

Welshampton and Lyneal Parish Council

Minutes of the Council Meeting held on Wednesday 23rd November 2016, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present

Councillors: Chairman – Andrew Haydon, Michael Dinsdale, Lawrence Houghton, Sarah Jefferies, Bob Richards, Mark Standen, Chris Symes, Jennifer Wright

Clerk: Rebecca Turner

Members of the Public: Shropshire Councillor Brian Williams and one member of the public

337/16 Presentation from Mark Blount re Colemere Countryside Heritage Site

Mark Blount had sent his apologies, due to illness.

338/16 Public Participation Period

The applicant for application 16/05017/REM, reserved matters application for housing development at Old Shop Farm, was present. He clarified that in relation to the plans submitted, he also owns the area edged in blue which is not part of the current planning application.

Cllr. Jefferies, a neighbour to the site, spoke in relation to the application. Whilst she welcomed this plot of land being improved, there were a number of issues with the plans which need to be addressed. She felt this application will set a precedent, especially if the surrounding land came forward for development, and this further increases the importance of getting this current development right. Cllr. Jefferies made the following further comments, as summarised below.

Design Issues

The proprieties proposed are not in keeping with the adopted Village Design Statement (VDS). This is a major concern as the proposed development is in the most historic part of the village, adjacent to two listed buildings, Hazel's Cottage and Old Shop Farm, which are a key part of the character of Welshampton. Cllr. Jefferies felt that all of the properties have an "urban" market town feel which is out of keeping with the design of existing properties in the village. Cllr. Jefferies was particularly concerned about the two plots which front the existing street scene. Cllr. Jefferies felt that the drawings have inadequate design detail and therefore the impact on the listed buildings cannot be fully assessed. She suggested that details such as finials, decorative barge boards, gable ends and dual

pitched porches could be used to integrate the properties more effectively with the architecture of the neighbouring properties. She cited a recent development, Penrhos Court, Whittington as an example of good practice. Cllr. Jefferies requested a street scene diagram to show how the plots relate to the listed buildings e.g. their relative heights. Cllr. Jefferies also felt that the wall treatment to the roadside was unclear. The applicant explained the plans further to clarify this point and this alleviated Cllr. Jefferies concerns re this specific issue.

Flooding concerns

Both Cllr. Richards (a neighbour at the rear of the site) and Cllr. Jefferies were concerned about the potential for the site to flood neighbouring land because the site is higher than the land around it. There are also pre-existing problems with the land being waterlogged in the winter months and water not draining away on Lyneal Lane. Cllr. Jefferies asked if features such as retaining walls could be used, for example where the land slopes towards her property, Ash Grove. The applicant stated that he would be willing to look at the slope of the gardens. He also said that the drainage system would incorporate soakaways on plots, to keep water within the area it falls initially. There would be overflow to the back field with drainage features such as french drains. Cllr. Richards said that this needs to include a system that directs water to a proper drainage system, to prevent waterlogging and overflow to Lyneal Lane and neighbouring properties.

339/16 Apologies for Absence

Received and accepted from Cllr. Withington.

340/16 Minutes:

(i) 26th October 2016

The draft minutes were amended to record that Cllr. Houghton was not present and to minute his apology for absence. Further to these amendments, it was resolved to approve and adopt the minutes. The amended minutes were duly signed as being a correct record.

341/16 Disclosable Pecuniary Interests & Dispensation Requests

Cllrs. Jefferies and Richards declared non-pecuniary (bias) interests in Item 7b (i), planning application 16/05017/REM as neighbours to the site. Cllr. Standen also declared a non-pecuniary (bias) interest in this item as he is a friend of the applicant. No dispensations were being sought.

342/16 Shropshire Council Member's Report

Cllr. Williams reported that Shropshire Council is reviewing how it prioritises road safety schemes (community concerns submitted by parishes). There are currently 84 requested schemes and funding for circa 10 schemes. Shropshire Council gives a weighting to all schemes, based on considerations such as safety, deliverability, economic issues, environmental issues, local support and accessibility. This framework needs to be modified to take into account the limited funding available.

343/16 Planning

a. Decisions Received – to note

i. 16/04818/OHL- Spunhill Farm, Whitemere, Ellesmere, SY12 OHX

To take a second underground supply from existing LV overhead line (retrospective)

Decision: No Objection OHL/Circular Notification

ii. 14/02219/VAR -Blackhurst Ford, Northwood, Shrewsbury, Shropshire, SY4 5NN

Removal of Condition 3 (bed and breakfast and holiday use) and Variation of Condition 2 (approved plans) attached to planning permission reference

10/04113/FUL - Conversion of redundant barn into a holiday let and Bed and Breakfast accommodation and associated alterations

Decision: Withdrawn

iii. 16/04168/FUL - Keepers Cottage, Ellesmere, Shropshire, SY12 ONF

Erection of single storey extension to the North West elevation

Decision: Grant Permission

iv. 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

Decision: Grant Permission

b. New Applications Received – to consider response

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

RESOLVED:

To object, on the basis of the following key concerns (Clerk to have delegated authority to draft and submit a detailed response):

- Not in keeping with the village vernacular, as outlined in the VDS
- Impact on listed buildings
- Drainage concerns
- Scale and relationship to the street scene unclear from the submitted drawings.

Councillors with a disclosed interest (see 341/16) did not vote on this item.

ii. 16/04707/FUL - Brook Mill Farm, Hampton Wood, Ellesmere, SY120NQ

Erection of extensions, alterations and improvements to existing dwelling

RESOLVED:

To make no comment.

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

None.

344/16 Clerk's Report

The Clerk said that the next newsletter would be published after the January meeting, to include the budget for 2017/18.

345/16 Financial Matters

a. Budget report and bank reconciliation

The reconciled balance on the November statement (appended) was £20745.03.

b. 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	42	SO	£303.35	£0.00	£303.35
EON	Electricity	43	DD	£56.08	£2.80	£58.88
R Turner	Expenses	44	954	£25.30	£0.00	£25.30
A Russon	Grounds maintenance	45	955	£245.00	£0.00	£245.00
Highline Electrical	Street light maintenance	46	956	£984.50	£196.90	£1181.40
Welshampton Parish Hall	S137 Grant broadband	47	957	£1014.72	£0.00	£1014.72

c. Income received

None.

346/16 Parish Matters

a. Updates on matters previously reported

i. Colemere Camping and Caravan Site

The Clerk was in the process of researching the Freedom Camping Organisation's rules and their implications for the planning permission at this site. Clerk to speak to the case officer, Alison Groom.

ii. Updates re land at Brookmill

A response from Ian Kilby, re action to be taken regarding the existing unlawful structures, was awaited.

iii. Footpath from Rowe Lane to bridleway

This has now been cleared.

iv. Phone box, Colemere

RESOLVED:

To object to its removal due to the poor mobile reception and its importance for emergency use, particularly given the number of visitors and the nearby Colemere Countryside Heritage Site.

v. Broadband grant to Parish Hall

Cllr. Wright had circulated a grant application with a quoted cost for installing broadband and two years' service charges of £1014.72. It was noted that this was a discounted rate and that the offer expired shortly so a decision needed to be made. Council had previously agreed in principle to issue a grant for this purpose.

RESOLVED:

To issue a S137 grant to Welshampton Parish Hall for the sum requested.

b. New parish matters

i. Flytipping, Stocks Lane

There had been a recurrence of fly tipping and this had been reported to Shropshire Council.

ii. Report of faulty street light, 3 Virginia Villas

The Clerk had asked the contractor to repair this light.

iii. Letter from Chris Hill, Friends of Colemere

Chris Hill had written urging the Parish Council not to support the introduction of car parking charges at Colemere Countryside Heritage Site. As Mark Blount had not attended to speak on this matter, consideration of Mr Hill's letter was deferred. Cllr. Williams suggested that the Parish Council look at taking on responsibility for Colemere as SC has no budget from April 2018. The Council made no comment in relation to this.

347/16 Parish Plan follow up

Speeding

The Clerk had obtained an approximate cost of £4000 per VAS sign from David Gradwell, SC Highways.

The Clerk reported that PC Crump has not supplied his promised report re speeding, despite several reminders. The Clerk was asked to investigate options for speed management, including fixed speed cameras.

348/16 Correspondence

- a. SALC Info Bulletins - noted
- b. SP Energy Network: North Shropshire Reinforcement Project Update – Cllr. Dinsdale to attend the next information event
- c. Connecting Shropshire – outcome of State Aid consultation – noted that some areas of the parish still have no coverage but a company may be interested in providing coverage. Maps showing current/planned coverage can be downloaded from www.connectingshropshire.co.uk
- d. Town and Parish Council Forum meeting – minutes awaited from SC
- e. Shropshire Housing Group Annual Report – noted
- f. Public Open Space Review – Clerk to email paperwork again for review.
- g. Local Plan Sustainability Appraisal Scoping Report – no comments.

349/16 Date of future meeting and agenda items

Council Meeting – Thursday 15th December 2016.

Mark Blount to be invited to attend the January meeting.

RESOLVED:

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 during discussions of the following items, as they concern commercial matters (350/16) and matters relating to an individual (351/16).

350/16 Lyneal noticeboard quotes

The quotes were considered. It was felt that addressing speeding was a higher priority at present. The Council therefore decided to not replace the board at the present time.

351/16 Clerk's annual appraisal and salary review

The Clerk left the room whilst this matter was considered. It was agreed that the Chairman would give feedback to the Clerk after the meeting.

Signed (Chairman).....

Dated.....