

Ford Parish Council

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Minutes of the Extraordinary Council Meeting of Ford Parish Council held on Wednesday 8th June 2016 at Ford Village Hall at 7pm

Present: Cllr. S Jones (Chairman), Cllr. J. Adams, Cllr. R. Blyth, Cllr. W. Clyne, Cllr. J. Griffiths and Cllr J Southan

In attendance: Shropshire Councillor R Evans, PCSO 6 members of the public
Clerk: Mrs R. Turner

Item	Topic/Discussion	Action
1.	<p>Public Participation Session</p> <p>SC (Resident of The Leasowes) urged the council to re-object to this application and expressed disappointment that this application has come forward again following an appeal.</p> <p>PJ (Resident of Brook Cottages) – knew of a case whereby a previous application that had been rejected had been permitted and asked if this would affect this application? She was also concerned that as the land is used for agriculture it acts as a soakaway.</p> <p><i>Shropshire Cllr. Roger Evans entered the meeting</i></p> <p>Cllr. Jones read out an email from a resident, DE. Email expressed concern that the installation of the proposed new access bridge and path, involving the removal of important trees and hedgerows, would be detrimental to the appearance of the conservation area and take away and reduce a green open space which has been available to the children in Manor Crest for over 20 years. She considered it important for younger children to have areas of open space to play within sight of or close to their homes.</p> <p>DE commented that the agricultural grade of the field seems to be an important material planning consideration and it is unclear if the field is a Grade 3a or 3b. DE was also concerned about long distance from the site to key facilities and felt it was wrong for the applicants to argue Dinky's Dinah is a convenience store. Also concerned that 30 houses could mean up to 60 cars.</p> <p>Cllr. Jones invited Cllr. Evans to speak. Cllr. Evans had spoken to the planning case officer who had advised that a key consideration is how much weight is given to the Local Plan vs the NPPF. Cllr. Evans has also taken this issue up with the Legal Team at SC.</p> <p>Cllr. Clyne said that it was his understanding that the NPPF still require development to be sustainable and asked Cllr. Evans if this means the Local Plan is still challengeable. Cllr. Evans explained that each application has to be evaluated on its merits.</p>	

	<p>DE commented that the bus service is very poor in terms of times of day it runs at, relative to work times.</p> <p>PJ said that when the Parish Plan was done, the Housing Needs Survey showed there was no need for further housing.</p> <p>The Clerk advised the meeting of a concern raised regarding aggressive dogs. It was agreed to forward this query to the dog warden and the police.</p>	RT
2.	<p>Apologies for Absence Received from Cllr. A. Mortimer, Cllr. R. Pugh and Cllr. A. Briggs.</p>	
3.	<p>Declarations of Disclosable Pecuniary Interests and requests for dispensations under Section 33 of the Localism Act 2011 Cllr. Adams and Cllr. Jones declared a non-pecuniary interest in Item 5a (i), as they can see the proposed development site from their homes.</p>	
4.	<p>Minutes of meeting of 18th May 2016 <u>RESOLVED</u>: That the minutes of the Annual Council Meeting on 10th May 2016 be approved and signed by the Chairman as a correct record.</p>	
5.	<p>Planning Matters</p> <p>a. Planning Applications</p> <p>i. 16/02209/OUT - Residential Development South Of Brook Cottages, Ford, - Outline application for residential development (up to 30 dwellings) to include access</p> <p>The plans were circulated and councillors were reminded that the Planning Inspector had previously dismissed a similar application at this site on Appeal (14/01036/OUT). The principle reasons for the previous application not being granted had been sustainability, Ford being designated as Open Countryside and the Housing Needs Survey for the parish showing there was no need for the development. It was noted that this application is similar to the previous one, with some changes. It was also noted that whilst the application itself is outside the Conservation Area, Manor Crest, by the proposed new bridge to the site, is in the Conservation Area.</p> <p>Councillors felt that the current application does not fundamentally alter the overall objection expressed in relation to the previous application - the application is still in Open Countryside and not sustainable and the access remains a concern. Cllr. Adams outlined numerous errors in the Flood Risk Study and was concerned that there are unresolved issues in relation to drainage and flooding.</p> <p><u>RESOLVED unanimously</u>: To object to this application because it is contrary to the NPPF and the Open Countryside status of the parish as per the Core Strategy and SAMDEV. It was noted that this application is not substantially different to the previous application and therefore the basis for the objection would be the comments submitted on the previous application and new issues raised by this new application. It was further resolved that Councillors would send detailed comments to the Clerk and that she would have delegated authority to collate these into one document and submit it to the planning authority. The Clerk would liaise with Cllr. Blyth in finalising the comments prior to submitting.</p>	RT/RB

At this point, it was RESOLVED to raise Standing Orders to let Tim Griffiths, PCSO speak.

He advised that there had been an incidence of a theft of a laptop/phone from a car and a member of the public had reported a burglary at Shoothill. ASB on the field at New Street had also been reported. The council had been offered a bin which it had declined.

It was RESOLVED to resume Standing Orders.

ii. 16/02204/FUL - Welshmans Ford, Ford, SY5 9LG - Construction of a 20m x 40m manege together with 1.2m high post and rail fencing and gate to include change of use of land

RESOLVED to raise no objections

iii. 16/02076/FUL - Coppice Beck, 14 Manor Crest, Ford, SY5 9NZ - Erection of a single storey extension following part removal of existing conservatory

RESOLVED to raise no objections

6. Financial Matters

a. To sign authorisation forms to add clerk as signatory to the bank account and as an internet banking user

RESOLVED: To sign the forms. The signatory form was signed and the internet banking form, authorising the clerk to make payments under triple authorisation controls, to be signed shortly.

b. To resolve to pay NPower bills by Direct Debit

RESOLVED: To pay NPower bills by Direct Debit

c. Payments becoming due

RESOLVED to approve the following:

Payee	Item	Chq. No	Amount
Sodexo	Grounds maintenance	738	£367.73
D Wise	Locum Clerk fee	739	£813.51
R Turner	Salary May	740	£207.16
SC Pension Fund	May contributions	741	£58.05
SC Pension Fund	June contributions	742	£85.69
HMRC	PAYE May & June	743	£128.00
Shropshire Youth Association	Partnership Agreement Fee (S137 spend)	744	£3500.00
Kingsley Press	Newsletter	745	£144.00

d. Payment of Clerk's salary

RESOLVED: to pay the Clerk's salary by Standing Order, with effect from the June salary payment. It was further resolved that the NJC pay award published in May 2016 be applied to the Clerk's salary.

RT

RT

<p>7.</p>	<p>Website The Clerk presented a report outlining the different options for the new website. It was noted that Shropnet would cease to operate from the end of June and therefore a new website needed to be procured urgently. <u>RESOLVED:</u> To procure a Community Hub website with The Web Orchard and the Clerk be given delighted authority to do this. It was further <u>RESOLVED</u> that the Clerk apply for a Transparency Fund Grant to cover set up of the website, running costs to March 2017 and purchase of a suitable device for scanning.</p>	<p>RT</p>
<p>8.</p>	<p>Date and Time of next meeting -12 July 2016, 7pm</p>	

Signed by ChairmanDate