

2020-Oct.a.

BICTON PARISH COUNCIL

Chairman Richard Brett

MINUTES (Draft until signed) of meeting 2020-Oct 13th October 2020, 8pm by zoom.

PRESENT:

Parish Cllrs: Richard Brett, Elliott Blackmore, Sally Maddox, Wendy Horan, Sue Llewellyn, Deirdre Grennan, Mandie Lee, Rod Warren, Paul Quartermaine, SC Cllr. Lezley Picton, Parish clerk Peter Anderson and 6 parishioners

POLICE REPORT. None received.

OPEN FORUM .

Stuart Leighton reported that the trees by the bungalows on Bicton Lane need lopping. Cllr Blackmore will investigate.

Stuart also reported that there was a lot of mud on the road at Preston Montford. It is thought that tractors were the cause. Cllr Blackmore also volunteered to talk to farmer Richard Clarke about it. Richard Crombie collected several punctures after the hedge cutter had been along Welshpool Road and down his drive to Bank Cottage. Cllr Blackmore will speak to Trevor the tractor driver to ask him to check that his blower is being used properly.

Jessica Pannet asked about the flood prevention proposals. SC Cllr Lezley Picton said that it is all up in the air at the moment. A strong 'Save Our Severn' movement is developing. The best engineering solution may be to deal with the problem further upstream, rather than at Shrewsbury.

SC Cllr Picton report: The number of covid-19 cases in Shropshire is rising but from a low level. It is undecided whether to move the park and ride from Oxon to Bowbrook. The Oxon site is closed for the moment as it is being used for covid-19 testing. The 10,000 saplings that SC offered were snapped up in no time. All of the Grange Bank hedges have been cut and an order has been placed to 'side out the footpath'. Two SC officers have looked at the Severnway and will come up with ideas for its improvement. There are no developments on the planning application for 345 houses at Bicton Heath. Cllr Warren asked if there are any plans for local covid-19 testing; Lezley will look in to it.

0. DECLARATIONS OF INTEREST

0.1 Cllr Maddox, 7.2, she bought the litter picking equipment. Cllr Blackmore, 5.2, he lives close-by. Cllr Brett, 5.2, He is employed by ASDA and the applicants have just bought up ASDA. Cllr Lee, 5.4, she lives close-by. Cllr Brett, 7.1, he is the web manager.

1. **APOLOGIES** for **ABSENCE** were received and accepted, from: NOTED

2. **VERIFY DRAFT MINUTES**, of meeting 2020 Sep, 8/9/2020. They were approved.

3. MATTERS ARISING

3.1 Hedge behind the car park at The Crescent. The clerk is asked to contact Severnside Housing to see if it maintains it.

4. PARISH MATTERS

4.1 Lengthsman, report and instructions *Standing Agenda Item*

4.2 Parish footpaths, *Standing Agenda Item*. Grange Bank hedge has been done. The Severnway from the pool onwards is really bad. The ditch has not been dug out, a tractor has squashed the ditch, Swains corner is very bad, the stream at Montford Bridge has become dammed. BPC and SC need to cooperate on the improvement work. Ownership of the Severnway is questionable. SC will repair the surface and share the cost with BPC. The neighbouring farmer will put some stone in the deep ruts. Springtime, when it is a bit drier, would be the best time to do this engineering work. Chapel Hill footpath is still blocked by the maize crop; SC has sent a letter to the farmer. The fence on the footpath to the rear of The Crescent has been moved.

4.3 Notice board at Montford Bridge. If one were to be installed there are now two volunteers who would service it and keep it up to date. The obvious place to put it is on the bus shelter because BPC owns it. The clerk has seen a notice board advertised for sale at £177. He is instructed to get a notice board fitted.

4.4 The Great British Litter Pick; Cllr Maddox organised 10 volunteers. Many bags of rubbish were picked, and then collected by SC. Isle Lane is the worst, it always is! Russ Maxim and the Brethren volunteers picked Grange Bank. Many thanks to everyone.

5 PLANNING

5.1 20/03249/VAR Wags And Whiskers, Variation of condition numbers 7 and 8 attached to planning permission 13/01096/FUL dated 10th June 2013 to increase the number of dogs allowed in the week from 30 to 40 and to allow the hours of use to be extended to 7pm weekdays and at the weekend for use of the exercise field for up to 3 dogs at any one time (amended description) SC Decision: Grant Permission. Noted.

5.2 20/03570/FUL Land Adjacent To Churncote Island, Welshpool Road/A5, Welshpool Road, Proposal: Hybrid application for a mixed-use development - FULL consent For formation of roadside services including a petrol filling station, a drive-through restaurant; drive-through coffee shop; creation of new vehicular access (off A458); on-site roads and parking areas; landscaping scheme; and, OUTLINE consent (access for consideration) for the erection of offices (Use Class B1)
Bicton Parish Council strongly objects to this application.

1, There is no site notice.

2, The site is entirely within the parish of Bicton and not, as stated, in Shrewsbury.

3, The proposed 5 way Churncote island is bad enough but this entrance so close will add considerably to the congestion and danger. The 3 HGV fuelling points will attract HGV's and their turning across the traffic so close to the roundabout is obviously too dangerous to allow.

4, 89 parking places is disproportionate to the whole development. What are they for? As a society we are supposed to be reducing car use not encouraging it.

5, The eco-assessment is inadequate and makes no mention of the badgers and bats that video evidence proves to be present on site.

6, The mature trees are healthy and not diseased as implied in the application.

7, This will not add to the total economic activity of the area it will merely share business with other established successful operations. The very few employment positions created will be of a low skilled, minimum wage type.

8, This is the wrong mix of development for the area, what is needed is a health centre/laboratory/low rise offices type of development.

9, Petrol is being phased out anyway. So why build another petrol station in an area that is already well served with service stations?

10, Post covid there is expected to be less traffic for the foreseeable future and within a short distance in every direction this road is well served with service stations.

11, The Environment Agency has previously objected to a service station in this area.

12, The facilities which will cause most offence to neighbours; cooking smells, air conditioners, floodlights, traffic noise, waste storage, and etc are situated very close to those neighbours.

13, No mitigation of the above problems (12) is shown in the application.

14, Light pollution is an increasing problem nationwide and even low level downward pointing lights that are on 24 hours every day of the year are disruptive to wildlife and to people.

15, The tree felling, hard surfacing, light pollution, noise, traffic movements and the proposed general activity of this site will amount a local ecological disaster.

16, For all of the above reasons the only logical conclusion is to refuse this application.

5.3 20/03515/FUL The Bungalow , Calcott Lane, Erection of detached storage garage, plant room and home office. BPC has no objections.

5.4 Update - 20/07414/ENF Brethrens Meeting Room, Shepherd's Lane, Bicton. SC's investigation is continuing.

5.5 Planning White Paper, the government is proposing sweeping changes to planning law which could have a profound effect on Bicton. Three designations are suggested; 1, growth, where anything is allowed, 2, Renewal, where there is a presumption in favour of approval, 3, protected, where the present planning rules pertain. SC does not support these proposals.

5.6 20/02969/VAR 1-85 (inclusive) The Coppice, Variation of condition Nos. 16, 17 and 18 attached to planning permission 14/05707/FUL dated 28 April 2015 to include the addition of a mortgage exemption clause to these conditions. More details are needed; the clerk will ask the planning officer for these and for an extension so that the 10/11/20 BPC meeting can decide.

6. OFFICIAL MATTERS

6.1 Monthly Audit of Accounts Bank Statement number 369 £40,657.20 and was verified.

6.2 Muriel's Little Wood, Safety Report, *Standing Agenda Item*. Cllr Maddox reported that all is safe.

6.3 The village hall defibrillator has been checked and is in good working order. Noted.

7 PARISH ACCOUNTS for payment

7.1 Web site maintenance and domain fee £170.00

chq 205

7.2 Litter picking gloves and hoops, refund to Cllr Maddox. £24.55 chq 206

7.3 Payment of the above accounts was agreed

8. EXTERNAL ITEMS

8.1 NHS Trust engagement strategy; a consultation. Cllr Warren will organise a visit to BPC to learn more about this.

8.2 National Pavement Parking Consultation.

<https://www.gov.uk/government/consultations/managing-pavement-parking/pavement-parking-options-for-change> This will be put on the BPC web site.

9. EXTRA INFORMATION Any *Additional Information* not specified on the agenda.

9.1 Cllr Lee attended (by zoom) the SALC Shrewsbury Area Committee meeting on 10/9/20 and she has forwarded a report to all BPC Cllrs.

10. **NEXT MEETING** . 10/11/2020

MEETING CLOSED 9.43pm
2020-Oct b

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