
Minutes of the Meeting of the Parish Council held on Thursday, 13th December 2018 at Cockshutt Millennium Hall starting at 7.30pm

Present:

Councillors:	Julian Bowers, John Cooling (Chair), Ian Morris (Vice Chair) & Ian Webb
Clerk:	Lynda McCormack
Shropshire Councillor	Brian Williams
Members of the Public:	12

297/18 Public Participation Period:

Residents Comments Item 301(b) Leaking Tap Applications.

A resident recounted the history of pub; the Previous bar managers accounts do not support the non-viability. The current situation is for limited trading hours, in the current market the mix of residential and commercial will take longer to sell. With regard to the microbar there has been no adequate market analysis. 120 villagers signed to keep pub open at meeting earlier in the week. Management of the current facility is poor due to uncertain opening hours. Car park proposals are unworkable & disabled access inadequate.

A resident submitted a photo' showing the difficulties of delivery vehicles accessing the site, the turning circle is inadequate to easily allow exit in forward gear.

The current landlord stated that his architect is currently addressing the issues of parking, access, & fire escapes. A traffic sweep survey has been done & the architect is in the process of discussing this with highways dept. The landlord deemed it necessary to have a second income in order to support the pub otherwise the business would have closed. His intention is to project manage any development personally. The current business is commercially unviable & not saleable.

A resident raised a concern that the Cockshutt hub will in future be countryside therefore not supporting development including community facilities. Cllr Williams explained criteria for hub, there is a change in the way scoring is done.

The Parish Council should continue to support community facilities.

298/18 Apologies for absence:

Apologies from Cllr. Dean were received and accepted

299/18 Approval of minutes of the last meeting.

The minutes of the meeting held on 8th November 2018 were approved and signed

300/18 Disclosable Pecuniary Interests:

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.

- a. DPI's : None
- b. To consider any requests for Dispensations: None

301/18 Planning:

a. *Decisions Received:*

Reference: 18/03384/REM

Address: Land To The South Of Cockshutt, Shropshire

Proposal: Approval of reserved matters (appearance, scale, landscaping and layout) pursuant to 15/03087/OUT for the erection of three detached dwellings

Decision: Grant Permission 9/11/18

email: clerk@cockshuttcupetton-pc.gov.uk
www.cockshuttcupetton-pc.gov.uk

Reference: 18/03856/VAR (validated: 29/08/2018)
Address: Land To The South Of Cockshutt, Shropshire
Proposal: Removal of condition 11 (provision of a footway) attached to planning permission 15/03087/OUT dated 8th June 2016 for the erection of three detached dwellings
Decision: Grant Permission (28/11/18)

b. Applications Received since November meeting - to consider a response:-

Reference: 18/05313/FUL (validated: 16/11/2018)
Address: The Leaking Tap , Shrewsbury Road, Cockshutt, SY12 0JQ
Proposal: Proposed partial demolition, extension, conversion and change of use of existing listed building into 5no open market apartments and creation of 'micro-pub' in the cellar

Reference: 18/05314/LBC (validated: 16/11/2018)
Address: The Leaking Tap , Shrewsbury Road, Cockshutt, SY12 0JQ
Proposal: Proposed partial demolition, extension, conversion and change of use of existing listed building into 5no open market apartments and creation of 'micro-pub' in the cellar

Members agreed with residents' views that the village should retain the pub.; the Parish Council noted that it had received a request at the Annual Parish Meeting in April to register the pub as an asset of community value together with the recent parish plan survey which identified support for retention of this facility.

Past owners had worked to successfully maintain this property as a social amenity which isn't quite the case at the moment. Whilst the business had fallen on hard times recently it appears that this is due to management restrictions on customers being able to use the facility. The proposal for a microbar is not comparable, the loss of ground floor facilities and a reduced offer can't provide the standard of social amenity as now.

It is clear that there are issues with regard to parking & access and the impact on road safety as the proposals for parking and turning space is unworkable.

The application is lacking adequate information with regard to fire safety, disabled access & lack market analysis & consultation for the microbar.

Past viability of pub may not in itself be a material reason for refusal however it is evidential to support the view that the proposal is contrary to NPPF and Local policy.

Shropshire Cllr. Williams acknowledged the views of the Parish Council and residents and indicated his support. Whilst the application is a legitimate business proposal there are aspects which mitigate against granting permission. A call in of the application to LPA committee is unlikely to be in time for the January committee, Cllr. Williams anticipated a possible call in to the February committee.

It was proposed that the parish council object to this application for the above reasons which are contrary to NPPF 83(d) and Shropshire Council Policy which seeks to protect and enhance existing facilities, services and amenities, including village pubs and shops that contribute to the quality of life of residents and visitors.

RESOLVED: The proposal was seconded and carried unanimously to object to the applications as submitted.

c. Applications received after 7th December: none

302/18 Financial Matters:

a. Balances for information

The bank reconciliation was received and accepted.

b. Outstanding accounts approved:

CW Business Services	£50.00
Highline	£264.00
Greenfingers	£180.00
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	£494.00

c. Budget

Clerk reminded members that the budget will need to be approved in January and the PC had received a request regarding churchyard grounds maintenance earlier in the year. Consider items for the next meeting.

303/18 Jubilee Field

Cllr. Morris has received another quote for groundwork on the field but no detail as yet. Cllr. Bowers will prompt the contractor for the detail for the next meeting.

304/18 Community-Led Planning Update

Volunteers meeting was successful, the team had 30-40 people volunteering over 4 areas a) Philip Longhurst agreed to lead on speed watch; b) Rachel Float agreed to set up a village shop group; c) Daphne Symons volunteered for community wellbeing d) no volunteers currently for youth groups
The Steering group is considering how the plan should look with support from RCC

305/18 Nomination of Community Assets

Members agreed that the recent survey and interest shown from residents that the Parish Council should make an application to register the Leaking Tap as a community asset.

306/18 Councillor Reports:

Cllr. Webb attended the Town and Parish Council forum; John Campion was in attendance, he indicated money was available for road safety schemes and considered the Crosemere scheme traffic calming might be a suitable scheme. The Local Plan Review discussed; there are meetings which is might be advisable to attend. CIL was discussed however the review has no impact on CCP-PC

Cllr. Morris attended the SALC – NS area committee; David Peridge operations manager for safer roads partnership was in attendance and spoke on how to tackle speeding within the parish. Mark Barrow attended to explain his role. Eddie West spoke about the local plan review.

307/18 Parish Matters:

- a. Street lights

308/18 Highways:

a. The Meadows

Chair & Cllr Williams explained the issues with street lights on this development.

b. Willowbrook Manor

David Gradwell had informed the parish that the developer for this site, who had agreed to apply to change the speed on this road, is no longer trading.

c. VAS northern

The parish council is waiting on Shropshire Council to install a post for the sign.

d. Requests under SC Road Safety Policy

None

309/18 Consultations for information:

Local Plan Review - 'Preferred Sites' Consultation

Third stage of consultation on the Local Plan Review, the 'Preferred Sites'.

This consultation runs from Thursday 29th November 2018 to Thursday 31st January 2019

<http://www.shropshire.gov.uk/local-plan-consultation>

National Association of Local Councils (NALC)

Responses from local councils, clerks & councillors on future role of local council's

Link to the survey in SALC bulletin November 2 (circulated)

Links to surveys and consultations can also be found by visiting Shropshire Council website "Get involved"

310/18 Date of next meeting and to consider future agenda items:

Next Meeting of the Parish Council - Thursday, 10th January 2019 @ 7:30 pm

*As the local plan review meeting in Ellesmere clashes with the next Parish Council meeting consider changing the date

311/18 Other Dates for the Diary

Local Plan Review – Preferred Sites Consultation Ellesmere Town Hall; Thursday, 10th January 2019 @ 7:00pm

The Chair, Cllr Cooling declared the meeting closed at 8.45pm

Signed...(by the Chairman)

Date.....17th January 2019.....