

WROCKWARDINE PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 9th November 2016 at Admaston House at 7.30 p.m.

Present:

Chairman: S. Rawlings.

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

Mr. M. Goldstraw – Clerk

Cllr. Miss Jacqui Seymour (Borough Councillor)

Approximately twelve members of the public

16/90 Chairman's Opening Remarks

The Chairman welcomed everyone to the Meeting and, for the benefit of the public outlined the procedure for speaking in the public session.

16/91 Apologies for Absence

All members being present there were no apologies.

16/92 Declarations of Interest and Dispensation Requests

The Chairman declared a non-pecuniary interest in planning application TWC/2016/0978 Land rear of 32 Bratton Road, Bratton and stated that he would ask the Vice chair to deal with that item of business.

16/93 Public Session

For the benefit of the public, the Clerk stated that Wrockwardine Parish Council is NOT the Planning Authority; this is the function of The Borough Council. The view of the Parish Council does not carry any extra weight (over and above any other resident) nor is it guaranteed to be considered when any decision is made by the Borough Council. The Parish Council is simply invited, by the Borough Council, to give its views on planning applications. If a planning application affects you, or you have a view which you wish to be taken into consideration by the Planning Officers of the Borough Council then it is important that you convey that opinion directly to the relevant authority (which is Telford and Wrekin Council). The Parish Council is unable to "pass on" the views of others to the Planning Authority but it may consider the views of residents of the Parish when deciding upon its own position on any application.

The Council received representations from members of the public who spoke against planning application TWC/2016/0978 Land rear of 32 Bratton Road, Bratton. The Parish Council was urged to support the public objections which were clearly stated.

16/94 Minutes

The Minutes of the Meeting held on 12th October 2016 were confirmed and signed, by the Chairman, as a true record.

16/95 RoSPA Play Ground Report – Wrockwardine Playing Field

The Clerk tabled a quotation in the total of £1431.50 received from Sunshine Gym for the repair of all items highlighted as needing attention on the recent RoSPA report and stated that per the previous months' resolution minuted at 16/80 where approval of the expenditure was delegated to the Clerk in consultation with the Chairman, the Clerk had so consulted and the quotation had been accepted. Members were content.

16/96 Planning Matters

a) Applications:

The following applications were considered:

TWC/2016/1030 Oak House, 14 Aldermead Close, Admaston. Reduction of 3 lowest limbs by up to 1.8m on 1 Oak tree. There were no comments.

TWC/2016/1028 Overley Hall School, Overley. Erection of new single storey extension for family room and offices following demolition of existing extension. There were no comments.

The Chairman stood down for the next item of business and the Vice Chair, Cllr. Ms Nadine Evans, took the chair.

TWC/2016/0978 Land rear of 32 Bratton Road, Bratton. Outline application for 14 dwellings, access, layout and scale with all other matters reserved. Following discussion, it was RESOLVED to object to the application. [Annex A]
Cllr. Kiernan informed the meeting that he had referred the application to the Plans board for consideration.

The Chairman resumed the Chair.

Permissions:

The following permissions were noted:

TWC/2016/0877 Cluddley Farm Land, Cluddley. Application for hedgerow removal notice - Removal of 200 metres of hedgerow.

- TWC/2016/0876 Wrockwardine Farm Land, Wrockwardine. Application for hedgerow removal notice – Removal of 140 metres of hedgerow.
- TWC/2016/0849 The Old Vicarage, Wrockwardine. Felling of one Cherry tree, crown reduction by 30% to one Sycamore tree, crown reduction by 20% to one Sycamore tree and removal of stem to one Conifer tree.
- TWC/2016/0521 Land adjacent 3 Charlton. Erection of one detached bungalow.

16/97 Parish Matters

a) Provision of appropriate signage - Lane from Wrockwardine to Overley

The Clerk informed the meeting that a request had been put to the Borough Council and a reply was awaited.

b) Playground Improvements – Pemberton Road

The Clerk reported that some small remedial measures had been taken to ensure that the equipment met full safety standards and that all was now well.

16/98 F&GP Committee

Cllr. Ms. Nadine Evans tabled the minutes of the F&GP meeting held on Thursday 20th October 2016 along with a full breakdown of the budget discussion including a budget and expenditure breakdown chart. The minutes of the meeting were explained in detail. The Meeting accepted the minutes as tabled.

16/99 Budget 2017/18

Cllr. Ms Evans tabled the Budget and Expenditure sheets and explained that Council could keep a track of its expenditure as set against its budget monthly and that details were broken down on a spreadsheet.

Members went through each budget heading and were asked to approve a Budget of £85200 with the precept remaining at £65000.

Cllr. Ballantyne thanked the F&GP Committee and Cllr. Ms Evans however, he stated that he had thought that the Council was going to align its precept with the annual rises in the number of households 9a move which although it would increase the precept would not increase it for individual households). The matter was discussed and Cllr. Ballantyne suggested that he would be content to see the Budget approved at the meeting but would request that the precept be put back until the Clerk had up to date facts on the number of Band D equivalent household in the Parish. Members were content with the suggestion and so Cllr. Ballantyne proposed that:

The F&GP Budget for the year 2017/18 be accepted as tabled in the total of £85200. Seconded by Cllr. Kiernan, it was RESOLVED that the F&GP Budget for the year 2017/18 be accepted as tabled in the total of £85200.

16/100 Accounts for Payment

The following additional payment was noted and approved:

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

Statements 31 to 34 Unity Trust were tabled along with the reconciliations and were approved.

16/101 Traffic Matters

a) Wrockwardine (possible consequences of Allscott development)

The Chairman reported on a meeting with Mr. McManus and two of his colleagues earlier in the day where several suggestions were exchanged to alleviate/mitigate the impact of traffic following the development at Allscott.

The meeting discussed the proposals. It was noted that liaison between Northern Trust, the parish Council and the Borough council would be ongoing and that Northern Trust were aiming to leave the residents with the long-lasting impression that they had, over all, benefited from the development.

b) Traffic Calming Admaston

It was noted that the traffic monitoring equipment had been put in place and it was hoped that, following the completion of the survey, the Council would be able to move forward on both the Community Speed Watch Scheme and the Admaston traffic calming schemes which had been discussed with the Borough Officers who had attended the last Traffic Liaison meeting.

c) Community Speed Watch Scheme

It was noted that the traffic monitoring equipment had been put in place and it was hoped that, following the completion of the survey, the Council would be able to move forward on the Community Speed Watch Scheme.

16/102 Correspondence

T&WC

Notice that resurfacing work would be taking place at the junction of Aston Lane and the B5061 (Roman Road) on 1st December. Noted.

BT

Consultation on removal of Pay Phones. Proposed removal of the phone opposite The Old Vicarage. Noted – no comments.

16/103 Chairman's Closing Remarks

The Chairman thanked all for attending the meeting.

16/104 Next Meeting – Next meeting to be Wednesday 14th December 2016 at Wrockwardine Parish Hall at 7.30 p.m.

There being no further business the meeting closed at 8.54 p.m.

Signed _____
Chairman

Date _____

Annex A

TWC/2016/0978 Land rear of 32 Bratton Road, Bratton. Outline application for 14 dwellings, access, layout and scale with all other matters reserved.

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.

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.

WROCKWARDINE PARISH COUNCIL
PAYMENTS AND RECEIPTS FOR CONSIDERATION COUNCIL MEETING
9th November 2016

PAYMENTS MADE – OCTOBER

	Amount	Chq. No.	VAT	TOTAL
Ditton Services – Gds Maint	830.00	300324	----	830.00
Mazars LLP – Audit Fee	300.00	300325	60.00	360.00
JMB Landscapes – Gds Maint	50.00	300326	----	50.00
JMB Landscapes – Gds Maint	50.00	300327	----	50.00
M.G. – P&PC	10.54	300328	0.70	11.24
M.G. – Travel	34.77	300329	1.19	35.96
}	805.44	300330	----	805.44
Staff Costs	188.49	300331	----	188.49
}	317.15	300332	----	317.15
Wicksteed - Play Equipment	10650.00	300333	2130.00	12780.00
npower – Lighting	596.03	DD	119.21	715.24
	<u>13832.42</u>		<u>2311.10</u>	<u>16143.52</u>

PAYMENTS TO BE MADE – NOVEMBER

	Amount	Chq. No.	VAT	TOTAL
CANCELLED CHEQUE	0.00	300334	----	0.00
JMB Landscapes – Gds Maint	50.00	300335	----	50.00
JMB Landscapes – Gds Maint	40.00	300336	----	40.00
Eon Energy – Lighting Maint	62.10	300337	12.42	74.52
L. Kingston – Hedge Cutting	350.00	300338	70.00	420.00
S. Rawlings – Chair’s Allowance	95.83	300339	----	95.83
Mark Brazier – Shelter Cleaning	80.00	300340	----	80.00
}	805.44	300341	----	805.44
Staff Costs	188.49	300342	----	188.49
}	317.15	300343	----	317.15
M.G. – Travel	54.96	300344	1.88	56.84
M.G. – P&PC	23.60	300345	----	23.60
	<u>2067.57</u>		<u>84.30</u>	<u>2151.87</u>

RECEIPTS

Brought forward	£111’729.66
Precept	£65’000.00
Bank Interest	£109.64
Customs VAT	£1’700.43
Misc.	<u>£500.00</u>
	<u>£179’039.73</u>

Bank Balance Unity Trust	£138’225.67	Receipts	£179’039.73
Less u/p cheques	£100.00	less p'mts	£40’914.06
Less a/c to be paid	<u>£2’151.87</u>		<u>£2’151.87</u>
	<u>£135’973.80</u>		<u>£135’973.80</u>

Signed

Responsible Financial Officer

Signed

Chairman