

**ALBRIGHTON PARISH COUNCIL
MINUTES OF MEETING**

Thursday 5th November 2015 at 7.15 pm in the Red House

Minutes of the Albrighton Parish Council planning meeting held on Thursday 5th November 2015 at 7.15 pm in the Red House.

PRESENT: Cllrs. S Pledger (Chair), P Harrison (Vice Chair), D Beechey, C Hassall, P Griffin, P Illes, S Kirkland, C Roseby, A Straney, P Woodman.

In attendance: M Ward, Clerk to Albrighton Parish Council.

PRESENTATION BY CHRIS EMMINGSLEY AND RUPERT COTTERELL FROM BRITISH SOLAR RENEWABLES REGARDING A PROPOSED PLANNING APPLICATION FOR A SOLAR FARM IN THE ALBRIGHTON PARISH.

Mr Chris Emmingsley gave a brief account of the company, British Solar Farms, which is making an application for a Solar Farm at County Lane, Albrighton. It is based in Somerset and he said that the company develops the whole project from start to finish with a new farm always being well screened and the land kept as pasture for grazing by sheep. The frames and piles are sourced in Dorset and employees are local. The proposed site at County Lane, Albrighton, is about thirty acres in size with approximately 25 acres under panels. The hedgerows would be bolstered to screen the site which would generate enough electricity for 1,200 homes. The maximum height of the panels would be 2.2 metres and the land in question is not prime farm land and is classed as grade 3. There is no association with the other proposed solar farm at Harriotts Hayes Lane, Albrighton which is bigger than the one being considered for County Lane. Because of improved technology and a reduction in costs solar farms can be considered in the midlands and beyond where in the past that would not have been possible.

The two representatives were asked about direct benefits to the Albrighton community and other projects that had been completed which were mainly in the south of England. Councillors were promised a list of names of other councils that could be consulted and various projects such as panels for heating the swimming pool were discussed as well as life-long subsidies rather than one-off projects. Members were told that the panels did not emit any glare and new fencing would allow small mammals such as foxes and badgers to navigate through the site. The recent loss of government subsidy does not affect the company and the whole project would be completed in 6 – 8 weeks. During construction traffic would follow a one way system up County Lane from the A41 and once the work was completed the extra traffic to service the site would be minimal. Although there were not likely to be employment opportunities for local people workers would live locally during the construction period. If there was a major breakdown at the site the materials are recyclable and while work was in progress the security of the site would be managed by a specialist company and then monitored by cameras.

The Chair thanked both representatives of British Solar Farms for their very informative presentation and arrangements were made to exchange contact details so that future contact was ensured.

PUBLIC SESSION

No members of the public were present.

1. APOLOGIES:

Clrs. M Pate (holiday), S Pate, (ill health), K Pledger (illness), A Robinson (holiday).

Each apology was approved by Council.

2. DECLARATIONS OF INTEREST:

To receive declarations under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

There were no declarations of interest.

3. PLANNING:

Planning applications:

Reference: 15/04345/FUL (validated: 13/10/2015)

Address: Land to the West Of, County Lane, Albrighton, Shropshire

Proposal: Installation of a solar park development with associated works

Applicant: British Solar Renewables (Higher Hill Farm, Butleigh, Glastonbury, Somerset, BA6 8TW)

After discussion Cllr. Illes proposed that the application for a new solar farm at County Lane, Albrighton should be approved which was seconded by Cllr. Griffin and agreed by Council 8 – 0 with 1 abstention.

Reference: 15/04670/FUL (validated: 28/10/2015)

Address: Whitehays Cottage, Shaw Lane, Albrighton, Wolverhampton, Shropshire, WV7 3DS

Proposal: Erection of detached garage

Applicant: Dr H Dhinera

After discussion Cllr. Beechey proposed that the application for a garage at Whitehays Cottage, Shaw Lane, should be approved which was seconded by Cllr. Woodman and agreed by Council 7 – 0 with 2 abstentions.

Grant Permission:

Reference: 14/02758/FUL (validated: 02/07/2014)

Address: 73 High Street, Albrighton, Wolverhampton, Shropshire, WV7 3JA

Proposal: Erection of two detached dwellings

Decision: Grant Permission

Received and noted.

Reference: 15/03740/FUL (validated: 28/08/2015)

Address: 19 Church Road, Albrighton, Shropshire, WV7 3LE

Proposal: Erection of 1st floor extension, conversion of garage and associated works

Decision: Grant Permission

Received and noted.

Reference: 15/03695/TPO (validated: 26/08/2015)

Address: 22 Shaw Lane, Albrighton, Wolverhampton, Shropshire, WV7 3DT

Proposal: To prune 1 Yew tree protected by Shropshire Council (Land to the south of Station Road) TPO 2010

Decision: Grant Permission

Received and noted.

Reference: 15/02853/FUL (validated: 30/07/2015)

Address: 26 Grange Road, Albrighton, Shropshire, WV7 3LD

Proposal: Erection of two storey side and single storey rear extensions and associated alterations

Decision: Grant Permission

Received and noted.

Reference: 15/04287/FUL (validated: 12/10/2015)

Address: 51 Station Road, Albrighton, Shropshire, WV7 3DG

Proposal: Erection of a single storey extension with roof lights to rear elevation and associated works.

Decision: Grant Permission

Received and noted.

Reference: 15/02949/FUL (validated: 09/07/2015)

Address: Cosford Water Treatment Works, Cosford, Albrighton, Shropshire

Proposal: Erection of plant building

Decision: Grant Permission

Received and noted.

Reference: 15/03754/FUL (validated: 03/09/2015)

Address: Hopewell, High Street, Albrighton, Shropshire, WV7 3LA

Proposal: Erection of single storey extension to side and rear elevation

Decision: Grant Permission

Received and noted.

Refuse Permission:

Reference: 15/03026/FUL (validated: 14/08/2015)

Address: Proposed Dwelling To The South Of, Beamish Lane, Albrighton, Shropshire

Proposal: Conversion of a stabling block to a residential bungalow with a septic tank and rear decked area.

Decision: Refuse

Received and noted.

4. NON-PLANNING ITEM 1 – TO PROVIDE AN UPDATE ON LIBRARY DISCUSSIONS WITH SHROPSHIRE COUNCIL AND SEEK AGREEMENT TO ENGAGE A BUILDING SURVEYOR TO PROVIDE AN INDEPENDENT REPORT ON THE CONDITION OF THE LIBRARY BUILDING. CONDITION REPORT ON THE LIBRARY FROM SHROPSHIRE COUNCIL:

The Clerk outlined the latest situation with regard to discussions to devolve Albrighton library to the Parish Council and informed members that the draft SLA should be available for consultation in approximately two weeks although the draft lease on the building would take a little longer owing to changes of personnel at Shropshire Council. Although the SLA had not been seen it was likely that it would propose that the responsibility for redundancy costs and pension funding would remain with Shropshire Council. Members also noted that the roof of the library had been replaced in 2013 and the contents of the Shropshire Council condition survey were discussed.

Cllr. Illes proposed that an independent surveyor should be engaged to provide a report on the library building for the Council which was seconded by Cllr. Kirkland and unanimously agreed by Council. Cllr. Woodman said that fees for independent advice to Council should be part of the transformation grant and it was important that the Council did not allow itself to be rushed into decisions by Shropshire Council while taking due note of the deadline for the grant funding of 31st March 2016.

5. NON-PLANNING ITEM 2 –UPDATE ON THE CHRISTMAS LIGHTS REGARDING ARRANGEMENTS FOR THE SWITCH-ON, REPAIRS TO LIGHTS, FUND-RAISING AND OTHER RELATED MATTERS:

Cllr. Illes distributed a breakdown of costs associated with the funding of the Christmas lights. He went through the figures which showed a shortfall of approximately £1,200 and

he outlined the new arrangements that applied to safety regulations and the use of electricity from street light sources. A Christmas tree was being funded by the Albrighton Traders but it would require lights from the Council. Cllr. Kirkland proposed that the Christmas tree and the new lights should be abandoned in order to stay within budget and after discussion the motion was seconded by Cllr. Griffin. After further discussion, during which it was clarified that the new lights were required for the three trees outside the Red House, not the Christmas tree, Cllr. Kirkland modified her motion to propose that no extra funding should be provided to buy the new lights costing £1,200 which was seconded by Cllr. Woodman and agreed by Council 7 – 3. Cllr Illes stated that because the cost of providing the Christmas lights fell to Albrighton Parish Council he would begin discussions with Donington with Boscobel Parish Council to consider funding the lights in 2016. Cllr. Griffin proposed that Donington should be asked to fund the £1,200 for the extra lights that were needed this year which was seconded by Cllr. Kirkland and agreed by Council 9 – 0 with 1 abstention.

Cllr. Illes reported that the lights would be in place for 27th November and would be taken down on the 6th January 2016. The lights would be switched on at the Christmas Extravaganza and the working party would consider possible fund raising projects to provide extra resources for new lights in the future. Cllr. Griffin extended the Council's thanks to Cllr. Illes and members of the working party for all of their hard work in quite difficult circumstances and Cllr. Beechey raised the question of whether the Red House would be open on the evening of the Christmas Extravaganza.

6. NON PLANNING ITEM 3 - NAMES FOR CHRISTMAS DINNER ON 10TH DECEMBER AND DEPOSITS TO BE COLLECTED.

Cllr. Pledger reminded Councillors of the Christmas Dinner at The Horns of Boningale on 10th December and asked all those attending to contribute a £5 deposit for each member and guest attending at the end of the meeting.

7. NON PLANNING ITEM 4 – ARRANGEMENTS FOR THE REMEMBRANCE DAY PARADE ON SUNDAY 8TH NOVEMBER.

Cllr Pledger asked members who were attending the Remembrance Day parade to the war memorial to assemble at approximately 10.15 am on Sunday prior to the service at the memorial at 11.00 am. A church service would follow in St. Mary's Church. Councillors were asked to wear their name badges.

8. CORRESPONDENCE:

For information:

- **Shropshire Council – Overview of Shropshire Council's Draft Financial Strategy:**

Members noted that Parish and Town Councils was not subject to the same restrictions in terms of raising their precept as the Unitary Council was and there was much of interest in

the paper which would need to be further debated when budget considerations were being discussed at the planning meeting in January, 2016. It was agreed that a small working group of Cllrs. Beechey, Hassall, Pledger, and Woodman would meet to consider the content of the paper and the funding implications arising from the extra demands associated with the swimming pool and the library.

- **NHS – Future Fit update, enclosed marked as ‘Agenda item 7b’.**

Received and noted.

For action:

- **SALC – Training course on Fundamentals for New Councillors, 25th November 2015 from 7.00 – 9.00 pm at Kinlet Village Hall.**

Cllrs. Roseby and Straney would attend the training on 25th November together with Cllr. Pledger.

- **Hugh Kirton – email regarding Albrighton library.**

Received and noted.

9. DATES AND TIMES OF FUTURE MEETINGS:

- **Albrighton Parish Council Personnel Committee Wednesday 4th November 2015 at 6.00 pm in the Red House (provisional).**
- **Albrighton Parish Council Finance Committee on Wednesday 11th November 2015 at 2.00pm in the Red House.**
- **Albrighton Parish Council business meeting on Thursday 19th November 2015 at 7.15 pm in the Red House.**
- **Albrighton Traders Christmas Extravaganza and switch on of the Christmas lights on Thursday 26th November 2015 at 6.00 pm**
- **Albrighton Parish Council planning meeting on Thursday 3rd December 2015 at 7.15 pm in the Red House.**
- **Albrighton Parish Council Christmas dinner on Thursday 10th December 2015 at 7.00 for 7.30 pm at the Horns of Boningale.**
- **Albrighton and Donington Parish Councils’ Carol Service on 13th December 2015 at 6.00 pm in the St. Mary’s Church.**
- **Albrighton Parish Council business meeting on Thursday 17th December at 7.15 pm in the Red House.**

There being no further business the meeting closed at 9.05 pm.

Signed.....Date.....
Chair