

Welshampton and Lyneal Parish Council

Minutes of the Council Meeting held on Wednesday 26th April 2017, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present

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

Clerk: Rebecca Turner

In Attendance: Shropshire Councillor - Brian Williams

Members of the public: 4

47/17 Apologies for absence

It was resolved to accept apologies received from Cllrs. Dinsdale and Standen.

48/17 Disclosable Pecuniary Interests

None.

49/17 Dispensation Requests

No dispensations were being sought.

50/17 Public Participation Period

A member of the public spoke in relation to an ongoing enforcement matter at Brookmill. He enquired as to whether a scheduled meeting between the parish council and Ian Kilby had happened. He was advised that the enforcement officer had reviewed the enforcement notice on noise and temporary buildings and this notice had expired on Good Friday had not been complied with. It was agreed that the parish council would write and ask for an update on the enforcement notice. At the meeting with Ian Kilby, it had been confirmed that Shropshire Council would take court action if necessary.

A further member of the public spoke in relation to a planning application at Northwood Grove. He explained that there has been confusion over which parish the application sits in. The member of the public had lodged an objection in relation to the application for several reasons. He was concerned that this was a company application, Otis Eventing and that they were not a local company and the financial status of the company on Companies' House shows them as having liabilities higher than their assets. He was therefore worried about potential for

the facility to fall into disrepair etc, particularly in the absence of a business plan. He was also concerned about the potential for a traffic generation as the barn was to house 10 horses and this can result in horses being in part ownership, therefore increasing volume of traffic. He was also concerned about eventing lorries and traffic at early and late times of day. These concerns were particularly paramount given that these lanes to the site are narrow. The member of the public was also concerned that there has been no topographical site survey and no lighting plan has been provided with the application. Management of the muck heap and waste water is also not dealt with in the planning application.

A further member of the public spoke in relation to the planning application at Corner Farm. She believed there is now a new access planned on to Rowe Lane. It was her understanding that should be no exits onto this lane. She also believed that foot and mouth cows may have been buried in the area near to where the proposed car park is planned. The lady's house was a neighbour to the proposed visitor centre and she was concerned about loss of privacy and also lack of clarity over the opening and closing times.

51/17 Minutes of previous meeting

It was **resolved** to approve the minutes of the Council meeting held on 22nd March 2017 and they were duly signed by the chairman.

52/17 Strategic Planning Committee

The Strategic Planning Committee members **resolved** to approve the minutes of the meeting held on 15th March 2017 and they were duly signed by the chairman and noted by the council.

53/17 Shropshire Council Member's Report

Cllr. Williams reported that Shropshire Council's Street Scene team have been nominated for an award in the Municipal Journal. The council has also been nominated for an award in the community engagement in adult social care services and e-brokerage categories of the same journal.

54/17 Planning

a. Decisions Received – to note

i. 16/05544/FUL - Lyneal Mill Farm, Lyneal, Ellesmere, Shropshire, SY12 0LE - Renovation, conversion and extension of outbuilding to create one holiday let property

Grant Permission

ii. 17/00306/FUL - Peacock House, Lyneal, Ellesmere, Shropshire, SY12 0LF - Application under Section 73a of the Town & Country Planning Act for the erection of a double garage/agricultural store

Grant Permission

b. Planning applications received – requiring comment

i. 17/01768/FUL - Corner Farm, Welshampton, Ellesmere, Shropshire, SY12 0QA - Conversion of part of the range of traditional agricultural buildings to form a farm shop with a cafe/restaurant, a visitor centre and a caravan park with washroom

facilities, associated drainage and access and conversion of part of the range of traditional agricultural buildings to be converted to form a single dwelling

Councillor Williams advised that it is his understanding that this is the same as the application previously submitted in relation to this site. It was RESOLVED to comment that the parish council's comments on the previous application still stand, subject to a satisfactory environmental assessment having been submitted with this application.

ii. 16/05501/MAW - Wood Lane Quarry, Ellesmere, Shropshire, SY12 0HY
Erection of 7 x 995 kW Biomass Plant
No update at the present time.

ii. 17/01048/FUL - Northwood Grove, Northwood, Ellesmere, Shropshire, SY12 0NF - Erection of a Building, Manege, Associated Hardstanding, Access, associated Infrastructure and Change of Use of Land to Equine
It was RESOLVED to object due to concerns re the following issues:

- 1) Lighting**
- 2) Landscape impact**
- 3) Lack of a business plan – negative experience of applications in the parish for similar businesses where lack of a business plan has led to numerous adverse impacts.**

55/17 Clerk's Report

The Clerk gave a brief report. She tendered her resignation from the post of Clerk and advised that she was able to continue in post until no later than the end of May. It was agreed to advertise the post with the previous job advert, with a closing date of 21st May. It was also agreed to ask Carole Warner if she may be able to act as locum clerk if required.

56/17 Financial Matters

a. Budget report and bank reconciliation

No statement as the end of year accounts are in the process of being reconciled.

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

Payee	Item	Ref	Chq. no	Net	VAT	Gross
EON	Electricity	1	DD1	£56.08	£2.80	£58.88
A Russon	Grounds maintenance	2	68	£185.00	£0.00	£185.00
Brierley Printers	Newsletter	3	69	£229.00	£0.00	£229.00
R Turner	Expenses	4	70	£73.90	£0.00	£73.90
Welshampton	Room hire	5	71	£140.00	£0.00	£140.00

Parish Hall						
SALC	Subs	6	72	£338.43	£0.00	£338.43
Silver Marbles	Storage	7	73	£20.00	£4.00	£24.00

c. Income received

Interest (Apr) - £0.57

57/17 Councillors' Reports

Councillor Wright reported that the Parish Hall is in need of new committee members and that there are seats for 2 council representatives. It was agreed that this would be published in the next newsletter and on the website.

58/17 Parish Matters

a. Updates on matters previously reported

i. Litter on roads

SC are arranging for this to be addressed.

b. New parish matters

i. Car park, Stocks Lane

It was noted that the car park has numerous potholes in it. It was agreed to ask Alan Russon to provide a quote to fill in the holes.

59/17 Parish Plan follow up

Speeding

The clerk tabled quotations received for the VAS signs. It was agreed to seek two more quotes and ask the Safer Roads Partnership where to put the signs. Data on speeding was also awaited.

60/17 Correspondence

Noted as follows

- a. SALC Info Bulletins
- b. Economic Strategy
- c. Housing White Paper
- d. Town and Parish Council Forum updates
- e. Ellesmere LJC Planning meeting – change of date
- f. Outdoor Partnerships survey result

61/17 Dates of future meetings and agenda items

Thursday 18 May 2017 – Annual Council Meeting, 7pm
Recruitment of clerk

Signed (Chairman).....

Dated.....