

# **HIGHLEY PARISH COUNCIL**

**An Ordinary meeting of Highley Parish Council was held on Tuesday 3<sup>rd</sup> July 2018, at 7.00pm at the Severn Centre, Highley.**

**Present:** Cllr. G.Court – Chair, Cllrs. A.Honeybourne, R.Honeybourne, D.Tremellen, M.Brooks, D.Thakrar, P.Atkinson, J.Law, M.Phipson, T.Holford

Clerk: Mrs. Preston

Parishioners: 2

## 00. Parishioners Time

**Mr.G.Dambrauskas and Mrs. A.Dennis** presented the Parish Council with his explanation of a letter that had been sent to the Parish Council regarding a planning application. He stated that this had been signed by five of the six property owners in Carlton Rise. His letter is as follows:-

*“We believe that this speculative proposed development is again particularly ill-considered and be invasive to the cul-de-sac.*

*The Garage will set forward from the house somewhat nineteen feet from the information received, it will be setting a very dangerous precedent if approved. There is no garage built and set forward in a similar manner on the Ashleigh Gardens housing estate, thus an extremely rare application in any instance, we feel it will stick out like a sore thumb. The proposed planning application does not match the existing houses in appearance. It will be radically different to the settlement and current houses, likewise have a detrimental visual impact upon the ‘Carlton Rise’ cul-de-sac scene.*

*It does not respect local context and street pattern character in this area, it further falls short regarding the scale and proportions taking into consideration the surrounding buildings. The proposed development is now much larger than the previous planning application Ref:17047797. The measurements from the site plan submission demonstrates an over fifty percent larger development compared with the planning refusal from last year, this is somewhat a gross and ambitious proposal. It will be entirely out of place in its corner proposed location. More worrying is that the design plan indicates further extensions would be likely to follow. We believe consideration should be given to the cessation of these types of superfluous planning applications, thus reducing the unnecessary stress this is putting upon many residents living in Carlton Rise. The residents from Carlton Rise have had no communication with the applicant therefore we feel the applicant is showing complete and utter disregard for the residents in connection with the large proposed development. We further feel the applicant is expecting to drive a coach and horses through policy and procedures.*

*It is not of good design. This includes inadequate treatment of spaces between and around buildings, currently enjoyed by the Carlton Rise residents. It will be an over-development, out-of-scale and out-of-character in terms of appearance.*

*It will not fit into surroundings and blend in or be a sympathetic design, and similar in scale and proportion. It would dominate and become an unwelcome contrast.*

*It will result in loss of privacy and invite overlooking, furthermore create overshadowing and loss of light.*

*If this poor proposed planning application for a garden windfall site is permitted, it will set a bad example for the pattern of development that is not sustainable in Highley. Some adjacent neighbours have already commented that they have a desire to build or extended properties. Thus this is very perturbing if approved. It will generate many more speculative planning application submissions involving residents garden(s) and their land up for sale for development. Furthermore, this proposed village cramming needs to be avoided in this area. Carlton Rise cul-de-sac has been an established settlement since the nineteen seventies, accordingly this should be respected and conserved in the manner it was designed for. It was mentioned by a Parish Councillor in a meeting in November 2017 that he knew the original owner who built the house at No5 Carlton Rise. It was angled in such a position to keep it one property only. Furthermore, if the original builder and owner of No 5 knew about this planning application he would strongly disapprove.*

*The nearby roads struggle with the school run traffic demands which suffer from much congestion, less traffic is needed, and this is well warranted. The entrance of driveways in the cul-de-sac demonstrates a clear bottleneck, also they are crammed together very tightly. It would struggle to accommodate the extra demand of even more cars and constitute a health and safety risk. We trust the Shropshire Council will undertake a risk assessment, thereafter the residents can be furnished with the findings. The infrastructure in Highley is creaking now with all the new infill building developments.*

*The residents from xxx and xxx kindly requests that you careful consider our objection and contemplate it very carefully. All our names a duly recorded below and signed. If this matter is deferred, please note we would like to attend any site visits or meetings with the Council exchanging suitable dates in the first instance. Please note there are a total of six dwellings in Carlton Rise and five out of the six dwelling have objected, obviously the applicant has not objected. “*

Both parishioners present spoke of their concerns about this proposed development and asked the Parish Council to support them.

Chair thanked the Parishioners for attending the meeting and stated that this issue would be discussed further in the meeting.

***Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting. Members are reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether the interest is entered in the register of member's interest maintained by the monitoring officer.***

**01. Apologies for absence.** Cllr. D.Bache, Cllr.R.Broome – Illness, Cllr.N.Barker, Cllr. D.Bayley – Work commitments ,Cllr. J.Marshall – Holiday – **RESOLVED** to accept apologies

**02. To confirm the minutes of the meetings dated 5<sup>th</sup> June 2018.** – Following amendments at Page 2 item 10 should read Scrutiny not Standards Committee. And item 14 page 3, should state that Cllr R.Honeybourne and Cllr. A.Honeybourne did not speak or vote on this

issue due to an interest it was **RESOLVED** to accept the minutes as a true and correct record. Chair signed the minutes.

### **03. Matters Arising**

#### **Road Safety Schemes –**

Barrier Repairs Ashleigh Gardens – Awaiting further information

Severn Centre Crossing Point – Awaiting start date for scheme Redstone Drive – This scheme to now take place in the financial year 2019/2020

Problem Parking Areas – Woodhill Road, Main Road, High Street, Borle Brook Court, parking bays in the high street – awaiting a reply from Shropshire Council.

Castle Inn – Awaiting information from the Public Protection Department at Shropshire Council .

Footpath Vicarage Lane/Rhea Hall – Reply from Shropshire Council stating that they were under extreme pressure with workload and shortage of staff. They have stated that they cannot prioritise this issue for now as seasonal growth issues are taking up time at present. They have attended to the immediate danger of the BT cover, trip risk and railings which were the priority issue at the time. They will look at this issue again when the area Officer is again in the Parish but cannot say when this will be.

Youth Council/Skate Park – Cllr. Court reported that the Youth Council are holding a Fund-raising stall at the Fete on Saturday 7<sup>th</sup> July. £1000 had been awarded as a grant from the Police and Crime Commissioner towards a new Skate Park. A Scooter/Skate event is to take place at the Fete with a professional Scooter Rider to put on a display and train the children. This is too paid for from the remainder of the Chairman's Allowance from Cllr.Tremellen.

### **04. Correspondence**

#### **SALC – June Bulletin**

Shropshire Council – information on road closure for Highley Carnival

SALC – Town and Parish Council Forum – Draft Notes

Severn Valley Country Park – Bulletin

Shropshire Council stated that they would look into the issue of the Highways in and around Highley and the future of the Community Enablement Team and reply in due course.

SALC – Fundamentals for Councillors training 26th September 5.30pm to 7.0pm at Shirehall. If anyone wishes to attend can they please contact the clerk

The owner of the Village Farm Shop asked the Parish Council to send a letter of support for the Café extension in the Village to the LEADER fund which he has asked for a grant from.

**RESOLVED** that the Parish Council write to Mr.P.Bamford stating their support for this development.

A parishioner wrote to the Parish Council with concerns about speeding traffic at the south end of the village **RESOLVED** that the Parish Council write to Shropshire Council to ask for details of the Community Concern Scheme for traffic problems.

## 05. Planning

18/02555/FUL – Proposed Residential Development of land west of 5 Carlton Rise – Erection of one detached dwelling and associated works.

Chair reported that the Planning Working Group had met to look at the application and they recommended that the Parish Council make a representation to Shropshire Council that they were concerned that the proposed garage protruded into the street scene.

Chair read parishioners letter of concern to the Council. The size of the current application was discussed, and the Chair looked at the Design and Access Statement and said that the current application was smaller than the original application. Concern was raised about any development in this area with a Councillor stating that the original developer would not have approved of this proposed development. Following discussions it was **RESOLVED** that the Parish Council **OBJECT** to the proposal on the grounds that the Location of the Garage is protruding into the Street scene. Request that the application is withdrawn and resubmitted with the Garage Relocated. Also concerned about the convergence of the driveways in this area. Two Parish Councillors abstained from voting.

06. CIL Funds – Neighbourhood Fund and CIL Local – To look as projects for CIL Funding from last meeting – **RESOLVED** that the Finance and Resources Committee meet with Shropshire Council to look at the issue.

### Planning Decision

18/01462/FUL – 18 Top Field, Severnside – Erection of extensions to provide additional accommodation in the bedroom/lounge/kitchen – Grant Permission

07. Shropshire Council – Grant Request for Severn Valley Country Park – **RESOLVED** that £4000 be given to Shropshire Council for the Severn Valley Country Park. This grant to be given for this year and on the basis of match funding from Alveley Parish council.

### 08, St. Marys Churchyard Maintenance Contract- Report Chair Cllr. G.Court

Cllrs R.Honeybourne and A.Honeybourne left the room due to an interest.

Chair Cllr. Court reported that a meeting had been held with St. Marys PCC and it had been agreed that the contract be reassigned. The Severn Centre (Halo) were happy to relinquish the contract. It had been agreed that the contract be reassigned to Mr.R.Millington. Parish Council **RESOLVED** to agree, and the Clerk signed the contract.

09. Resolution that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

10. Shropshire Council – Options for Site Allocation – Following discussions it was **RESOLVED** that Chair Cllr. G.Court, Cllr.R.Honeyboure and Cllr. D.Thakrar attend the meeting with Shropshire Council regarding this issue.

11. Shropshire Councillors Report – No Report.

12. Finance:

R.D.Smith	Carnival Bunting	£180.00
Highley Gas Services	Replace pump on water bowser	£155.94
Mrs.J.Guest	Plants	£143.00
Shropshire Council	Grant Severn Valley Park	£4,000.00
Severn Centre	Room Hire	105.60
Mr.J.Lilley	Plants	£22.50
Bill White Nurseries	Bedding Plants	£1,343.04
Mrs.J.Pietragallo	Maintenance Work (Watering)	£300.00
Mr. J.Marshall	Repairs to Water Bowser	£268.00
H.M.Customs	Tax % N.I.J	£67.03
M.E.Preston	Salary July	£919.43
Shropshire Council	Election Fees	£2123.61
Nature caterer	Annual Parish Meeting	£15.00
M.E.Preston	Salary August	£919.43
H.M.Customs	Tax & N.I. August	£67.63
Information Commissioner	Data Protection	£40.00
St. Marys Church	Churchyard Maintenance	£1975.00
Spencer James	Skate Demonstration (137)	£200.00

Meeting closed 8.55pm

Signed .....

Date: .....

Highlighted in Red means minutes changed at September meeting.