wem.

**89/16 Financial Matters:**

**a. Balances for Information  
Noted.**

**b. Outstanding accounts**

**The following accounts were approved:**

C Warner	305.72
Silver Marbles Ltd	36.00
Wem Rural PC	22.74
P Birch Contracting Ltd	102.75

**c. Donation of funds towards the Queen's 90<sup>th</sup> birthday tree**

The Clerk advised the tree had been donated so no contribution was required.

**90/16 Jubilee Field**

The Chair noted drainage calculations were still outstanding.

**91/16 Councillor Reports:**

Cllr Cooling reported on the recent Millennium Hall Committee meeting.

**92/16 Parish Matters:**

**a. Engaging in collaboration to improve facilities for parishioners**

The Chair advised he and the Clerk had met with members of the Millennium Hall Committee regarding the development of local facilities. General discussion took place regarding consultation with residents and the options available.

**b. SP Energy Networks - Development of the SPEN electrical infrastructure Oswestry to Wem.**

The Chair and Cllr Baumgartl reported on the consultation event held in Ellesmere. General discussion took place regarding the purpose of this initial consultation stage of the project and the options available. It was noted a consultation event was being held on Monday 18 July at the Millennium Hall.

**93/16 Highways:**

Cllr Williams advised a road closure along A528 between 25 and 27 July 2016.

**94/16 Date of next meeting and to consider future agenda items:**

The date was confirmed as Thursday 8 September 2016

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

Signed.....

Date.....