

Whixall Parish Council

Chairman: David Edgerton

**Minutes of the Monthly Meeting held on
Wednesday 10th September 2014 at
Whixall Social Centre starting at 7.30 pm**

Present:

Chairman: Vice Chair- S Beer

Councillors: D Evans, J Spenser, I Mercer, S Marlow, C Platon, P Poole, C Mellings, P Dee

Clerk: K Hatton

Public: J Peters, F Shaw (architect)

91/14 Apologies for absence

D Edgerton- work commitments

92/14 Disclosures of Pecuniary Interests

None

93/14 Minutes of the meeting of 9th July 2014

It was proposed by Cllr Spenser that the minutes were an accurate record of the meeting.
Seconded by Cllr Mercer and agreed by all present.

It was resolved that the minutes be signed by the Vice Chair as an accurate record of the meeting.

Agenda adjustment~ The Vice Chair requested that the Clerk's Report followed, ahead of 'Public Session'. No objection.

94/14 Clerk's Report

The Clerk reported on the following:

- All actions from previous meeting complete.
- Annual Return- Accounts confirmed as being in accordance with proper practices. A copy of Annual Return has been displayed on notice boards as per regulations.
- Goal post nets at Moss Cottages- Goal nets have been removed (by the Clerk) as considered untidy and not functional. Have replacement nets but will wait until Spring to install. Will paint goal posts to protect from rust before attaching new nets.
- Cllr Jarrett's resignation- Proper process of informing Shropshire Council and displaying public notice has been carried out. Expiry date for election request expires on 24th September 2014.
- Hackney Carriages notice- Signed by the Clerk to confirm receipt.
- Meeting dates- To be confirmed ASAP.
- Amendment to NALC's 2013 Model Standing Orders (L02-14)- Noted.

95/14 Public Session

Ms Jan Peters introduced herself and architect Mr Francis Shaw and explained that they had attended the meeting out of courtesy to share with the Parish Council the design ideas for the new build on land at Browns Brook Farm under the "Build your own affordable home scheme" through which Ms Peters has been granted permission to build subject to approval of plans.

Mr Shaw provided a brief overview of the 'Build your own affordable home' scheme and explained that the outline plans for Ms Peters' build are quite unusual and organic. He acknowledged that he did not expect everyone to like the proposal but that it was at the design stage and hence the reason for sharing with the Parish Council at the present time. He explained that the design will use sustainable materials and consist of two separate structures linked by an awning. It will include solar panels and they are considering options for external cladding: primarily 'living walls' (plant material contained in a fabricated steel mesh) or 'cob walls' (ancient, natural building material) or perhaps another recycled material.

Mr Shaw expressed that the planned building would be carbon neutral, sustainable and distinct.

Mr Shaw stated that the fee for pre-application advice from Shropshire Council is £1000, which is far more costly than other councils.

It is planned that they will share plans for the building with neighbouring Whixall Primary School and may even invite the school's pupils to be involved in the design process.

Mr Shaw invited questions from the Parish Council:

Cllr Beer asked a question related to the proposed garage building- will it have garage doors?

Mr Shaw responded – Yes, either roll back style or conventional doors.

Cllr Evans questioned the rules of the scheme relating to separate buildings- Mr Shaw confirmed that separate buildings for storage are permitted but the buildings can't be physically linked although the awning is permissible under the scheme's rules.

It was reiterated that buildings under the scheme cannot be extended at a future date and are tied to other conditions under the scheme.

Cllr Mercer asked questions about surface water- Mr Shaw said that this would probably be managed via a soak away or storage container system. Ms Peters confirmed that there would be rainwater harvesting.

Mr Shaw made reference to his experience of resolving relevant sustainability issues and his work on a project that featured on the TV show 'Grand Designs'.

Cllr Poole raised a question whether or not the design would 'fit in' visually with the local surroundings- would it stick out or blend in? Mr Shaw responded that the use of natural materials would help it to be 'in keeping' and that they were still discussing the options of the cladding material.

Cllr Marlow asked about the costs of the different options of cladding materials- Mr Shaw agreed that the house does have to be built within a fixed budget.

Cllr Beer asked about the exact position/ orientation of the proposed build.

Ms Peters stated that she had approached two of her immediate neighbours whom have said they do not have any objections.

Cllr Evans asked about the height of the building. It was confirmed that it was approximately seven and a half metres at the front.

Ms Peters thanked the Parish Council for their time and confirmed that she would be happy to be contacted if there were any further questions or feedback.

Ms Peters and Mr Shaw left the meeting.

96/14 Financial Matters

- Outstanding accounts and balances

The Clerk listed the invoices received: see table below.

DATE	CHEQUE NO.	DETAILS	AMOUNT
10.09.14	101002	K Hatton- Clerk's pay for July and August	£386.50
10.09.14	101003	Shropshire Council- election costs	£100.00
		Total	£ 486.50

- Orders for the payment of money as per the financial report of the Responsible Financial Officer were proposed by Cllr Poole , seconded by Cllr Beer and agreed by all present.

It was resolved that the outstanding accounts should be paid and cheques were signed by the Vice Chair, Cllr Beer who agreed to obtain a signature from Cllr Edgerton.

- Balances

DATE	ACCOUNT NAME	AMOUNT
29.08.14	Community Account	£5,351.56
31.06.14	Business Saver Account (<i>quarterly statement</i>)	£3,919.00
TOTAL		£9,270.56

The Clerk confirmed that all Parish Cllrs present had received a copy of the balance sheet via email. Cllr Beer signed the bank statements to acknowledge that these balances were accurate.

97/14 Planning Issues**Applications to be viewed at meeting**

No new applications had been received.

The council discussed Ms Peters' proposed outline plans (item 95/14)

A debate ensued with regard to the design ideas presented by Mr Shaw. It was agreed that the Parish Council has a responsibility to reflect the local view and also agreed that it was an interesting concept. Councillors expressed concern about the visual impact and wondered whether local people would feel that it was in keeping. Concerns were raised about the current poor drainage situation at that location. The council resolved to await more detailed and finalised plans.

Planning Decisions:

- Ref: 14/02241/FUL- Formation of a manege for recreational use and application under Section 73a of the Town and Country Planning Act 1990 for change of use of a shippon into stabling for horses and agricultural land to equine at Four Lane Ends Farm , Whixall, Whitchurch, SY13 2QA –Grant Permission**
- Ref: 14/03142/FUL- Installation of a riding arena (60m x 20m) for personal use only, to include the erection of a boundary fence 4ft 6ins at New House Farm, Whixall, Whitchurch, SY13 2NT – Grant Permission**
- Ref: 14/03328/FUL- Erection of 4 bay timber stable building at New House Farm, Welsh End, Whixall, Whitchurch, Shropshire, SY13 2NT- Grant Permission**

Planning Enforcement matters:

No discussion.

98/14 Parish Matters

a) Casual Vacancy

Following a discussion relating to the casual vacancy subsequent to Cllr Jarrett's resignation it was agreed that it was important to include an advert in the Parish Council Autumn/ winter newsletter to ensure every household was reached. In order to give people enough time to respond it was decided that interviews be held in January.

RESOLUTION: Clerk to submit advert for Community News and include in Newsletter.

b) Community Led Plan- Community Asset application

Cllr Poole expressed her strong disappointment at the decision by Shropshire Council to not register the Waggoners as a Community Asset. Cllr Poole stated that she was extremely disheartened and feared that the decision was likely to be damaging to the Parish Council in terms of engaging with parishioners on future local issues; against a national background of 'localism' the decision to not list the Waggoners was naive and lacked appropriate judgement.

To date there has not been a written response from the decision makers explaining the reasons for the decision. Cllr Mellings agreed to contact Mr Stirling again to request a prompt and formal response on the issue in order that the Parish Council can feedback to parishioners in the next newsletter as promised.

c) Rural Open Sure Signal Scheme (ROSS)- Vodafone

The Parish Council considered whether to submit an application to install Vodafone signal booster boxes at venues around the parish. It was resolved that, as they could not easily gauge the number of residents that it would benefit in relation to the cost, they did not want to pursue this application at present.

d) The Marlot

The Clerk reported findings on the subject of potentially registering ownership of the Marl Allotment (Marlot) following receipt of advice and conversation with Shropshire Association of Local Councils (SALC), Society of Local Council Clerks (SLCC), The Land Registry and Community First- (Current Insurance policy provider). It was confirmed that the Parish Council's current insurance policy covers the land for public liability as it is within the Parish boundary and they would not make any change to policy if the Parish Council became the registered owner of the land- they would just keep a note on the file.

Land registry advised that it would be in the best interest of the Parish Council to register as it would protect it from a fraudulent claim of 'adverse possession'. The appropriate land registry form could be submitted with a fee of £40 and without legal advice this could be possibly the only cost to the Council.

Cllr Poole proposed that the appropriate form be completed; this was seconded by Cllr Mercer and agreed by all present.

RESOLUTION: The Clerk to collate evidence and complete land registry form with the view to registering ownership of the Marl Allotment in order to protect it as a nature site.

Cllr Spenser reported that a picnic bench on the Marlot has been positioned on its side so that it is not used by the public as it is damaged beyond repair- Cllr Spenser made a request to the council to replace the bench. The Clerk offered to look into cost of a new picnic bench and report back at the next meeting.

e) Grass Cutting at Social Centre

Cllr Beer reported that Mr Ford of J & E Ford who is contracted to cut the grass at the Social Centre and the playing field at Moss Cottages is no longer able to do the job. Cllr Beer explained that she had been approached by a parishioner; Mrs Jones, who had said that her husband, Mr Jones, was willing to volunteer to cut the grass at the Social Centre to keep it looking tidy and safe for use by children attending the parent and toddler group.

The Parish Council agreed that the Clerk should write to Mr Jones to thank him and state that they are willing to reimburse him with his fuel costs.

f) Autumn/ Winter Newsletter

The Clerk shared the first and second draft of the Autumn/ Winter newsletter. It was suggested that the Chairman's report included an invitation to the Remembrance Sunday service as it will be the WW1 centenary.

Cllr Poole suggested a sentence for inclusion in the report about the Waggoners issue, otherwise no objections to content at present stage. Final draft will be tabled for approval at next meeting in order for it to go directly to the printers on 9th October.

g) Senior Citizens' Christmas Party

The checklist for the party was viewed and considered. The Clerk asked that Cllrs consider whether they would like to book the entertainer- Dan Martino for 2015 or whether they wanted to consider other options as it would be sensible to plan well in advance.

h) Remembrance day

Cllr Evans agreed to tidy up the cenotaph. The Clerk agreed to contact Welsh End Chapel regarding the order of service.

99/14 Highways

The Clerk confirmed that all Cllrs had received the email from Shropshire Council's highways department with feedback on recently reported problems.

Cllr Platon reported that he had contacted the department directly with regard to Canal Side.

A query was raised about why the boundary on the Fenn's Bank road was not marked- the posts are there but the sign is missing (and has been for many years). Cllr Mellings agreed to look into whether the sign could be replaced.

100/14 Website- Comments and updates

Cllr Platon reported that the website was up to date; latest agenda was uploaded.

101/14 Correspondence

The Clerk reported that no postal correspondence had been received.

102/14 Councillors Reports

No Cllrs had anything to report.

The meeting closed at 9:45pm

DATE OF NEXT MEETING: Wednesday 8th October at 7.30 pm
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