**TIBBERTON & CHERRINGTON PARISH COUNCIL**

**Minutes of the Parish Council meeting held at the Village Hall, Tibberton, at 7:00pm on Thursday 11 April 2019.**

**Present: Cllr J Berry (Chairman)**

**Councillors: S Burrell, N Eyles, C Hames, M Fawcett, K Rowson**

**Clerk: J Major**

**19/00** Apologies had been received from Cllrs Belcher and Fawcett. Cllr Hilton was absent.

**19/01 a)** The draft Minutes of the Parish Council Meeting, Thursday 21 March 2019 had been circulated prior to the meeting. The adoption of the Minutes was proposed by Cllr Eyles, Seconded by Cllr Hames and agreed.

**b) Matters arising:**

18/56 (b), 18/49 (b), 18/44 (b) and 18/38 (d) TIBBERTON ROAD NETWORK: The Clerk advised he had been speaking with Nick McGurk, TWC Highways Development Team Leader with regards to a meeting with Councillors to discuss the road network in the Parish. Mr McGurk could not make this meeting during the run up to the election (on 2 May), but a date will be arranged shortly thereafter.

18/56 (b), 18/51 (ii) The Clerk advised he had circulated Severn Trent Water’s response to the Council’s concerns – but, in summary, the water company advised that it constantly monitors sewerage and drainage levels in the Parish and currently do not consider there to be any issue with them.

18/58 The Clerk advised that £200 from TWC had been credited to our bank account on 21 March. He is investigating its origin, but in the meantime this amount will have to appear in the year end accounts. It will be placed in General Reserves until the matter is resolved.

18/59 (c) The clerk advised he had spoken with Derek Causer, TWC planning enforcement officer with regard to the fence (rather than hedge) that has been erected along footpath no 3. This is not, as yet, a planning issue as work on the site has not commenced. However, he advised having spoken with his colleague, Andrew Careless who has responsibility for Rights of Way who will be progressing the matter with the land owner.

18/59 (a) TWC/2019/0117. Cllr Burrell advised he has been speaking with the Planning Officer for this application and is waiting formal response as to the developer’s proposed action regarding the footpath along Mill Lane. Cllr Burrell reinforced the official view of the Parish Council that no further consideration to this application should be given until this matter is resolved.

**19/02 Finance**

Cllr Burrell confirmed reconciliation of the Council’s latest bank statement dated 31 March 2019. The Council’s current bank balance is £7,509.97

The Clerk advised he had received an invoice from SALC for the Council’s annual subscription in an amount of £278.74. Cllr Rowson proposed this be paid, Seconded by Cllr Eyles and agreed.

**19/03 (a) New applications for consideration.**

1. [**TWC/2019/0251**](https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2019/0251)**:**: Outline application for residential development of up to 9 dwellings and formation of new access with all other matters reserved on land between Rivers Edge & Willowbank, 45 Cherrington Road, Tibberton.

During discussions the following points were made:

* Refer to the Parish Council’s comments, objecting to development on this land in 2016 (TWC/2016/0891)
* In dismissing this application on appeal, the Planning Inspector commented on the adverse impact any development would have on the rural area. He also stated that any benefit that might ensue from the proposed affordable housing or financial contributions towards highways, education or traffic management did not outweigh his overall conclusion of the main issues and that the development would be harmful.
* It is incumbent, if not a duty of developers to consider a number of factors that a project such as this would have on the local environment and to the people who currently live there and this does not even appear to have been done.
* There is no demand for affordable housing in our Parish. Indeed a number of affordable dwellings built in recent years remain vacant in Tibberton.

Cllr Eyles proposed that the Council object to this application and the Clerk should draft and circulate to Councillors for approval, appropriate comments in line with these discussions. This was seconded by Cllr Rowson and agreed.

1. [**TWC/2019/0252**](https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2019/0252): Full planning application for the erection of 16. dwellings and garages with associated access

During discussions the following points were made:

* Both the Parish and Borough Councils had objected to the original application which was only granted on appeal
* The approval was for 14 dwellings – not the 16 in this new application
* This site is in a low density area of the village. The original proposal for 14 houses was too many. 16 is unacceptable.
* It could be improved by replacing the four x two storey dwellings on plots seven to ten and the large detached house on plot six to three bungalows.
* The proposed footpath is neither appropriate or required
* The access off Plantation Road will need passing places
* Traffic volumes will be increased by over 80 vehicles (on this site and Orchard Cove) which may be acceptable to TWC Highways, but not to the impact on rural life.
* The Planning Officer should check and review the applicant’s proposals around the levels of plots 7-10 as the slab levels will require to be lifted considerably to enable the drainage to discharge via the adjacent Shropshire Homes site.
* Some suitable S106 monies should be called for to attend to the upgrade and protection of the road network on the two main roads into the village from the B5062 (the turnings into Bobaston Bank and Back Lane).

Cllr Burrell proposed that the Council object to this application and the Clerk should draft and circulate to Councillors for approval, appropriate comments in line with these discussions. This was seconded by Cllr Eyles and agreed.

1. **Applications decided since the previous Council meeting**
2. [**TWC/2018/0850**](https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?ApplicationNumber=TWC/2018/0850) **-** Conversion of barn into 4 dwellings on site of Rodway Manor Farm, Cherrington: Full granted.
3. [**TWC/2019/0212**](https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?Applicationnumber=TWC/2019/0212) **-** Erection of a single storey side and rear extension, two storey front and side extension, single storey front and side extension to Rhodon House, Tibberton: Full granted.

**19/04 Matters for information and any other business:**

Speed Indicator Device

Cllr Burrell thanked the local resident who had placed the Council’s SID working and in place along Wrekin View. We have some early data which will be added to in the coming months and used to inform the decisions as to how the best use of this device is made.

Dog Wardens

Cllr Eyles asked about the new arrangements for the RWC Dog Wardens/bags etc. The

Clerk advised he would pass on the relevant details to our local warden.

Parish Councillors

The Clerk noted that four nominations for members of the new Parish Council had been submitted. This leaves four vacant positions. The Council is keen to fill these vacancies by co-option and would like to hear from anyone who might be interested.

Cllr Berry noted this would be Cllr Rowson’s final meeting before stepping down from the Council next month after 12 years’ service. He praised Keith’s contributions and general support to the Council over the years – many of which have been as Chair of the Audit Committee.

Cllr Berry made reference to Cllr Belcher who couldn’t be with us this evening but is also standing down. Robert was elected to the Council at the same time as Keith in 2007 and his advice with regards to planning applications – particularly on how the Council approached managing the many drainage/ditches and highways issues that face us constantly.

**19/05 Date of next meeting, Thursday, 16 May 2019 at 7pm in the Village Hall**

**The meeting closed at 20:35.**

**John Major Parish Clerk**