

HAUGHTON PARISH COUNCIL

Parish Clerk/Responsible Financial Officer: Jonathan Brumwell

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DRAFT Minutes of the Extraordinary Meeting of Haughton Parish Council held at Haughton Village Hall at 7.00pm on Monday 25th March 2024

Present:

Parish Councillors: Ian Sunley (Chair), Michael Allen, Suzanne Beatty, Mark Burgess, Melvyn Cotterill and Stuart Taylor.

In attendance:

Clerk: Jonathan Brumwell

County Councillor M Winnington

Public Open Forum: 14 members of the public were present. One member of the public attended the meeting following the end of the public forum.

The Chair informed the members of the public present that the meeting was not a planning committee. The Parish Council's role was limited to commenting on planning applications, not determining them.

The Chair invited members of the public attending the meeting to make their comments.

A number of those attending expressed views and concerns regarding the proposed demolition of The Shropshire pub:

That the proposal to build two bungalows on the site was not objected to but there was a concern that development of the site would lead to access being taken from A518 Newport Road to the land to the south and east of the development site and that this would lead to development behind houses on the south side of Newport Road.

The view was expressed that The Shropshire could be a viable business. The Bell public house had also experienced a very quiet period but new management had changed this and it is now necessary to book well in advance to secure a table.

That the business is not currently viable so there was no objection to the proposed development of two bungalows on the site but there were concerns about potential for overdevelopment.

That the field to the east of the site had been empty for some time and this development could lead to development of adjoining land.

The owners' situation should be considered. The current proposal was better than the owners selling to a developer who might put many more houses on the site.

That the application was likely to be granted because it is within the development boundary.

The question of who had made the planning application was raised. This was answered by a member of the public who stated that the planning application had been made by the current owners.

The view was expressed that the current proposal might be the lesser of two evils and that it would be better for there to be two bungalows on the site than have a developer erect a dozen terraced houses.

The owners' position would be difficult because they would still be liable for business rates even though the business is much smaller than previously. The Parish Council could recommend conditions to control development such as restrictions on building height, density etc.

The Clerk read a summary of the points raised for those who had recently joined the meeting.

The Chair thanked the members of the public for their comments and said that the Parish Council meeting would now commence. Members of the public were welcome to stay if they wished to do so.

The meeting commenced at 7.25 pm.

1. Apologies

Apologies had been received from Councillor Prokopa (prior engagement).

RESOLVED that apologies received from Councillor Prokopa were approved and accepted.

2. Declarations of interest

There were no declarations of interest.

3. Minutes of the meeting held on Monday 25th March 2024

The minutes were proposed, seconded and approved as a true and accurate record and were signed by the Chair.

4. Items to be taken with the public excluded

There were no items to be taken in closed session.

5. Planning

a) Planning Applications for consideration

23/38459/FUL - Demolition of existing pub and associated outbuildings and the erection of two new bungalows and one detached double garage - Shropshire Inn, Newport Road, Haughton, Stafford, ST18 9JH15: **object subject to conditions** – the existing development boundary to be protected and the plans amended to ensure no development outside the current boundary; single-floor bungalows without dormers to ensure that the building height is restricted; and that the site be taken out of permitted development so that any future development will require planning applications to be made.

6. Future agenda items

The Council noted that future agenda items should be notified to the Clerk by Monday, 15th April 2024.

7. Date and time of next meeting

The Council confirmed the date and time of the next meeting as Monday, 22nd April 2024 at 7.00pm.

8. Meeting Close

The meeting closed at 8.10pm.

Chair, 22nd April 2024