

**PONTESBURY PARISH COUNCIL**  
**Meeting of Council**  
**Held at Mary Webb School & Science College**  
**At 7.30pm on 8<sup>th</sup> January 2018**

**PRESENT**

Cllr D Fletcher (Chairman), Cllr J Pritchard (Vice-Chairman), Cllr R Evans, Cllr D Gregory, Cllr P Heywood, Cllr N Hignett, Cllr A Hodges, Cllr N Lewis, Cllr S Lockwood, Cllr R Martinali, Cllr B Morris, Cllr S Picken, Cllr C Robinson, Cllr D Ryder and Cllr C Sandells

**CLERK:** Miss Kate Davies and Mrs Debbie Marais

**Three members of the public present.**

**1.18 APOLOGIES FOR ABSENCE**

None

**2.18 DECLARATIONS OF INTEREST AND DISPENSATIONS**

Cllr N Hignett declared an interest in agenda item 9.3(i) – (To consider draft comments prepared by the Planning Committee, for 17/05554/FUL - Erection of 88 dwellings (to include 14 affordable), with community hub, retail unit, nursery and construction of a village square and green, creation of 2 new accesses and internal roads with associated parking and garaging - Land To The North Of Hall Bank Pontesbury) on the basis of perceived issue of bias by virtue of being a shop owner in Pontesbury.

Cllr D Ryder declared a personal interest in agenda item 9.3(ii) – (To consider draft comments prepared by the Planning Committee, for 17/05709/REM - Approval of Reserved Matters Application pursuant to outline application 14/01233/OUT Outline application (to include access) for residential development (amended description) - Land At Minsterley Road Pontesbury) – as an adjoining land owner.

Cllr R Evans advised the meeting that he was a member of the Police and Crime Panel and would be required to consider the Police Crime Commissioner's budget proposals.

**3.18 MINUTES OF COUNCIL**

The minutes were submitted and circulated as read. It was proposed by Cllr R Martinali and seconded by Cllr P Heywood and

**RESOLVED that the minutes of the Council meeting held on 19<sup>th</sup> December 2017 be approved and signed as a correct record.**

**4.18 PUBLIC QUESTIONS AND COMMENTS**

A member of the public reported that a number of street lights had been not working for some time and asked the Parish Council to organise repairs.

## **5.18 POLICE REPORT**

No report available. The Clerk was asked to follow up why a report had not been received.

## **6.18 PROVISION OF COMMUNITY DEFIBRILLATORS**

Richard Burdekin, WMAS Community Responder, was in attendance and provided the Parish Council with an update on the provision of defibrillators in the local area. It was agreed to move the project forward and order the box, which houses the defibrillator, as previously agreed by the Parish Council, and to organise a date for a training event.

## **7.18 SHROPSHIRE COUNCIL MEMBER REPORT**

Cllr N Hignett gave a verbal report which included information about the next Shropshire Council Cabinet meeting, which will consider the Financial Strategy report and Council Tax increase proposals. Cabinet will also be looking at a revised Library Strategy. The meeting was advised that the next stage of the Shrewsbury Integrated Transport Plan will start this week with improvements to Wyle Cop and then Pride Hill in March. An update was given on the Connecting Shropshire project.

## **8.18 PLANNING COMMITTEE**

The minutes from planning committee meetings held on 4<sup>th</sup> December 2017 were received and **ADOPTED**.

Cllr A Hodges, Chairman of the Planning Committee, gave a verbal update from the recent Planning Committee meeting.

## **9.18 PLANNING APPLICATIONS**

Draft comments prepared by the Planning Committee, for the following planning applications, were considered and it was

**RESOLVED: That the following comments be submitted to the Shropshire Council Planning Authority:**

***Cllr N Hignett left the room during this agenda item.***

- i. 17/05554/FUL - Erection of 88 dwellings (to include 14 affordable), with community hub, retail unit, nursery and construction of a village square and green, creation of 2 new accesses and internal roads with associated parking and garaging - Land To The North Of Hall Bank Pontesbury**

Comment: The Parish Council conditionally supports this application but with the following provisos:

1. There are Improvements to pedestrian access at the bottom of the site, along the main road (A488) - i.e. widening of the pavement at the bottom of Hall Bank, to allow sufficient width for pushchairs/wheelchairs.
2. The reduced level of affordable housing is only acceptable because of the proposed community benefits - i.e. the developer's agreement to build the Community Hub for local residents.

Additional comments:

The Parish Council is disappointed and disagrees with the Highways Authority's opinion that approximately 100 m of the A488, leading into the site cannot be improved. There will be increased traffic and pedestrians so improvements to this stretch of road and pavement must be reconsidered for safety reasons. The Parish Council's support at outline stage was conditional on satisfactory improvements to provide safe pedestrian access. The Parish Council requests that consideration is given to the brook at the bottom of Hall Bank being culverted.

The density of the development is acceptable; the site is not overdeveloped, and the garden sizes are supported. Historic England's comments about the incorporation of visual links to the historic core of Pontesbury are noted. The general layout and design of the site is supported. As the site slopes away from the village there should be a view of Pontesbury Church and Pontesford Hill throughout the development, which is a visual link to the historic core. It is noted that the proposed layout is in contrast with the irregular layout of the existing historic core of the village but it was acknowledged that it would be difficult to copy this style within a new development and therefore the proposed site layout is supported. The pedestrian link to the non-residential element of the site and the improved cycle access is a welcomed addition. The separate highway entrance to the non-residential element is supported.

The amount of open space is supported, and the Parish Council's is pleased that a village green at the top of the site has been incorporated. The open space at the bottom of the site is welcomed and will improve the link to the existing play area and BMX track. There is a sufficient variety and mix of house styles which take into account the rural location. The use of different coloured bricks on the elevations will improve visual amenity.

The site is well screened by the existing hedge and trees. The site design incorporates all the existing trees and the Parish Council particularly supports the retention of the hedge across the site together with the proposed planting of new trees. The Parish Council has concerns about the safety of the attenuation pond, particularly due to its vicinity to the play area. The Parish Council requests that the planning authority ensures that the health and safety issues are considered. The developer has given assurances that a strong fence will be provided, but the longevity and maintenance needs of any fencing must be considered.

There is considerable public concern about the relocation of the bus stop at the bottom of Hall Bank. The bus shelter, which belongs to the Parish Council, will need to be rebuilt and the Parish Council requests that consideration is given to moving the bus stop and shelter to further up Hall Bank using the current highway access to the Nursery. The Parish Council has no objection to the Co-op's proposed signage if the smaller 3.5m totem pole is used. The content of the signage, as included in the submitted documents, will need further clarification, particularly the proposed opening hours, and the Parish Council would welcome the opportunity to be consulted on this when final details are available.

***Cllr R Evans requested that it be minuted that he had voted on this agenda item based on the information available to him at the time of the meeting.***

***Cllr N Hignett returned to the meeting.***

***Cllr D Ryder left the room after providing the meeting with information confirming that he had not been contacted by the developers and no agreement was in place to the use of his land. He asked the Parish Council to remind the Planning Authority about the possibility of mineshafts due to the historic use of this land.***

ii. **17/05709/REM - Approval of Reserved Matters Application pursuant to outline application 14/01233/OUT Outline application (to include access) for residential development (amended description) - Land At Minsterley Road Pontesbury**

Comment: The Parish Council strongly objects to this application for 25 houses. The Parish Council supported the principle of mixed residential development on this site at outline application stage but clearly stated that there should be a maximum of sixteen dwellings. This would be in line with the SAMDev consultations when it was agreed that a greater density would be inappropriate for this situation and out of character with the existing low density neighbouring properties.

The proposed scale of development is totally unsuitable for this site. When this site was originally put forward for development the original plan was for 13 houses - this application now doubles this, and the Parish Council considers this is overdevelopment of the site.

There is a lack of information with the application, especially regarding appearance of the houses. In the absence of any details, including a Design and Access Statement, it is only possible to comment in general terms.

The owner of the adjoining land (The Mount nursery) has raised concerns to the Parish Council about the hammerhead within the site layout which appears to imply a proposed use/access to his land, but no contact has been made to him by the land owner or any agent. The planning officer is also asked to ensure that a full investigation of the site is made for contamination and possible capped mineshafts. It does not appear that Planning Policy or the Planning Officers decision report for the outline application have been considered as there is a complete absence of open space and the design and layout is unacceptable. The proposed layout will have a considerable detrimental amenity impact on the neighbouring properties. This potential impact was raised in the planning officer report and the Parish Council's comments at outline stage. The proposed layout is cramped, and the design appears to be out of character with the existing properties. There has been no attempt to respect the privacy of the neighbours on the main road i.e. South View Villas. Due to the slope of the site, the dwellings to the south of the site will look directly into the gardens and homes of the existing residents. The neighbours have expressed strong objections to the Parish Council and commented to Shropshire Council. As this sloping site is highly visible from several parts of the village a more sensitive, lower density layout is needed to prevent undue intrusion in the village landscape. The applicant and planning officer are asked to seriously consider the Parish Councils and objectors comments and reapply with a revised scheme.

***Cllr D Ryder returned to the meeting.***

**10.18 POLES COPPICE**

A draft funding agreement, which had been circulated with the agenda papers, was considered. It was agreed that Shropshire Council should be asked to include two sites visits per annum and an annual report to the Parish Council. It was proposed by Cllr J Pritchard and seconded by Cllr N Hignett and

**RESOLVED to APPROVE the funding agreement with the proposed amendments and the Clerk was instructed to sign on behalf of the Parish Council, once the amendments had been added.**

## 11.18 SHROPSHIRE WIDE 20MPH PUBLIC MEETING REPORT

The Parish Council considered a request to support “20 is plenty” campaign organisation.

### NOTED

## 12.18 PROTOCOL – COUNCILLOR/CLERK RELATIONSHIPS

The Parish Council a draft protocol prepared by SALC.

It was proposed by Cllr J Pritchard and seconded by Cllr N Hignett and

**RESOLVED to ADOPT the Councillor/Clerk Relationships Protocol without amendment.**

## 13.18 POLICE BUDGET AND COUNCIL TAX CONSULTATION

The consultation was considered. It was proposed by Cllr P Heywood and seconded by Cllr S Picken and

**RESOLVED to support the proposed precept increase subject to increased efficiency measures being put in place.**

## 14.18 REPLACEMENT OF “SOX” STREET LIGHTS TO LED

A letter from Highline Electrical Ltd about the need to replace existing SOX lanterns to LED was considered and there was a discussion about the types of LED lanterns available. The Clerk was asked to request additional information to be considered at a future meeting.

## 15.18 STATUTORY BUSINESS/FINANCE

### a) Receipts

- i. Newsletter advert receipts - **None**

**NOTED**

### b) Payments for Approval

It was proposed by Cllr J Pritchard and seconded by Cllr D Gregory and:

**RESOLVED: That the below payments are APPROVED for payment and the bank signatories INSTRUCTED to sign the Cheques.**

Supplier/Payee	Description	Amount	Cheque No
Pontesbury Public Hall	Room Hire	42.00	2905
Greenfingers Landscape Ltd	Ground maintenance	231.40	2906
Highline Electrical Ltd	Street Light repairs	355.80	2907
Shropshire Council	Play area inspections	409.50	2908
Mrs DM Hughes	Bus shelter cleaning - Oct-Dec 2017	85.00	2909
WG Manley	Bus shelter cleaning - Oct-Dec 2017	170.00	2910
Mrs J Sandells	Bus shelter cleaning - Oct-Dec 2017	170.00	2911
K Davies - Parish Clerk	Salary for January 2018 - payable 31/1/18	1,247.50	2912

## **21.17 FINANCIAL BUDGET FOR 2018/19**

The Clerk presented members with an outline of expected expenditure for 2018/2019 which was reviewed, including expenditure for the current and previous financial years. A budget recommendation prepared by the Finance and General Purposes Committee at the meeting on the 27<sup>th</sup> November 2017 was considered.

Following a discussion it was proposed by Cllr S Picken and seconded by Cllr R Evans and unanimously:

**RESOLVED to approve the budget as circulated with the agenda and levy a precept of £70,000.**

## **22.18 GENERAL DATA PROTECTION REGULATIONS**

The Clerk provided an update on GDPR and it was agreed to wait for additional information from NALC before agreeing the next actions.

## **23.18 CHAIRMAN'S COMMUNICATION AND CORRESPONDENCE**

None

## **24.18 PARISH BUSINESS**

**The following was reported at the meeting and the Clerk was asked to report to the responsible bodies.**

- i. The fence by the BT Kiosk (Brookside/School Green) has been damaged.
- ii. Shropshire Council have advised that repairs should start in the next two weeks to replace the fence by the rail bridge at Cruckmeole
- iii. The street light by 20 School Green is not working
- iv. Pound Land needs sweeping and there are ongoing issues with the drainage.
- v. The first street light on Chapel Street is not working.
- vi. There are a lot of potholes on the A488 between Pontesbury and Cruckmeole.
- vii. The street light (5) on Brook Road is day burning.
- viii. There is a general issue with the number of potholes in the Parish.
- ix. There are potholes on Grove Lane.
- x. The pavement outside the town houses on the main road needs sweeping as there are a lot of leaves.

## **25.18 DATE AND TIME OF NEXT MEETING**

7.30pm on 12<sup>th</sup> February 2018 at Mary Webb School and Science College.

The meeting ended at 8.50pm

**Signed .....**  
**Chair**

**Date .....**