

# Welshampton and Lyneal Parish Council

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## Minutes of the Meeting of the Parish Council held on Wednesday 28 October 2015, at Welshampton Parish Hall, starting at 7pm

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### Formal Meeting

#### Present:

**Councillors:** Andrew Haydon (Chair), Lawrence Houghton MBE, Bob Richards, Martin Withington and Jennifer Wright.

**In attendance:** Paul Goulbourne and John Shone (Friends of Ellesmere Library), Ben Walker (Connecting Shropshire)

**Clerk:** Rebecca Turner

**Members of the Public:** 2

#### 127/15 Public Participation Period

##### (i) Broadband presentation

Ben Walker summarised the roll-out of high speed broadband in the parish. A copy of his full presentation is available on the Parish Council website. In summary, circa two thirds of premises in the parish are connected to live high speed cabinets or are programmed to get high speed broadband. It was noted that distance from the cabinet can affect the speed significantly and premises 2-2.5km away may actually get slower speeds than on a normal copper line. The following questions were raised:

*Q1. Does fibre broadband cost more & does Fibre to the Premise (FTTP) cost more than Fibre to the Cabinet (FTTC)?*

A1. The service charge varies depending on the provider. FTTP connection charges are often higher than those for FTTC.

*Q2. Will all premises get 2Mbps minimum beyond 2016?*

A2: Yes, potentially to a satellite broadband scheme. Concerns were raised about the cost of satellite broadband. It was confirmed that this also applies to premises outside the intervention area i.e. those on the Hanmer exchange.

##### (ii) Friends of Ellesmere Library presentation

Paul Goulbourne and John Shone outlined the options Shropshire Council are consulting on in regard to Ellesmere library. The Friends of the Library group has been formed to safeguard and enhance the library. The group's wish is for the library to remain in its present location with its existing opening hours, under new management. They said that there is unused upper floor space in the existing building and this could provide an income stream. The Friends were seeking the parish council's support.

**(iii) Other public session matters**

A representative of the applicant for 15/03746/FUL, a proposed replacement dwelling at Land North East Of Bank Farm, Breadon Heath spoke. He explained that the current house is a two up, two down which has been empty for over 20 years and has no mains water. It is circa 100 sqm and the application seeks to replace it with a 4 bedroom, two storey house of circa 150 sqm.

**128/15 Apologies for Absence**

Received from Cllrs. Jefferies, Standen and Symes.

**129/15 Minutes of the Meeting held on 23 September 2015**

It was resolved to accept the minutes and adopt them as a correct record.

**130/15 Disclosable Pecuniary Interests & Dispensation Requests**

Cllr. Houghton declared a pecuniary interest in Item 6b (vii), planning application 15/03559/FUL.

No dispensations were being sought.

**131/15 Shropshire Councillor's Report**

Cllr. Williams had sent his apologies.

**132/15 Planning**

***a. Decisions Received – to note***

- i. 15/02726/FUL 7 The Avenue, Lyneal, SY12 0QJ  
Erection of two storey extension following demolition of existing single storey  
**Decision: Grant Permission**
- ii. 15/02742/FUL 3 Mill Lane, Lyneal, SY12 0LE  
Erection of two storey side extension to include balcony; single storey rear extension; single storey side garden room and detached double garage  
**Decision: Grant Permission**
- iii. 15/03228/FUL Cherry House, Breadon Heath, Whitchurch, Shropshire, SY13 2LG  
Erection of a single storey oak framed garden room  
**Decision: Grant Permission**

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

- i. 14/04589/MAW Ellesmere Sand And Gravel, Spunhill, SY12 0HY  
Extension to Wood Lane Quarry  
**A liaison meeting had been held with TG and it was anticipated that a revised application would be submitted shortly.**
- 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  
**Correspondence received was noted. Cllr. Houghton reported that a brown tourist sign has been erected in a field opposite the site; the owner had previously been asked to remove similar signs. The clerk was asked to establish if permission is needed for the new sign and, if so, whether it has been obtained.**

- 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  
**There was no update on this application.**
- 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)  
**There was no update on this appeal.**
- 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  
**Councillors wished to defer consideration of this application (if necessary to an extraordinary meeting) because they first wanted to view Shropshire Council's highways comments which are not yet on the planning portal.**
- vi. 15/03746/FUL Land North East Of Bank Farm, Breadon Heath, Whitchurch, Shropshire  
Erection of detached dwelling and detached double garage following demolition of existing dwelling and barn  
**Councillors wished to defer consideration of this application (if necessary to an extraordinary meeting), to enable the policy context to be researched.**

*Cllr. Houghton left the room.*

- vii.15/03559/FUL Burberries, Colemere, Ellesmere, Shropshire, SY12 0QW  
Erection of a single storey rear extension  
**There were no objections to this application.**

*Cllr. Houghton returned to the room.*

**c. Planning applications received after the agenda was sent out**  
None.

### **133/15 Clerk's Report**

The clerk had been working on the newsletter which has now been posted. The clerk advised that it had been reported that the rail disaster commemoration stone has become overgrown. Pot holes at the entrance to Stocks Lane car park have been reported; the clerk was asked to obtain quotes for infilling them with gravel.

### **134/15 Financial Matters**

- a. Balances for Information** - the reconciled balance of £19578.70, as at 28 October, was noted.

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

Payee	Item	Ref	Chq. no	Net	VAT	Gross
R Turner	Locum fee	34	902	£322.70	£0.00	£322.70
A Russon	Highway maintenance	35	903	£360.00	£0.00	£360.00
EON	Electricity	33	DD	£48.29	£2.41	£50.70

**c. Bank Mandate – signing of revised mandate** –the mandate to add Cllr. Haydon as a signatory, remove Caroline Hamilton and change clerk details was duly signed.

**d. Set up of SO for Clerk's salary** – tax code awaited from HMRC and it was therefore agreed to defer this item.

#### 135/15 Parish Plan 2015

##### **a. Speeding Traffic – update**

It was reported that PC Crump had carried out some speed monitoring on the A495 2 weeks ago; it was agreed to ask for the results of this. The Safer Roads Partnership are going to assess the concerns raised, in order to recommend an approach to addressing speeding.

##### **b. Broadband – update**

Council was concerned about the significant gaps in broadband coverage in the parish. It was agreed that Cllr. Withington would draft a letter to MP Owen Paterson expressing the parish's concerns.

#### 136/15 Councillors Reports

Cllrs. Houghton and Withington reported on the Wood Lane Quarry Liaison Group meeting which they had attended with the clerk and Stuart Lawrence of Tudor Griffiths. An application for Phase IV of the Wood Lane site is anticipated shortly. The application is for a smaller area than previously anticipated. Cllrs. Houghton and Withington were concerned that the applicants propose to use a road crossing rather than transporting material under the road.

#### 137/15 Parish Matters

**a. Wood Lane Landfill site** – see update under 136/15

**b. Sharing of computer equipment** – the clerk was suggesting that the council share use of a laptop and office equipment with the other parish councils she is employed by. Council agreed to this subject to the council's date being held securely. The clerk noted that there is funding available to buy computer equipment and it was felt that it may be useful to purchase a printer.

**c. NHS Future Fit – Update** - preferred option has not yet been selected for consultation. Further updates on this are awaited

**d. Ellesmere Library consultation** –council wanted the library to remain in its current location with its current opening hours but potentially under new management and with income streams from the vacant upper floor space maximised. Cllr. Wright to attend the liaison meeting regarding the library.

#### 138/15 Highways Matters

Road closure notifications received were noted.

**139/15 Affordable Housing funds – update on funds available in the parish and to consider email from Carol Clarke**

At this point in time, the council did to wish to express a preference as to how affordable housing funds are used.

*It was resolved that pursuant to Schedule 12A, Local Government Act 1972 and pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, that the public and press be excluded for items 140/15 and 141/15 as they contain exempt information.*

**140/15 Clerk recruitment**

Approval of the clerk's contract was deferred as it had not yet been finalised.

**141/15 SALC advice in relation to correspondence received**

It was resolved to seek professional advice from SALC.

Signed.....

Date.....