

## **Cyngor Cymuned Basle Hefo Chrugion Bausley with Criggion Community Council**

Minutes of the Online meeting held on Monday 27<sup>th</sup> July 2020 commencing at 7.30pm

- 056/2020** **PRESENT:** Councillors A Lloyd, L Burrowes, D Jones, R Lewis, T Davies.  
**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 to be discussed.  
Clerk & Responsible Financial Officer Steve Eccleshall
- 057/2020** 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**
- 058/2020** Cllr T Davies declared an interest in relation to the Planning Applications submitted by Salop Leisure (20/1027 – 1031) as he is sometimes requested to cut hedges on the property at Severn Oaks.
- 059/2020** **MINUTES OF LAST MEETING 6<sup>th</sup> July 2020**  
Agreed by all present – Copy to be posted to and signed by Chairman D Jones  
**PLANNING APPLICATION**
- 060/2020** 20/0993/HH Proposal: Erection of a two storey rear extension and new side entrance door with porch over Site Address: Brook Cottage, Alberbury, Crew Green, SY5 9AN.  
**Resolution** : - No objections noted by Councillors
- 061/2020** Section 73 application for the variation of condition 2 in relation to planning permission P/2018/0518 with regards to amendments to fenestration and the first floor at rear. Site Address: The Cottage, Crew Green, Shrewsbury, Powys SY5 9AT  
Councillors discussed this application and felt it was unclear whether the change in window layouts meant that Sun house the neighbouring property was now overlooked as this issue had been raised on the original Planning Application by the owners of Sun House.  
**Resolution** : - Councillors resolved that as long as Sun house was not overlooked by the new windows they had no objections, but if this was not the case then then the window overlooking Sun House should not be allowed.
- 062/2020** For the Planning Applications 20/1027 -1031 (Salop Leisure) Cllr T Davies excused himself from the meeting.
- 063/2020** 20/1027/FUL Proposal: Change of use of land from agricultural to residential curtilage. Site Address: Land East of Bear House, Crew Green, Shrewsbury, Powys. SY5 9AS  
**Resolution** : - No objections noted by Councillors  
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  
**Resolution** : - No objections noted by Councillors  
20/1029/FUL Proposal: Erection of 3 dwellings, formation of vehicular access, new roadway and all associated works. Site Address: Land East of Bear House, Crew Green, SY5 9AS.  
Councillors were unhappy about this proposal. The consensus was that the original Planning Application for these dwellings was agreed on the basis of them being 2/3 bed bungalows which could benefit local residents, the elderly and disabled. The new properties proposed are large 4/5 houses that would not be likely to be affordable to the local Community.

Within the application it suggested that these properties were suited to the area making use of local shops and licensed premises. At this time the only pub near to this location is at Coedway and there are very limited amenities. Furthermore, Councillors noted that these 3 proposed dwellings would immediately border the 8 dwellings, forming 11 properties in total and that by undertaking the development in a cluster of 8 and 3 properties it was a technical route to bypassing the need for much needed affordable properties within the Community. As the Salop Leisure estate in this area is so established Councillors felt that the Applicant should support the local Community by offering suitable accommodation for local people. Concerns were also raised regarding the highways access to this development on a known fast road with bends and rises and falls in elevation. Finally, Councillors asked that it be clarified if these 3 proposed dwellings were actually on land outside the Local Development Plan and that by placing them alongside the existing proposal was again a technical route to developing outside an agreed area.

**Resolution** : - Councillors unanimously voted to object to this proposal on the basis of their deliberations above – in essence not benefitting the local Community.

20/1030/FUL Proposal: Alterations to existing vehicular access & formation of estate road Site Address: Land East of Bear Hse, Crew Green, Shrewsbury, Powys

**Resolution** : - As above (Application 20/1029) Councillors were very concerned re access to and from the highway taking into account the speed limit / terrain & the potential risk to safety it posed

20/1031/OUT Proposal: Outline application for erection of Spa building and tennis courts, formation of vehicular access in association with existing holiday park. Site Address: Site Reception, Seven Oaks, Holiday Park, Crew Green, Shrewsbury, Powys

**Resolution** : - Councillors noted the original planning application for this site was for 3 bungalow type dwellings that would be set back from the road. This proposal and the amount of space required for the new buildings would place it to near to the main road. This raised concerns about the visual impact for local people and those passing through the area and again the safety aspect of the access road onto the main highway with added traffic / vision / terrain and the 50mph speed limit. Councillors unanimously voted to object to this proposal

As these applications were completed Cllr T Davies returned to the meeting

### **MATTERS ARISING**

**064/2020** Bridlepath / Footway issue adjacent to Fir Tree P.H

It has been reported that a property in Bryn Mawr had installed gates at the rear of their property allowing vehicular access to the bridleway and footpath that ran to the rear of the property. Other than for agricultural purposes these paths and ways are not for vehicular traffic.

**Resolution** : - County Cllr Roberts will make enquiries with Powys Highways and Powys footpaths Officer and ask that those responsible be advised that these paths are not for vehicles.

**065/2020** **Councillor Positions**

Chairman D Jones had raised the issue that by moving addresses and that he was unsure if he could remain on the Council. The Clerk had written to the Electoral Commission to clarify the position, and they had replied explaining that as long as the councillor remained inside a 3 mile limit of the Community area they were eligible to be a Councillor. By virtue of google maps it was established that Cllr D Jones now resided 2.88 miles away and therefore could remain in post if he so wished.

**Resolution** : - Cllr Jones thanked the Council for their support and stated he was happy to remain on the Council at this time

**066/2020** The Clerk explained that Highway works had very recently been undertaken along part of Bryn Hafren and a section of drainage approximately 200 feet long had been excavated and replaced. Unfortunately this was the extent of the current budget however the clerk was advised that a request for Capital funding was being sought for the next Financial period to continue the drainage repair further down Bryn Hafren hopefully to bypass all the remaining properties and that it was hoped that the road surface might be replaced at that time.

## **FINANCES**

- 067/2020** The Clerk presented the Year End Accounts 2019 – 2020 which had now been signed off by the Internal Auditor for the Community Councillors approval.  
**Resolution :** - Proposed T Davies, seconded by R Lewis – the accounts can now be finalised for submission to the External Auditor. Documents to be signed by Chairman D Jones as a true record.
- 068/2020** The Bank Reconciliation to 30<sup>th</sup> June 2020 and the Budget for 2020 – 2021 were reviewed and agreed by the Councillors.  
**Resolution :** - Proposed by A Lloyd, seconded by S Morris. Documents including copies of bank Statements, to be signed by Chairman D Jones as a true record.
- 069/2020** Clerk / RFO Time sheet presented to Councillors. RFO explained July timesheet would probably reflect approximately 38 – 39 hours due to all the actions listed on the times sheet.  
**Resolution :** - Proposed D Jones, seconded T Davies.
- 070/2020** The Clerk / RFO confirmed that following Cllr Burrowes attending Lloyds Bank, the ongoing Standing Order to HMRC for PAYE had now been cancelled. Also, following on from a minuted action at the last Council meeting allowing the Clerk / RFO to have the facility to view the Bank Account online to ensure accurate monitoring of the balances, the necessary forms had been received and would need countersigning by two signatories.  
**Resolution :** - Proposed by A Lloyd, seconded by D Jones.
- 071/2020** Clerk / RFO confirmed that the agreed rebuilding of the School Car Park Wall and repair to the matted area of the Playground would now commence on 10<sup>th</sup> August 2020.
- 072/2020** Clerk / RFO explained that he had now registered the defibrillator at Criggion Village hall on a National Emergency Services Website, but whilst checking the equipment had realised the Pads in the kit had expired in November 2019. Councillors were asked if they would like the pads to be replaced – cost £63.50. Councillors asked if the battery inside the kit was still in date, if not, it should also be replaced. This led onto discussion about obtaining a second Defibrillator to be sited at the East of the Community Area. The Hand & Diamond at Coedway was suggested as an easy focal point for potential users and access to a power supply for the equipment.  
**Resolution :** - Expenditure for pads and battery if necessary, proposed Cllr L Burrowes, seconded Cllr T Davies. Clerk / RFO asked to contact Hand & Diamond to see if they would be willing to have the equipment externally at their premises, and also to find out how much it would cost to install new equipment.
- 073/2020** With the discussion of expenditure, the issue of possibly replacing the Bus Shelter at Bryn Hafren was raised subject to budget  
**Resolution :** - Agreed that the Clerk should make enquiries regarding costs and matter be brought back to a future meeting

## **DATE OF NEXT MEETING**

Next Community Council meeting scheduled for 21<sup>st</sup> September