

**MINUTES OF THE MEETING OF BECKBURY PARISH COUNCIL
HELD AT BECKBURY VILLAGE HALL, BECKBURY, ON
WEDNESDAY, 1ST FEBRUARY, 2017, AT 7.30 P.M.**

137. **PRESENT:** Councillors P.C. Gibbins (Chairman), M.S. Breeze, D. Tooth, D. Cummings, D. de Courcy, Dr. H. Thomas.
138. **APOLOGIES:** Councillor C. Steventon and Shropshire Councillor M.L. Wood.
139. **IN ATTENDANCE:** The Clerk.
140. **DECLARATIONS OF INTEREST:** No Declarations of Interest received.
141. **MINUTES:** The Minutes of the Meeting held on 7th December, 2016, copies of which had been circulated to Members, were taken as read, confirmed and signed by the Chairman.
142. **BECKBURY PARISH PLAN:**
The following items to be included in the newsletter.
- a) Allotments – Notification of who to contact with regard to allotment vacancies.
 - b) Dog Owners – To act responsibly in clearing up their dogs mess.
- ACTION DT**
143. **BECKBURY COMMUNITY SHOP:**
The Chairman reported that the full planning application had been submitted and it was anticipated that they would hear by the 14th of this month whether it had been approved.
When the application is approved a Beckbury Share Scheme will be launched, it will be necessary to raise at least £20000 to get the Community Shop up and running.
144. **BECKBURY VILLAGE HALL:**
The next meeting of the Village Hall committee will be on 7th February, 2017.
145. **POLICE MATTERS:**
No reports received from the Beat Manager.
Members expressed their concerns at the parking of vehicles on Ryton Road, but opinion was expressed that if an off road parking area was provided residents would still continue parking close to their residence.
146. **BECKBURY PLAYING FIELDS:**
The Chairman reported that Mr. Richard Solari had helped in replacing a gate post and new fence on the entrance to the Playing Fields. Members expressed their grateful thanks to Mr. Solari.

147. ALLOTMENTS:

Councillor Cummings reported that he had met with Mr. Spickernell to review the rules and regulations for allotment holders and a revised draft would be available for the next meeting.

ACTION DC

148. VILLAGE MAINTENANCE:

Members reported that in recent icy weather the Madeley Road had been closed by an accident possibly partly caused by the road conditions around the right hand bend after the water works and before the cottage, where there is a dip in the road.

Members also referred to the potholes opposite Havenside on Caynton Road which had still not been repaired.

The Clerk to contact Mr. Graham Downes at Shropshire Council on these matters.

ACTION LEO

Councillor Cummings reported that he had contacted Shropshire Council regarding vehicle weight limits in the village and they had stated that they would let him know. Councillor Cummings stated that he would pursue the matter.

ACTION DC

The Chairman reported that faster fibre Broadband was now available in the Parish.

149. DEFIBRILLATOR CONTACTS:

The Chairman reported that he and the Clerk had now established the procedure for the setting up of multiple telephone contacts for named contacts.

The setting up is done through Numbers Plus Ltd. at an annual cost of £99.00 plus V.A.T.

Members agreed that the Council should pay the annual cost and gave the Chairman permission to set up the scheme.

ACTION PCG

150. WEB SITE:

The Chairman reported that the agenda and Minutes were being placed on the Web Site and it was hoped that other organisations would also start to use the Site.

Further information on walks within the Parish will be included in due course.

151. PLANNING APPLICATIONS:

The Chairman reported that the following Planning Applications had been considered.

16/05507/PMBPA Application for prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of an agricultural building to a residential dwelling at Agricultural Building at Denton Pool Pastures, Ryton Road, Beckbury.

BECKBURY PARISH COUNCIL strongly objects to the Application for the following reasons:-

1. It is Fundamental to the Application that previously the land was used solely for an agricultural use as part of an established agricultural unit. It was not so used:-
 - a). The previous owner, Mr John Lamb, and his late wife used the land for the purpose of stabling and grazing their Horses. This constitutes equestrian use.
 - b). The Parish Council believe that at no time whilst the land was in the ownership of Mr Lamb (believed to be from the early part of this century but in any event long before 20th March 2013) was the land used as part of an established agricultural unit .The definition of established agricultural unit requires that the land was used for the purposes of a trade or business. The Parish Council believes that at no time during the ownership of the Applicant or Mr Lamb has there been any trade or business on the land.

The Present owner (the Applicant) has only owned the land for a very short while and has not so far as the Council is aware operated any business from the site.

Mr Lamb and his late wife used the land to keep their two Horses, which they regularly rode. They also kept a few hens and possibly a few sheep, but it is believed this was for hobby only and not as a business.

The Parish Council strongly recommend that the Investigating Officer requires proper documentary proof of the prior use of this land as a business, eg, Trading accounts, Tax records and company or partnership documents.

It is noted that the Application form for the earlier Application 11/05831/AGR , 4th Jan 2012, States that the land has been used for Agriculture for trade or business for 100 years. The Parish Council as stated above do not believe this to be accurate. The post code TF11 9, in that application and tf109lq and tf119bx given in later applications are all not recognised by the postal authorities which confirms that there has never been any commercial postal address .

The present owner stated in a previous application that the land and Buildings were part of a registered small holding. This, even if true, would not confirm that the site was used solely for agricultural use as part of an established agricultural unit.

For the avoidance of any doubt non commercial use of this land is a complete disqualification for prior approval under class Q.

2. The creation of a residential dwelling on the site would be detrimental to the surrounding area. The lane serving it is very narrow. Creation of a residential development would in effect extend the boundary of the Village, is wholly undesirable and contrary to the Parish Plan.
- 3 . The conversion of a Barn/shed which was only erected in 2012, which has never been used solely for an agricultural use as part of an established business is not in accordance with the spirit of the legislation and the Planning Authority should exercise its discretion against giving permission.

The Parish Council are concerned that they were not given notice of the application

5/02010/PMBPA validated on 11/5/15 and that this and the earlier application 11/05831/AGR dated 4/1/12 were wrongly decided. The Parish Council request that those decisions are revoked/reversed pursuant to the provisions of Section 97 of the Town and Country Planning Act 1990. It is clearly expedient to do so.

**16/05660/FUL Erection of a pre-fabricated timber village shop at Proposed Community Shop at The Village Hall, Beckbury.
NO OBJECTIONS.**

Members considered the following planning application.

**17/00367/TCA Reduce 1 No. Cedar and 1 No. Cypress by 3m and trim to shape within Beckbury Conservation Area at Beckbury Cottage, Beckbury.
NO OBJECTIONS.**

**152. EXTENSION TO BECKBURY CONSERVATION AREA:
Councillor Cummings reported that he had enquired through the Conservation Officer at Shropshire Council the possibility of extending the Conservation Area. They had replied that to extend the Conservation Area they would have to undertake a conservation area appraisal exercise in the village. If there are areas that are currently outside the boundary that particularly contribute to the character and appearance of the area then the appraisal could recommend a change to the boundary. If an extension was recommended then a public consultation exercise would be required to consult with anyone affected. This would be an in depth exercise and would take some time to complete. Members agreed that Councillor Cummings to look into this matter again.**

**153. GRANT AID:
Members considered a request from Bridgnorth and South Shropshire Crucial Crew for a grant to cover 4 pupils from Beckbury School to attend the Crucial Crew event. The request is for £10 per pupil.**

RESOLVED that a grant of £40 be made.

**154. FINANCE:
The Clerk presented the following accounts for approval and payment.**

Salary	£180.32
Petty Cash	£ 20.00
Crucial Crew	£ 40.00
Numbers Plus Ltd.	£118.80

RESOLVED accordingly.

**Chairman
1st March, 2017.**

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