

LEIGHTON & EATON CONSTANTINE PARISH COUNCIL

MINUTES

1. **Chair's Welcome** the chairman welcomed all to the meeting
2. **Present** Councillor S Jones-Chairman, Councillor M Corrie-Vice-chairman, Councillor E Parton, Councillor S Dawes, and Councillor M Budgen. Also present L Pardoe clerk to the council and Mathew Mead from Shropshire Council and Renee Wallace from Shropshire Rural Community Council. Apologies were received from Councillor M Thorn who was unable to attend, this was agreed by the members.
3. **Declaration of Pecuniary Interests** .There were none declared at this point.
4. **Mathew Mead from Shropshire Council and Renee Wallace from Shropshire Rural Community Council to speak to members on Community Led Plans and questionnaires for the parish.** Mathew began by explaining the differences between a Community Led Plan and Neighbourhood Plan.

A Neighbourhood Plan is a specific Planning Document. With this a parish needs to develop plans for development and need to allocate sites for development. It can be a costly exercise and does need the input of professional Planning Consultants and goes to the residents for a referendum when it is complete. After this it has to go to Shropshire Council for adoption and then to the Planning Inspector who can at the last hurdle turn the document down.

A Community Led Plan is usually for parishes of 200plus houses. Consideration of the CLP is taken by Shropshire Council it is not a legal document like the Neighbourhood Plan. These plans were developed following on from the Localism Act in 2012 to give more power to the local people.

Renee explained the process of starting a Community Plan. She showed members a range of Parish Plans that had already been completed for them to look at.

A good way to start the process is to have an open invitation meeting to introduce the idea of a Parish Plan to the residents. At this meeting usually a Steering Group is set up of volunteers who wish to go forward with compiling a plan for the community. The Parish Council usually funds these as there is currently no funding available for Community Led Plans only the Neighbourhood plans which are more complex and expensive.

The Parish Council may have some representation on the Steering Group but ideally it should have a large proportion of volunteers with a broad array of skills to bring to the process.

Mathew and Renee would be available to assist with the process should the Parish Council wish to go ahead with a Community Led Plan.

The Chairman thanked both Renee & Mathew for speaking to the members and they left the meeting at 8.15pm.
5. **Council to agree the minutes from Meeting held in January 2020.**It was agreed that these were a true and accurate record of the meeting, proposed by Councillor S Dawes, seconded by Councillor S Jones and agreed by all members present.
6. **Clerk had nothing additional to report.**
7. **Report from Shropshire Councillor.** Councillor C Wild had little to report apart from the re-introduction of the free tree scheme.
8. **Update on Buildwas Power Station Site.** Councillor S Jones had attended a meeting at Harworths with the parishes and felt the Harworths were listening to what the locals were saying.
9. **Public Session.** There were no members of the public.
10. **Council to consider the benefits of compiling a Community Led Plan.** After a discussion it was agreed that this should be placed on the agenda for the May Parish Council meeting. Members of the Council would speak with residents at local functions before then to see if there would be enough volunteers to start a steering group up and follow the process through to completion.
11. **Council to appoint HR committee to do clerks appraisal.** It was agreed that Councillor S Jones and E Parton would do the clerks appraisal. Proposed by Councillor M Corrie, seconded by Councillor M Budgen and agreed by all members present.

12. **Council to consider purchasing Royal British legion Lamppost Poppies for the parish.** It was agreed that the clerk should order 12 lamppost poppies for the parish. Proposed by Councillor S Jones, seconded by Councillor S Dawes and agreed by all members present.
13. **Council to review the areas for Maintenance within the parish.** After discussion it was agreed that the clerk would get a parish map for the Shaun Bott. The clerk to e-mail Fiona about the Environmental Maintenance Grant.

14. **PLANNING MATTERS**

Previous applications

- 19/04150/FUL Leighton Lodge, Leighton, Shrewsbury. SY5 6RN. Awaiting decision
- 19/04934/FUL Proposed dwelling Opposite the Smithy Garmston Shrewsbury Shropshire awaiting decision.
- 19/05588/FUL. Fairview Cottage 2 Spout lane Leighton, Shrewsbury. Awaiting decision.
- 19/05509/MAW; Proposed quarry to the east of Much Wenlock Road, Buildwas, Shropshire. Pending Consideration
- 19/05593/LBC; Home Farmhouse Leighton, Shropshire. Pending consideration

Council to consider any new applications;

- Reference:19/05560/OUT
 Address: Ironbridge Power Station, Buildwas Road, Ironbridge, Telford TF8 7BL
 Proposal: Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works
 After discussion the following response was agreed by the members. Proposed by Councillor S Jones, seconded by Councillor M Corrie and agreed by all members present. Leighton and Eaton Constantine Parish Council's response to Planning Application 19/05560/OUT
Outline Application for the development of up to 1000 dwellings, retirement village, employment land, retail uses, railway link, primary school, park and ride and associated drainage and infrastructure works at Ironbridge Power Station, Buildwas Road, Ironbridge TF8 7BL
The former Ironbridge Power Station site is recognised as a Strategic Site in Shropshire Council's emerging and revised Local Plan. In Principle, the development of the Former Ironbridge Power Station site is an excellent use of a 'brownfield' site. It brings employment space along with housing, facilities and possible useful infrastructure such as a new train line which could benefit the wider community. The Parish Council does not oppose in principle the application but would like to bring attention to concerns it has:
 1. *Traffic and Highways*
The Parish Council's main concern with the proposed development is the increase in traffic that 1000 properties could potentially produce on local transport systems. We have not yet received details of the traffic modelling performed by ADC Infrastructure on behalf of Harworth for the whole of the B4380, however, speeding traffic is already a concern in our villages and all along the B4380 before adding any amount of extra traffic. The Parish's concerns are as follows and mitigating measures requested:
We would urge Shropshire Council, along with the police, to look at safety measures all along the B4380 before adding any extra traffic from the Ironbridge development.
 - *The B4380 is a rural road. It has many properties exiting onto it along with several side roads. The road is narrow in places and has many blind bends making it particularly dangerous. Between 2015 and 2018 there were accidents involving 12 vehicles and 9 casualties along the B4380 from Buildwas to the Atcham junction (Crashmap.com). These statistics do not include minor accidents and accidents with zero casualties which happen almost weekly.*
 - *The footpath through Leighton village is very narrow in places making it difficult to navigate particularly with wheelchairs or prams without having to move into the road itself. In Eaton Constantine the majority of pedestrians have no raised footpath, only a marked out footpath alongside the road close to traffic. Upgrading of the footpaths would be a good option.*
 - *The B4380 is a National Cycle route and as such often has vulnerable road users. Cycle races are a regular occurrence at weekends. These are not always marshalled properly and so potentially very dangerous. Safety issues concerning speeding motorcyclists, particularly at weekends, and deer roaming onto the road at certain times of year are also a problem. The local police have been asked to look at the safety issues all along the B4380. (January 7th 2020 meeting LEC parish Council).*
 - *Speeding traffic is an important identified problem in Leighton village. There is a statutory speed limit of 30mph but traffic monitoring and measurement in 2017 has identified that there is a problem with traffic exceeding the speed limit. Mouchel has written a report for Shropshire Council and suggested traffic calming measures are required (Report reference*

1069316). The Parish Council has agreed with the report and we are still waiting for funding to implement the suggested measures. Enforcement of speed limits in the villages of Leighton and Eaton Constantine is a big concern and police have also been asked for help in this matter. Adding extra traffic without traffic calming measures in place is a big concern and we would ask Shropshire Council to prioritise funding for these measures before any extra traffic from the Ironbridge site adds to our existing problems.

2. HGV Traffic

- Construction Traffic.

Controls over the working hours and routes allowed by construction vehicles should be controlled using a legal agreement.

All construction vehicles should use the major route using Buildwas Bank and should not be allowed to use the B4380 and roads through Ironbridge town.

- Increased HGV traffic from proposed Industrial/Employment units.

Increased noise, dust and emissions along with vibration damage caused by HGV traffic is a worry to local residents. As part of the proposed site includes parking for HGVs it is a concern that these vehicles will use the roads through our Parish. Any industrial vehicles should use the main routes and avoid the B4380. The quality of life for residents living in the villages along the B4380 could be adversely affected otherwise along with possible damage to local listed properties. The Parish of Leighton and Eaton Constantine has 37 listed buildings recorded. 2 properties are Grade 2 Star.

- The road through Eaton Constantine and Upper Longwood is often used as a 'rat run' for traffic travelling to Wellington and the A5. Quarry traffic from the A5 does sometimes use this route and have caused local problems due to speeding, noise, dust and vibrations. Traffic Calming measures are in place and have helped to some extent. The road which also goes through Upper Longwood is unsuitable for HGV traffic; unfortunately, SatNavs do not always recognise this. Somehow the 'rat run' needs to be closed off to all HGV vehicles, accepting agricultural vehicles needing access.

3. Housing numbers and design

- The figure of 1000 houses being proposed for this site is controversial due to the nature of the environment around the site and the possible negative impact such a development could have on surrounding communities, transport systems and infrastructure. The inclusion of green field areas is particularly controversial. Although the green fields included in the Master Plan are recognised as part of the proposed site by Shropshire Council, residents are concerned that this is just the start of future expansion into the countryside. They need assurances that this will not happen and that the figure of 1000 houses will not be exceeded.

- As Ironbridge is such an important Heritage Site and the proposed development is situated close to the Shropshire Hills AONB, quality and design of housing should be of great importance. Shropshire is a beautiful County – a real gem. Please control all aspects of the build to ensure the environment is enhanced and sustainable for future generations.

4. Flood Risk

Due to the recent flood problems that Ironbridge has suffered there is a need to look again at the risks the proposed development may add to the flooding problem. This should include the flood risk on site and the affect building will have on flood risk further down river.

5. Carbon Neutral

How will the construction and development of the proposed site affect Shropshire Council's targets to be Carbon Neutral? Due to the Climate Emergency this should be considered to be a priority.

15. Highways Matters –

- Members to raise any highways issues
- Members raised the crossroads on the B4380 Cressage/ Eaton Constantine was dangerous with a limited visibility, and that the grass needed to be kept cut there more frequently. Clerk to e-mail Glen Smith about this matter.
- Councillor Parton had filled 3 bags of litter and left these to be collected. These had still not been collected at the time of the meeting.

16. Financial Matters

- a) To approve invoices for payment. It was agreed to pay the counts as presented by the clerk. Proposed by Councillor S Jones, seconded by Councillor S Dawes and agreed by all members

chq no	payee	Description	amount
722	HMRC	PAYE	84.00
723	Staff	Office expenses	119.67
S/O	Staff	Salary	172.01
	Total		375.68

present.

- b) To approve payment of invoices received after agenda was sent out. There were no additional invoices to be paid.
- c) To accept Bank Reconciliation for month ended 28th February 2020. It was agreed to accept the bank reconciliation as presented by the clerk. Proposed by councillor S Jones, seconded by Councillor S Dawes and agreed by all members present.

17. CORRESPONDENCE; list to be circulated prior to the meeting.

18. PARISH MATTERS

- a) **Councillor to report any parish matters**

19. Date & Time of the next meeting It was agreed that this would be held on Tuesday 5th May 2020 starting at 7.45pm at Eaton Constantine Village Hall.

20. The Chairman thanked all for attending and closed the meeting at 9.15pm