

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday 27 January 2016, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present:

Councillors: Andrew Haydon (Chair), Lawrence Houghton, Sarah Jefferies, Mark Standen, Martin Withington, Jennifer Wright

Clerk: Rebecca Turner

Members of the Public: 3

Shropshire Councillor: Brian Williams

174/15 Public Participation Period

A member of the public summarised the re-submitted planning application for a dwelling at Land North East of Bank Farm, Breadon Heath, reference 15/05487/FUL. The size of the proposed dwelling has been reduced to 133m2.

175/15 Apologies for Absence

Received and accepted from Cllr. Richards and Cllr. Symes.

176/15 Disclosable Pecuniary Interests & Dispensation Requests

No interests declared and no dispensations being sought.

177/15 Shropshire Councillor's Report

Cllr. Williams reported that Malcolm Pate is now the leader of Shropshire Council. The council have decided not to sell Shirehall based on costs. IP&E is being run down as most of its business has been paid for by Shropshire Council. Some functions which were transferred out to IP&E will be taken back in to Shropshire Council.

Cllr. Williams had asked Chris Fisher, SC Highways, how long the traffic lights on Newton Bends would be there for. Chris had advised that the lights are there to protect all whilst the crash barrier is renewed. Regrettably this was a much bigger job than originally envisaged and has had to be re-designed & built from scratch by SC's consultant/contractor.

178/15 Planning

a. Decisions Received – to note

- i. 14/03547/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: Permission Granted

b. New Applications Received – to consider response

- 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

It was resolved to raise no objections.

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

Dr. Joan Daniels had prepared a report assessing the application; a final version of her report is awaited. It was agreed to send the final report to SC as supporting evidence for the parish council's comments.

- 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

No update.

- 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

A response had been received from the planning officer stating that an application for discharge of the remaining conditions is anticipated shortly. Any potential enforcement matters would also be investigated.

- 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)

Appeal hearing has taken place, with this case being heard together with several other similar cases across Shropshire. Inspector's report 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 agricultural buildings to form a single dwelling

No update.

179/15 Clerk's Report

The clerk reported that she is currently preparing the newsletter. She had attended a workshop on The Big Conversation. A member of the public had reported an issue in regard to footpath 0216/13/1 starting at Oakleigh in Welshampton. Before Christmas a laurel hedge was planted where the old footpath started in the farmyard on the main A495, and there is now a very narrow gap for pedestrians and the footpath appears to have been moved and is

no longer marked by a fingerpost. Harvey Morgan, Rights of Way Officer is investigating this.

180/15 Financial Matters

a. Balances for Information - the reconciled balance of £16075.18, as at 27 January, was noted.

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

Payee	Item	Ref	Chq. no	Net	VAT	Gross
EON	Street light electricity	43	DD	£46.73	£2.34	£49.07
R Turner	Salary Dec	44	SO	£300.21	£0.00	£300.21
EON	Street light electricity	45	DD	£48.29	£2.41	£50.70
A Russon	Stocks Lane car park repair	46	909	£50.00	£0.00	£50.00
R Turner	Expenses Dec	47	910	£39.35	£0.00	£39.35
Highline Electrical	Street light repairs	48	911	£332.75	£66.55	£399.30
Wem Rural PC	Envelopes for newsletter	49	912	£1217.00	£27.40	£1244.40

c. Budget & precept for 2016/17 – it was resolved to set a precept of £15,675, this being equivalent to £46.02 per Band D household, a nil increase.

d. Smaller Authorities Audit Appointment's – the clerk read out a letter circulated by NALC asking councils if they wished to opt out of having an external auditor automatically appointed. Council wanted to understand the cost implications of opting in vs opting out. It was therefore agreed to defer a decision on this until further information had been obtained.

181/15 Parish Plan 2015

a. Green Spaces – the clerk reported that details of the grant funding have been sent to the school secretary. Cllr. Wright said that the Parish hall have asked TG for a grant towards the resurfacing of the car park. Cllr. Houghton to forward Cllr Wright a contact at TG to pursue this. It was further agreed to put this on the agenda for the Parish Hall and council liaison meeting.

182/15 Councillors' Reports

Cllr. Wright reported that the Welshampton Parish Hall committee are preparing a 5 year plan and would like to have an informal joint meeting with the parish council. It was agreed that the committee would write to the council to instigate this.

183/15 NHS Future Fit Updates

Noted that there are drop-in events taking place around the county and a consultation on 111 service.

184/15 Parish Matters

a. Footpath -0216/13/1 – see 179/15.

b. Road closure– planned temporary road closure of the A528 between Ellesmere and Harmer Hill (please see attached plan for works extent). The proposed start date is Monday 25th January with the proposed end date being Monday 8th February.

c. Other matters – Cllr. Withington reported that a large notice has been erected showing a plan of the cycle route but that it is out of keeping with the area.

185/15 Highways matters

Junction of A495/A528 safety concerns – Cllr. Withington had met with David Gradwell, SC Highways. The dotted lines along the A528 towards Ellesmere have become very eroded and the right turn towards Shrewsbury is very confusing. The highways officer agreed that there is a problem and said that it would need to go on a project list. In the interim, the white lines will be renewed. Martin also raised the issue of temporary signs that are regularly erected near the junction. If on highways land, they need permission from the highways authority but not if they are on private land. People are encouraged to report unauthorised signs to the highways authority.

186/15 Councillor vacancy

The second applicant had withdrawn. Cllr. Wright knew of someone who may be interested in applying. The vacancy will also be advertised in the next newsletter.

187/15 Date of future meeting and agenda items

It was reported that the Lyneal to Newton lane is regularly not cleared of manure. Clerk to report this to the agent for the landowner.

24th February 2016 – next meeting.

It was resolved that pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 the public and press be excluded from the meeting for the remaining items as publicity would be prejudicial to the public interest

188/15 Confidential correspondence received

Noted.

189/15 Welshampton Parish Hall – quote to cut down trees

It was resolved to approve the quote submitted by the council's maintenance contractor. Cllr. Wright to meet with the contractor to confirm trees to be removed and whether to remove the adjoining fence.

190/15 Painting of phone box, Hampton Bank

Two quotes had been received and the quote from Alan Russon was approved. It was noted that following the recent road repairs, damage had occurred to panes

of glass on the phone box and the box was now 10 to 18 inches below the road with earth piled up around its base. It was therefore agreed that before the box is painted, these matters need to be rectified and that the highways contractor should be asked to contribute towards painting the box as compensation. It was also reported that the renewed white line markings to Wem had made the road narrower.

Signed.....

Date.....