

Stottesdon & Sidbury Parish Council

Parish Council meeting held on Monday 22nd August 2022 at 7.30pm in Chorley Village Hall.

Present: Cllrs D Young (Chairman), D Powell (Vice-Chairman), S Allen, R Abbiss, M Pearce.

Parishioners: 2

Clerk: Mrs F Morris

Chairman welcomed everyone to the meeting.

0) Public participation:

2 parishioners present came to listen to the comments regarding their planning application item 6b.

1) Apologies for absence: Cllrs L Grey, R Kennett, S Crawford, J Rogers, Z Griffen, Police and Shropshire Cllrs Butler and Harris (all unavailable). **RESOLVED to accept apologies.**

2) Declaration of Interests

The Localism Act 2011, Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Members are reminded that they are 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 member's interests maintained by the Monitoring Officer.

None declared.

3) To confirm minutes of the meeting held on 24th July 2022:

These had been circulated with the agenda and it was **RESOLVED to accept these as a true record and the Chairman signed these accordingly.**

4) Matters arising from minutes:

a. Clerk's report:

'H' bar at school crossing needs chasing again as this has been ongoing for several years.

b. Any others:

Comments received from Architect regarding PC comments re: Planning Application 22/02539/OUT – Proposed Agricultural Workers dwelling, Harcourt Lane, Stottesdon. ***The Applicant, Agent and Architect will attend to explain and answer any further questions Cllrs might have regarding this application.***

Email received from Agent sending apologies for not attending and confirmed that the application had been withdrawn.

At this point it was **RESOLVED to bring item 6b Planning forward as the applicants were in attendance to listen to the Councillor's comments.**

6) Planning applications/approvals/refusals:

b) Reference: 22/03439/FUL (validated: 26/07/2022)

Address: Proposed Residential Dwelling, Stottesdon, Shropshire

Proposal: Erection of 1No affordable dwelling with detached garage, formation of vehicular access and installation of a package treatment plant

Applicant: Mr & Mrs Sherwood (The Wheelwrights, Stottesdon, Kidderminster, DY14 8TZ)

Several Cllrs had visited the site.

This application is for an 'affordable' home with 2 applications on the footprint of the old barn previously being refused. This application is between the old barn and the telephone exchange with the original barn footprint being left.

A comment had been made on the SC Planning Portal from the Ramblers Association stating that the footpath is shown in the incorrect place. Having looked at the Definitive Map this is actually in the correct place.

After discussions it was **RESOLVED to accept the plans with the following comments being made:**

- Proposed access is considered safer than the current access
- Property is not overlooking anyone
- Dispute Ramblers comments regarding the footpath position.

It was agreed to continue with the planning applications:

a) Reference: 22/02990/FUL (validated: 02/08/2022)

Address: Proposed Dwelling, New House Farm, Bagginswood, Stottesdon, Shropshire

Proposal: Erection of one bungalow following demolition of existing agricultural building

Applicant: Mr Kelvin Davies (New House Farm , Bagginswood, Stottesdon, DY14 8LU)

Several Cllrs had visited the site and after discussions **Councillors raised no objections to this application but made the following comments for consideration:**

Care should be taken with the removal of the asbestos.

Suggest a wider visibility splay be made at the junction of the shared access drive by perhaps removing a small section of the hedging/tree at New House Farm as Cllrs were aware that you had to enter the highway to look either direction.

Also could the tree on the front corner of the New House Farm be cut back to aid better visibility at this junction onto the main Bagginswood/Stottesdon Road. It was brought to the attention of Cllrs as once again vehicles, especially vans, have to enter the highway to see vehicles approaching from the Bagginswood direction.

We appreciate that this is not part of the planning application but valid visibility concerns relating to the applicant's family.

c) FOR INFORMATION ONLY:

22/03089/CPL | Application for Certificate of Lawful Development for the proposed erection of hay barn (following demolition) and alterations to existing gateways in order to set them back from edge of highway to improve visibility and access | Land to The North of Walton Cottages Stottesdon Shropshire

Clerk pointed out that this application was 'for information only' but Cllrs felt after discussions that the following comments should be sent into SC:

- Councillors have no objections to the replacement hay barn.
- The access at the top of the bank is considered extremely dangerous and the Parish Council have received numerous complaints from residents regarding this.
- Can we draw your attention to the comment made by the applicant that he has used the 'Southern gateway has been used once or twice a year since 2004 and has better visibility but was a bit overgrown to deter trespass and fly tipping of rubbish'. This has **NOT** been used as an access and was inaccessible until the present gateway was constructed. There was a Shropshire Council grit bin on this bank, which although had been damaged, was used and had been there for years, but disappeared a few months ago. Graham Downes has been copied into this email and I am sure he will confirm this as he was our Highways Technician until recently.

- We have residents who can confirm that to their knowledge there has not been a gateway there for well over 50 years. On resident rang me to complain regarding this newly installed (he is 72 this month) and used to bale lug from this field in his teens and there was NEVER a gateway there then but the one at the bottom of the bank was used! I have been Clerk since 1986 and there has never been a gateway there in this time.
- This has always been a 'pull in' for vehicles to use to allow vehicles to pass on this mainly single track busy road – how can this gateway be safe? The applicant has put stones along this passing putting motorists at risk!
- We notice on the Definitive map that the footpath is shown as joining the road at the corner of this field gateway – this needs investigating as there is barbed wire across the top of the newly installed gate.
- The gate at the bottom of the bank is much better set back but Councillors felt that this could be further improved with a wider splay.

Councillors also requested that a site visit is arranged between Planning Officers, MP and Cllrs before a decision is made and that the large stones are removed immediately.

d) Any others received after issue of agenda:

Reference: 22/02594/FUL (validated: 21/06/2022)

Address: The New House, Chorley, Bridgnorth, Shropshire, WV16 6PP

Proposal: Erection of an oak frame garage with office/storage above together with a balcony modification to previously approved application 21/05066/FUL

Decision: Grant Permission

e) Alleged breach of Planning Control in relation to the replacement of windows and removal of trees at 5 Station Road, Stottesdon, Kidderminster, Shropshire, DY14 8TT.

SC letter state that this work was likely to benefit from Permitted Development Rights and closed the case.

f) PLANNING REFERENCE: 22/03733/AGR DEVELOPMENT PROPOSED: Erection of an agricultural grain store LOCATION: Woodend Farm, Bagginswood, Stottesdon, Kidderminster, Shropshire. OS REFERENCE: 367875 - 280426 APPLICANT: Mr Niblett

5) Finance:

a) Accounts for payment:

- to approve Clerk's salary - £xx
- HMRC payments - £195.17
- Amazon == reimbursement to Clerk £83.98 (ink cartridges)
- Any others received after issue of agenda

b) Income since last meeting: Interest 37p August Deposit account

7) SALC report:

Cllr Abbiss reported that Civility & Respect training session will be on the agenda for the next Area Committee meeting.

8) Parish matters/problems:

- Tree belonging to Mr and Mrs Tandy at New House Farm is restricting visibility coming out of the Bagginswood junction
- Cars by Belle Vue Garage, Six Ashes causing further problems
- Sinkhole caused by previous BT works at the bottom of Moon House Bank – 2nd BT pole after junction towards Fairacres

- Potholes bottom of Almshouse Bank
- Water discharging onto road by Dayhouse Cottages
- Potholes before and after Hinton Bridge and by Hinton Farm
- Road closures with no warning signs causing problems
- Bagginswood Road marked again
- Potholes filled by Rectory Farm but ignored where the road is slipping.

Comment made that the chap painting round the potholes had come from Liverpool!!

9) **Shropshire Cllr's report** - emailed to Cllrs

10) **Correspondence:** *Taken as read unless comments made.*

- Alterations to Electoral Roll
- SALC News in Brief
- SALC - Championing what matters to you and the future of Healthwatch in Shropshire
- Police Charter
- Shropshire Council Tree Scheme Notification - Town & Parish Councils
- Option to opt out of the SAAA central external auditor appointment arrangement – *Stay as we are.*
- Shropshire Council - Leaders Update
- Shropshire's Draft Economic Growth Strategy – 2022-27
- SALC – Neighbourhood Planning training – 20th and 27th October via Zoom
- SALC – Biodiversity Net Gain and Levelling Up & Regeneration Bill Briefings – 7th & 14th September via Zoom
- Any others received after issue of agenda

11) **Date of next meeting** – 26th September 2022. Chairman pointed out that he would be unavailable for this date. It was **RESOLVED to move this meeting to 3rd October 2022**

There being no other business the meeting closed at 9pm.

Payments made:

Mrs F Morris – salary - £xx

HMRC - £195.17

Mrs F Morris - £83.98 (ink cartridges from Amazon)

Signed: Chairman

Date: