

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday 24 February 2016, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present

Councillors: Chris Symes (Chair), Lawrence Houghton, Sarah Jefferies, Bob Richards, Martin Withington

Clerk: Rebecca Turner

Members of the Public: Carole Warner, Chair of Governors Welshampton CE School and Camilla Bruce, Chair of Governors Newtown CE School, 1 further member of the public

191/15 Public Participation Period

A resident spoke on application 15/01514/DIS Land At Brookmill, Hampton Wood. He advised that there had been no progress and some documents had not been uploaded to the planning portal. He intended to attend the Northern Planning Committee in March to ask when further action will be taken.

Carole Warner spoke in relation to the consultation on federation of Welshampton School and Newtown School. Federation is a partnership between two or more schools under a single governing body but each school retains its own identity. She outlined the proposal and the reasons for it; the proposal document can be viewed on the school website, www.welshamptonceprimary.co.uk under the "News" section. Councillors asked a series of questions regarding the reasons for federation, how a federation partner had been chosen, proposed leadership arrangements and implications in terms of funding.

192/15 Apologies for Absence

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

193/15 Disclosable Pecuniary Interests & Dispensation Requests

Cllr. Richards declared an interest (non-pecuniary) in item 7 b(i), planning application 16/00551/FUL.

194/15 Shropshire Councillor's Report

Cllr. Williams had sent his apologies.

195/15 Planning

a. Decisions Received – to note

- i. 15/05487/FUL - Proposed Dwelling North East Of Bank Farm, Breadon Heath,

Whitchurch, Shropshire

Erection of detached dwelling and detached double garage following demolition of existing dwelling and barn

Decision: Permission Granted

b. New Applications Received – to consider response

i. 16/00551/FUL 1 St Michaels Green , Lyneal Lane, Welshampton, Shropshire, SY12 0QT

Application under Section 73A of the Town and Country Planning Act 1990 for the erection of single storey extensions to provide conservatory and porch

No comments

ii. 16/00488/REM Proposed Residential Development Land West Of Stocks Lane, Welshampton, Shropshire

Reserved matters pursuant to Outline permission reference 14/01723/OUT for the erection of 2 dwellings to include appearance, landscaping and scale (plot 1 only).

Whilst the design of the development was acceptable, the council remains concerned that the drainage of the site makes it unsuitable for development.

iii. 16/00489/REM Proposed Residential Development Land West Of Stocks Lane, Welshampton, Shropshire

Reserved matters pursuant to Outline permission reference 14/01723/OUT for the erection of 2 dwellings to include appearance, landscaping and scale (plot 2 only).

Whilst the design of the development was acceptable, the council remains concerned that the drainage of the site makes it unsuitable for development.

iv. 16/00598/FUL Rose Cottage, Breadon Heath, Whitchurch, Shropshire, SY13 2LG

Erection of a single storey rear extension/garden room

No comments.

c. Applications previously received – for update & to comment, if required

i. 14/04589/MAW Ellesmere Sand And Gravel, Spunhill, SY12 0HY

Extension to Wood Lane Quarry

It was resolved to send the report provided by Dr Daniels to Natural England, in addition to SC.

ii. 14/05372/FUL Colemere Caravan Park, Colemere

Use of land for the siting of 2no. camping pods together with existing 10no. camping pitches and 3no. caravan pitches

SC had received the outstanding technical reports on this application. In light of this information, the parish council resolved to raise no objections.

iii. 15/01514/DIS Land At Brookmill, Hampton Wood

Discharge of conditions 5(Surface water and foul water drainage) 6 (wildlife protection), 7 (levels), 8 (landscaping), 9 (manure) and 11 (habitat management)

plan) relating to the construction of stables, manege and temporary mobile home and change of use of land from agricultural to equestrian use 14/02078/FUL

No further information received from SC. A neighbour had written stating he would be asking a question on this matter at the next SC planning committee. The parish council also had concerns about lack of progress and information and it was therefore agreed that Cllr. Symes would also attend the planning committee and speak on behalf of the parish council.

iv. 15/02270/REF Development Land East Of Village Hall Welshampton Shropshire Outline application (access for approval) for mixed residential development (open market & affordable) (update)

Inspector's Report on the appeal is awaited

v. 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 agriculture-al buildings to form a single dwelling

No update.

196/15 Clerk's Report

The clerk reported that she had been preparing the newsletter, addressing grounds maintenance at the Parish Hall and the condition of the phone box. She also reported on workshops she had attended on SC's "The Big Conservation".

197/15 Financial Matters

a. Balances for Information - the reconciled balance of £15385.50, as at 24 February, was noted.

b. Outstanding accounts – it was resolved to approve the following payments:

Payee	Item	Ref	Chq. no	Net	VAT	Gross
R Turner	Salary Jan	50	SO	£300.21	£0.00	£300.21
R Turner	Expenses	51	913	£39.35	£0.00	£39.35
Brierley Printers	Newsletter	52	914	£169.00	£0.00	£169.00
Clun PC	Equipment rental	53	915	£181.78	£0.00	£181.78

c. Smaller Authorities Audit Appointments – resolved not to opt out of the scheme as cost of opting out is likely to be higher and it is unlikely an external audit will be required from 2017/18, unless income and/or expenditure is above £25,000.

d. Appointment of an internal auditor – resolved to appoint Linda West.

198/15 Parish Plan 2015

a. Green Spaces – no updates.

b. Broadband – noted that broadband now available at cabinet 3, Bettisfield – covering parts of Hampton Bank, Balmer and Lyneal

199/15 Complaints Policy

It was resolved to adopt the updated policy to include a section on vexatious complaints.

200/15 Councillors' Reports

Removal of fence agreed between Cllr. Wright and Alan Russon.

201/15 NHS Future Fit Updates

Noted.

202/15 Parish Matters

a. The Hatch, Lyneal – Cllr. Symes reported a concern regarding a building for which the owner has planning permission to replace. The building has been half-demolished leaving what looks like an extremely unsafe structure. Clerk to write to the landowner.

b. Field opposite Guide Hut, Lyneal – the field is currently closed because the landowner is concerned about dogs fouling it. It was agreed that the parish council would erect a “No Dogs Allowed” sign and the landowner would then consider opening the field to the public.

c. Development plot by the Iron Age Burial Ground – estate agency sign is advertising it as for up to 7 dwellings but council thought it was 5. Clerk to investigate.

d. Colemere – Cllr. Withington reported that the local ranger, Shaun Birkey, has prepared signs saying dogs must be on lead from 1st March-31st July.

e. Noticeboard at The Sun Inn – the clerk reported that the door is broken. Clerk to contact the landlord to arrange repair.

f. 20mph signs from Welshampton to Lyneal on the Welshampton side of the canal bridge – SC Highways had advised that they would remove any unauthorised signs on the highway but that they could not act regarding any signs off the highway.

203/15 Highways matters

a. Community concerns – resolved to submit the community concerns, the first three having been previously submitted: Speeding on A495 coming into Welshampton from Ellesnere (west side), B5063 along The Balmer, A495 coming into Welshampton from Whitchurch (east side), concern re A495/A528 junction

b. Temporary traffic lights – no update

c. Hampton Bank – issues arising from the roadworks – Chris Fisher, SC Highways had spoken to Ringway regarding the soil left piled up around the phone box and they had agreed to remedy this. Google Earth images showed that the glass was broken prior to the roadworks. Chris has advised that the white edge lines

at Hampton Bank are in the same position as prior to re-painting but that the centre line will not be renewed.

204/15 Councillor vacancy

No applications received as yet. The vacancy was advertised in the February newsletter.

205/15 Date of future meeting and agenda items

Next council meeting – 23rd March, 7pm

Annual Parish Meeting – date will be set at the March meeting when the Chairman is present.

Signed.....

Date.....