

HORDLEY PARISH COUNCIL

Chair: Cllr Frank Beech

Clerk to the Parish Council: Rosemary Wood of 5 Newtown Gardens, Baschurch, Shrewsbury SY4 2HF

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11 November 2023

To: All Members of Hordley Parish Council

Dear Sir/Madam

NOTICE IS HEREBY GIVEN that a **Meeting of Hordley Parish Council** will be held at **7:30pm** on **THURSDAY 16 NOVEMBER 2023** at Hordley Village Hall and Members are hereby summoned to attend for the purpose of transacting the following business.

R. A. Wood

Rosemary Wood

Clerk to the Parish Council

AGENDA

36.23	TO RECEIVE APOLOGIES FOR ABSENCE
37.23	INTERESTS IN AGENDA ITEMS <ul style="list-style-type: none">a) Declaration of any matter to be discussed at the meeting relating to anything included in a Member's Register (Disclosable Pecuniary Interests and Other Registerable Interests).b) To consider any applications for dispensation delivered to the Clerk prior to the meeting.c) Declaration of any Non-Registerable Interests in any matter to be discussed at the meeting.
38.23	TO RESOLVE THAT THE MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 21 SEPTEMBER 2023 ARE A CORRECT RECORD
39.23	PUBLIC PARTICIPATION SESSION - a period of 15 minutes will be set aside for the public to speak on items on the agenda (this may be extended at the discretion of the Chairman).
40.23	TO RECEIVE AND CONSIDER REPORTS <ul style="list-style-type: none">a) ABP representativesb) Shropshire Council elected councillorc) Clerk's reportd) Other reports - from councillors attending meetings, training sessions and site visits on behalf of the Parish Council
41.23	SALC NORTH SHROPSHIRE AREA COMMITTEE To nominate a councillor to replace former Cllr Thompson to represent the Parish Council on the above committee.
42.23	FINANCE <ul style="list-style-type: none">a) Income received – none at time of issuing agendab) 2022-23 Local Government Services Pay Agreement – to consider and note back pay due to Clerk from April 2023 to date due to implementation of 2022-23 Local Government Services pay Agreement.c) Outstanding Payments - to approve:<ul style="list-style-type: none">(i) Rosemary Wood, Clerk's net pay October (£299) and back pay from April 2023 to September 2023 (£120) (total £419)(ii) Rosemary Wood, Clerk's net pay November (£299) (cheque postdated 1 December 2023)d) Other income/invoices received after agenda sent out – to note/approve

43.23	<p>PLANNING MATTERS</p> <p>a) Planning Applications notified by Shropshire Council – to consider (none at time of issuing agenda)</p> <p>b) Comments submitted under delegated power for Planning Applications notified by Shropshire Council – to note the following comments: Ref: 23/03793/COU (validated 26 September 2023) Address: Former indoor arena and premises, <u>Park House Farm</u>, Hordley, Ellesmere SY12 9BL Proposal: Change of use of equestrian buildings to waste electrical component transfer and recycling use Comment: Hordley Parish Council strongly objects to the proposal for the reasons as follows: <i>A pre-application enquiry (ref: PREAPP/21/00491) , set out proposals for a more intensive re-use similar to what is now being proposed . It was submitted in September 2021. This would have entailed the use of all the farm buildings for light industrial and storage uses and would have extended the associated hardstanding around them. This was concluded by the Local Planning Authority to be unacceptable development due to its scale and would have conflicted with policies CS5 & MD07b.</i> <i>This new application is now only trying to reverse this decision and therefore must be rejected on the grounds that it is not a suitable location for the size and type of operation for a rural location. Furthermore, there are industrial estates within North Shropshire more suitable for this type of operation at Rednal, Maesbury Road , Wem, St.Martins, and Chirk.</i> <i>The council is extremely concerned as to the impact of an increase in traffic movements. Contrary to the statement in the Concept Planning Document stating that the road from Lower Hordley to Bagley is in a good condition, this road is in fact a narrow, winding lane in a poor state of repair, with potholes and sunken drain covers. The lanes are already overused by vehicles (workers and goods) going to and from ABP which is located opposite the proposed site. This causes an adverse impact as a result of noise, speeding, cutting up of verges, litter, as well as the damage caused to the roads themselves. This results in significant distress to local residents who regularly express their concerns to the council. Any increase in vehicle movements would only add to these problems and the misery of residents.</i> <i>The council questions the information put forward in the application regarding proposed vehicle movements. The applicant seeks to compare vehicle movements with those that took place when the site was used for equestrian purposes. However, this is an unfair comparison as such vehicles were horse boxes pulled slowly by cars, rather than HGVs. The vehicle movements at that time also never approached those permitted so the two cannot be valuably compared. The figure given in the application of 60 vehicle movements per week is also questioned, as is the intention that employees will access the site via mini bus. It is the council's understanding that a vehicle carrying light goods such as the proposed electrical equipment would carry more like 10 tonnes rather than the 28 tonnes stated, resulting in many more vehicle movements than that given in the application. It would be impossible for officers to regulate vehicle movements to restrict them to that set out in the application.</i> <i>The site location in the open countryside renders the development unsustainable and contrary to various planning policies. The application site being in the open countryside is controlled by policy CS5 which only permits development if it enhances and maintains the vitality and character of the countryside. There is concern over noise pollution and whilst the applicant seeks to claim the noise emitted will be quiet, the council notes that it will be constant during working hours five days a week, in contrast to agricultural noise which tends to be intermittent. Whilst the parish council supports local small-scale business, this proposal is not linked in any way to the local agricultural economy, brings no benefit to the rural community and would be much more suitably located on an industrial estate. It does nothing to enhance the character of the surrounding rural area.</i></p> <p>c) Planning Decisions notified by Shropshire Council – to consider (none at time of issuing agenda)</p> <p>d) Planning Correspondence or Decisions received after agenda sent out - to consider and note</p>
44.23	<p>CASUAL VACANCIES</p> <p>a) Resignation of Cllr Robert Thompson – to note receipt by the Chairman on 27 September 2023 of written resignation from Cllr Thompson.</p> <p>b) Notice of casual vacancy - to note that following publication on 20 October 2023 of a notice of casual vacancy (following the resignation of Cllr Robert Thompson) no request was made to hold an election, so the council is requested to fill the vacancy, as soon as practicable, by the co-option of a person eligible for membership of the council.</p>
45.23	<p>POLICIES & PROCEDURES</p> <p>Action Plan – to review</p>
46.23	<p>NEXT MEETING</p> <p>To note the date, time and location of the next Parish Council Meeting, to be held on Thursday 18 January 2024 at 7:30pm at Hordley Village Hall.</p>