

Minutes of Prees Parish Council Meeting held at Prees Village Hall on Tuesday 15th March 2016.

Present were Cllrs P Gill (Chairman), Mrs S Jones, Mrs B Rainford, R List, J Smith and J Whelan. Mrs L Rumney Clerk to the Council and 10 members of the public.

Apologies for absence had been received from: Cllrs Mrs B Finch – away, J Allen – work commitments, B Collins – away, R Hirons - away and M Lanham – prior engagement.

Disclosure of Interests: Cllrs Mrs S Jones and J Whelan declared a prejudicial interest in item 7, 15/05307/REM and 16/00179/FUL, as the applicant is their employer.

027/16 Public Session

Kevin Carty, Chair of Governors Prees School, spoke to the Council about the Schools intention to become a multi academy school. Changes to funding make the school financially unsustainable, Government wants all schools to be part of an academy by 2020. Approx 150 children on the role, could take further 50. Discussions with Whixall Primary School, also Lower Heath which is not interested and Tilstock which is in “special measures” and therefore unable to join an academy. As they are Church Schools, Diocese will have to approve. Cllr P Gill thanked him for informing the Council of the situation.

Mike Whitfield spoke to the Council about Steel Lane, Steele Heath. Numerous complaints to SC and Poor work on pot holes has lead to little improvement in the condition of the lane. It is too narrow for vehicles to pass each, causing large ruts in verges and collapsed drainage ditches. SC has now asked him to involve the Parish Council. Passing places need to be provided and road surface properly repaired. HGV's and large farm vehicles need access to the farms, “Not suitable for HGV's” signs installed but don't stop use as cut through particularly if VOSA is at Higher Heath.

028/16 Minutes of the previous meetings.

Proposed by Cllr Mrs B Rainford, seconded by Cllr J Smith that the minutes of the previous meeting held on Tuesday 16th Feb 2016 be signed as a true record of that meeting. **All agreed.**

029/16 Matters arising.

Cllr J Whelan reported that a gate into War Memorial garden has been installed, looks to be a good job. Clerk has yet to receive an invoice.

030/16 Shropshire Council report.

Cllr P Wynn reported, planners considering refusing garage at Faults – PC had supported. Highways budget reduced from £20 to £8million, looking for Town & Parish Councils to do more.

031/16 Planning

Re-Consultation 15/05307/REM - Grocott Developments Ltd - Gro Continental Ltd, Heathwood Road, Higher Heath - Approval of Reserved Matters (access, appearance, landscaping, layout and scale) re NS/09/00111/OUT for the erection of 116 dwellings and associated public open space. **Also: 16/00889/VAR** – Grocott Developments Ltd - Gro Continental Ltd, Heathwood Road, Higher Heath Removal of Condition no.4 (provision of retails premises) pursuant to NS/09/00111/OUT to allow for implementation of separate permission (10/03725/FUL) at secondary site. Cllr P Gill highlighted the revised plans showing the trees to be retained and the slight alteration in location of the bus stop and reconfiguration of houses behind.

The meeting was closed to allow members of the public to speak.

Comments were made about the location of the bus stop, narrowest part of Heathwood Rd, lack of a pull in, restricted access to pass a bus.

Meeting reopened.

Proposed by Cllr P Gill, seconded by Cllr Mrs B Rainford that as the revised plans do not address the Councils concerns, para 3, regarding location of the bus stop and provision of a pull in for buses, original comments remain unchanged. **All agreed.** *Cllrs J Whelan and Mrs S Jones did not vote.*

11/2016

16/00889/VAR – Cllr P Gill noted that at the last meeting most local residents had not supported the relocation of the shop, however locating it on Heathwood Rd also controversial and he accepted the comment about its viability if located on the site. Proposed site has been used for a shop in the past, pedestrian access needs to be provided and improved where possible. Cllr J Whelan commented on provision of pedestrian access on Mill Lane and off road parking. Proposed by Cllr Mrs B Rainford, seconded by Cllr P Gill that the Council supports the variation to allow the use of the site on the A41. Conditions should include pedestrian access from the new development site and consideration of safe pedestrian access on Mill Lane. **All agreed.** *Cllrs J Whelan and Mrs S Jones did not vote.*

16/00307/FUL - Mr S Petherbridge - Heathcot, 65 Twemlows Avenue, Higher Heath – erection of single detached garage. Proposed by Cllr J Whelan, seconded by Cllr R List that the Council supports the application provided it is for non-commercial use only. **All agreed.**

16/01024/FUL – Mr N Beckett – Claremont, Manor House Lane, Higher Heath - Erection of a single storey rear extension and detached double garage. Proposed by Cllr P Gill, seconded by Cllr Mrs B Rainford that the Council supports the application. **All agreed.**

16/00931/PMBPA – Mr R Hares - Agricultural Buildings at Heathgates Farm, Lower Heath, Prees - Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to residential use. Proposed by Cllr P Gill, seconded by Cllr Mrs B Rainford that the Council has no objection to the application provided the buildings/application meets relevant legislation. Movement of farm vehicles in and around the site in proximity to residential properties and their access is a cause for concern, an access route for farm vehicles around the yard should be agreed prior to development. Recent planning application to demolish and relocate a barn needs to be enacted before residential use on this application commences - barn to be demolished has an impact on use of these old barns. **All agreed.**

Re-consultation 16/00179/FUL - Mr R Grocott/The Grocott Family Charitable Trust - The Grocott Medical Centre, Whitchurch Road, Prees - Erection of 8 no. single bedroom non-market supported dwellings. Cllrs discussed an email from the planning officer explaining the rent levels to be charged would mean they are all affordable and occupancy would be through a board of Trustees. One unit would need to remain so in perpetuity and deliver in accordance with the allocations policy/local lettings plan which could be secured through a 106 agreement. Proposed by Cllr Mrs B Rainford, seconded by Cllr R List that the Council could support the application provided all 8 units were subject to the 106 agreement and secured as affordable in perpetuity. The vote was split 2 for and 2 against, Chairman's casting vote against, **defeated the proposal.** Proposed by Cllr J Smith seconded by Cllr P Gill that the Council continues to object to the application, which still amounts to open market housing outside the development boundary for Prees and the allocated sites in SAMDev. The vote was split 2 for and 2 against. Chairman's casting vote in favour, **carried the proposal.** *Cllrs Mrs S Jones and J Whelan did not take part in any of the votes.*

Other Planning matters. Local Connection confirmation – Ms L Baer, 3 Oakleigh Cottages, Lower Heath. Proposed by Cllr Mrs B Rainford, seconded by Cllr J Smith that the council can confirm Ms Baer's local connection and will confirm in writing to the housing enabling team at SC. **All agreed.**

032/16 **Parish Matters**

Steel Lane, Steel Heath – Cllr P Wynn agreed the condition of Steel Lane is poor but SC has similar problems all over the County and limited funds. Drainage ditch was dug out to prevent flooding but residents confirm this has now collapsed. Cllrs agreed the ditch needs to be reinstated and passing places provided. Proposed by Cllr P Gill, seconded by Cllr J Whelan that the Council writes to SC Highways to request the ditch is dug out and passing spaces provided. Cllr P Wynn agreed his support be included and as the junction of Steel Lane is in Whitchurch Rural Parish the letter should be copied to its Chairman and also Cllr G Dakin requesting their support. **All agreed.**

Community Policing – CSO Graeme Baines reported, smart water packs slowly being distributed in Higher Heath. Police initiative to “adopt a Post Office”, holding surgeries at Prees PO, so far poorly attended need to increase awareness. Cllr J Smith raised parking at Prees School when children leave.

Streetlights – Contractors increase in rates noted.

Verges/ entrance to Prees Village – proposed by Cllr P Gill, seconded by Cllr R List that Council accepts John Walker's quote to extend grass mowing on Whitchurch Rd, £10 per cut, for whole of 2016 season. **All agreed.** Cllr J Smith volunteered to look into the issue of “village signs”.

Grass mowing and Play area inspections – Proposed by Cllr R List, seconded by Cllr J Whelan that the Council confirms the appointment of Garden Services (J Walker) continuing as its grounds maintenance contractor for 2016 and 2017 seasons, as per Budget discussions Dec 2015. **All agreed.**
Mill Lane, Higher Heath – Cllrs acknowledged an email raising flooding concerns.

033/16 **Parish Council (PC) matters.**

Annual Parish Meeting – Cllrs agreed to hold the Annual Parish Meeting on 19th April prior to its general meeting, no suggestions for a speaker/topic.

Road Safety event 3/03/16 – Cllrs Mrs B Rainford reported – unusual initiatives to slow traffic including “shared space” taking out distinction between pavements and road.

Casual Vacancy, Higher Heath ward – SC confirmed election not required, Cllrs agreed to advertise in April Venture, notice boards and by word of mouth, closing date for applications 30/04/16.

Place Plan Redesign Workshop – 7/04/16, 7-9pm. Whitchurch Civic Centre, Clerk can attend, Cllr P Gill unavailable, Cllrs agreed Cllr R Hirons or M Lanham should be asked if they can attend.

Web site – Clerk reported, site is now up and running, domain name “preesparishcouncil.org” has been purchased on a two year deal. SC will be taking old site down, some photos and further information still to be added.

034/16 **Payment of Accounts.**

Proposed by Cllr J Whelan, seconded by Cllr Mrs B Rainford that the following accounts be paid:

15th March 2016

Mrs L Rumney – March salary (includes 6hrs O/T training)	£ 543.84	
Mrs L Rumney – expenses 1/02/16 –29/02/16 (see below)	£ 75.80	
Jones Lighting Ltd – Street Light Maintenance & repairs	£ 124.60	
Scottish Power – Street light electricity	£ 173.95	
SALC – Web site training course fees	£ 30.00	
Commutaports – new steel panels Higher Heath bus shelter	£1,596.00	
Garden Services – play area inspections 2015/16 season	£ 620.00	
*Smart Water – Police initiative for crime prevention Higher Heath.	£ 610.08	<u>Total £3,774.27</u>

Clerks expenses in detail 01/02/16 – 29/02/16

06/02/16 – Tesco, paper	£ 3.25	
08/02/16 – Telford Shopping Centre parking for training session	£ 3.00	
10/02/16 – Post Office, Agenda postage	£ 6.30	
08/02/16 – Mileage, to Telford, Addenbrooke Ho, parking at		
Telford Town Centre and return, 50 miles @ 45p per mile	£ 22.50	
March 2016 - 123-reg - purchase of domain name for 2yrs	£ 40.75	<u>Total £75.80</u> All agreed.

*Contribution to Police Initiative, Crime prevention Higher Heath (Local Gov & Rating Act 1997, S31).

035/16 **Play areas**

Due to weather conditions, Cllrs agreed to allow grass cutting to commence before to Easter.

036/16 **Correspondence-** Noted.

037/16 **Exclusion of Press & Public** – Clerks training needs assessment, Cllrs agreed to postpone until the next meeting.

Meeting closed at 9.55pm.

CHAIRMAN

DATED

13/2016