

# Welshampton and Lyneal Parish Council

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## Minutes of the Council Meeting held on Wednesday 22<sup>nd</sup> February 2017, at Welshampton Parish Hall, starting at 7pm

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### Formal Meeting

#### *Present*

**Councillors:** Chairman - Andrew Haydon, Chris Symes, Michael Dinsdale, Lawrence Houghton, Sarah Jefferies, Bob Richards, Martin Withington, Jennifer Wright

**Clerk:** Rebecca Turner

**In Attendance:** Shropshire Councillor - Brian Williams

**Members of the public:** 3

#### **17/17 Apologies for absence**

It was resolved to accept apologies received from Cllr. Standen.

#### **18/17 Disclosable Pecuniary Interests &**

Cllrs. Jefferies and Richards declared a bias (non-pecuniary) interest in planning application 16/05017/REM, as neighbours to the site. No councillors had made a dispensation request.

#### **19/17 Dispensation Requests**

No dispensations were being sought.

#### **20/17 Public Participation Period**

The Clerk read out correspondence from a neighbour to 3 Virginia Villas, regarding her concerns with the revised application 17/00019/FUL; she was unable to attend the council meeting. She had commented that there are now two rear double extensions, rather than one large one, and that rear windows have been added. She had hoped that the two storey element would be moved to the side elevation because if it was in line with the existing rear gable, it would not have any detrimental impact on her property. She welcomed the scaling down of the rear single storey element of the extension. She had concerns regarding the detrimental impact of the proposal on the outlook and level of light from her kitchen and dining area.

A neighbour to Brookmill had received an update from the Planning Officer in regard to temporary buildings and the noise generator. It was his understanding

that Shropshire Council is considering taking steps to enforce this matter through the appropriate channels.

Cllr. Jefferies spoke re application 16/05017/REM to advise that the drainage issues which the council was concerned about appear to have been addressed and that the two properties at the front had been reduced in height but the overall design of the buildings remain the same so it was a matter for the other Councillors to decide if this was still an issue. Cllr. Richards expressed an ongoing concern regarding drainage in relation to this application.

## **21/17 Minutes of previous meeting**

It was **resolved** to approve the minutes of the Council meeting held on 25<sup>th</sup> January 2017 and they were duly signed by the chairman.

## **22/17 Shropshire Council Member's Report**

Cllr. Williams reported on a recent BT questionnaire regarding phone boxes. Councillor Williams said that it had come to his attention that following the speed limit changes on the B5063, a sign has been erected on the verge by the Lyneal Lane turning stating "Welcome to Balmer Heath". This would be replaced with a sign saying "Welcome to Hampton Bank".

## **23/17 Planning**

### ***a. Decisions Received – to note***

*i. 16/05731/FUL The White House, Rowe Lane, Welshampton, Ellesmere, SY12 0QD*

Erection of two storey side extension following demolition of existing  
**Permission Granted**

### ***b. Planning applications received***

*i. 17/00019/FUL - 3 Virginia Villas, Balmer, Welshampton, Ellesmere, Shropshire, SY12 0PP*

*Erection of part single part 2 storey rear extension following removal of existing outbuilding (amended plans)*

It was **resolved** to comment that having considered the amended plans, the PC has the following concerns about the impact of the property on 2 Virginia Villas:

- Overlooking/loss of privacy
- Loss of light, overshadowing/loss of sunlight.

It was therefore resolved to object to the application, unless the planning authority is satisfied that these are not material concerns.

### ***c. Applications/decisions received after agenda was sent out – for comment/info***

*i. 16/05017/REM - Land Adj. Old Shop Farm, Welshampton, Shropshire Reserved matters (Appearance, landscaping, layout and scale) pursuant to 14/01561/OUT for the erection of 7 dwellings (amended plans)*

It was **resolved** to object and make the following comments:

- The drawings show the plots fronting the main road as being reduced in scale and this is an improvement to the street scene perspective.
- The council remains concerned that the overall design of the properties on the development is too "urban" and not in keeping with the Village Design Statement.
- Drainage – concerns about the cumulative effect of this application and other developments on drainage and flooding the wider area, including sewage disposal and run-off. There are pre-existing drainage problems in the wider area and the council is concerned about this issue being made worse by further development.

Cllrs. Jefferies and Richards took no part in the vote.

#### **24/17 Local Plan Review**

In view of the deadline for commenting being before the next Council meeting, it was **resolved** to form a temporary Strategic Planning Committee to formulate the council's comments on the Partial Local Plan Review Strategic Issues and Options document. It was further resolved that the committee would have delegated powers to determine the council's response to the consultation and submit this response. The following members were appointed to the committee: Cllrs. Withington (Committee Chairman), Dinsdale, Houghton, Jefferies, Richards and Symes. The committee would first meet on 2<sup>nd</sup> March and thereafter as needed to determine the response to the consultation.

#### **25/17 Clerk's Report**

The Clerk reported that she had been finalising the newsletter.

#### **26/17 Financial Matters**

##### **a. Budget report and bank reconciliation**

The reconciled balance on the February statement (appended) was reported to be £18043.38.

**b. Outstanding accounts**– it was resolved to approve the following payments, including automated payments already made:

<b>Payee</b>	<b>Item</b>	<b>Ref</b>	<b>Chq. no</b>	<b>Net</b>	<b>VAT</b>	<b>Gross</b>
EON	Electricity	57	DD	£56.08	£2.08	£58.88
R Turner	Salary	58	SO	£303.35	£0.00	£303.35
R Turner	Expenses	59	961	£39.00	£0.00	£39.00

##### **c. Income received**

Interest (Feb) - £0.55

#### **27/17 Councillors' Reports**

Several councillors had attended the SALC North Shropshire Area Committee

meeting to hear about the Local Plan Review. This who had attended this meeting expressed concern that the process of preparing the Local Plan Review is not thorough and that this is partially due to lack of Shropshire Council budget and staff.

## **28/17 Parish Matters**

### **a. Updates on matters previously reported**

#### *i. Updates re land at Brookmill*

See public session minutes.

#### *ii. Wood Lane –crossing point signage*

It was noted that new signs been installed.

#### *iii. Meeting with Ian Kilby*

Date confirmed as being 15<sup>th</sup> March at 2pm. It was agreed that drainage should be raised as an issue of concern, in addition to Brookmill, enforcement matters and Wood Lane.

### **b. New parish matters**

#### *i. Broadband*

The council noted a report from Ben Walker of connecting Shropshire, which had been circulated as part of the newsletter. In summary, there was still a large number of premises in the parish which did not currently have planned provision and this was a matter of concern. It was noted that Connecting Shropshire are currently carrying out a tender exercise to seek providers for some of the properties which have no coverage.

#### *ii. Late consultation on further BT phone box removal*

The council had been notified late of a further consultation on removal of BT phone boxes in the parish in Lyneal and Welshampton. It was **resolved** to object to the removal of these boxes and ask that they be kept.

#### *iii. Street light maintenance*

The light opposite The Sun Inn had been repaired. The Clerk had also received a report that a light by the green island in Lyneal is not working. The Clerk was also asked to obtain the street light condition report for the site at 3 Mere View, Lyneal.

#### *iv. Reports of new matters- for info only*

- It was noted that the litter between Welshampton and Newton is currently very bad. It was agreed to find out when the last litter pick was done. Councillor Jefferies advised that she would be going out again and picking up some litter but that there are some areas which cannot be safely reached. It was further agreed to ask Sue Thomas, Community Action Officer, if it is possible to obtain litter picking claws from Shropshire

Council.

- It was agreed to ask David Gradwell to remove the “food in layby” signs on the Whitchurch end of the A495.

**29/17 Parish Plan follow up**

**Speeding**

The council noted an update on this matter from PC Crump, via email: *“I have had a reply from Safer Roads Partnership, who state that the check was done near to the Village Hall. Their equipment is covertly connected to existing Roadside Furniture, so is discreet, and does not use cables across the road. It is there 24 hours a day for at least a week, so will capture peak and off-peak times. They are still analysing this set of results, so I am sure they will let you know in due course. They also state that they have done checks in other parts of the Village over a period of time, and that the results show good compliance with the speed limits.”*

**30/17 Correspondence**

- a. SALC Info Bulletins – noted
- b. Map of SC maintained areas in the parish – noted
- c. Commemoration of WW1 – further actions needed
- d. SC changes to planning application process – noted
- e. Buckingham Palace garden party – noted that the council’s nomination had not been successful
- f. NHS Future Fit Updates - noted
- g. Letter confirming local connection status of Michael Jones – noted
- h. Parish conference on Tuesday 21 March – noted.
- i. Consultation on street trading policy – no comments

**31/17 Dates of future meetings and agenda items**

**Council Meeting – Wednesday 22<sup>nd</sup> March 2017** – Cllrs. Houghton, Withington and Wright gave their apologies in advance for this meeting.

**Wednesday 26 April 2017 – Annual Parish Meeting at 7pm, Council meeting at 7.30pm**

**Thursday 18 May 2017 – Annual Council Meeting, 7pm**

Signed (Chairman).....

Dated.....