

# Welshampton and Lyneal Parish Council

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

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### Formal Meeting

#### Present

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

**Clerk:** Rebecca Turner

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

#### 223/15 Public Participation Period

Several members of the public, including the applicant, were in attendance regarding application 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. The majority of the members of the public raised issues against the application, summarised as follows:

- Flooding is a longstanding issue on Rowe Lane and concerned the development could worsen this as water flows off the caravan site. In reply, the applicant stated that thought had been given to alleviating flooding, such as installation of three large ponds at the caravan site.
- 13 windows of the barn would overlook one property.

Cllr. Williams stated that the planning application is considered by SC and that the consultation period has now closed and the parish council's opportunity for comment has passed (comments were submitted). He advised that the public can speak at SC's planning committee, should the application be determined there, rather than under delegated powers. Cllr. Withington said that the Parish Council had commented in good faith on the basis of the information it had available at the time.

#### 224/15 Apologies for Absence

Received and accepted from Cllr. Jefferies.

#### 225/15 Minutes of the meeting of 23<sup>rd</sup> March 2016 and to record that the minutes of 27<sup>th</sup> January 2016 were duly approved and signed at the 24<sup>th</sup> February 2016 meeting.

It was resolved to accept the minutes of 23<sup>rd</sup> March 2016 and they were duly

signed as a correct record. It was further resolved to confirm that the minutes of 27th January 2016 were duly approved and signed at the 24th February 2016 meeting (this had been omitted from the February minutes).

**226/15 Disclosable Pecuniary Interests & Dispensation Requests**

None declared.

**227/15 Shropshire Councillor's Report**

Quotes are being sought to address the broken guard rail at Newton Bends and new barriers are being designed. The work will be done asap, date to be confirmed.

**228/15 Planning**

***a. Decisions Received – to note***

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

**Decision: Grant Permission**

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

i. 16/01208/FUL - Oakleigh Farm, Welshampton, Ellesmere, Shropshire, SY12 0PG  
Formation of new access to serve existing dwelling

**It was resolved to object to this application, unless the footpath issue can be resolved in accordance with statutory guidance on footpaths.**

ii. 16/01330/FUL - 3 Mill Lane, Lyneal, Ellesmere, SY12 0LE  
Erection of a first floor side extension

**It was resolved to raise no objections.**

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

i. 14/04589/MAW Ellesmere Sand And Gravel, Spunhill, SY12 0HY  
Extension to Wood Lane Quarry

**It was noted that the applicant has submitted further technical drawings.**

ii. 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

**The Council had received notification from SC that enforcement action has commenced.**

iii. 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**

iv. 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

The parish council had no further comments to make on this application, having commented previously.

**229/15 Clerk's Report**

The clerk gave an update, the content of which is covered by other items on the agenda.

**230/15 SALC, ICO and SLCC membership renewal**

To be reviewed at a later date.

**231/15 Financial Matters**

**a. Balances and Bank Reconciliation for Information** - the reconciled balance of £12362.52, as at 27 April was noted (reconciled to bank statement to 22 April). This included income of £50.00 in compensation from the bank for poor service and £0.59 in bank interest.

**b. Year-end accounts 2015/16** – the clerk tabled draft end of year accounts and was seeking comments from council prior to submitting the accounts for internal audit. No councillors had any comments to make.

**c. Grant applications from Lyneal with Colemere PCC and St Michael's and All Angels Church PCC**

Both organisations were seeking grants of £350, this being for churchyard maintenance for 2014/15 and 2015/16.

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

Payee	Item	Ref	Chq. no	Net	VAT	Gross
EON	Street light electricity	1	DD	£48.29	£2.41	£50.70
Alan Russon	Tree work at parish hall	2	923	£250.00	£0.00	£250.00
SALC	Affiliation fee	3	924	£327.67	£0.00	£327.67
R Turner	March & April salary*	4	925	£675.42	£0.00	£675.42
R Turner	Expenses	5	926	£40.60	£0.00	£40.60
Lyneal PCC	Grant for churchyard maintenance for 2014-16	6	927	£350.00	£0.00	£350.00
St Michaels PCC	Grant for churchyard maintenance for 2014-16	7	928	£350.00	£0.00	£350.00

Best Host	Domain renewal	8	929	£75.00	£0.00	£75.00
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*\*Noted that the bank had made an error and terminated the standing order early meaning that the March salary was not paid and therefore March and April salary being paid by cheque*

**e. Payroll & WFHA 2016/17** – it was resolved that the Clerk’s WFHA for 2016/17 would be £10 per month. It was further resolved that the council would contribute up to £40 towards the purchase of a one year subscription for payroll software.

**f. Pension** – noted that the council’s staging date is 1<sup>st</sup> June 2016.

## **233/15 Parish Plan 2015 – Environmental issues**

Colemere Countryside Heritage Site was discussed, further to a request from Cllr. Withington. Cllr. Withington began by saying how valued the Colemere site is to the parish. He drew attention to the Vision for Colemere as outlined in the Management Plan for the site:

“Colemere will be a site where scientifically important species and habitats are conserved. Visitors will be able to enjoy walking around the site through mixed broadleaved woodland, with trees and shrubs of different ages and open glades where herbs and young trees will grow. The woodland will sustain a variety of birds, mammals and insects and a variety of native wild plants such as wood anemone, bluebell and the elongated sedge. There will be walks across herb-rich meadows and pastoral fields buzzing with a host of butterflies, beetles and other insects. The mere will support significant stands of fringe and aquatic vegetation, including noteworthy stands of the least water lily, providing suitable habitat for nesting birds, fish and a host of aquatic insects, such as dragonflies and damselflies. Visitors will have the opportunity to explore and learn about the rich diversity of life which this site offers. All management will be sustainable and will aim to preserve the conservation value of the site for future generations.”

The concerns about the site were as follows:

- CROW – dogs on leads rule ignored
- Dog fouling and people throwing dog foul bags at the side of the path
- Cycling around the Mere – people do so but it is now allowed and there is only notice informing people of this rule and it is a little used entrance
- Litter

The council agreed that there is a duty to ensure that visitors can access the site whilst preserving the heritage and wildlife features of the site.

Cllr. Williams offered to organise a conference/meeting of all interested parties, including Meres and Mosses Landscape Partnership Team, Shropshire Wildlife Trust, SC and Natural England. It was resolved to write to Mark Blount prior to organising this to alert him to the parish council’s concerns and to ask the following questions regarding funding (Cllr. Withington to draft letter and circulate

to council via email for comment):

- The Colemere Management Plan (2010) states that, “There is currently an annual revenue budget of £5000 allocated for Colemere.” Is this money still available?
- The Management Plan also states that, “...there is also a Capital Fund for which money for specific projects can be applied for each year. Money is usually only secured from the Capital Fund for high priority health and safety works.” Has the recent essential work on making safe potentially dangerous trees around the Mere been funded in this way?
- The lease for angling rights which expired in November 2011 generated an income of £3000 p.a. How much does the current lease generate and of this, what proportion of this income is spent on Colemere?
- The plan mentions an agreement with Natural England which expires on 31st July 2017 and which is currently worth £3938 p.a. Are there plans to try to extend this agreement?
- It is understood that there is a fifty year lease agreement with Colemere Sailing Club which expires in 2057 is worth £100 per annum. Do the terms of this agreement allow the Club a direct say in the maintenance of the site? The Club recently objected to a proposal by English Nature which would have raised the level of the Mere and hence encouraged wild flower growth in Yell Meadow. Does the Club have the right to do this under the terms of its lease?

**234/15 Consultation on SPDs on Affordable Housing, Natural Environment and Historic Environment**

It was resolved to make no comments.

**235/15 Welshampton Parish Hall Bid**

Cllr. Wright reported that the Parish Hall is trying to obtain details of who the Tudor Griffiths Waste Communities Fund is registered with, with a view to applying for a grant from it. She also reported that the Parish Hall now has a five year plan and asked that this item be tabled for the next Council meeting.

**236/15 Councillors’ Reports**

None.

**237/15 Parish Matters**

**a. Updates on matters previously reported**

- i. Noticeboard at The Sun Inn*** – to be repaired within the next week.
- ii. Footpath on outskirts of Welshampton towards Ellesmere***– this is being investigated by the Footpaths Officer.
- iii. Flooding in field opposite Mere View, Lyneal*** – report to highways
- iv. Dog fouling in Lyneal*** – No improvement
- v. Litter Welshampton to Newtown*** – SC have been asked to clear it.
- vi. The Hatch, Lyneal*** – No response from landowner, further to writing to him. It was reported that the building’s condition is worsening. It was the Parish Council’s understanding that as part of this planning permission, the existing dilapidated building at the site would be demolished. It was therefore agreed to

raise the issue with planning enforcement as the building is only partially demolished and the planning permission requires it to be fully demolished.

**vii. New lock for noticeboard at Parish Hall**– Alan Russon had said he cannot replace the lock. It was considered that it may be worthwhile investigating replacing all the wooden boards in the parish (Lyneal, Colemere and Welshampton). Councillors to send measurements of them to the Clerk.

**viii. Buildings at the back of Waterside, Colemere** – it was noted that the land is leased from the Canals and Rivers Trust. It was agreed to request the original plans for the development from Sue Thomas.

**b. New parish matters**

i. **Notice of rollout of cardboard recycling**– to commence in North Shropshire from November 2016

ii. **SC Emergency Planning Seminar** – date changed to 1<sup>st</sup> June.

iii. **Defibrillator, Colemere** – noted that this has now been installed.

**237/15 Highways matters**

**a. Speeding of A528 Tunnel Bank – email from Ellesmere Rural PC**

The parish council had previously written to Ellesmere Rural PC to raise concern about this common issue. The Clerk to Ellesmere Rural PC had sent the following reply which was noted: “This was discussed at the last Parish Council Meeting. The road at Tunnel Bank is on the boundary of both the ERPC and the Ellesmere Town Council. I have found out that efforts have been made by the Town Council to extend the speed limit to 30mph within the Town and past the Mere towards Tunnel Bank area. They have also requested Shropshire Council consider a buffer zone of 40mph leading to the 30mph from the Shrewsbury direction. Ellesmere Rural Parish Council support these traffic calming measures.”

**b. Street light annual maintenance report**

Resolved to note the report and seek quotes for repairing the items in the worst condition

**238/15 Councillor vacancy**

Two candidates had put themselves forward and attended the March meeting to introduce themselves. Following a vote, it was resolved to elect Michael Dinsdale.

**239/15 Date of future meeting and agenda items**

Annual Parish Meeting – 24<sup>th</sup> May 2016, 7pm

Annual Council Meeting – 24<sup>th</sup> May 2016, 7.30pm

Both at Welshampton Parish Hall

Signed (Chairman).....

Dated.....