

Welshampton and Lyneal Parish Council

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

Formal Meeting

Present

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

Clerk: Rebecca Turner

Members of the Public: Shropshire Councillor Brian Williams and 7 members of the public

278/16 Public Participation Period

The members of the public present had come to speak regarding the planning application at Brookmill. Concerns raised were as follows:

- Septic tank has not passed building regulations
- There is very little business activity on site
- Stables built on mud not concrete
- Caravan should not be on site
- Noise from generator
- Animal welfare concerns (noted that the RSPCA have been unresponsive to reports)
- Muck storage not being rotated
- Poor pasture control (worms)
- Horses not rotated
- Ongoing planning enforcement actions and non-compliance with enforcement notices

The members of the public had come to seek the Parish Council's assistance in getting the application to be considered by SC's Planning Committee for refusal and to ensure that enforcement measures are complied with. The members of the public expressed their dissatisfaction at SC's failure to address the planning breaches at this site.

The Chair invited SC Brian Williams to speak. Cllr. Williams apologised on behalf of SC in regard to its handling of this issue. He explained that the problem is that enforcement is a legal process but it is more about seeking compliance than enforcement. The only mechanism SC has to exercise enforcement powers is with a magistrate's court order, a very costly process. Cllr. Williams could not recall an occasion when SC had used the court process. The law states that the Council first has to refuse the application against the non-compliance issue. Cllr. Williams will

ask for this application to go to planning committee. He also agreed to arrange a meeting with Ian Kilby, Head of Planning, the Parish Council and affected residents. The Parish Council felt that the Portfolio Holder for Planning and SC's legal advisers should also be consulted.

Cllr. Williams gave a report on other parish matters. He said that there will be another 3 day closure on Newton Bends for surface dressing. He advised that the timeline for making a decision on the future of libraries and leisure centres had been extended by a year to September 2017. He also confirmed that there will be an extension of 12 months to determine the future management/funding of sites managed by the Outdoor Partnerships service, including Colemere. Cllr. Symes raised a concern about potential impact of parking charges on the church in Colemere. Cllr. Withington offered to speak to the church warden. Cllr. Williams offered an assurance that there will be considerable consultation about any proposed changes to parking arrangements.

279/16 Apologies for Absence

Received and accepted from Cllr. Standen

280/16 Minutes of the meeting of 22nd June 2016

It was **RESOLVED** to amend the first sentence of Para 2 of page 2 of 6 to state "Cllr Jefferies asked what SC will do if they do not raise the funds". Further to this change, it was **RESOLVED** to adopt the amended minutes and they were duly signed by the Chairman.

281/16 Disclosable Pecuniary Interests & Dispensation Requests

None declared and no dispensations being sought.

282/16 Planning

a. Decisions Received – to note

- i. 14/01063/OUT– Proposed Development South of B5063, Welshampton – Outline application (access) for the erection of 7 dwellings

Decision: Grant Permission

*The Parish Council felt that this application should have been decided under the adopted SAMDEV policy. Cllr. Jefferies requested the Inspector's report re the planning appeal re Land opposite The Garage, Welshampton, Ellesmere, Shropshire as she felt this would help inform the Council's response to some future applications. The Council was disappointed that there had been a short notification of the Planning Committee meeting from SC and this had not allowed time for the council to authorise a letter for presentation at the committee meeting. It was therefore **RESOLVED** that in future the Clerk would have delegated authority to respond to planning applications, if there was not time for a meeting to consider them, this being subject to consultation with councillors via email.*

- ii. 14/04589/MAW Ellesmere Sand And Gravel, Spunhill, SY12 0HY - Extension to Wood Lane Quarry (revised application)

Decision: Grant Permission

b. New Applications Received – to consider response

i. 16/03062/VAR – Land at Brookmill, Hampton Wood. Ellesmere Variation of Condition No 14 (for additional temporary mobile stables) attached to to Planning Permission 14/02078/FUL dated 2 April 2015 for the construction of stables, manege and temporary mobile home and change of use of land from agricultural to equestrian use

It was **RESOLVED** to object to this application on the basis of Core Strategy Policies CS6 and CS17, impact on amenity and the history of non-compliance and breach of conditions. It was further **RESOLVED** that the Clerk would write a full response based on these key issues and circulate to councillors for comments, prior to submission.

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

None.

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

None.

283/16 Standing orders and Financial Regulations

It was **RESOLVED** to amend both the Standing Orders the Financial Regulations to comply with the lowered EU procurement threshold of £25,000, using the NALC suggested wording.

284/16 SC Services

The Council welcomed the extra year afforded to “at risk” services to find a sustainable solution. The Parish Council queried whether the Colemere Sailing Club lease with SC could be re-negotiated.

285/16 Colemere Countryside Heritage Site

i. Update following meeting re Colemere Countryside Heritage Site on 14th July and to agree any actions arising

The Council thanked Cllr. Williams for organising and chairing this very productive meeting. Cllr. Withington had circulated a summary of the meeting and actions agreed which was noted.

ii.To consider response to request for parish council to contribute funding towards Colemere and actions arising

The extra year afforded to services at risk would allow the Parish Council time to consider this issue in more depth.

286/16 Clerk’s Report

The council discussed the draft of the newsletter. It was agreed that there had previously been an editorial committee including Cllrs. Symes and Houghton. It was therefore agreed that the Clerk would liaise with them to agree the final version.

287/16 Welshampton Parish Hall – 5 Year Plan

Cllr. Wright summarised the plan, previously circulated. Key elements of the plan include re-doing the car park surfacing and replacing windows; the parish Hall would need 10% of the cost from the Parish Council (circa £4400) to demonstrate match funding for a grant application. Overall investment planned is circa £50,000.

Cllr. Wright reported that the Hall had recently held its AGM and Rosemary Drake was elected as Chair. The Management Committee has vacancies.

288/16 Financial Matters**a. Budget report and bank reconciliation**

i. The budget report and bank reconciliation to 27 July 2016 was approved. To date during 2016/17, there have been payments of £4575.46, receipts of £15727.21, giving a reconciled balance of £25583.07.

b. Income received – to note

- TSB - Interest for July- £0.57

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

Payee	Item	Ref	Chq. no	Net	VAT	Gross
NPower	Electricity	19	DD	£48.29	£2.41	£57.00
NPower	Electricity	20	DD	£46.73	£2.34	£49.07
R. Turner	Expenses & WFHA June	21	940	£42.60	£0.00	£42.60
C Symes	Parts for tennis net repair	22	941	£85.50	£17.10	£102.60

289/16 Councillors' Reports

Cllr. Symes had attended a meeting organised by Scottish Power Energy Networks re a new power line, linking Oswestry and Wem substations, to support the housing growth plans for the area. The route for the line (supported on telegraph pole-like structures, a couple of metres higher with a trident) is just outside the parish, but immediately south of Cockshutt and Loppington. The consultation period is ongoing. Cllr. Symes suggested that the council monitor this although it does not currently affect the parish.

290/16 Parish Matters**a. Updates on matters previously reported**

- Flooding in field opposite Mere View, Lyneal** – SC contacting land owners
- The Hatch, Lyneal** – no further updates
- Lyneal Lane to Welshampton** – SC Highways had inspected the road and not found any trees giving cause for concern.
- Parish Hall tennis court repair** – gears on the net now repaired. To ensure the

repair was done before the school holidays, Cllr. Symes had ordered and paid for the parts and it was agreed that he would be reimbursed. The Council thanked Peter Sanderson and Cllr. Symes for attending to this quickly.

b. New parish matters

i. Letter re Oteley Estate Footpath from Ellesmere to Welshampton

The landowners had implemented a permissive path which is easier to navigate than the formal footpath and reflects how people use the route in reality.

291/16 Highways matters

a. A495, Newton Bends roadworks – further short closure for surface dressing due

292/16 Correspondence

Noted as follows:

- a. West Mercia Search and Rescue – appeal to councillors
- b. NHS Future Fit Updates
- c. Road closure notifications
- d. Outdoor Partnerships Annual User Survey Report
- e. Connecting Shropshire Broadband Update

293/16 Date of future meeting and agenda items

Council Meeting – 24th August 2016

It was resolved to consider the following items with exclusion of press and public as they concern matters relating to an individual and contractual matters

294/16 Street light repairs quote

Noted. It was **RESOLVED** to seek further information on what the proposed replacement LED lanterns would look like.

Signed (Chairman).....

Dated.....