

## **MINUTES OF WOORE PARISH COUNCIL**

**Monday 10<sup>th</sup> August 2015**

**Held at Woore Victory Hall**

### **PRESENT:**

Cllr M. Moore (Chairman), Cllr S. Clifford, Cllr J. Higgin, Cllr H. Lightfoot and Cllr F. Woodcock

### **IN ATTENDANCE:**

Miss S.H. Pimlott, Clerk to the Parish Council

### **PUBLIC**

5 members of the public attended the meeting.

### **15103 APOLOGIES FOR ABSENCE**

Cllr A. Allison, Cllr M. Blake (Vice Chairman) and Cllr H. Blake all apologised for being unable to attend the meeting for personal reasons. Cllr A. Ford apologised for being unable to attend the meeting for business reasons. All Cllrs' apologies were accepted.

Shropshire Councillor, Mr J Cadwallader, apologised for being unable to attend as he was otherwise engaged chairing the Local Joint Committee of Shropshire Council. That apology too was accepted.

### **15104 DECLARATIONS OF ANY INTERESTS**

There were no such declarations.

### **OPEN FORUM**

It was proposed that Standing Orders be suspended so that members of the public attending the meeting would have an opportunity to express their views in relation to the planning applications 15/02805/REM and 15/02806/REM for Approval of Reserved Matters (access, appearance, landscaping, layout and scale), pursuant to planning permission 13/02698/OUT for the proposed residential development on land west of London Road Woore Shropshire (the Site).

Professor Brunt informed the meeting the two large oak trees on the Site were felled by the developers on 5<sup>th</sup> August, soon after the Tree

Preservation Order (TPO) relating to those trees was not confirmed by Shropshire Council.

Professor Brunt expressed the view that, given the proposed size of the houses and the lay out of the Site, the number of houses (10) was excessive and that that number should be reduced. He said that the orientation of the houses, on plots 8, 9 and 10, parallel with the boundary to his house, was such that the large number of windows and doors at the rear of the houses looked out directly at his house and vice versa. A different layout or orientation of the houses on the Site could avoid this problem.

Professor Brunt also thought the size of the access road to plots 8, 9 and 10 and the surrounding field seemed wider than necessary for the scale and layout of the current proposed development.

At 7.30 pm the Chairman brought the Open Forum to a conclusion.

#### **15105 CLERK'S CORRESPONDENCE**

An email dated 28<sup>th</sup> July 2015 from Ms A. King, Shropshire Council's Tree and Woodland Amenity Protection Officer (the Tree Officer), commenting unfavourably on the Applicant's Landscaping Proposals in respect of Agenda Item **15106** below, was noted.

#### **15106**

The Chairman and Councillors, after listening to the views expressed during the public forum, discussed both applications.

In order to permit one of the Parish Council's Tree Wardens, Ms Tyson, to make comments which might assist the Parish Council's deliberations, it was proposed that Standing Orders again be suspended to allow Ms Tyson to speak.

This was unanimously agreed and the Chair asked Ms Tyson to speak.

Ms Tyson, on behalf of herself and the other Tree Warden, confirmed that the two oak trees on the Site had been felled and that the remaining oak tree outside the Site, which had also been the subject of the TPO, was now not a protected tree.

The Chairman then declared that Standing Orders were no longer suspended.

The Chairman and Councillors made the following points:

- Although Outline Planning Permission had been granted for up to 10 houses, the scale of the houses was inappropriate. Unfortunately, the scale of the houses appears to have had a negative impact on the other reserved matters, particularly in relation to the layout of the Site.
- The application for the development of plots 1-6 shows six individual driveways from each of the six plots straight on to the main road. A new access road is to provide plots 7-10 with direct access onto the main road. All of the proposed driveways are in close proximity to the busy junction of the B5415 with the A51 and the multiple drives and new access road are a potential traffic hazard. It would be safer for there to be one access road for all the plots. The requirement of one access road from all the plots to the main road is consistent with the recently developed Pipe Gate development.
- The provision of one access road for all the plots would remove the need to grub up the existing hedge and the replacement of it with a brick wall which was more suited to urban developments. The retention of the hedge would be more consistent with the outline planning permission.
- It would be better if the proposed location of the new footway was to be on the road opposite the proposed houses where it would extend the existing footway.
- Support was expressed for the Tree Officer's unfavourable comments on the proposed landscaping scheme.
- An amendment of the Tree Officer's proposed landscaping scheme should be made so as to include the provision of an additional oak tree to mitigate for the loss of the two mature oak trees felled to facilitate the development.
- Concern was expressed about the felling of both trees prior to planning permission being approved in respect of the reserved matters.
- Concern was expressed that the remaining tree should be the subject of a Tree Preservation Order.

- That it would be beneficial if, as a condition of planning permission being granted, the permitted rights of owners of the houses to do such things as extending their houses or building conservatories were to be restricted.
- The proposed layout of the Site resulted in plot 1 being only a few metres away from the floodlit tennis court of a neighbouring landowner.

It was resolved as follows:

1. That, in relation to the two planning applications, the Clerk should write to Shropshire Council to raise the points and to express the concerns listed above.
2. That the Clerk should write to the Tree Officer to request that a Tree Preservation Order be made in respect of the remaining oak tree.
3. That the Clerk should write to Shropshire Council to ascertain whether the felling of the two oak trees prior to planning permission being granted in respect of the reserved matters was acceptable.

#### **15107 PAYMENT OF ACCOUNTS AND STANDING ORDER**

1. S.H. Pimlott	
• refund of payment made by her to Delmar Press	£119.00
• ink cartridge for printer	<u>£13.99</u>
	TOTAL £132.99
2. Market Drayton & District Road Safety Group <b>(15092)</b>	£100.00
3. Grass Cutting Tony Seabridge (31/03/15-30/06/15)	£600.00
4. Npower Standing Order (01/04/15-30/06/15)	£354.00

The Council resolved to pay the above accounts and standing order.

**Date of Next Parish Council Meeting: 7<sup>th</sup> September 2015 at 7.15 pm**

**The Meeting closed at 8.05 pm.**