

Welshampton and Lyneal Parish Council

Minutes of the Council Meeting held on Thursday 15th December 2016, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present

Councillors: Chairman – Andrew Haydon, Michael Dinsdale, Lawrence Houghton, Sarah Jefferies, Chris Symes, Martin Withington

Clerk: Rebecca Turner

Members of the Public: Shropshire Councillor Brian Williams and three members of the public

352/16 Public Participation Period

A member of the public spoke in regard to an ongoing planning matter, reference land at Brookmill. He thanked the Council for their support over the past year. He referred to an email from Ian Kilby, SC Planning and an enforcement notice served in April. Despite the enforcement notice, the following issues were ongoing: generator noise, sewerage, drainage, septic tank percolation test not done properly and a re-test requested by Building Control is still outstanding. Cllr. Williams said that if the Parish Council need information, his role is to press for an answer but he cannot influence matters such as this particular case.

Mr Michael Jones expressed his wish to build an affordable home at Lyneal Hall Farm. He outlined how he meets the criteria in planning policy on this matter.

353/16 Apologies for Absence

Received and accepted from Cllrs. Richards, Standen and Wright.

354/16 Minutes of meeting 23rd November 2016

Cllr. Symes requested that the draft minutes be amended to delete reference at 351/16 to “too expensive” and state that it was a higher priority to use funds to address speeding at present. It was agreed that the Clerk would make this change and bring the revised minutes to the next meeting for approval.

355/16 Disclosable Pecuniary Interests & Dispensation Requests

No councillors had any interests to declare and no dispensation requests had been received.

356/16 Shropshire Council Member's Report

Cllr. Williams had no matters to report.

357/16 Request to confirm local connection of Michael Jones

It was **RESOLVED** to confirm that Michael Jones has a local connection to the parish and to write a letter confirming this.

358/16 Planning

a. Decisions Received – to note

i. 16/04491/VAR - Land Adjacent Hampton Bank, Welshampton, Shropshire
Variation of Condition No.1 (approved plans) attached to permission
11/02353/REM to allow for a small study to the rear

Decision: Grant Permission

ii. 16/04415/OUT - Proposed Residential Development East Of Tower Farm,
Lyneal, Ellesmere, Shropshire

Outline application (scale and access for approval) for residential development of four dwellings following demolition of farm buildings

Decision: Grant Permission

b. New Applications Received – to consider response

i. 16/05501/MAW - Wood Lane Quarry, Ellesmere, Shropshire, SY12 0HY
Erection of 7 x 995 kW Biomass Plant

The plans had not been accessible on SC's website until some time after the application was validated; it was agreed to complain about this and ask for the start date to be when the plans were published online. Stuart Lawrence of Tudor Griffiths had emailed a set of plans but not the background reports. Cllr. Dinsdale had prepared a note outlining issues with the application which he read out to the meeting. The previous planning application at the site 16/03239/MAW for a 5mW CHP had been withdrawn. The previous application would have fed some electricity into the grid whereas this one will not, making it less sustainable. The original plan was for a 4 mW plant and this new application is for the equivalent of 6.965 mW, an increase of 42.5%. It was noted that the date on the plans was 23.09.16 which was very shortly after the TG Liaison Group meeting with the Parish Council and therefore why were the Parish Council not told of the new plans at that meeting? This undermined confidence in the applicant's company and councillors felt this should be highlighted in the Parish Council's comments. The Clerk was asked to check if the S106 covers waste or minerals or both. A key question was where the waste ash would be disposed of?

It was RESOLVED to object to the application, the Clerk to have delegated authority to submit the response with the assistance of Cllr. Dinsdale who was reviewing the reports in detail.

ii.16/05544/FUL - Lyneal Mill Farm, Lyneal, Ellesmere, Shropshire, SY12 0LE
Renovation, conversion and extension of outbuilding to create one holiday let property

It was RESOLVED to raise no objection.

i. 16/05620/FUL - The Croft Lyneal Lane Lyneal Ellesmere Shropshire SY12 0QQ
Erection of extension to existing footprint, replace roof structure to enable creation of a new first floor; connect garage roof to new roof enclosing link between; make internal alterations

It was RESOLVED to make no comments.

c. Applications/decisions received after agenda was sent out – for comment/info

None.

359/16 Clerk's Report

The following articles were identified for inclusion in the next newsletter, in addition to those from regular contributors: broadband, speeding, Colemere, elections, call for volunteers for P3, Chair's New Year message.

360/16 Financial Matters

a. Budget report and bank reconciliation

The reconciled balance on the December statement (appended) was £19062.26

b. Outstanding accounts– it was resolved to approve the following payments, including automated payments already made:

Payee	Item	Ref	Chq. no	Net	VAT	Gross
R Turner	Salary	48	SO	£303.35	£0.00	£303.35
R Turner	Expenses	49	958	£25.30	£0.00	£25.30
HMRC	PAYE Q3	50	959	£226.80	£0.00	£226.80
Highline Electrical	Street light maintenance	51	960	£107.50	£21.50	£129.00

c. Income received

VAT refund - £260.87

Interest (Nov) - £0.53

361/16 Councillors' Reports

Cllr. Withington reported on a meeting with Luke Neal regarding signage at Colemere Countryside Heritage Site. Luke is looking to replace the Council noticeboard. Cllr. Houghton asked if the other signs would be replaced - this was not known at this stage.

362/16 Parish Matters

a. Updates on matters previously reported

i. *Colemere Camping and Caravan Site*

In response to the Parish Council's query re the FCO certificate at the site and its relationship to the planning permission, Alison Groom, Planning Officer had replied as follows: *"The approval for the: Use of land for the siting of 2 no. camping pods together with existing 10 no. camping pitches and 3 no. caravan pitches and the retention of the existing shower / toilet block building, was granted on the 09.03.16 the owner of the site has three years from that date to implement the approval."*

The site is not restricted by an Article 4 Direction and if the owner wishes to apply for a caravan and camping certificate they are within their rights to do so. How they wish to proceed to run the site is now in the hands of the owner."

The Clerk was asked to contact the FCO to seek more information about the certificate for the site.

ii. *Updates re land at Brookmill*

It was agreed to request another meeting with Ian Kilby and to express an interest in being more involved in planning matters (e.g. Brookmill and Wood Lane), as Mr Kilby had suggested when the PC met him previously.

b. New parish matters

i. *Report of faulty street light, 3 Virginia Villas*

Now repaired

ii. *Proposal to review website*

The Clerk read out an email from the website provider stating that £20 per annum would be charged to update the site's software/plugin and back it up. At the Clerk's suggestion it was agreed to review the Council's website provision. The Clerk would email details of websites for other parishes she clerks for.

iii. *Proposal to review email protocol*

The Clerk had circulated another Council's policy on this matter, as an example of an approach the Council could use. It was **RESOLVED** that no policy was needed at present but that the Clerk would continue to mark the header of emails to indicate their priority and action required by councillors.

363/16 Parish Plan follow up

Speeding

The Clerk had investigated options such as speed cameras. She reported that it was difficult to find detailed information because such items are normally obtained by designated agencies, such as the police. It was agreed that the Clerk would ask David Gradwell of SC who can buy cameras and the running costs. It was also agreed to ask about the cameras by Panama Hatty's on the A49 and Harmer Hill, in regard to how were cameras obtained for those sites? The Clerk suggested contacting the Safer Roads Partnership to ask for enforcement in regard to

speeding in Welshampton; she would research this further.

364/16 Correspondence

- a. SALC Info Bulletins - noted
- b. Town and Parish Council Forum meeting – minutes noted
- c. Public Open Space Review – responses agreed, key issues being that overall the spaces are inadequate and that access is a major issue. Play areas may be needed if there was further development. Specific concerns about the churchyard in Colemere not being on the map and condition of the footpaths in Colemere were also raised.
- d. NHS Future Fit updates– noted.

365/16 Date of future meeting and agenda items

Council Meeting – Thursday 25th January 2017.
Mark Blount to attend the January meeting.

RESOLVED:

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 during discussions of the following items, as they concern commercial matters (366/16) and matters relating to an individual (367/16).

366/16 Grounds maintenance and General Maintenance Contracts

The tender documents were approved and it was agreed to advertise on the noticeboards and on the Parish Council website and to invite the current contractor to tender.

367/16 Staffing Matters

The Clerk tabled a report. It was agreed that the Clerk's hours would be kept under review by means of her keeping timesheets for 2 months.

Signed (Chairman).....

Dated.....