

Whixall Parish Council

Chairman: David Edgerton

Minutes of the **ANNUAL PARISH MEETING** held on Wednesday 13th May 2015 at
Whixall Social Centre starting at 7.00 pm

Present:

Chairman: D Edgerton

Clerk: K Hatton

Public: C Taylor (Connecting Shropshire) S Grogan, D Walker, K Glover, A Hine, J Friend, M Friend, D Fewtrell, G Risdon, K Risdon, N Lainton, S Ireland, J Peters, R ?, C Jones

48/15 Welcome and report from Chair- David Edgerton

Cllr Edgerton welcomed everyone to the meeting and thanked the councillors and the Clerk for their support. Cllr Edgerton recognised that attendees were keen to hear the presentation about broadband provision in the area and introduced Chris Taylor from Connecting Shropshire.

49/15 Broadband in Whixall- Presentation from Chris Taylor of Connecting Shropshire

Chris Taylor provided an overview of the scheme, its aims and achievements so far. He provided information about the technicalities of the programme and answered questions from councillors and members of the public. The key points are summarised below:

- Phase 1 of the programme will be complete by winter 2016.
- Phase 1, when added with existing commercial plans, aims to provide 87% of premises in Shropshire with 24 megabytes. Whixall is served by 3 exchange areas.
- Because Whixall has such sporadic development it is expensive to reach all premises.
- For the best speeds you need to be within 2.5km of a cabinet. So, you may be connected to a cabinet that is fibre enabled but be too far away to benefit from faster speeds.
- There are 5 cabinets serving Whixall- not all are live, two need road closures to work on. Cabinet 1 is currently live and serving parts of Tilstock.
- There is a commitment to providing more than 2mbps if you get less than 2 megabytes- you can get a voucher to help pay to address this. Connecting Shropshire are awaiting BDUK's guidance on who- solutions will be addressed. Nothing has yet been confirmed.
- Details of another voucher scheme to help businesses is coming soon.
- Whixall is covered by a number of different cabinets all of which will go live at different times. It is hoped that the next cabinets will go live towards the end of the summer.

Chris agreed to send the powerpoint presentation to the Clerk in order that it can be shared.

Cllr Edgerton thanked Chris Taylor. Chris Taylor left the meeting.

50/15 Parish Debate

Cllr Edgerton opened the Parish Debate.

Only one question was raised- Does the Council know anything about (the potential future of) Furber's scrap yard?

In response Cllr Edgerton stated that the Parish Council did not have any knowledge of future plans for the site.

There were no further issues raised so the Annual Parish meeting was declared closed at 7:45pm and the Parish Council's Annual Meeting open.

Whixall Parish Council

Minutes of the Annual Parish Council Meeting held on Wednesday 13th May 2015 at
Whixall Social Centre starting at 7:45pm

Present:

Chairman: D Edgerton (Outgoing) (Vice and Incoming Chair)- S Beer

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

Clerk: K Hatton

Public: S Grogan, D Walker, K Glover, A Hine, J Friend, M Friend, D Fewtrell, G Risdon, K Risdon,
N Lainton, S Ireland, J Peters, R ?, C Jones

51/15 Apologies for absence

P Poole- Holiday

52/15 Disclosures of Pecuniary Interests

Cllr Beer declared an interest in planning application: 14/05007/OUT- Outline application for residential development including formation of new access (all matters reserved), Proposed Residential Development Land North Of Bowling Club Church Lane, Whixall, Shropshire, on the basis that she is a member of the Social Centre Committee.

53/15 Invitations for nomination of Chair

The outgoing Chairman announced his stepping down as Chair and invited nominations.

54/15 Election of Chair

Cllr Beer was proposed by Cllr Spenser, seconded by Cllr Marlow and was elected unanimously.
Cllr Beer signed her Declaration of Acceptance of Office.

55/15 Invitations for nomination of Vice Chair

Cllr Beer took the Chair and invited nominations for Vice-Chair.

56/15 Election of Vice Chair

Cllr Mercer was proposed by Cllr Marlow, seconded by Cllr Spenser and was elected unanimously.
Cllr Mercer signed his Declaration of Acceptance of Office.

57/15 Election of other officers

All Cllrs were issued with a copy of their Code of Conduct and their Declaration of Acceptance of Office for the coming term.

58/15 Minutes of the meeting of 15th April 2015

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

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

59/15 Public Session

Cllr Beer invited members of the public to speak.

- Mr and Mrs Risdon addressed the council in relation to planning application: 15/01065/FUL- Erection of a cattle and storage shed, Land Adj. Rosannedd House, Hollinwood, Whixall, SY13 2NH

Mr Risdon stated that he had not been aware of the application as no notice had been displayed and therefore the original 21 days to respond had elapsed. Mr Risdon stated a number of points in objection to the application: relating to the position of the proposed shed, materials, the cavity wall, foul drainage, surface water, electricity supply to power lights, validity re: tooling and price paid for the land.

Mr Risdon was advised to submit his comments on the public access.

Public session cont.

- Mr Jones, agent for Berry's addressed the council in relation to planning application: 14/05007/OUT- Outline application for residential development including formation of new access (all matters reserved), Proposed Residential Development Land North of Bowling Club, Church Lane, Whixall, Shropshire.

Mr Jones outlined the amendments to the application.

Mrs Hine responded by stating that the houses will still overlook their garden, they have concerns about drainage and the potential for complaints about noise from Social Centre and Bowling Club.

Mr Walker stated concern about noise and light from Bowling Club being a potential for problem for residents in proposed dwellings.

Mr Grogan raised his views about the integrity of the application.

Mr Jones responded confirming the opportunity to deal with the flooding issue and additional parking. He also stated government policy in relation to housing shortage and sustainable villages and that there is already a building on the land that could be converted. He also stated that Shropshire Council Public Protection team have indicated there would be no likely problems with noise and light.

There were a few further comments in response around Whixall's status as open countryside and the number of permissible developments in the Parish.

60/15 Clerk's Report

The Clerk reported on the following:

- o All actions from previous meeting complete.
- o Notice of requisition from Land Registry re: Marlot application
- o Had asked for a response from highways re: reported issues.

61/15 Financial Matters

- Outstanding accounts

DATE	CHEQUE NO.	DETAILS	AMOUNT
13/05/15	101039	SALC- Training, Annual Parish meeting. Clerk attended	£20.00
	101040	K Hatton- Clerk's pay for March	£300.30
	101041	C Jones- Grass cutting	£120.00
	101042	Community First- Insurance	£159.28
		Total	£599.58

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

It was resolved that the outstanding accounts should be paid and cheques were signed by Cllr Edgerton and Cllr Beer.

- Balances

DATE	ACCOUNT NAME	AMOUNT
29.04.2015	Community Account	£7,572.30
	Business Saver Account	£3,920.47
TOTAL		£11,492.77

The Clerk confirmed that all Parish Cllrs present had received a copy of the balance sheet via email.

- **Insurance policy renewal**

The Clerk presented two quotes for insurance.

It was resolved to renew the policy with Community First. (Added to table above)

- **Adoption of Model Financial Regulations**

The Council resolved to adopt the Model Financial Regulations.

- **Annual Return 2014/15**

The Clerk reported that the Internal Audit had been completed and signed off by Whittingham Riddell. No issues raised.

The responses to Annual Governance Statement were approved and section 2 of the Annual Return was signed by The Chairman of the meeting and Responsible Financial Officer (Clerk). The Clerk stated that the accounts will be presented for External Audit by Mazars.

- **Claim for VAT refund**

The Clerk informed the Council that a claim for a VAT refund of £592.93 had been prepared and will be sent to HMRC.

62/14 Planning Issues

Applications to be viewed at the meeting

- Confirmation of Local Connection- Build your own affordable house application from J Hand. The Council resolved that further details were needed before confirmation would be granted. The Clerk was asked to request this information.

- Re-consultation: 14/05007/OUT- Outline application for residential development including formation of new access (all matters reserved), Proposed Residential Development Land North Of Bowling Club Church Lane Whixall Shropshire

Cllr Beer left the room.

Decision/ response for submission to Online Planning Register-public access:

Object/ Support/ Representation

Comment: Following RE-CONSULTATION Whixall Parish Council continue to object to this outline planning application, regardless of the number of homes proposed, for the following reasons: RE-ITERATE ORIGINAL POINTS:

1. The site is agricultural land/ green field site. 2. The site is adjacent to, but not within the North Shropshire District Local plan Whixall Development boundary. 3. The Place Plan for the area states that Whixall is classed as rural hinterland (open countryside) and therefore Core Strategy policy CS5 applies. 4. Whixall's Community Led Parish Plan states that 94% agreed housing should be sensitive to surroundings and 82% of respondents agreed that new housing should be built on infill sites avoiding agricultural land and green spaces". (see point 1) 5. 24 members of the public attended the Parish Council's extraordinary meeting, including immediate neighbours and representatives from Whixall Social Centre and Bowling Club- 100% of those people expressed objection to the development. A letter of objection was also received. 6. There is concern that occupiers of proposed houses would be disturbed by noise from the neighbouring working farm, flood lights from the Bowling Club and noise from events at the Social Centre and therefore create potential conflict in future. 7. It is felt that supporting development on a site such as this would set a precedent for future possible developments. 8. The site has drainage problems and regularly floods. 9. The direct neighbour has concerns about a potential loss of privacy from proposed houses overlooking his garden. 10. Additional traffic when a function is on at the Social Centre could be dangerous.

Cllr Beer re-joined the meeting.

- Re-consultation: 15/00267- Erection of one affordable dwelling and associated garage, Browns Brook farm, Whixall, SY13 2SB

Following discussion in response to the planning officer's reply to points stated in the Parish Council's original objection a vote was taken on whether to withdraw their objection to the application.

3 Cllrs voted in favour of withdrawing the objection. 2 voted against withdrawing the objection and 3 Cllrs abstained from voting.

Decision/ response for submission to Online Planning Register-public access:

Object/ Support/ Representation

Comment: Whixall Parish Council has resolved to withdraw its objection to this application.

It was also resolved that a planning Officer be invited to a future meeting of the Parish Council to discuss interpretation of policies.

- Re-consultation: 15/01065/FUL- Erection of a cattle and storage shed, Land Adj Rosannedd House, Hollinwood Whixall, SY13 2NH

Decision/ response for submission to Online Planning Register-public access:

Object/ Support/ Representation

Comment: Whixall Parish Council has reviewed the application in response to re-consultation and maintains its original concerns: 1.The council dispute the claim that there will be no need to dispose of effluent waste from cattle. 2. The council have concerns about the means of ventilation for the cattle alongside a cavity wall. 3. It is felt that more detail is needed about the surface water drainage- i.e. location of soakaway- There is no evidence of a proper assessment of necessary soakaway requirements.

Planning Decisions

Ref: 15/00583/LBC (validated: 09/02/2015) -Repairs and renovation to existing forge, replacement of existing workshop building, installation of electrical services, installation of toilet with associated drainage affecting a Grade II Listed Building at The Forge, Stanley Green, Whixall, Whitchurch, Shropshire, SY13 2NE- **Grant Permission**

63/15 Parish Matters

a) The Marlot- First Registration application

The Clerk updated the council on the most recent correspondence from Land Registry- *The lawyer has stated that the ST1 supplied does not show any evidence of acts of ownership. It only shows under which schemes the land has been managed, which is not sufficient for us to grant any title. Unless you can show actual knowledge of adverse possession including acts of ownership, then I regret that we will be unable to consider the application any further.*

The Clerk was asked to contact/ discuss with Luke Neal and keep councillors informed.

b) Community led road safety concern- Consider application for Whixall nameplate signs with symbols of horse riders and cyclists under Shropshire Council road safety policy guidelines

It was resolved that the Clerk submits a formal request for a bar of symbols depicting horse riders, cyclists and children walking under the Community Led Road Safety Scheme.

64/15 Highways

The Clerk was asked to report the following and request to be kept informed on each point:

- There is a green lane off Alders Lane- can it be cleared again.
- Green Lane- from Braynes Hall Farm to Abbey Green the road is dangerously disintegrated- can this be addressed.

65/15 Website- Comments and updates

Cllr Platon reported that the web site is working well and is up to date.

66/15 Correspondence

No postal correspondence.

67/15 Councillors Reports

Cllr Spenser shared the newly published 'Whixall Walks' booklet produced by the P3 group.

Cllr Beer reported that a letter of resignation had been received from Cllr Poole.

Cllr Evans tendered his resignation.

The meeting closed at 10pm

DATE OF NEXT MEETING: Wednesday 10th June at 7.30 pm
