

# **Whixall Parish Council**

**Chairman: Ian Mercer**

**Minutes of the Parish Council Meeting held on Wednesday 8<sup>th</sup> June 2016 at  
Whixall Social Centre starting at 7:30pm**

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**Present:**

**Chairman:** I Mercer

**Councillors:** J Spenser, D Edgerton, S Marlow, J Hardiman, B Harris, J Fitton, M Howard

**Shropshire Councillors:**

**Clerk:** K Hatton

**Public:** Approx 35 members of the public were present.

**69/16 Introduction**

Cllr Mercer declared the meeting open. It was decided to move straight to item 3 on the agenda:

**Presentation from Greenspace architects re: proposal for eco-development in Mossley Well, Whixall.**

Apologies were recorded by the clerk below and acknowledged later in the meeting.

**70/16 Apologies for absence**

C Platon, P Dee, C Mellings

**71/16 Presentation from Greenspace architects re: proposal for eco-development in Mossley Well, Whixall.**

The presentation was given by KS and JB, both architects from Greenspace and their client J.

KS and JB introduced themselves and stated that the presentation depicted just a proposal and was not a submitted application. They asked for the Parish's thoughts and opinions and invited those present to write them down on paper provided or email them directly.

J provided a brief background to his personal history and reasons for the proposal: He stated that the proposal is design-led not profit-led.

KS gave a descriptive overview of the design elements and ideas. He explained there had been an amendment regarding the provision of heat: Plans depict a bio-mass power heat plant but now they plan for a ground source heat pump for each property.

The conceptual ideas, the design influences and use of materials were explained, and he also stated that the reason for taking the design this far, to include so much detail, was so that they had something to consult on.

Further details with regard to street lighting and links with the school and the Moss were presented. Their aspiration is to have designed a space that is a focus for the community and hopefully beautiful as well.

It was explained that they have had pre-application advice from Shropshire Council, this is their first consultation event and they are looking for comments.

Questions and comments were taken from members of the public and Parish Councillors. There was lengthy and, at times, lively discussion but an example of the main points and responses are summarised below:

Comments and questions raised by members of the public and councillors- summarised.	Responses from clients/ architects- summarised.
<p><b>Housing need and suitability</b></p> <ul style="list-style-type: none"> <li>➤ There is a need for more homes for younger people in the parish but the proposed development is not in-keeping with sporadic nature of Whixall – Would smaller sites be more appropriate?</li> <li>➤ What about a smaller development within the site?</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>➤ Surface and foul water management will be a major issue.</li> <li>➤ Flooding is a major issue – the roads in the area flood. Such a big development effectively doubles the size of the village.</li> <li>➤ Numbers of people in the village and on the roads/ increase in traffic.</li> <li>➤ Highways assessment was highly disputed as there was a road closure and diversion in place when that was carried out.</li> <li>➤ Will there be additional parking? The school is already congested.</li> </ul> <p><b>Social Housing and section 106-</b></p> <ul style="list-style-type: none"> <li>➤ What proportion of houses will be 'Affordable Housing'?</li> </ul> <p><b>Direct opposition</b></p> <ul style="list-style-type: none"> <li>➤ Legally we do not have to let you discharge water across our land. (Landowner of adjoining fields)</li> </ul> <p><b>General points</b></p> <ul style="list-style-type: none"> <li>➤ Traffic survey was wrong.</li> <li>➤ What are the benefits for the rest of Whixall?</li> <li>➤ You are creating an isolated community within a community- this could create social problems.</li> </ul>	<ul style="list-style-type: none"> <li>➤ The client is limited by the land he owns, was looking to create a new community hub near to the parish's most significant asset- the school. The school's falling numbers were referred to (see Whixall Parish Council meeting minutes from 9<sup>th</sup> March minute reference 26/16)</li> <li>➤ The development would be phased (3 phases), J feels there would be a large impact in terms of community benefits and the number of houses/ units can be largely determined by the community.</li> <li>➤ The plan is to manage the water on site: surface water will be absorbed by green roofs.</li> <li>➤ Foul drainage will be managed by package treatment plants; output is controlled in accordance with strict calculations + an allowance for climate change.</li> <li>➤ Community Infrastructure Levy will provide the community with money to spend on infrastructure.</li> <li>➤ A highways assessment was carried out...</li> <li>➤ J said that he would therefore disregard said assessment... The idea of the live/ work units were to reduce the need to commute/ there could be a community bus to shuttle people to train station/ is on cycle route network/ wants to encourage green transport.</li> <li>➤ They have allowed space ...</li> <li>➤ The number of houses is up for discussion.</li> <li>➤ We can create plots for 'Build your own affordable House scheme'.</li> <li>➤ Don't view it as a community centre but a space that you can do with what you want. The school may close, maybe a shop isn't sustainable...?</li> <li>➤ Doing best to offer solutions....</li> </ul>

**The School**

- School numbers are not that bad- would only be a short term solution.
- It is not the smallest school in the area and is holding its own.

**Policy**

- Whixall is 'Open Countryside' what makes you think that the land is suitable?
- What feedback have you had from Shropshire Council to give you the confidence to bring this proposal?
- Support for this development will open the floodgates.

**Eco- status**

- The location of Whixall makes the use of a car a necessity and in most cases there will be at least 2 cars per household.

**Live /work units**

- What research have you done for the take up of work units?

**Impact**

- This development could see a 24% housing increase and 30% increase in the villages population which will affect the existing population.
- Do not believe that the CIL money would come to us.
- Visually it is a lot of houses; a community within a community.
- Flooding in this area is a serious issue.
- Impact of street lighting – there is no lighting at the moment so will be light pollution.

**Affordable Housing**

- Affordable housing (Housing Association) will go to people highest on the list – not to local people.

**Density**

- What about a smaller amount of houses and a sports centre?
- Is 15 houses viable?

**General opposition**

- It is agricultural land.
- We don't want any houses.
- The land is clay.
- Drainage issues
- Increased traffic.
- Who will manage the site once all the properties are sold off?
- What about devaluation of nearby

- *It cannot be predicted who will live in the houses but there are bound to be some small children, we have tried to create a mix so there is something for everyone.*

- *We want self- sustaining villages, we don't want Whixall to be a town.*

- *Would like to see green companies using the work units.*

- *Too early to say.*

- *Section 106 and CIL money can be used to improve infrastructure...*

- *Can look at the density of the development.*

- *The design is for low level led lighting.*

- *A matter outside of our control.*

- *It has to be worthwhile financially...*

- *We want to add value not devalue...*

<p>properties?</p> <p>➤ It will set a precedent. Would be worried about a less scrupulous developer wanting to build.</p>	<p>➤ <i>The parish has a huge say in what happens in Whixall.</i></p>
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Cllr Mercer thanked the parishioners for their attendance and their comments and thanked Josh and his team for the presentation.

Cllr Mercer requested that parishioners write down their comments and send to the clerk or directly to the address on the comments sheets. He acknowledged that there had been very little support from this meeting but that the Parish Council will do their best to represent the parish should an application come to the council for consultation.

All but one parishioner left the meeting.

#### **72/16 Public Participation**

R Stoodley was present to discuss the latest on the flooding situation (Moss Lane area). She referred to a meeting that is scheduled for 16<sup>th</sup> August and to the information that she had acquired from the ornithological society with regard to nesting birds and waited for item 7a on the agenda. (minute ref: 75/16 a)

#### **73/16 Disclosure of Pecuniary Interests**

None declared.

#### **74/16 Minutes of the meetings held on 11<sup>th</sup> May 2016**

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

**It was resolved** that the minutes of 11<sup>th</sup> May 2016 be signed by the Chair as an accurate record of the meeting.

Acknowledgement of minutes of Annual Parish Meeting

**The record of the meeting was accepted as a reflection of the meeting.**

#### **75/16 Parish Matters**

##### **a) Flooding- Update**

Cllr Mercer referred to correspondence from Claire Wilson (Shropshire Council) and Cllr Chris Mellings with regard to the latest information to do with the flooding in the area. The sale of the scrap yard and fields at Moss Lane to Shropshire Wildlife Trust has still not been completed. As previously mentioned there is a meeting on 16<sup>th</sup> August to review the situation before the autumn/ winter.

##### **b) Removal of additional residual waste bins- Communication of information.**

It has been announced that a programme will be underway this month to remove waste bins from households who have two bins in use. The reasons stated by Veolia are 'fairness, finance and environment'. It is apparent that some second bins have been purchased so the question was asked as to whether these people would be reimbursed. Furthermore some people are entitled to greater capacity e.g. if there are more than six residents in a property or if there is a medical need.

It was proposed by Cllr Mercer and seconded by Cllr Howard that the Clerk should ask for clarification as to exactly who will lose their second black wheelie bin and how the information will be communicated to residents.

### c) War memorial- Tidy up

Cllr Harris explained that he had met with a representative of English Heritage in the context of the history group and the World War I centenary. He had visited the war memorial with said representative and with Miss Brayford (Primary school headteacher).

Cllr Harris proposed that the memorial needed a general tidy up and it would be good to replenish the gravel. It is understood that the school would like to have a closer connection with the memorial and may help to maintain it in future.

Cllr Mercer seconded the proposal that Cadstones are approached to see if they would consider donating some gravel for this purpose.

## 76/16 Planning

-All planning applications and decisions can be tracked on line at [www.shropshire.gov.uk](http://www.shropshire.gov.uk)

Applications received- to consider response

**Application received too late for the agenda but needed to be considered within 21 days.**

Reference: 16/02302/FUL- Erection of Affordable Single Plot Exception Bungalow at Bridge Farm, Platt Lane, Whixall, Whitchurch, Shropshire, SY13 2PA

### **RESOLUTION**

**Stance:** Support

**Comment:** No comment

### Decisions- to note

- Ref: 16/01313/VAR - Variation of Condition 2 (approved plans) and discharge of Conditions 3 (drainage), 4 (landscaping) and 8 (lighting) attached to planning permission reference 15/00267/FUL dated 10.7.2015 at Land at Browns Brook Farm, Whixall, SY13 2SB. Decision: **Grant Permission**

Ref: 16/01502/FUL- Erection of single storey extension with roof balcony to rear; erection of two-storey gable end extension; erection of extension and gable chimney stack; installation of new foul drainage to sewage treatment plant following demolition of double garage and single storey gable at 3 Hollinwood, Whixall, SY13 2NW. Decision: **Grant Permission**

- *It was asked if the Clerk could find out if the memorial plaque on the wall of the United Reformed Church is protected in any way. (The Church has recently been granted planning permission to be converted into a dwelling)*

## 77/16 Clerk's Report

### a) Correspondence- To note

The following correspondence was noted:

- Centenary Fields Programme
- All electronic correspondence is forwarded to Cllrs.

## 78/16 Financial matters

### a) Monthly Balance sheet- To note

The May balance sheet was presented and confirmed as accurate with the current bank statements by Cllr Mercer.

DATE	ACCOUNT NAME	AMOUNT
27.05.2016	Community Account	£7,659.77
	Business Saver Account	£3,922.47
<b>TOTAL</b>		<b>£11,582.24</b>

b) Outstanding accounts- To approve

Orders for the payment of money (listed below) as per the financial report of the Responsible Financial Officer (RFO)/ Clerk were proposed by Cllr Harris, seconded by Cllr Howard and agreed by all present.

DATE	CHEQUE NO.	DETAILS	AMOUNT	LEGAL POWER TO SPEND
Date of meeting: 8 <sup>th</sup> June 2016	101095	K Hatton- Clerk's pay for May Plus back pay of £3.09 for April National Salary award applicable from 1 <sup>st</sup> April 2016	£314.34 £3.09	LGA 1972 s.112(2)
<b>Total</b>			<b>£317.43</b>	

LGA= Local Government Act

HA= Highways Act

**It was resolved** that the outstanding accounts should be paid and cheques signed by two authorised councillors.

**79/16 Highways**a) Referrals to Shropshire Council

Work is being carried out around Abbey Green.

b) Scheduled works by Shropshire Council

No new alerts.

**80/16 Councillors' Reports**

## a) Parish Councillors

-Cllr Harris reported on information relating to the budget cuts at county level. He will attend the North Shropshire Area Committee meeting to be held on 20<sup>th</sup> June: The main purpose of the meeting is to discuss the effect of budget cuts on Shropshire Council and the possibility of local councils contributing towards the costs of various services and community based assets.

The Clerk will also attend a meeting on 14<sup>th</sup> June with Wem Town Clerk and other clerks from surrounding parishes to discuss the same issue at a local level.

Information from these meetings will be relayed at the July meeting.

-Cllr Spenser raised the matter of fencing the Marlot for grazing. It was agreed that the clerk contact Luke Neal for further advice.

## b) Shropshire Councillors

No Shropshire Councillors present.

**81/16 Consider Future Agenda Items**

Standing Orders review

The Big Conversation and impact of budget cuts on Shropshire Council.

1<sup>st</sup> quarterly expenditure report

Budget review

The meeting closed at 10:30pm

**DATE OF NEXT MEETING: Wednesday 13<sup>th</sup> July 2016 at 7:30 pm**