

CONDOVER PARISH COUNCIL AUGUST 2011 MINUTES

An extraordinary meeting of the Full Council was held on **Tuesday 16th August 2011, at 7.15pm at Ryton Village Hall**

Parish Councillors In Attendance: Mr A R Tudor (Chairman); Mrs E Francis (Vice-Chair); Mr M Bradbury; Mrs P Haynes; Mr D Lane; Mrs J Powell; Mrs J Jackson; Mrs L Crowhurst.

Also in Attendance: Shropshire Councillor Tim Barker; Clerk Sue Hackett; 5 members of the public.

60.11 CHAIRMAN'S WELCOME – The Chairman opened the meeting.

61.11 COUNCILLORS DECLARATIONS OF INTEREST -The following declarations of interest were made:

Councillor	Prejudicial	Personal	Reason
M Bradbury AR Tudor		√	Min Ref: 70.11 b Complaint involved both councillors
M Bradbury;		√	NNWP Sub Committee member
AR Tudor		√	Planning Application Refs : 11/03084/FUL; 11/03217/FUL applicant known to him and had business dealings with.
AR Tudor	√	√	Planning application 11/02484/OUT; (Applicant a relative)
M Bradbury;	√	√	Planning applications:11/03084/FUL; 11/03217/FUL; 11/02484/OUT (Close acquaintances with applicants)
J Jackson		√	Condover Village Hall ; NNWP Sub Committee member
D Lane; E Francis		√	Condover Sports Committee; NNWP Sub Committee members
J Powell; P Haynes		√	Condover Youth Club

62.11 APOLOGIES The Chairman reported that he had received apologies from the following councillors Cllrs D Evans; J Farley and D Oakley – due to personal commitments. Their apologies were accepted and approved by members.

The Chairman opened the public session and invited members of the public to speak.

63.11 PUBLIC SESSION:

The leader of the PPP Group Mr Russell Collard briefed the Council of its intention to erect the two countryside information boards in Condover and Dorrington following confirmation from Parish Councillors as to where the boards should be positioned. Russell explained the finances and the Council confirmed their financial support and that Cllrs in Dorrington and Condover should agree on the locations of each board.

The RoW issues at the public RoW adjacent to the railway bridge on Station Rd Dorrington was brought to the Council's attention by Mr Collard and the Clerk and Cllr Crowhurst who had received complaints from residents. It was agreed that the issue should be brought to the attention of the SC RoW Enforcement Officer by the Clerk.

Mr France gave a report of his concerns regarding the West View out line planning application see Appendix A. These were noted by the Council.

The Chairman closed the public session and resumed council business.

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- 64.11 CONFIRMATION & ACCEPTANCE OF PREVIOUS MEETING MINUTES: Draft minutes of the PC's 13th July meeting were confirmed unanimously by the Council as accurate and the Chairman was instructed to sign them as such.
- 65.11 SHROPSHIRE COUNCIL REPORT ON SAMDev MINERALS PLAN- The Chairman introduced Mr Adrian Cooper.

Mr Cooper summarised the applications made by Salop Sand & Gravel at Gonsal quarry as part of the site allocation exercise:

- Expansion of sand & gravel extraction (north of the existing quarry); awaiting agreements to be reached with Natural England and Highways Agency with regard to a new access road on to the A49 as increased HGV traffic through Condover village is not acceptable..
- Expansion of sand extraction (south of the existing quarry) which is expected to have a more immediate effect ; and will act as an interim measure to be worked for 7-8 years whilst the north site proposals are agreed.

Following the SAMDev assessment; 6 sites have been put forward in the LDF by SC who tend to favour existing sites rather than the development of new site; this includes both applications. Lapse of production at the existing quarry site will enable "natural" restoration work at the site.

The Parish Council is encouraged to respond now to the LDF proposals which are likely to be adopted in 2013. (Initial consultation ends in Jan 2012). Whilst the PC and immediate neighbours will be consulted by SC on any interim planning applications made. Material considerations include those of amenity; noise; traffic; loss of business income etc.

Mr Cooper confirmed that Natural England won't allow residents to use landscaped quarry for recreational use i.e. walks etc.

Mr Cooper agreed to follow up the progress of the restoration of southern end of Dorrington Quarry – SC Development Management; (Graham French) to respond to the PC.

With the agreement of the Council the Chairman lifted Standing Orders and further questions were asked by members of the public present. The Chairman then reinstated Standing Orders.

- 66.11 LOCAL REPORTS:
- a. Condover Hall and noise levels update – Clerk confirmed that she had received an acknowledgment from JCA. Clerk to chase for a response.
 - b. Condover Wildlife Park Update - Cllr Lane stated new footpath per revised plan now in situ and that the Sub Committee were busy completing orders for signage; fencing; and bat and bird boxes in order for full compliance with planning conditions. **Councillors agreed that the Sub Committee had delegated powers to make these decisions as long as all orders were placed by the Clerk; quotes obtained and expenditure within budget.**
 - c. Condover & Dorrington Youth Activities - Update by Cllr Francis; who proposed that Rachel Johnson be thanked for all her hard work during the summer holiday period in organising such varied youth events. The Council fully supported this and asked the Clerk to convey their thanks.
- 67.11 CLERK'S REPORT ON MATTERS ARISING & SUMMARY OF COMMUNICATION RECEIVED – The Clerk reported on the more important matters contained within the report particularly those relating to SC Planning & CIL. **Council agreed that in light of the current work load of the Council it was unable at this time to respond to**

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the NALC consultations on Local Government Resource Review; National Planning Policy; Local Planning Regulations. And NALC's Localising Support for Council Tax in England. It was also agreed that members could respond to the latter on an individual basis. See Appendix B for full report.

68.11 PLANNING

(a) To consider the following planning applications received:

Cllr Bradbury left the room

Reference: 11/03084/FUL

Address: Trees To Grow Limited, Hazel Hollow, Stapleton, Shrewsbury, Shropshire, SY5 7EJ

Proposal: Installation of 45 roof mounted solar photovoltaic panels on existing agricultural building

The Council resolved without dissent that in principle the use of roof mounted solar photovoltaic panels on an agricultural building was supported; with the proviso that trees which screen the building from west should not be felled. (Proposed DL; Seconded JJ; 4 abstentions)

Reference: 11/03217/FUL

Address: Trees To Grow Limited, Hazel Hollow, Stapleton, Shrewsbury, Shropshire, SY5 7EJ

Proposal: Installation of 10kw ground mounted solar photovoltaic array.

The Council resolved without dissent that in principle they had no objections to the ground mounted solar photovoltaic panels which were not considered obtrusive; and did not as long as the planned screening was introduced be detrimental to neighbours views. (Proposed AT; Seconded JJ)

Cllr Tudor left the room and Cllr Francis took the Chair.

Reference: 11/02484/OUT (validated 4/8/11)

Address: West View, Maun Rd; Dorrington

Proposal: Outline application for the erection of two dwellings inc means of access.

The Council resolved unanimously to object to the proposal as it had concerns over the way in which the 3 storey building impacted on the street scene and the access on to the busy A49 trunk road. The Council also wished to highlight that the location plan submitted was out of date and as a result considered misleading.(Proposed DL; Seconded LC)

Cllrs Tudor & Bradbury returned to the room and Cllr Tudor resumed his position of Chairman.

Reference: 11/03259/FUL

Address: Hilltop Barn, Ryton, Dorrington

Proposal: Alterations to existing annex including erection of porch and new usable garage entrance.

Reference: 11/03412/LBC

Address: Hilltop Barn, Ryton, Dorrington

Proposal: Internal & External alterations to existing annex including erection of porch and new usable garage entrance affecting Grade II Listed Building.

The Council resolved unanimously that in principle they had no objections to the two planning applications above. (Proposed AT; Seconded MB)

Reference: 11/03316/FUL

Address: Bryony, Ryton, Dorrington

Proposal: Erection of single storey extensions to front and rear; amendments to previous planning permissions re room layouts.

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The Council resolved unanimously that in principle they had no objections to the planning amendments. (Proposed AT; Seconded MB)

Reference: 11/03229/COU

Address: White Rose, The Sytch , Dorrington

Proposal: Application under S73a T & C Planning Act 1990 for change of use of annex from business use to residential (part retrospective)

The Council resolved unanimously to make no comment.

Reference: 11/03386/TPO

Address: Autumn Leaves, Stapleton, Shrewsbury, Shropshire, SY5 7EH

Proposal: To reduce end weight of large branch of 1 Sweet Chestnut tree, to crown thin by approx 15% and reduce end weight of branches of 1 Lime tree protected by Shrewsbury and Atcham Borough Council (Land Adjoining Stapleton Cottage, Stapleton) Tree Preservation Order 1989

The Council resolved without dissent to support the application on the grounds of safety as the tree is considered to be very dangerous in its present state. (Proposed AT; Seconded MB)

Ref: 03499/TPO (validated 15/8/11)

Address: Land opposite Brookfield House, ~~Dorrington~~ *Error by planning Condover*

Proposed: To crown; thin/tidy remove deadwood 2 cedar trees; one oak tree; one douglas fir.

The Council resolved without dissent to support the application. (Proposed DL; Seconded JJ)

Ref: 11/02230/FUL Address: Home Farm Condover

The Clerk summarised email correspondence she had received from SC relating to the applicant's agent's response to the PC's comments submitted in June.

"We can confirm that this application is a final stage of the proposed grain store. For the size of business Mr Cartwright is operating, his farmstead has an insufficient amount of suitable modern farm buildings to allow storage of the crops grown on the farm."

"We note the concerns of Condover Parish Council relating to heavy goods vehicle traffic movements through Condover village, and we are all too aware that the nature of the roads in the vicinity of Condover make HGV movements difficult. As a matter of practice, Mr Cartwright currently directs all HGVs visiting his farm through Cantlop as opposed to Condover. Therefore, we feel that there is no need for a restriction on HGV movements, as the proposed building will not intensify the level of traffic visiting the farm, and secondly, heavy goods vehicles visiting the farm are directed away from the built up area of Condover."

The Parish Council's considered their original comments in June to still be relevant and instructed the Clerk to reiterate them and make the following response:

- The planning application should be restricted to the storage of grain produced by the applicant. The Parish Council's original question has not been answered.
- HGV traffic may be directed by the applicant via Cantlop however residents of Condover have reported that this is not adhered to or enforceable and HGV traffic regularly takes the route via the village.

(b) Notification of status of SC decisions made to date- By Council agreement deferred to the next meeting.

69.11 SUPPLEMENTARY AGENDA – Additional Urgent Items

- a) **Finance-** The council unanimously agreed that no Finance Committee meeting should be held due to the time and that the following payments be authorised for payment. Cllrs Tudor and Evans were instructed to check supporting paperwork and to the corresponding cheques and sign authorising payment.

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Payee	CHQ NO	Description	£
*FBC MANBY BOWDLER	1077	LAND REG FEE RE: CONDOVER PLAY AREA LEASE	50.00
Clerk	1081	Aug Net Salary	804.13
SC Pension Fund	1088	Clerk's Aug Pension	193.99
SL Bott	1082	Assembly of ramps – AWA Youth Group Project	120.00
J Stone	1089	General Grounds Maintenance – Part payment 2 invoices	312.00
Youth Worker	1078	July Salary- AWA Youth Group Project	45.00
Youth Worker	1079	July Salary- AWA Youth Group Project	45.00
Youth Worker	1080	JulySalary- AWA Youth Group Project	30.00
Ryton Village Hall	1090	Hire of hall for one additional meeting in 2011 & 4 Bookings in 2012	£75.00
Great Dawley PC	1087	Bird & Bat boxes – Condover NNWP Project	£61.00
SHROPSHIRE COUNCIL	1083	ELECTRICITY CHARGE FOR QUARTER	150.30
Website Administrator	1084	NEWSLETTER & WEBSITE MTCE	71.25
MAZARS	1085	AUDIT FEE	480.00
SMITH OF DERBY LTD	1086	CONDOVER CHURCH CLOCK MTCE	206.40
BISHOP SPORTS & LEISURE	1092	DORRINGTON YOUTH GROUP – PLAY EQUIPMENT	795.48
Youth Worker	1093	July Salary- AWA Youth Group Project	30.00
PLAY SAFETY LTD	1094	ROSPA CHECK OF DORRINGTON PLAY AREA	82.80

*This cheque was approved in retrospect; as a result of the constraints imposed by Land Registry.

- b. Village Maintenance & Rights of Way** – Cllr Crowhurst reported that the RoW between The Fold and The Bank required urgent maintenance as the retaining wooden posts had rotted in a number of places. Clerk to obtain quotes for the work. The Clerk reported that she had arranged with SC Highways for stones which had been blocking the pavement next to Jubilee Gds; Dorrington to be relocated. Mr Jaremko had been directed to mow and tidy Jubilee Gds in June, July and Aug and also requested to obtain daffodils for planting in the Autumn. (His invoice was awaited.) The Clerk also confirmed that she had approached two further contractors with regard to the removal of the ivy on the Condover Church fence as the work remained outstanding and was preventing further maintenance work.
- c. Dorrington Proposal for Village Green** – The Chairman updated members on a meeting which he attended with residents on 9/9/11.
- d. Challenge Cup Presentation Evening** - Cllr Powell outlined the evenings programme and that a additional cup had been donated by JCA. Council confirmed the contribution of £100 grant (S137) towards the event; and thanked Mr & Mrs Powell for organising it.

CONFIDENTIAL BUSINESS :

Council resolved without dissent that in accordance with the Public Bodies (Admission to Meetings) Act 1960, as amended by s.100 LGA 1972) the press and public be asked to leave the meeting in

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view of the confidential nature of the remaining items of business to be transacted, which includes discussions on unacceptable behaviour, a complaint and the Clerk's remuneration.

- 70.11 **a. Unacceptable Behaviour – See attached confidential report D.** The council resolved without dissent to write to the resident requesting that in future he/she restrict his/her submission of queries relating to Condover Play Area to hard copy correspondence to the Parish Clerk as the volume of emails currently being sent to the Clerk and in some cases parish council members was considered excessive. Such queries would then be considered at main council meetings and responded to formally by letter.
- b. Council to reconsider formation of a Complaints Committee –** See attached confidential report C. Council resolved by a majority vote to form a Complaints Committee following having been notified of the outcome of the SC Standards Committee hearing relating to 2 of its councillors. (Proposed DL; Seconded JP; Abstained EF.) Council resolved without dissent to elect members D Lane; L, Crowhurst and Jackie Powell; whilst Cllr Lane agreed to act as Chairman. It was agreed that the Committee would meet asap and that the complainant would be invited to the meeting. In addition it was also agreed that the Clerk should arrange for an independent report to be conducted by ALC as to whether mal-administration had occurred during the 3 meetings in which the said planning application was considered.

The Clerk left the room.

- c. Clerk's Remuneration –** Having considered the Clerk's Report on commended NALC pay scales (Report C); the Council unanimously resolved that the Clerk's payscale should be increased from point 36 to point 38 with immediate effect.

The Clerk returned to the room.

The Chairman thanked everyone for attending and closed the meeting at 9.50 pm. He confirmed that the next meeting was to be held on **Tuesday 20th Sept at 7.15 pm at Condover Group Dwellings.**

Confirmed as accurate.....AR TUDOR.....Chairman Date 20-9-2011

Appendices which support meeting:

- A – Report by Mr France
- B - Clerk's report and summary of PC communication
- C - Confidential Clerk's Remuneration
- D - Confidential Unacceptable behaviour report.
- E - Confidential Report on Complaint.