

Cyngor Cymuned Basle Hefo Chrugion Bausley with Criggion Community Council

Minutes of the Online meeting held on Monday 9th November 2020 commencing at 7.15pm

097/2020 **PRESENT:** Councillors L Burrowes, D Jones Cllr R Lewis, Cllr T Davies Cllr A Lloyd

APOLOGIES: Cllr F Davies & Cllr S. Morris,

County Councillor Lucy Roberts in attendance

Chairman D Jones took the meeting and noted that Cllr F Davies, although unable to take part had furnished the Clerk / RFO with her views on the matters listed on the agenda to be discussed.

Clerk & Responsible Financial Officer Steve Eccleshall

098/2020 This Community Council meeting was held using the Online platform of Zoom, due to the ongoing COVID Pandemic. The Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020 state Councils can hold official meetings, with members participating in telephone / video conferencing. There is NO requirement for the Public or Press to attend, as long as decisions / minutes etc are published promptly on the website.

DECLARATIONS OF INTEREST

099/2020 Cllr T Davies declared an interest in relation to 20/1648 as he sometimes works there. Due to poor internet connection he was unable to connect / take part in this discussion.

100/2020 **MINUTES OF LAST MEETING 19th October 2020**

Agreed by all present – Copy to be signed by Chairman D Jones

PLANNING APPLICATION

101/2020 Registration of 9 new dwellings - Chelwood View. Site Address: Land Adjacent To Belin Mount, Crew Green, Shrewsbury, Powys, consideration of street name

Councillors felt that Chelwood View did not really connect to the local Community but appreciated a street naming was not an easy process.

Resolution : - Councillors decided that to involve the Community, the pupils at Bryn Hafren School should be given the opportunity to put forward names that might better reflect the area.

Clerk to contact Bryn Hafren school with proposal and to update Powys of the chosen process.

102/2020 20/1612/HH Proposal: Erection of detached garage. Site Address: 1- The Fron, Coedway, Crew Green, SY5 9AT

Resolution : - Councillors had no objections to the application

103/2020 20/1648/RES Proposal: Reserved matters application for the erection of 3 x dwellings in relation to planning approval P/2017/0604. Site Address: Land Adj Severn Oaks Holiday Park, Crew Green, Shrewsbury, Powys SY5 9AS.

This is one of a number of applications submitted by Salop Leisure in recent months regarding the Severn Oaks site and adjacent land. The CEO of Salop Leisure Mr Tony Bywater asked for the Community Councillors to meet with him and conduct a site visit where issues could be clarified and the project explained. This was agreed by Councillors on 19th October 2020 minute 089/2020 refers.

The site visit to Salop Leisure at Severn Oaks took place on Friday 29th October 2020. The option of undertaking the site visit was a personal choice made by each Councillor, taking into account the restrictions in place for Covid 19 in Powys on that date. The basis of the requirement to conduct a site visit was that it fell within the remit of a necessity to attend work, it was essential as it was felt that in view of the recent large numbers of planning applications submitted by Salop Leisure, it may prove detrimental to the Community if their Councillors were not fully sighted on the proposed plans. All attendees wore face coverings and social distancing was observed throughout. Much of the visit was conducted outside.

The CEO Tony Bywater of Salop Leisure, asked that the Community Council supported his wishes to move the 3 dwellings that already have planning permission and were to be placed on the land at the entrance to Severn Oaks, across to the land that adjoins the 8 houses that have been approved alongside Bear House. He also asked for the Community Councils support in his proposal to build a Health Spa at the entrance of Severn Oaks in place of the original 3 dwellings.

Councillors raised the issue of affordable housing, as current plans do not show anything suitable, clarification of the number of access roads to the proposed 8 + 3 dwellings, whether building of the additional 3 dwellings could ever proceed as the land proposed fell outside of the current Local Development Plan, and finally what access would the local community have to the Health Spa and Swimming Pool?

Mr Bywater was unable to clarify the finer details of the project as the Project Manager could not attend as he was self-isolating but offered to gain answers to each of the enquiries. He did continue that he would be happy to let community groups and schools use the facilities but did not want the venue publicised locally as in effect the facilities were for the use of on-site residents.

Mr Bywater also asked Councillors if they had seen the application to put a space between house 7 and 8, on the 8 house development adjacent to Bear House, he explained the gap allowed for bigger gardens at the addresses. (Application 20/1028 refers)

Today the Clerk explained to Councillors, that he had managed to speak with the Salop Leisure Project Manager and Powys Planning today. This clarified that 2 of the 8 houses approved on the land adjacent to Bear House, would be subject to sect 106 commitments and therefore would be affordable homes for members of the local community. The view expressed by Powys Planning was that NO further development should take place outside of the existing Local Development Plan, and that even though the 3 dwellings originally agreed to be placed at the entrance of Severn Oaks, could not just be moved across an area of land and would require a full application to be submitted.

104/2020 The clerk reported to Councillors that he had received an anonymous call from a lady today. She had stated to him that she had grave concerns regarding the application 20/1028/REM (*Proposal: Section 73 application for the variation of condition 2 of planning permission 19/1238/RES in relation to plans. Site Address: Development of Eight Dwellings at Land Adjoining Bear House, Crew Green, Shrewsbury, Powys. SY5 9AS*). This lady stated that she was privy to information that the gap proposed in the application between houses 7 & 8 was to allow the opportunity for an access road to be created at a later date to the land behind the 8 house development, and that at a future date more houses would be built on the land. The Caller had withheld their number and details but appeared extremely knowledgeable about the development and associated applications.

Councillors discussed 20/1648/RES Proposal: Reserved matters application for the erection of 3 x dwellings in relation to planning approval P/2017/0604. Site Address: Land Adj Severn Oaks Holiday Park, Crew Green, Powys SY5 9AS at length. Councillors then discussed the anonymous call, and the relationship between the 8 houses adjacent to bear house, the potential that the gap between two properties could be possibly used as an access road to land beyond, and finally that the proposed 3 dwellings would be sited on that same land, that would have future access behind it.

105/2020 **Resolution** : - Councillors were unanimous that these 3 dwellings should NOT be allowed as they were clearly outside the Powys Local Development Plan, the 3 dwellings were not affordable housing, therefore the Community gained no benefit. Furthermore, if they were allowed, it would open up the potential of further development outside the LDP once a precedent had been set. In addition Councillors requested the Clerk to rescind the previous approval of application 20/1028, Minute 063/2020 refers and notify Powys that in view of further considerations the Community Council now strongly objected to the proposal to allow a gap between 2 of the 8 dwellings on the land adjacent to Bear House.

MATTERS ARISING

106/2020 Street Lighting crew Green / Bryn Hafren School.

Powys Street Lighting had not really responded to enquiries from the Community Council and the matter remained unclear as to which lights were operational etc.

Resolution : - Clerk to continue to chase Powys Street Lighting for a clear answer.

107/2020 Update on Playground Equipment

The Clerk explained that he had now dealt with and met 4 equipment suppliers and was awaiting their proposals and costings. Two of the proposals had been sent through to Councillors which suggested an "Adventure Trail" format. This meant that no ground works or soft matting would need to be installed which would immediately save the Community Council approximately £12-£15,000, meaning that any money could be spent on equipment itself which would be a greater benefit to children and the Community.

Resolution : - Clerk to obtain at least 3 proposals with costings and put them to the Council at the next meeting.

108/2020 Shropshire Flood Prevention

County Councillor Lucy Roberts explained that at the present time the information regarding the Flood Prevention Plan seemed very sketchy. A meeting was being held on 12th November with the project lead from Shropshire and County Councillors and MP's from Powys to find out what was being suggested in greater detail. Cty Cllr Roberts explained that she was seeking contoured maps of the area to better understand which low-lying areas would be affected. It appears at this stage the proposal is being championed by Shropshire as a positive way to protect Shropshire properties downstream but there appears to be little consideration as to the impact west of Shrewsbury.

Cty Cllr Roberts has informed the stakeholders of the necessity in communicating with Community Councils and Mark Barrow the Project lead has offered to hold online meetings with community Councils

Resolution : - County Cllr Roberts to continue to update on the progress of this project. Clerk to contact Project lead Mark Barrow and try to arrange an online meeting for Community Councillors to meet with him and understand the project in more depth.

FINANCES

109/2020 The Bank Reconciliation to 2nd November and the ongoing Budget for 2020 – 2021 were reviewed and agreed by the Councillors.

Resolution : - Proposed by L Burrowes, seconded by R Lewis. Documents including copies of bank Statements, to be signed by Chairman D Jones as a true record.

110/2020 The Clerk / RFO's Salary for October 2020 was calculated as £90.10. Time sheets and salary statements were reviewed and agreed.

Resolution : - Proposed A Lloyd, seconded D Jones.

111/2020 DATE OF NEXT MEETING

Next Community Council meeting scheduled for 14th December 2020