

**MINUTES OF AN EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD
ON WEDNESDAY, 18th JANUARY 2017 AT 7.30 p.m. IN THE CHURCH**

Present: Councillors J.R. Caswell
R.J. Cotham
D.S. Cowie (Chairman)
M.J. Edwards
S.J. Lawrence
Mrs C.G. Dungar

Also present: Mr. J. Beaman, Mr. P. Barby, Mr. & Mrs. A. Fenwick-Wilson, Mr. & Mrs. C. Foster, Mr. & Mrs. R. Hollingshead, Mr. & Mrs. D. Holliman, Mr. W. Jackson, Ms L. Patel, Mr. K. Perry, Mr. G. Plank, Mr. & Mrs. S. Redshaw

Apologies: Councillor D.A. Cook – work commitment, Councillor M.P. Hill – work commitment
Councillor Mrs. J.C. Marsh – personal reasons, Councillor R.S. Parr – personal reasons

Declaration of Disclosable Pecuniary Interests

Councillor Mrs. Beaman had disclosed a pecuniary interest in agenda item 16/17 and therefore was not attending the meeting.

Councillor Cowie explained he had called this extraordinary meeting to obtain an update on Mr. Beaman's progress addressing the concerns raised at the meeting on 9th January and to discuss the Parish Council's response to his planning application. He also explained there would not be a vote tonight as the vote at the previous meeting was overwhelmingly carried to support the application but the objective was to agree a form of words to form the Parish Councils response to Shropshire Council

16/17 PLANNING.

16/05605/FUL Conversion of former public house to 2 no. dwellings; demolition of outbuildings and erection of 12 new dwellings with associated parking, The Kings Arms Inn, Bull Ring, Claverley for Oakwood Homes Ltd.

16/05606/LBC Conversion of Grade II listed former public house to 2 no. dwellings, demolition of outbuildings and erection of 12 new dwellings with associated parking, The Kings Arms Inn, Bull Ring, Claverley for Oakwood Homes Ltd.

Privacy for residents of Courts House and Staddlestones

Mr. Beaman said there would be a re-design of the three properties so the bedrooms would be moved to the front with bathrooms and en-suite at the rear with windows having frosted glass. He would look at what could be done to provide screening at ground floor level.

Mrs. Holliman expressed concern about light from the car park and Councillor Lawrence also expressed concern about lights. Councillor Edwards pointed out that street lights can be screened and there would be lights if the Kings Arms continued as a public house. Mr. Beaman expressed willingness to meet the residents of Courts House and Staddlestones.

Number of properties

Councillor Lawrence considered too many properties were proposed in view of the access but Councillor Edwards thought that there would be more vehicles per house if the houses were larger. Councillor Caswell agreed with Councillor Lawrence's comment. The Chairman asked Councillor Lawrence what he considered would be a reasonable figure but Councillor Lawrence did not wish to state a number. Councillor Cotham stated from the responses to the Parish Plan survey 16.5% had two bedroom properties as required and the developer had to cover costs. Mr. Beaman said the scheme had to be financially viable and the costs of the car park have to be recovered and 12 houses would be required to cover the affordable housing contribution. He had agreed to contribute £6000 to pavement improvements. He would have to review the project if two affordable properties had to be provided. 4/5 larger houses would be more profitable for a builder but he was mindful of the Parish Plan and the need for smaller houses to enable people to downsize. In response to Councillor Edwards query about de-licensing, Mr. Beaman said the cost of returning the Kings Arms to a public house would be in the region of £1/2 million and making it into a community hub would require a £1 million investment. Councillor Edwards considered there would not be a community benefit if 4/5 larger houses were built.

Access

The Chairman reported Shropshire Highways had not raised any objections to the access. Double yellow lines were considered superfluous and low key signage was suggested. If possible, dedicated parking should be provided for the residents of Church Terrace in view of the footway widening. In response to Councillor Dungar's query about parking at the rear of Church Terrace, Mr. Beaman said he had approached the landowner and had offered him a right of way but the offer had been declined. Mr. Beaman agreed the access was not good but it was impossible to widen it. He confirmed fire regulations would be met without fire engines having to access the site. Refuse lorries would not enter the site as householders would take refuse bins to a collection point sited 20 metres from the boundary and bin men would return the bins to this collection point after emptying. Mr. Beaman thought deliveries of building materials could be made to his farm and delivered to the site in smaller vehicles.

Car Park

Councillor Caswell and Councillor Lawrence queried the position of the larger car park. The Chairman replied the proposed site had been suggested because of a future potential link with The Crown as two parties were interested in keeping the Crown as a public house. A public car park would provide parking for Church events such as weddings, funerals, the Flower Festival.

Councillor Edwards expressed concern about liability if the car park is not adopted as the Parish Council will have a share of the liability with the management company. Mr. Beaman stated he would gift the access road and car park to the Parish Council and each house would have a share in the management company. Councillor Cotham suggested the Community Infrastructure Levy could be used for maintenance of the car park but if the work was done correctly would not be required for many years. The Chairman stated he

would like Shropshire Council to adopt the road and the car park. Councillor Cotham pointed out that if Shropshire Council owned the car park charges might be introduced so he proposed the Parish Council retained ownership of the car parks. The Chairman read out the comments received from Councillors unable to attend the meeting.

In order to compile the Parish Council's response to the planning application, Councillors were asked to state good and bad features. Good features: restoration of the Kings Arms building; provision of a public car park; provision of smaller houses offering the opportunity to downsize or for younger families; improvement of Church Street access. Bad features: poor access; concern over proposed site of public car park; privacy issues need to be addressed.

The Chairman thanked the members of the public for attending and invited them to make comments. Mr. Foster said he would like to see the number of properties reduced; Mr. Perry wondered if the developer had a plan B and reminded everyone there was not a pavement outside the Tennis Club; Mr. Redshaw would like to see open market housing at an affordable price; Mr. Barby expressed concern regarding the position of the public car park and suggested phased development if development of the Crown does not materialise; Mr. Plank wondered where Church Street residents will park if the footway is widened and thought it was important local residents were kept informed; Ms Patel said she was confused regarding social housing which has to be 25% less than the market value.

Mr. Beaman and members of the public left the meeting.

17/17 Any other matters

The Clerk had received the invoice for the repair of Mr. Port's car. The work had cost £361.40 plus VAT, the same as the estimate. Payment had been requested by return. It was proposed by Councillor Cotham, Seconded by Councillor Dungar and agreed by the Council to pay the invoice.

The Clerk had found the reason why she had not received some emails was a result of some councillors using the old email address. She had spoken to Mr. Henfrey regarding the Parish Council's wish to pay Pro IT Rescue monthly by cheque until the end of this financial year. Mr. Henfrey had informed her that because of bank charges this was not acceptable and he would have to invoice the Parish Council for all the work undertaken to resolve the issues with Broadband and BT which he had said he would not do if a 12 month managed service agreement was taken out. After discussion, it was proposed by Councillor Dungar, seconded by Councillor Edwards and agreed by the Council to take out the managed service agreement at a cost of £144.00 plus VAT.

Chq.no. 001360 cancelled

001361 Fred Smith & Sons (Motor Bodies) Ltd..... £433.68

001362 Pro IT Rescue – service agreement.....£172.80

It was proposed by Councillor Dungar, seconded by Councillor Edwards and agreed by the Council to pass the cheques for payment.

Adjournment

There being no further business, the Chairman closed the meeting at 9.50 p.m.