

# Welshampton and Lyneal Parish Council

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

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### Formal Meeting

#### Present

**Councillors:** Andrew Haydon (Chair), Michael Dinsdale, Lawrence Houghton, Bob Richards, Chris Symes, Martin Withington, Jennifer Wright

**Clerk:** Rebecca Turner

**Members of the Public:** Shropshire Councillor Brian Williams and 5 members of the public

#### 295/16 Public Participation Period

The members of the public present had come to speak regarding the planning application at Corner Farm, ref no 15/03706/FUL. The applicant had submitted amended plans which the Parish Council had been re-consulted on. The members of the public were asking the Parish Council to re-consider its comments due to the following issues:

- Concerns re viability of the proposed development
- Flooding and risk of this increasing
- Proximity to existing houses
- More planting required to screen Greenacres
- Windows from the visitor centre overlooking neighbouring property
- Concerns re noise/nuisance
- Existing rat problem could worsen with more food in the area
- No disabled access to top floor of visitor centre
- Caravans too close to residents

Cllr. Williams advised that the planning process is about land-use, not viability. Applications must be assessed on their merits, not be negotiation. Flooding is assessed by drainage experts. Conditions can be put in a planning permission regarding landscaping.

Cllr. Williams gave his report as Shropshire Councillor. The road past Balmer that was improved needs further work as some aspects of the work were unsatisfactory – 6 inches needs to be taken off the verges, broken kerbs need repair and drainage issues need addressing. It was agreed to ask Mouchel to instruct the contractor to take care when working around the phone box.

**296/16 Apologies for Absence**

Received and accepted from Cllr. Jefferies

**297/16 Minutes of the meeting of 27<sup>th</sup> July 2016**

It was **RESOLVED** to approve and adopt the minutes. They were duly signed as being a correct record.

**298/16 Disclosable Pecuniary Interests & Dispensation Requests**

None declared and no dispensations being sought.

**299/16 Planning**

***a. Decisions Received – to note***

None.

***b. New Applications Received – to consider response***

i. 16/03239/MAW – Wood Lane Quarry, Wood Lane, Ellesmere, SY12 0HY

Erection of a 5MW Combined Heat and Power Plant

Cllr. Houghton, Cllr. Withington and the Clerk had recently attended a Liaison Group meeting with TG at which further information about this application was sought from the applicant. The Clerk had circulated a briefing note prior to the meeting summarising what was discussed at the meeting.

The council had concerns about inaccuracies and contradictions in the documentation submitted with the application. Key concerns were noise, environmental impact/emissions, impact on nearby properties and number of loads of material to be transported.

It was **RESOLVED** to object to this application and to delegate authority to the Clerk to write a full response covering the above issues in detail. This response would be circulated via email to councillors for review prior to being submitted.

***c. Applications previously reported – for update/comment, if required***

None.

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

i. 15/03706/FUL (re-consultation) - 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** that nothing had materially changed ref the Parish Council's previous assessment of the application and it therefore did not wish to change its previous comments.

ii. Cllr. Wright reported that the applicant re 16/00488/REM & 16/00489/REM Land off Stocks Lane, Welshampton, had expressed concern that the council had objected to his application on the grounds of flooding when SC's drainage engineer

had stated this was not an issue. The Parish Council considered that it had made its comments based on information available at the time.

### **300/16 Clerk's Report**

The Clerk gave her report.

### **301/16 Financial Matters**

#### **a. Budget report and bank reconciliation**

Deferred to September meeting.

#### **b. Income received – to note**

- TSB - Interest for August- £0.52

**c. 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 July	23	SO	£303.35	£0.00	£303.35
EON	Electricity	24	DD	£48.29	£2.41	£50.70
A Russon	Maintenance	25	942	£470.00	£0.00	£470.00
R Turner	Expenses July	26	943	£25.30	£0.00	£25.30
Silver Marbles	Web hosting & email	27	944	£75.00	£15.00	£90.00
Highline Electrical	Street light repair (old unpaid invoice)	28	945	£113.00	£22.60	£135.60

### **302/16 Councillors' Reports**

Cllr. Withington reported on the TG Liaison Group Meeting held on 22<sup>nd</sup> August 2016. The Council had emphasised to TG that these meetings must be convened more regularly in accordance with their legal obligations. The Parish Council was keen to establish the outcome of the Environment Agency's investigation into the bonfire at Tudor Griffiths last November and the Clerk was instructed to contact Jon Philpin, who is leading the investigation.

### **303/16 Parish Matters**

#### **a. Updates on matters previously reported**

- Flooding in field opposite Mere View, Lyneal* – no further information
- Colemere Countryside Heritage Site* – no further updates

#### **b. New parish matters**

- Ragwort on verges – to be reported to Shropshire Council
- Colemere Camping and Caravan Site*

It was reported that a neighbour had complained to Cllr. Withington about portaloos erected on site. It was not clear if these were permitted within the scope

of the planning permission. It was agreed to first write to the owners of the site and ask them if they could be moved.

**304/16 Parish Plan Follow UP**

- i. **Speeding** – deferred as PC Crump not able to attend
- ii. **Environmental issues** – deferred as Colemere is the main topic of environmental concern at present.

**305/16 Correspondence**

Noted as follows:

- a. SALC Info Bulletins
- b. Shropshire Way Consultation – council to express a preference for Option 1
- c. SALC Town and Parish Forum – this is a forum set up to discuss how parishes can work with Shropshire Council regarding future delivery of services. Agendas will be circulated and the council can send a representative when it feels it is appropriate to.
- d. Safer West Mercia consultation – noted, no response to be made.

**306/16 Date of future meeting and agenda items**

Council Meeting – 28<sup>th</sup> September 2016.

PC Crump to be invited to the meeting.

Noticeboard replacement options to be considered.

*It was resolved to consider the following item with exclusion of press and public as they concern contractual matters*

**307/16 Street light repairs quote**

It was **RESOLVED** to accept the quotation from Highline Electrical, dated 31.05.2016 to replace 2 lanterns with LED lanterns.

Signed (Chairman).....

Dated.....