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## Minutes of the Extraordinary Meeting of the Parish Council held on Wednesday 7 June 2017, at Cockshutt Millennium Hall starting at 7pm

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### Formal Meeting

#### Present:

Councillors: John Cooling (Chair), Linda Baumgartl, Julie Dean, and Ian Morris  
Clerk: Carole Warner  
Members of the Public: approximately 20

#### 75/17 Public Participation Period:

A resident expressed her concern that only a few letters had been issued to residents and the planning notice had been placed in a low profile location. She pointed out the proposal had been considered as a pre-application application.

A resident spoke against the application and noted it had been easy to find fault in the application. His main concern was the toxicity of fast food outlets and the current obesity crisis. The resident drew the Council's attention that many Local Authorities were using planning as a tool to ensure these outlets were not located within 400m of a school. Cockshutt Primary is located well within 400m.

The Chair of Governors of Cockshutt Primary School advised the School had adopted a Healthy Eating Policy and over a 2 week period ensured every child had a balanced diet. The School was not against fast food outlets but one being so close to the School.

A resident expressed her concern that this type of outlet would lead to an increase of litter in the village and around the Millennium Hall.

A resident was concerned about the smell generated from this type of outlet and being located in a residential area it would adversely impact the general amenity.

It was noted the original drawing of the extractor fan was misleading and that Public Protection had now approved the fan provided it was installed to the manufacturer's guidelines.

Several residents expressed their concerns with existing traffic problems and a fast food outlet would only add to them.

A resident expressed his disappointment that all comments had been negative but a shop was seen to be positive. A shop could sell crisp, fizzy drink etc all of which could also lead to obesity.

A resident expressed their view there was a difference, hence the change of use application. The type of waste is different and that there was an increase chance of vermin.

#### 76/17 Apologies for absence:

None

#### 77/17 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

**78/17 Planning Application:**

**17/01854/FUL 27 Shrewsbury Road, Cockshutt, SY12 0JE**

**Change of use of A1 (Retail) to A5 (Hot Food Takeaway) and installation of an external extraction flue on the rear elevation**

**It was resolved to object to the application on the following grounds:**

- **It was considered that an A5 Class shop depends not just on local trade but also passing trade. The shop is located on the A528 which is the main route from Shrewsbury to Ellesmere and as such the Shrewsbury Road is used by HGVs and other commercial vehicles at various times of day. The Council expressed its concerns about the potential volume of passing trade which would be attracted to stop at the shop. Currently, there is very limited space to park without using/obstructing the main road and side road (Crosemere Road). Visibility when exiting Crosemere Road onto the A528 is already severely compromised by vehicles parking on A528 and the layby outside the shop. The parking of larger commercial vehicles would only increase the lack of visibility. Shropshire Council has acknowledged there is an issue with the speed traffic flows through the village along A528 and a traffic calming scheme is in the process of being approved/implemented. The Parish Council considers the combination of speeding and lack of visibility to be a highly dangerous combination.  
Taking the above points into account the Council considers a change of use would increase the risk of accidents to road users and pedestrians to an unacceptable level.**
- **The Council noted evidence that many Local Authorities are now refusing fast food takeaways operating within 400m of a school. Cockshutt Church of England Primary School in approximately 100m away from the shop. The Parish Council strongly recommends Shropshire Council reviews its policies in this area.**
- **Prior to closing, the A1 classified shop acted as a 'hub' for the village offering many community related services. If the shop was changed to A5 usage it would not be possible to continue those services. Therefore, the change of use would not maintain or enhance the social sustainability of the village.**

The Chair, Cllr John Cooling, declared the meeting closed at 7.35pm.

Signed.....

Date.....