

RUYTON XI TOWNS PARISH COUNCIL

Minutes of the Ruyton XI Towns Parish Council meeting held at Victoria Rooms Ruyton XI Towns on Tuesday 4th June at 7.30 pm

Present: Cllrs Trevor Allison, Tamarin Bibow, Kerry Coldwell, Paul Dean, Mervyn Eyles, Rob Hamlett (arrived at 7:35 pm), Nick Kynaston, Anne Mitchell, and Luke Penton.

In attendance: Two members of the public, Cllr Nick Bardsley (Shropshire Council), Sarah Windridge (Clerk)

Absent: Cllr Kate Mayne

19/24 Welcome by Chairman

20/24 Apologies:

Apologies were received from Cllr Kate Mayne

21/24 Declarations of Interest

To note any pecuniary or non-pecuniary declarations of interest in matters relating to the business to be conducted on this agenda.

22/24 Public Session

The Chairman of the parish council suspended standing orders for the public session.

(Cllr Hamlett arrived at 7:35pm.)

A member of the public asked about infill development referred to on the Local Plan and enquired as to whether there would be any protection of conservation areas. Cllr Bardsley answered that there would probably be additional development control features but if the area has been earmarked as a windfall site these additional controls may not apply.

Standing orders were re-instated at 7:41 pm.

23/24 Minutes of the meeting held 7th May 2024

Copies of the minutes have been distributed to members of the Council and displayed on the website. It was **RESOLVED** to accept the minutes of the meetings on 7th May and 11th April as a true record and these were approved and signed.

24/24 Reports

SC Cllr Nick Bardsley reported that:

It was not possible to establish a meeting date convenient for Parish Councillors and for the Cabinet Member for Planning, Cllr Chris Schofield, in May. He has suggested either June 13th or 14th this month. It was **RESOLVED** that Councillors Coldwell, Bibow and Bardsley will attend a meeting to represent the Council on Friday 14th June at 10 am.

The Vice Chairman of the Parish Council has drafted a possible response to the Local Plan which will be discussed as part of the planning agenda item.

Cllr Bardsley also mentioned that the parish boundaries between Baschurch and Ruyton XI Towns are a result of the change in the position of the river. Cllr Bardsley confirmed that the Parish boundary follows the river course as it used to be.

Police report

No police report has been received this month.

Clerk's Report

The Clerk reported that she has completed paperwork to add herself to the bank mandate and remove the previous clerk, but this has yet to be actioned by the bank.

The clerk received an email from a resident regarding repair works that had been undertaken to Brownhills Road. After contacting Kaylie Skelhon at Highways, the Clerk is pleased to report that the Street Works Inspection Manager has confirmed that the recent repair work, carried out by Severn Trent Water on Brownhills Road has already been notified as defective. At the moment, Severn Trent Water have earmarked Tuesday 17th July to return and carry out further repairs to an acceptable standard.

The clerk has contacted several people at Highways regarding repairs to the war memorial and is awaiting a reply.

25/24 Parish Matters, updates from councillors

a) War memorial.

To consider and approve the cleaning of the memorial to be carried out when the new plaque is erected during road closure in July.

ACTION: Clerk to obtain 3 quotes for cleaning the memorial, to be approved at the July meeting.

It was RESOLVED that, if possible, the memorial would be cleaned at the same time as roadworks are completed.

Member of public asked about whether the trees could be cut back at the same time, and this will be considered as part of the cleaning process.

b) Hanging Baskets.

Prices and local suppliers for local hanging baskets were reviewed previously and it was agreed that the Parish Council would alternate between local suppliers to help sustain local businesses.

It was RESOLVED that Cllr Bibow would check prices with both suppliers and circulate these to the Councillors so baskets could be ordered. It was also RESOLVED that the Parish Council would use both companies each year if possible.

c) Community Orchard.

A meeting took place last week at the orchard between Cllrs Coldwell, Eyles and Mayne, and Shropshire Council representatives Jane Ayres and Nick Williams. The positioning of the trees was discussed at length and the whole site walked to consider alternative positioning for all the trees. It was decided that no other position in the field is suitable.

Shropshire Council made it clear in the meeting that they have no wish to take over the land on which the remainder of the trees are planted. It was decided that the three trees on Fields in Trust Land are to be removed and can be removed now with no detriment to the trees. The Clerk will contact the school to ask if they would like any of them.

Regarding the remainder of the trees that are not on the Fields in trust land the Parish Council would like to engage with the community before making a decision.

It was **RESOLVED** that the Parish Council engage with the community and offer options to ask what the residents would like

Does the Community want a community orchard?

The options are:

Option 1. YES: the trees remain in place as this is the only piece of land the trees can be placed on. The Parish Council seek to resolve the issues, purchase the land and maintain the community orchard.

Option 2. NO: The trees will be removed and land will be left as it is. There is no requirement for the parish to maintain the area and it could be sold and fenced off by any new owner.

Option 3. If no clear answer the Parish Council makes a decision in the best interests of the whole community.

Action: The three trees will be removed as soon as possible

Action: The Clerk will look into options regarding community engagement including a leaflet drop and return to Café Eleven.

d) Cross. No update has been received on the cross repair.

e) After an evaluation of three website providers it was **RESOLVED** that Hugo Fox would be selected as the provider for the new Parish Council website.

Action: Clerk to contact Hugo Fox and sign up to the website.

f) It was **RESOLVED** that Cllr Mitchell would be a representative for the Parish Council on the Joint Health Overview and Scrutiny Committee.

Action: Clerk to contact the Committee to confirm this.

26/24 Correspondence

No correspondence requiring a response from the Parish Council was received.

27/24 Finance reports

- a) Reconciliation of banking statements was circulated to Councillors, signed by Cllr E and approved
- b) The schedule of payments was approved as follows:

Date	Payment to	Descriptions	Net	VAT	Gross
05.06.24	Dave Peate Shropshire	Maintenance	£320.00	£0.00	£320.00
05.06.24	Council	Energy Costs Grant as agreed in minute reference	£282.93	£56.59	£339.52
05.06.24	RATS	145/23	£1,000.00	£0.00	£1,000.00
05.06.24	Lee Jakeman	Locum Services	£450.25	£0.00	£450.25
			£2,053.18	£56.59	£2,109.77

- c) It was **RESOLVED** that Diane Malley would complete the payroll for the Clerk.
- d) It was **RESOLVED** that the Parish Council will sponsor the village show.
Action: Clerk to contact the Village Hall Committee and ask for further details regarding the sponsorship request and add this to the agenda for the July meeting. Cllr Bardsley is also going to look into grants for village halls and liaise with the Parish Council.
- e) It was **RESOLVED** to approve the purchase of laptop for the Clerk up to £500.
Action: Clerk to look into moving Microsoft 365 over which the Parish Council should have as a licence.

28.24 Planning Decisions and Applications:

- a) 24/01836/FUL: |Bridgend Brownhill Ruyton Xi Towns Shrewsbury Shropshire SY4 1LR
Proposal: Erection of detached double garage.

Cllr Hamlett declared an interest in the application and did not vote on the Parish Council response to the application.

It was **RESOLVED** that the Parish Council object to the application due to the potential for privacy issues caused by the balcony overlooking neighbours.

Cllr Bibow left the meeting at 9:05pm

- b) To consider and approve response to the Local Plan consultation.

Cllr Eyles read through his proposed response to the Local Plan consultation. It was **RESOLVED** that this would be submitted as the Parish Council's response by Monday 11th June.

Action: Clerk to submit response on Shropshire Council website.

29/24 Future agenda items:

Items to be added to the agenda will include policies, hanging baskets, war memorial cleaning and Village Hall grants and the outcome of the 14th June Meeting.

30/24 The next Council meeting will be on 2nd July 2024 (Full Council), at 7:00pm at Victoria Rooms

31/24 Confidential items

The Chairman informed the Council that a resident had raised an issue regarding possible antisocial behaviour in the village. This has been reported to the housing association and will be reported to the police.

The meeting was closed at 9:32 pm.

Chairman.....

Date.....

Ruyton XI Towns Parish Council report from Shropshire Councillor Nick Bardsley

It was not possible to establish a meeting date convenient for Parish Councillors and for the Cabinet Member for Planning, Cllr Chris Schofield in May. He has suggested either June 13th or 14th this month. Hopefully one of these days will be suitable for the Parish Council.

Local Plan - further public consultation

Below is an extract from my report to your May meeting:

The consultation runs until 11th June, so there is time for this matter to be discussed at this meeting.

One of the more significant matters is the proposal to include elements of “overspill” housing from Birmingham and the Black Country. This of course impacts on the overall requirement for additional housing land in Shropshire.

Whilst much of this additional land will be found in the East of the County and in the market towns, there will be increasing pressure on rural villages (see pages 78-82 in the Housing and Employment land topic paper) and in open countryside via the exception site policies in the draft plan.

I’m sure Parish Councillors appreciate that once policies are enshrined in the Local Plan, subsequent applications which are said to meet policy requirements can be very hard to resist.

Tree planting on the Jubilee Field

I understand that there has been a meeting between Parish Councillors and Shropshire Council officers since your May meeting.

A particular issue, on which I may be able to assist, is the boundary between Ruyton XI Towns and Baschurch parishes. This now runs, illogically, through parts of the West (Ruyton) bank of the river - but only because it follows the course of the Perry from many years ago.

Much work was undertaken by Parish Councillors and other interested parties last year to rationalise parish boundaries. Unfortunately this has had to be set aside until after next year’s elections both to Shropshire Council Electoral Divisions and to every Town and Parish Council in Shropshire.

Shropshire Council at its meeting, on December 14th, 2023, decided to resume the review of Town and Parish Councils suspended when the Local Government Boundary Commission began its review of Electoral Divisions in the SC area some time ago. That review was concluded only late last year.

Only a small number of Town and Parish Councils are being reviewed by SC because the entire process has to be finished very quickly this year so that both the SC elections and elections to the “new” parishes can take place on the revised boundaries in May 2025.

SC Housing Options and STaR Housing

Parish Councillors will recall the unfortunate incident that took place on the Birch Grove/Close estate over Christmas/New Year 2022/23.

Subsequent meetings with the portfolio holder Cllr Dean Carroll were less than reassuring but did deliver a commitment that Housing Options would avoid placing “bad neighbour” tenants on the estate in future.

I was concerned therefore to be informed, at the Annual Parish Meeting last month that problems persist. I believe that an anonymous email/letter has been sent to the Parish Council raising similar issues.

I'm asking Dean Carroll if another meeting with Parish Councillors and myself can be arranged.

NB 240604

It is proposed that during the period 2016-2038 there should be an increase in the number of new dwellings provided in Shropshire to 31,300.

To accommodate this, 4 options were under consideration

- Option 1: Increasing settlement guidelines and windfall allowances.
- Option 2: Increasing the density of existing proposed allocations.
- Option 3: Extending existing proposed allocations or identifying new allocations.
- Option 4: A combination of 2 the above.

It is proposed that Option 1 is adopted. The windfall allowance in the total equation is 10%. However, this figure is not applied equally. For the Parish of Ruyton Xi towns the previous Local Plan allocated 100 dwellings on sites with unimplemented planning approvals and 15 dwellings as 'infill' (a term now superseded by 'windfall'). The proposed Local Plan gives an overall target of 125 dwellings. 19 of these have been completed though it is unknown whether these were on approved sites or infills. 72 are proposed for approved sites, 7 already with planning permission and 65 on a site where planning permission needs to be renewed. This leaves a total of 34 allocated to windfall. This is 27% of the target - and this does not take account of the fact that some of the 19 completions would be categorised as windfall.

A small town such as Ruyton Xi Towns has little room for a high percentage of additional infills within the Development Boundary. Whilst, historically, 10% windfall development in large urban areas has been achieved it is difficult to see the logic of applying a higher percentage to a small rural town.

The Parish Council is deeply concerned that the windfall target could only be achieved by opportunistic applications for Exception Sites in the surrounding countryside. If more housing is required in our Parish it is far preferable for this to be on identified sites. We would certainly not wish for developers to quote (in our view, optimistic) windfall targets as a justification for development in undesirable locations.

If, in the current financial climate, resources are not available to identify and approved new sites the Parish Council would respectfully request that the windfall target is brought back in line with the average. Given that you have 10% flexibility in your figures (land supply for 34874 dwellings against a target of 31300) this appears not to be problematical.