

# Welshampton and Lyneal Parish Council

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## Minutes of the Meeting of the Parish Council held on Wednesday 23 April 2014, at Welshampton Parish Hall, starting at 7pm

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### Formal Meeting

#### Present:

Councillors: Chris Symes (Chair), Caroline Hamilton, Andrew Haydon,  
Lawrence Houghton MBE, Bob Richards, Mark Standen,  
Martin Withington and Jennifer Wright  
Clerk: Carole Warner  
Members of the Public: 11

#### 49/14 Public Participation Period

Mrs G Grant voiced her concerns with the notification of potential development near to her property and in particular with drainage, highways, broadband and utilities.

Mr S Avery explained his objections to the application to be discussed under item 7.c.v. The objections included drainage and highways. He also objected to the way the applicant had 'prepared' the site by destroying hedges and trees which would remove certain ecology comments.

Miss N Hamilton voiced her concerns regarding the same application and the impact of any construction work would have on her property which neighbours the site and is Grade 2 listed.

Mr B Wynne brought up access issues in connection with the application and accused the Parish Council of 'sneaking through the application after a bank holiday'. The Clerk refuted the comment and explained the legal process, required timings with planning applications and that the schedule of meeting dates had been publicised for many months.

Mrs H Cawkwell, as local mother and Head Teacher of the Primary School voiced her concerns with the potential increase of traffic outside the school and the dangers it would bring to the school.

Mrs K Turner advised she was considering submitting an application and had discussed the proposal with her neighbours. She questioned if residents would continue to be against development.

Mr Wynne and Mr Avery made additional comments regarding the impact on local roads from increased traffic. They considered highways issues should be in place prior to any development.

**It was agreed to change the agenda and defer Mr Stuart Lawrence's update until after agenda item 7 Planning.**

#### 50/14 Apologies for absence:

Sarah Jefferies (accepted) and Shropshire Councillor Brian Williams

#### **51/14 Minutes:**

The minutes of the meeting held on 26 March 2014 were approved and signed.

#### **52/14 Disclosable Pecuniary Interests**

- a. Members were reminded that they are required to leave the room during the discussion and voting on matters in which they have a Disclosable Pecuniary Interest, whether or not the Interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

- b. To consider any requests for Dispensation

Cllr Richards advised he would be leaving the meeting for Agenda item 7.c.v (Planning) due to the perception of bias and pre-determination.

Cllr Hamilton advised she would be leaving the meeting for Agenda item 7.c.v (Planning) due to the perception of bias and pre-determination.

#### **53/14 Member of Shropshire Council's Report**

None

#### **54/14 Planning:**

##### ***a. To consider feedback from Parish Meeting held on 8 April 2014***

General discussion took place and the following points were noted:

- There was an element of shock within the meeting of the impact the National Planning Policy Framework (NPPF), the lack of a 5 year land supply within Shropshire has with the planning process and the overriding weight of policies within the NPPF in determining planning applications.
- Of the 23 questions/comments made there was no clear indication of opinion towards the proposals put forward.
- The questions/comments were about details of the proposals.
- There was concern about the village infrastructure.

The possibility of holding further discussion with the electorate would be discussed under agenda item 10 – Annual Parish Meeting.

##### ***b. Decisions Received - noted***

- i. 14/00971/FUL Walnut Tree Cottage, Lyneal, SY12 0LF  
Erection of extension to existing property and erection of a detached garage  
Decision: Grant Permission
- ii. 14/00693/FUL 3 Hampton Bank, Welshampton, SY12 0PX  
Erection of ground floor rear extension  
Decision: Grant Permission
- iii. 13/03259/FUL Old Hall Farm , Breaden Heath, SY13 2LF  
Proposal for the erection of 3 agricultural buildings for the purposes of agricultural storage and creation of new access  
Decision: Grant Permission

##### ***c. Applications Received***

- i. 14/01063/OUT Land South Of Oswald House (B5063), Balmer, Welshampton  
Outline application for the erection of 10 no. dwellings to include means of access and layout

**It was noted that the agent for the applicant is in the process of submitting an alternative proposal. The Parish Council resolved to object to the**

**application as it impossible to review it against relevant planning policies and material considerations whilst there is uncertainty associated with the detail of the application.**

- ii. 14/01084/FUL Wellfield Farm , Lyneal, SY12 0QF  
Erection of agricultural building for housing and feeding of livestock  
**It was resolved that there were no objections to the application.**
- iii. 14/01357/FUL Wellfield Farm , Lyneal, SY12 0QF  
Erection of a steel portal framed building for the housing and feeding of livestock  
**It was resolved that there were no objections to the application.**
- iv. 14/01236/FUL 4 The Terrace, Welshampton, Ellesmere, Shropshire, SY12 0PL  
Erection of a rear single storey extension  
**It was resolved that there were no objections to the application.**
- v. 14/01561/OUT Land Adj Old Shop Farm, Welshampton  
Proposed erection of 7 residential dwellings

***Cllrs Hamilton and Richards made statements***

***in objection to the application and then left the meeting.***

**It was resolved to object to the application. The full response is attached to the minutes.**

***Cllrs Hamilton and Richards re-joined the meeting***

- d. To note copy letter from Balfours dated 8 April 2014 regarding residential development behind Welshampton CE School.***

Noted

**55/14 To receive update from Mr Stuart Lawrence, Group Estates Manager, Tudor Griffiths Group on the activities at Wood Lane Landfill Site.**

Mr Lawrence updated members as follows:

- Tipping was taking place in Cell 7.
- Cells 3, 4, 5 and 6 were now fully capped off. Cells 5 and 6 were to be covered with soil to produce a temporary cap. It could take up to 3 to 4 years until a permanent cap was appropriate.

He was pleased to hear no further odours in Colemere had been reported to the Council.

It was reported that a low droning noise had been heard coming from the site. It was agreed Cllr Withington would feedback dates and times if the noise occurred again. Mr Lawrence confirmed that all parties were in agreement that the Grosvenor Estate need not enter into the S106 Agreement so this should allow the formal decision notice to be issued soon.

He advised that there had been delays on the Planning Application for Quarry Zone 4 and that the area would be returned for agriculture and wetland not landfill.

Following discussion Mr Lawrence agreed that dates for the Liaison Meetings would be diarised and then cancelled if no meeting was considered necessary but an email update should be issued.

**56/14 Parish Clerk's Report:**

No report was given.

**57/14 Financial Matters:**

**a. Balances for Information**

Noted and approved.

**b. Outstanding accounts**

The following accounts were approved for payment.

C Warner	£358.87
Highline Electrical Ltd	£43.20
Welshampton and Lyneal Parish Hall	£45.00

**c. Commission Parish street light clean/structural inspection/inspection certificates**

It was resolved to commission the appropriate work

**d. Registration of domain name welshamptonandlyneal-pc.gov.uk**

It was resolved to register the domain name.

**58/14 Annual Parish Meeting**

It was agreed to add development in Welshampton to the agenda. A flyer would be posted to residents to publicise the meeting.

**59/14 Parish Plan:**

**a. Refresh of the Parish Plan**

The Clerk advised that provisional results showed a 22% response. An update would be given at the Annual Parish Meeting.

**b. Meres and Mosses Landscape Partnership Scheme Projects**

**i. Spring Project – walking leaflets**

The Chair updated members with responses from Shropshire Council and Luke Neal. He would be discussing the final proofs with Luke Neal.

**ii. Welshampton Walking Weekend**

The Chair and Cllr Richards reported that there had been a poor response. It would be unlikely that the Council would support another event.

**60/14 Councillor Reports:**

Cllr Withington reported on the Shropshire Council Emergency Planning Meeting in March. He was awaiting documents from Shropshire Council and advised he would be recommending to the Council that it establishes its own Emergency Plan. The Chair reported on his attendance at a successful opening of the Swan Mere Day Centre.

**61/14 Parish Matters:**

**a. Community Transport in Parish**

Cllr Withington confirmed that this continued to transport residents to Ellesmere on market day twice monthly.

**b. Wood Lane Landfill Site**

It was agreed this had been covered by Mr Lawrence's update.

**c. Tennis Festival**

The Clerk advised that it should take place in May.

**62/14 Highways**

***a. Update***

A broken tree blocking Taylors Lane (bridleway) was reported. The Clerk would arrange for it to be cleared.

**63/14 Correspondence:**

The following correspondence was noted:

- a. SALC Bulletins

**64/14 Date of next meeting and to consider future agenda items:**

Annual Meeting of the Parish Council - Wednesday 28 May 2014

Annual Parish Meeting – Wednesday 14 May 2014

The Chair, Cllr Chris Symes, declared the meeting closed at 9.30pm.

Signed.....

Date.....