

Welshampton and Lyneal Parish Council

Minutes of the Council Meeting held on Wednesday 28 September 2016, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present

Councillors: Chairman - Chris Symes (Vice- Chair), Michael Dinsdale, Lawrence Houghton, Sarah Jefferies, Jennifer Wright

Clerk: Rebecca Turner

Members of the Public: Shropshire Councillor, 6 members of the public

308/16 Public Participation Period

A member of the public advised that application 16/03062/VAR, ref Land at Brookmill had been refused. He asked what will now happen about enforcement. It was agreed to ask Ian Kilby, SC Planning about the existing buildings there is no permission as they have now been refused permission. He reported that the generator and drainage are ongoing issues as is the siting of the sheds/quasi stables. It was reported that SC judge that the existing efforts to reduce noise from the generator are satisfactory. Another member of the public asked why the applicant had not had to provide viability for the business. as he had to with is agricultural business. It was noted that the applicant has 3 years to prove the success of her business and therefore 2017 is the earliest date when enforcement can take place.

At this point, Cllr. Dinsdale reported on a meeting he had attended with Ian Kilby regarding the planning process. The meeting was positive but unfortunately there are limited powers the planning authority has in respect of enforcement. Key points are:

- Once a developer receives the grant of permission it is final. The developer has until any time constraint or other conditions expire to complete that development. Without intervention from third parties. There is no right to appeal. Other issues such as noise, traffic, debris etc. may be referred to other agencies, police, council officers etc. In general, until the expiry of conditions, the permitted development is considered work in progress.
- Deviations and non-compliance from planning permissions are not criminal offences. An enforcement notice is a civil process which needs support from the courts if voluntary compliance does not occur. This can be a very protracted, costly process.
- Where a deviation pre-exists a planning permission, it will normally be allowed to remain until the time allotted for development expires.
- Objections must made to a development within the allotted timescale.

Where permission is refused a developer may re-apply any number of times and/or register planning appeal(s).

- The guidance used by planning authorities is the NPPF and the Local Development Plan. Developments that comply with these documents are generally approved and objectors should aim to demonstrate non-compliance.
- The authority for development construction standards is the building regulations inspectorate.

A representative of the Love of Colemere Facebook Group, Mr Hill, spoke regarding a letter he had sent to Shropshire Council about Colemere Countryside Heritage Site. He asked why car parking charges are being looked at. The Chair clarified that this is not the case and the site is SC owned and managed so the Parish Council has no jurisdiction to pursue imposing such charges in any event. Queries were also raised re signage concerning dogs; Mr Hill was complaining that signage asking dog owners to follow rules does not say “please” or “thank you”. The Chair said the Parish Council has no signage at Colemere. He acknowledged that the Parish Council has a sign regarding dogs at a field in Lyneal stating “no dogs are allowed”; this is because the landowner loans the area to the community for free, the Parish Council maintains it, and the landowner reserves the right to withdraw the facility at any time. Therefore the sign was erected to ensure the future use of the field.

309/16 Apologies for Absence

Received and accepted from Cllrs. Haydon, Richards, Standen and Withington

310/16 Minutes of the meeting of 24th August 2016

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

311/16 Disclosable Pecuniary Interests & Dispensation Requests

None declared and no dispensations being sought.

312/16 Shropshire Council Member’s Report

Cllr. Williams had sent his apologies.

313/16 Planning

a. Decisions Received – to note

i. 16/00488/REM - Proposed Residential Development Land West Of, Stocks Lane, Welshampton, Shropshire

Reserved matters pursuant to Outline permission reference 14/01723/OUT for the erection of 2 dwellings to include appearance, landscaping and scale (plot 1 only)

Decision: Grant Permission

ii. 16/00489/REM - Proposed Residential Development Land West Of, Stocks Lane, Welshampton, Shropshire - Reserved matters pursuant to Outline permission reference 14/01723/OUT for the erection of 2 dwellings to include appearance, landscaping and scale (Plot 2 only)

Decision: Grant Permission

b. New Applications Received – to consider response

None.

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

i. 16/03239/MAW – Wood Lane Quarry, Wood Lane, Ellesmere, SY12 0HY
Erection of a 5MW Combined Heat and Power Plant

Cllr. Dinsdale to attend SC Planning Committee, if required

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

i. 16/03062/VAR Land At Brookmill, Hampton Wood, Ellesmere, Shropshire
Variation of Condition No. 14 (for additional temporary Mobile Stables) attached 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

Decision: Refused

ii. 16/04168/FUL - Keepers Cottage, Ellesmere, Shropshire, SY12 0NF
Erection of single storey extension to the north west elevation

Resolved to make no comments

314/16 Clerk's Report

The Clerk reported that the broken grit box on Stocks Lane has been mended. The LED lights are on order and the lights on Stocks Lane has been repaired.

315/16 Financial Matters

a. Budget report and bank reconciliation

The reconciled balance on the September statement was £23156.54.

b. Income received – to note

- TSB - Interest for September - £0.55

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 August	29	DD	£303.35	£0.00	£303.35
TSB	Safe custody fees	30	SO	£7.50	£0.00	£7.50
EON	Electricity	31	DD	£48.29	£2.41	£50.70
R Turner	Expenses August	32	946	£25.30	£0.00	£25.30
Brierley Printers	Newsletter printing	33	947	£269.00	£15.00	£284.00
SALC	Good Councillors	34	948	£10.00	£0.00	£10.00

	Guide					
Peter Cartlidge	Phone box repairs	35	949	£325.00	£0.00	£325.00
Mazars	Audit	36	950	£200.00	£40.00	£240.00
HMRC	PAYE Q2	37	951	£226.80	£0.00	£226.80
Alan Russon	Grounds maintenance	38	952	£457.50	£0.00	£457.50

316/16 Councillors' Reports

Cllr. Wright to forward information on cost of installing broadband at the Parish Hall to the Clerk.

Cllr Houghton referred to the Connecting Shropshire Broadband Phase 2 consultation. It was his understanding that a supplier has bid to provide a service to properties in Colemere.

317/16 Parish Matters

a. Updates on matters previously reported

i. Colemere Countryside Heritage Site

A complaint from Mr Hill, who had spoken in the public session, was considered. The complaint was directed at Shropshire Council and copied to the Parish Council. It was resolved that the Parish Council would write affirming the facts from its perspective.

Mark Blount, of SC, had written outlining that on average of £9182 had been spent of Colemere over the last 3 years. This was money spent on the site and not taking into account any staff, management, legal costs etc. The clerk noted that this was less than a third of the figure quoted based on hecterage of the site.

ii. Noticeboards

It was agreed to seek quotes for a synthetic wood noticeboard for Lyneal that can hold 6 sheets of A4 and to find out what guarantee is offered.

iii. Colemere Camping and Caravan Site

The proprietors had written to the Clerk stating that the toilets are on the waiting list for removal and that they weren't aware that they were visible from the neighbour's property. They stated that privacy had been reduced as a digger, digging for the neighbours accidentally knocked a tree onto the fence thus creating a gap in the hedge. The proprietors intend to purchase more upstanding trees to plant alongside the existing Christmas trees but there is no intention of putting the toilets back there. The proprietors had written again to advise that they had informed SC Planning a while ago that they do not intend implementing the planning which was granted & therefor do not intend to pursue this route any further. They had informed Planning that they instead have elected to operate under the exempted laws of the Freedom Camping Organisation, with whom they are fully affiliated. Under this organisation they stated that they are legally allowed

to site 5 movable structures, Camping pods/ Shepherds huts/Gypsy caravans etc. It was agreed that the Clerk would investigate further as the council was not familiar with the rules of the Freedom Camping Organisation.

b. New parish matters

i. *Motocross near Lyneal Wharf*

This had been reported and the land is to be restored to its previous condition imminently.

ii. *Letter re blocked footpaths*

A member of the public had forwarded a report made to Shropshire Council re blocked footpaths. The Clerk would seek an update.

318/16 Parish Plan follow up

- i. Speeding – PC Crump not able to attend.

319/16 Correspondence

Noted as follows:

- a. SALC Info Bulletins
- b. SALC Town and Parish Forum Info
- c. Consultation on future “capping” of precept increases – resolved to object
- d. Shropshire Council proposed changes re planning applications – resolved to object to proposal to only offer online plans and charge for paper applications
- e. NHS Future Fit Updates – noted.

320/16 Date of future meeting and agenda items

Council Meeting – 26th October 2016.

PC Crump to be invited to the meeting.

Signed (Chairman).....

Dated.....