

Welshampton and Lyneal Parish Council

Minutes of the Annual Meeting of the Parish Council held on Wednesday 28 May 2014, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present:

Councillors: Chris Symes (Chair), Caroline Hamilton, Andrew Haydon,
Lawrence Houghton MBE, Mark Standen and Jennifer Wright
Shropshire Councillor: Brian Williams
Clerk: Carole Warner
Members of the Public: 13

65/14 To elect the Chair of the Council

Cllr Symes was elected as Chair by majority.

66/14 To receive Declaration of Acceptance of Office

Cllr Symes signed the Declaration of Acceptance of Office of Chair.

66/14 To elect the Vice Chair of the Council.

Cllr Hamilton was elected as Vice Chair by majority.

67/14 Public Participation Period

Mrs G Grant spoke in objection to the planning application to be discussed under item 11biii.

Mr S Avery spoke about his concerns with the apparent progress of the planning application on land adjacent Old Shop Farm.

Mr G Wellsbury spoke in objection to the planning application to be discussed under item 11bvi.

Mr C Price questioned whether the Parish Council understood the current position with Shropshire Council's Planning Policy, the NPPF and current planning applications. He also reported highways issues.

Mr K Egerton spoke in connection with his planning application to be discussed under item 11biv.

Mr G Egerton spoke regarding CIL payments payable with housing developments.

Mrs C Murphy spoke in connection with the planning application to be discussed under item 11bi.

Mr F Davies spoke in connection with the planning application to be discussed under item 11bv.

68/14 Apologies for absence:

Sarah Jefferies, Bob Richards and Martin Withington (accepted)

69/14 Minutes:

The minutes of the meeting held on 23 April 2014 were approved and signed.

70/14 Disclosable Pecuniary Interests

- a. Members were reminded that they are required to leave the room during the discussion and voting on matters in which they have a Disclosable Pecuniary Interest, whether or not the Interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.
- b. To consider any requests for Dispensation

It was agreed to change the agenda and bring forward agenda item 11 Planning.

71/14 Planning:

- a. ***To consider feedback from Annual Parish Meeting held on 14 May 2014.***

It was agreed the meeting was well attended and views were clearly expressed.

- b. Decisions Received – noted***

- i. 14/01084/FUL Wellfield Farm , Lyneal, SY12 0QF
Erection of agricultural building for housing and feeding of livestock
Decision: Grant Permission
- ii. 14/01357/FUL Wellfield Farm , Lyneal, SY12 0QF
Erection of a steel portal framed building for the housing and feeding of livestock
Decision: Grant Permission
- iii. 14/01236/FUL 4 The Terrace, Welshampton, Ellesmere, Shropshire, SY12 OPL
Erection of a rear single storey extension
Decision: Grant Permission

- c. Applications Received – to consider response***

- i. 14/01063/OUT Land South Of Oswald House (B5063), Balmer, Welshampton
Outline application for the erection of 10 no. dwellings to include means of access and layout (re-consultation)
It was resolved to object to the application – full details are attached to the minutes.
- ii. 14/01721/OUT Land Adjacent To Oakleigh Farm , Welshampton, SY12 OPG
Outline application for the erection of a single detached dwelling to include access, layout and scale
It was resolved to object to the application – full details are attached to the minutes.
- iii. 14/01723/OUT Proposed Residential Development Land West Of, Stocks Lane, Welshampton
Outline application for the erection of 2No dwellings (to include access and layout)
It was resolved to object to the application – full details are attached to the minutes.
- iv. 14/02049/OUT Proposed Residential Development East Of Village Hall, Welshampton
Outline planning application for the erection of 10No dwellings including 2No affordable (to include access)

It was resolved to object to the application – full details are attached to the minutes.

- v. 14/01952/VAR Land Adjacent, Hampton Bank, Welshampton
Removal of condition number 6 attached to planning permission reference 11/02353/REM dated 14/07/2011 Condition Number(s): 6 Conditions(s) Removal: Condition is requested to be removed from the permission. Unfortunately the applicant has only a right of access over the existing lane. Whilst the applicant is willing to surface the junction bellmouth, the landowner has advised that he is unwilling to agree to this. For this purpose the condition is impracticable and no additional works can be carried out. From inspection the verges are contiguous with the lane and provide suitable areas for overrun and passing. Moreover the lane carries very little traffic and I see no reason that the existing arrangements with levels road/verges cannot remain for the unlikely event cars or vehicles meet in the junction bellmouth. The bellmouth is currently hard surfaced in a mix of bound stone and scalping's. The small amount of movements associated with dwelling will in all likelihood have no effect on the surfacing to the access.

It was resolved not to comment on the application.

- vi. 14/02078/FUL Land At Brookmill, Hampton Wood
Proposal: Construction of stables, manege and temporary mobile home
It was resolved to object to the application – full details are attached to the minutes.

- vii. 14/02047/FUL The Hatch, Lyneal, SY12 0QF
Erection of a detached dwelling

It was resolved there were no objections to the application.

72/14 To receive nominations to the Communications Advisory Committee

It was resolved to appoint Cllrs Symes and Houghton MBE and the Clerk.

73/14 Policy Review

a. Standing Orders

It was resolved to re-adopt the Standing Orders.

b. Financial Regulations

It was resolved to re-adopt the Financial Regulations but review once the Clerk had attended training on the new Model Regulations.

c. Procedures for Dispensation in relation to Disclosable Pecuniary Interests

It was resolved to re-adopt the Procedures for Dispensation.

74/14 To appoint officers and representatives to the following outside bodies:

a. Shropshire Association of Local Councils

It was resolved to appoint Cllr Houghton MBE

b. Local Joint Committee

It was resolved to appoint Cllr Hamilton

c. Emergency Planning Officer

It was resolved to appoint Cllr Withington

d. Helicopter Noise Liaison Group

It was resolved to appoint Cllr Wright

e. Welshampton Parish Hall Management Committee

- It was resolved to appoint Cllrs Hamilton and Wright**
f. Wood Lane Quarry Liaison Group
It was resolved to appoint Cllr Withington

75/14 Member of Shropshire Council's Report

Cllr Williams reported on the recent meeting between the County's 3 MPs, representatives from Shropshire Council and the Parliamentary Under Secretary of State (Planning) Nick Boles MP.

76/14 Parish Clerk's Report:

a. Street Light Inspection

The report was noted and it was resolved to proceed with the repairs.

b. New Parish Council website and email

The Clerk advised the new email address (.gov.uk) was active. She would be working on the new website over the next few months.

77/14 Financial Matters:

a. Balances for Information

Noted and approved.

b. Outstanding accounts

The following accounts were approved for payment.

C Warner	£438.59
Broker Network Ltd	£609.05
Highline Electrical Ltd	£564.00
A Russon	£212.50

c. Renewal of Insurance Policy

It was resolved to renew the Policy with Aviva.

78/14 Parish Plan:

a. Refresh of the Parish Plan

It was agreed to defer discussion to the next meeting.

b. Meres and Mosses Landscape Partnership Scheme Projects

Spring Project – walking leaflets

It was agreed to defer discussion to the next meeting.

79/14 Councillor Reports:

Cllr Hamilton reported on changes to the format of the Local Joint Committee meetings. It was agreed a prepared report on the Parish would be given at the meeting.

Cllr Wright reported that one local volunteer was operating the NS Wheelers Ellesmere market day trip and extra help would be very welcome. It was agreed to raise the matter in the next newsletter.

80/14 Parish Matters:

b. Wood Lane Landfill Site

The Chair reported on that the noise heard in Colemere from Wood Lane Quarry had been tracked to a faulty generator exhaust.

81/14 Highways

a. Update

No issues were reported

82/14 Correspondence:

The following correspondence was noted:

- a. SALC Bulletins

83/14 Date of next meeting and to consider future agenda items:

Wednesday 25 June 2014

The Chair, Cllr Chris Symes, declared the meeting closed at 8.30pm.

Signed.....

Date.....