

ASHFORD CARBONELL PARISH COUNCIL

Clerk: Mr C E Williams, 2 Jockeyfields, Ludlow, Shropshire SY81PU

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The Minutes of the Special Planning Meeting followed by the Parish Council Meeting held at Ashford Carbonell Village Hall on Monday 27th January 2020 commencing 7.00pm

Planning Meeting

1. Present:

Councillors: Mr N Tilt (Chairman), Mrs C Bicker-Caarten, Mr M Thomson, Mr J Hawkins

2. Apologies:

Mr M Bowden

3. Declarations of Interest:

Mr N Tilt declared a perceived personal/prejudicial interest in Planning Application 19/04/4979/LBC and 19/04978/FULL – Ashford Court – Conversion of Ashford Court and outbuilding into 17 apartments and installation of sewage treatment plant affecting a Grade II Listed Building and sat and spoke as a member of the Public with Mr M Thompson Chairing the Planning Meeting.

4. Members of the Public:

Over 25 members of the public attended the meeting to express their opposition to the planning application at Ashford Court.

The Chairman invited the agent for the application to address the meeting however this was declined.

The Clerk explained to the meeting that the Parish Council only submitted observations to Shropshire Council and these need to relate to planning policy.

The areas of objection related to the excessive scale and density of the proposed development, the impact to the existing environment, increased traffic flow through the village, impact to sewerage facilities, the loss of possible historical features of Ashford Court and the Outbuilding.

After allowing the members of the public to express their views the Chairman closed the public session.

CLr N Tilt left the meeting while the Parish Council discussed and decided on their response to Shropshire Council.

5. Parish Council response to planning application 19/0479/LBC and 19/04978/Full:

The Chairman summarised the Public comments and the Clerk gave details of the various policies that would need to be considered. The Parish Council agreed to object to the planning applications and the Clerk submitted the following response to Shropshire Council:

The Parish Council object to the above application for the following reasons.

The Planning Application is a large-scale development with the creation of 17 Open Market Flats in a small village with the area classed as Countryside in accordance with policy CS5. The development is unsustainable and will not protect or enhance the village or immediate surroundings it will be detrimental to the area.

In the Countryside the conversion of buildings to open market use will only be acceptable where the building is of a design and form which is of merit for its heritage/landscape value, minimal alteration or rebuilding is required to achieve the development and conversion scheme which would respect the significance of the heritage asset, its setting and local character - the planning application is not minimal it is a large scale development and will severely impact on the setting and local character and may destroy the historic aspects to Ashford Court and its out buildings.

There is concern that this large-scale development will severely impact on the existing open space and cause future environmental damage to the local countryside (sewerage, watercourses, trees etc.) with the significant impact of vehicles (Highways access through a small village roadway) which would be required for the residents of the new flats.

No evidence has been produced as required by MD7a to show that there is a local housing needs for this type of development in Ashford Carbonell and no evidence has been produced on the advertisement of the existing building for its current use or possibly other alternatives.

The Parish Council request that this application is referred to the Planning Committee of Shropshire Council for determination.

The Chairman closed the Planning meeting.

Parish Council Meeting:

1. Present:

Councillors: Mr N Tilt (Chairman), Mrs C Bicker-Caarten, Mr M Thomson, Mr J Hawkins

2. Apologies:

Mr M Bowden

3. Members of the Public:

Two members of the Public were present

4. Declarations of Interest:

Nil

5. To approve the Minutes of the Previous Meeting:

The minutes of the meetings dated the 25th November 2019 were approved by the council and signed as a correct record by the Chairman.

6. Matters Arising from the Minutes:

- a) The Clerk reported that Shropshire Council had requested the retention of the telephone box in Ashford Carbonell following possible closure and removal by British Telecom.
- b) Police and Crime Commissioner –The Police and Crime Commissioner had agreed the 25% contribution towards the cost of the Smartwater kit which will be distributed free to each household within the Parish Area under the We Don't Buy Crime- Protected Village Project Smartwater Scheme.
The process of distribution will be discussed at the next meeting with consideration being given to a public event being held at the village hall.

7. Chairman's Communications

No items to report.

8. Planning Items:

No items

9. Highway/Amenity Items:

- a) The Chairman will look at the condition of the various footpaths and the Maypole site and discuss with a local contractor any required grass cutting/strimming and report back to the next meeting.
- b) The Parish Council considered the grant application by the bowling club to assist with repairs to the bowling green situated at Ashford Carbonell Village Hall. The Village Hall Committee had approved a substation grant towards the repairs, and it was agreed by the Parish Council to approve a grant of £800 subject to the works being undertaken.

10. Financial Items:

- a) The Parish Council approved the following payments:
CE Williams – Disbursement - £255
- b) The Parish Council considered the precept requirement for the Financial Year 2020/21 for which the Clerk had produced a detailed estimate of Income and Expenditure. It was agreed to make a precept of £8,385 for the financial year 2020/21 which was an increase of £500 from 2019/20.

11. Next Meetings:

The next meeting will be held on Monday 23rd March 2020, Monday 11th May 2020.

Chairman