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## **MINUTES OF AN EXTRAORDINARY COUNCIL MEETING HELD ON 22<sup>nd</sup> OCTOBER 2018 AT FORD VILLAGE HALL AT 7PM**

**Present:** Cllr. Jones (Chairman). Cllrs. Briggs, Clyne, Horn, Mapp, Mortimer, Southan, Walton

**Public:** 1

**In attendance:** R. Turner (Clerk), SC Roger Evans, PC Ross Cookson, PCSO Joe Bradley, 15 members of the public

51/1819 **APOLOGIES FOR ABSENCE**

Apologies received and accepted from Cllr. Hanmer.

52/1819 **DISCLOSURE OF PECUNIARY INTERESTS**

None declared.

53/1819 **DISPENSATION**

No dispensations being sought.

54/1819 **PUBLIC PARTICIPATION SESSION**

The applicant spoke re 18/04427/FUL and stated that the application now conforms to policy and has addressed the planning concerns raised. The neighbour of application spoke and opposed it, highlighting a boundary dispute (hedgerow removed) which is currently in a legal process. She felt the application should not be submitted until after the boundary dispute is resolved as it is presently unclear how big the site is. She believes there is a bunker containing asbestos and wishes this to be disposed of correctly. It was also alleged that no site notice is displayed and no neighbour consultation letters have been sent yet. The application form states there are no trees to note but there are trees and hedges around the site within the conservation area. Safety concerns for pedestrians regarding the build were also expressed as Jackson's Bank very narrow. The elevation of the two-storey house was denied last time and in the neighbour's opinion the revised application is very similar; another member of the public echoed this point. Concerns re noise and dust from the build with no boundary in place were also raised. The applicant replied to the neighbour's points and said that this arose due to a dispute regarding hedges. He also highlighted that boundary disputes should not be a planning consideration. Cllr. Evans said the boundary dispute is a civil matter not a planning consideration. He said that the planning officer will compare the two applications. The boundary issue and lack of clarity re the site may be relevant in so far as it affects privacy considerations and landscaping requirements for the application. The applicant again expressed his view that the boundary should not affect the planning application. The neighbour felt hedgerow removal has caused some instability to her land and bowing of sleepers. PC Cookson said that he had been involved in the boundary dispute. He suggested the parish council may need to visit the site but he could not see how hedge removal has caused a land stability issue. A further member of the public spoke and expressed concern that the proposed building is significantly higher than the current building and impact on the view.

Mr Rowe, Headmaster at Trinity School, spoke re traffic on Butt Lane. Concerns were expressed re safety / parking. As a school they have tried to alleviate parking by having wraparound care 8am, to 6pm, setting up a walking bus. At the weekend, there was an after-school event early evening. 70 children who normally come on buses had to be transported home by parents which caused parking issues.

A neighbour of 18/04534/OUT – the site is very overgrown and there are concerns re loss of privacy. A further neighbour spoke – application was turned down in 2005 on appeal on environmental grounds. Planning Statement has multiple inaccuracies and not reflective of how the site actually is at present - the site has not had an active use or access for an extended period, bedroom windows of Appleby look into the site. Visibility from rear elevation into garden. There is extensive wildlife in the site such as badgers. A further neighbour spoke – he has not been notified of the application as a neighbour. Access to the site would be on a bend. The application would not comply with Core Strategy re respecting the rural character of the area. The footprint of any houses should be no bigger than existing properties. The area should be considered to be open countryside; the land is currently semi-mature woodland and the locality is a habitat for multiple species (ref Policy CS17). In the 2005 appeal a key issue was harm to the character of countryside and the Inspector said the cluster of properties was not a meaningful settlement and as such open countryside. The site is not sustainable due to distance from facilities.

Cllr. Evans re the A458 – he has tried to publicise it and get Highways England to communicate, He was asking PC to also write to Highways England saying they should have consulted the local residents.

A member of the public spoke to ask what will happen re the bowling green. It was noted that the site has not been well maintained by its current owner.

#### 55/1819 **PLANNING APPLICATIONS**

- 1) 18/04427/FUL - West Bank, Ford, Shrewsbury, Shropshire, SY5 9LZ  
Proposal: Erection of replacement dwelling, detached garage and widening of existing site access

At the invitation of the chairman, Cllr. Evans highlighted the reasons for refusal of the previous application.

Comments: It was **RESOLVED** to comment that whilst the parish council supports this application as a replacement dwelling it has reservations re compliance with conservation area policy and it is difficult to see from the plans the impact of the position of the dwelling on privacy of surrounding properties.

- 2) 18/04534/OUT - Land Off Back Lane, Ford, Shrewsbury, Shropshire, SY5 9LH  
Proposal: Outline application (all matters reserved) for the erection of a detached dwelling and garage  
Comments: It was **RESOLVED** to object as it is in Open Countryside, unsustainable position. The access is not as in the application and the site is an environmental habitat.
- 3) 18/04397/REM - Proposed Agricultural Workers Dwelling NW Of Dinthill Farm, Shoot Hill, Shrewsbury, Shropshire  
Proposal: Reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission 12/03968/OUT dated 13.10.2015 for the erection of agricultural workers dwelling  
Comments: It was **RESOLVED** to not object as long as the development fits with planning policy for the area.
- 4) 18/04707/TPO - Station Bungalow, Ford, Shrewsbury, Shropshire, SY5 9LG  
Proposal: Reduce crown overhanging neighbouring property including removal of approx. 5 branches of 1no Oak protected by the Shrewsbury and Atcham Borough Council (Station Bungalow, Ford) Tree Preservation Order 1992 (Ref: SA/243)  
Comments: It was **RESOLVED** to not comment.

#### 56/1819 **FORD BOWLING GREEN INTERIM MORATORIUM**

Standing Orders were suspended to ask if bowling club may start up again. It was noted that there may be potential but the current green would need a lot of work to restore it to a suitable condition and water/electricity supply would need to be connected. The possibility of using the site for allotments was raised.

It was **RESOLVED** to express an interest in the parish council being a bidder for the site, thereby extending the moratorium period in order for either the parish council or a valid community group to be treated as a potential bidder for the asset.

57/1819 **FINANCIAL MATTERS**

a) *Payments including payments made between meetings* – it was **RESOLVED** to approve the following:

<b>Ref</b>	<b>Payee</b>	<b>Item</b>	<b>Chq</b>	<b>Net</b>	<b>VAT</b>	<b>Gross</b>
P48-1819	R Turner	Salary	SO	£467.29	£0.00	£467.29
P49-1819	Shropshire Trophy	Prizes	BACS	£86.45	£17.29	£103.74
P50-1819	Landright Services	Maintenance	SO	£200.00	£40.00	£240.00
P51-1819	SCPF	Pension	SO	£74.18	£0.00	£74.18