

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Thursday 5 November 2015, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present:

Councillors: Andrew Haydon (Chair), Lawrence Houghton MBE, Mark Standen, Chris Symes, Martin Withington

Clerk: Rebecca Turner

Members of the Public: 2

142/15 Public Participation Period

The applicants for a proposed replacement dwelling at Land North East Of Bank Farm, Breadon Heath spoke and outlined the proposal. He said that refurbishment of the existing house had been explored but had been found not to be viable.

143/15 Apologies for Absence

Received from Cllrs. Jefferies, Richards and Wright.

144/15 Disclosable Pecuniary Interests & Dispensation Requests

No interests declared and no dispensations being sought.

145/15 Planning

a. Applications Received – to consider response

- i. 15/03706/FUL Corner Farm, Welshampton, Ellesmere, Shropshire, SY12 0QA
Conversion of part of a range of traditional agricultural buildings to form a farm shop with cafe/restaurant, a visitor centre and a caravan park with washroom facilities, associated drainage and access and conversion of part of traditional agricultural buildings to form a single dwelling

It was resolved to support this application as it is a development of a local business, meeting the criteria of bullet point 7 of CS17 and the associated criteria in CS5. The support being conditional upon specialist consultee opinions confirming that there will be being no adverse impacts on highways, biodiversity and drainage. The parish council also requested the following: 1) Suitable landscaping is conditioned in order to minimise impact on surrounding properties. 2) Consideration is given to moving the access opposite Greenacres as it is currently proposed to be directly opposite the property's access. 3) Double white lines put on the main road either side of the application site to reduce risk of collisions due to overtaking.

- ii. 15/03746/FUL Land North East Of Bank Farm, Breadon Heath, Whitchurch, Shropshire
Erection of detached dwelling and detached double garage following

demolition of existing dwelling and barn

It was resolved (3 in favour, 1 against and Cllr. Withington abstaining) to object to the application because, with reference to the Type and Affordability of Housing SPD, the replacement dwelling is significantly larger than the existing being 150.5m² compared to 93m². To satisfy the policy, the replacement would need to be of a more comparable scale to the present structure. The parish council may look more favourably on an application for a smaller dwelling.

It was resolved that pursuant to Schedule 12A, Local Government Act 1972 and pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, that the public and press be excluded for items 146/15 and 147/15 as they contain exempt information.

146/15 Clerk's contract of employment

It was resolved to approve the clerk's contract of employment, salary scale SCP25 working 7.5 hours a week with a payment of a £8.75 per month work from home allowance and mileage. The contract was duly signed by the chairman and clerk.

147/15 SALC advice

It was resolved to approve the submission of correspondence to SALC.

Signed.....

Date.....