

**WROCKWARDINE PARISH COUNCIL**

**Minutes of the Parish Council Meeting held on Wednesday 8<sup>th</sup> March 2017 at  
Admaston House at 7.30 p.m.**

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**Present:**

Chairman: S. Rawlings.

Cllrs: Elaine Anderson, Mrs Elaine Ballantyne, K. Ballantyne, P. Bevis,  
Nadine Evans, I. Farrington, T. Kiernan and Mrs. Jo Savage.

Mr. M. Goldstraw – Clerk

Cllr. Jacqui Seymour (Borough Councillor – Wrockwardine Ward)

**16/145 Chairman's Opening Remarks**

The Chairman welcomed everyone to the meeting and thanked all for attending early to partake in the tour of Admaston House.

**16/146 Apologies for Absence**

Apologies were received and accepted from Cllr. Mrs. Sheila Turner.

**16/147 Declarations of Interest and Dispensation Requests**

There were no declarations.

**16/148 Public Session**

No matters were raised.

**16/149 Minutes**

**The Minutes of the Meeting held on 8<sup>th</sup> February 2017 were confirmed and signed, by the Chairman, as a true record.**

**16/150 Admaston House Trust**

Members had been given a tour of the House immediately prior to the commencement of the meeting and had had received details of the Admaston House Community Centre plans.

**16/151 Planning Matters**

**a) Applications:**

**The following applications were considered:**

TWC/2016/0978      Land rear of 32 Bratton Road, Bratton. Outline application for 14 dwellings, access, layout and scale with all other matters reserved  
\*\*\*AMENDED PLANS AND ADDITIONAL DESIGN AND DRAINAGE INFORMATION RECEIVED\*\*\*

Members objected to the application [see Annex A]

TWC/2017/0107 6 Walcot. Erection of two storey rear extension to existing dwelling and the erection of a two storey annexe/garage. There were no comments.

**Permissions:**

**The following permissions were noted:**

TWC/2016/0685 Land between, 20, 22 Bratton Road, Bratton. Erection of 5 detached dwellings and associated access \*\*\*AMENDED PLANS RECEIVED\*\*\*

TWC/2016/1179 Site of Millcroft, Walcot. Erection of a detached dwelling and detached 3 bay garage with games room above.

TWC/2016/1060 The Ugly Duckling, Long Lane. Erection of a 1.8 high post and panel fence (Retrospective).

TWC/2017/0021 6 Aldermead Close, Admaston. Erection of a front porch, single storey rear extensions, two storey side and rear extension and conversion of existing loft in to living accommodation and the erection of associated roof extension.

**Withdrawn:**

TWC/2015/0410 Land adjacent Arleston House, Cluddley Lane, Wrockwardine. Application for a Lawful Development Certificate for an existing use as a Haulage Contractor's storage and distribution Class B8.

**Tree Preservation Order:**

TPO/161 Oak tree to the east of 2 Cheshire Coppice Cottage.

**16/152 Parish Matters**

**a) Car Park at Wrockwardine Playing Field**

Following discussion, it was RESOLVED to approve the payment of £1555.00 plus VAT for the purchase of a parking mat for the new car park at Wrockwardine. The Chairman asked for volunteers for a working party to help to lay the matting.

**b) Annual Parish Meeting – Date, Venue and Speaker**

It was agreed that the APM should be held, if possible, at Admaston House on either the 26<sup>th</sup> or 27<sup>th</sup> April however, the Clerk was delegated to find a suitable alternative venue and date should Admaston House not be available. The Meeting was informed that a request to provide a talk had been received from Wellington Walkers: It was agreed that Wellington Walkers should be asked to address the meeting.

### **16/153 Accounts for Payment**

The following additional payments were noted and approved:

**Receipts & Payments - It was RESOLVED - that these be approved and paid as tabled.**

**Statements 35 to 39 Unity Trust** were tabled along with the reconciliations and were approved.

### **Grants**

The Clerk reminded Members that they had budgeted £1200 for grant expenditure and had made only one award prior to the present meeting, that of £450 to Wrockwardine Over Sixties.

The Meeting considered three grant applications, KOSHA (Keep Our Shropshire History Alive), Wrockwardine Parish Hall and Age UK (Shropshire, Telford & Wrekin).

Following a discussion, during which Members satisfied themselves that all three applications met the required criteria of benefiting the residents of the Parish, Cllr. Ballantyne proposed that the three applicants should be awarded £250 each; seconded by Cllr. Ms Elaine Anderson, it was RESOLVED that KOSHA (Keep Our Shropshire History Alive), Wrockwardine Parish Hall and Age UK (Shropshire, Telford & Wrekin) should each receive an award of £250.

The Clerk was asked to request that the grant award to Age UK went towards their general funds and not towards the afternoon of entertainment at Oakengates.

### **16/154 Traffic Matters**

#### **a) Wrockwardine (possible consequences of Allscott development) and Traffic Calming Admaston**

The Clerk, once again, reported that representatives of Northern Trust had not yet managed to secure a meeting with Borough Traffic Officers so there was nothing to report. Cllr. Kiernan reported that he had spoken with officers of the Borough who had stated that they were unaware that any meeting had been asked for; the Clerk had reported this fact to Northern Trust and it was hoped that an early meeting would take place.

The Clerk was asked to write to the Borough Council to request that signage from the newly refigured Shawbirch Traffic Island should not direct traffic heading to Shrewsbury through Admaston but instead via the Princess Royal Traffic Island and on to the M54. Members felt that there was some confusion over whether the abbreviated "S'BURY" meant Shrewsbury or Shawbury.

#### **b) Community Speed Watch Scheme**

There was nothing to report.

**16/155 Correspondence**

Wrockwardine Over Sixties Thank you card for the grant funding used towards the Christmas Party.

e.on Street Light Maintenance Contract 2017/20. Clerk to obtain competitive quotes

**16/156 Chairman’s Closing Remarks**

Borough Councillor Miss Seymour gave a report.

The Chairman thanked all for attending the meeting.

**16/157 Next Meeting** – Next meeting to be Wednesday 12th April 2017 at Wrockwardine Parish Hall at 7.30 p.m.

There being no further business the meeting closed at 8.16 p.m.

*Signed* \_\_\_\_\_  
*Chairman*

*Date* \_\_\_\_\_

**Annex A**

Wrockwardine Parish Council objects to this proposal as it is in our view back-land development (it can only take place if part of an existing property is demolished allowing access to the public highway). We draw to the attention of the Borough Planning Officers the recent refusal of permission for development at 18-20 Bratton Road (TWC/2015/0562) where it was considered that the provision of two dwellings to the rear of 18 Bratton Road (which is north of the site of the present application) and behind the continuous frontage would be back-land development. If two properties behind a continuous line of housing is unacceptable, then consistency in policy would dictate that 14 dwellings behind properties similarly situated behind a continuous frontage would also be unacceptable; the development line along Bratton Road is very clearly defined and this proposal, if accepted, would create a second tier of development behind this clearly defined line, irrespective of the boundary line of the former Telford New Town. The houses are not in keeping with existing properties and are not of the same density. The Parish Council is concerned that, if allowed, this development would create a substantial precedent for the approval of further back-land development in Bratton and it is difficult to see how the Planning Authority would be able to resist such further applications once this precedent had been established. There is a considerable history of refusals in Bratton Road, many of which have been refused with the reason cited as the introduction of inappropriate back-land development and in 2007 a Planning Inspector, in dealing with an appeal relating to land

behind 9 Bratton Road, stated that the introduction of houses behind the properties fronting onto Bratton Road would introduce a new pattern of development; he concluded that this would result in a harmful intensification of development and a change of character of the area. This decision, issued in 2007, was considered to set out the Council's approach towards applications for residential development in this area, a policy which is one of not allowing development contrary to the ribbon development along Bratton Road.

We do not accept the applicant's response to our traffic concerns: Traffic on this lane is an issue and the Parish Council is concerned that the additional traffic generated by such a development would exacerbate existing problems on the Lane. Bratton Road is a narrow single track road for most of the length which will serve the application site; it already serves a substantial housing development and carries traffic of a volume and size far beyond its original design capabilities. The size of houses proposed is likely to attract households with more than two cars, which together with additional service vehicles, will impose an unacceptable additional burden of traffic along this narrow lane. All additional traffic generated by this development must exit onto Station Road as there is simply no other access and egress point to the highway network. Shawbirch Road/Station Road through Admaston already carries a volume of traffic beyond its design capability and is at present without any form of traffic calming measure other than a 30mph speed limit of which current police resources only permit the rarest of enforcement; a fact well-known to local drivers who as a rule, pay no or scant regard to the restriction. The Parish Council has for very many years been gravely concerned over the unacceptable speed of traffic through Admaston and the excessive volume of traffic which numerous developments have thrown onto the B4394 and other routes in the parish and although we are presently negotiating with the Borough Council for the installation of physical traffic calming measures along the B4394 and Wellington Road, the proposed development represents a further unacceptable burden of traffic onto the B4394 and the increasingly dangerous crossroads in the centre of Admaston which has been the scene of numerous traffic collisions. Wrockwardine Parish Council requests that the Borough Council refuse this application.

