

# Welshampton and Lyneal Parish Council

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## Minutes of the Meeting of the Parish Council held on Wednesday 12 July 2017, at Welshampton Parish Hall, starting at 7pm

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### Formal Meeting

#### Present:

Councillors: Michael Dinsdale (Chair), Sarah Jefferies, Lawrence Houghton MBE,  
Sheila Stringer (following co-option), Chris Symes and Martin Withington  
Shropshire Councillor: Brian Williams  
Clerk: Carole Warner.  
Members of the Public: 3

#### 95/17 Public Participation Period

A resident spoke in objection to the planning application at Land at Brookmill and gave the background to previous related applications. He reminded Councillors of the enforcement notices issued to the development and the refusal by Shropshire Council of the previous application to vary conditions.

A resident spoke in connection with the application at Northwood Grove. She had noticed the Parish Council had objected to the application and wished to explain a few details. The resident advised the competition yard would operate March to October, there would only be 10 horses stabled, feed and bedding are delivered once a month, no lights would be installed on the ménage and the barn would be built into the ground. The resident confirmed no business plan had been submitted.

Mrs Shelia Stringer spoke in support of her application to be co-opted as Parish Councillor. She confirmed she met the criteria required to hold the position.

#### 96/17 Apologies for absence:

Cllr Andrew Haydon (accepted).

#### 97/17 Minutes:

The minutes of the Meeting held on 14 June 2017 were approved and signed.

#### 98/17 Disclosable Pecuniary Interests

- a. Members were reminded that they are required to leave the room during the discussion and voting on matters in which they have a Disclosable Pecuniary Interest, whether or not the Interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.
- b. To consider any requests for Dispensation**  
None
- c. **Members were reminded that they are required to declare any acceptance of gifts and hospitality.**

#### 99/17 Co-option of Parish Councillors for Welshampton Ward

- a. To confirm co-option procedures**

It was agreed normal voting procedures would be followed.

**b. To consider co-option of Parish Councillor**

**It was resolved to co-opt Mrs Sheila Stringer as Councillor for Welshampton Ward.**

***Mrs Stringer signed the Declaration of Acceptance of Office and joined the meeting.***

**100/17 Shropshire Council Member's Report**

Shropshire Councillor Williams reported on the recent announcement that Airband Community Internet Ltd will be Shropshire Council's delivery partner for the next phase of Shropshire Council's superfast broadband programme.

**101/17 Planning**

**a. Decisions Received: to note**

- i. 17/01903/FUL Cheyne Walk, Lyneal Lane, Lyneal, SY12 0QQ  
Erection of single storey extension to rear elevation  
Decision: Grant Permission
- ii. 17/02261/OUT Proposed Dwelling Adjacent Marcher House, Lyneal  
Outline application for the erection of a single new dwelling and the demolition of existing stables and outbuildings to include access.  
Decision: Grant Permission

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

- i. 17/02279/REM Proposed Dwelling South East Of Brownlow Cottage, Welshampton  
Reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission 14/05656/OUT for the erection of a detached dwelling  
**It was resolved to object to the application due to the lack of information identified by specialist consultees (Highways, Ecology and Drainage). It would be requested the Council be re-consulted once the requested information had been received.**
- ii. 17/02540/FUL Land Adj Brookfields, Lyneal, SY12 0LF  
Erection of a detached local needs dwelling with garage  
**It was resolved there were no objections to the application.**
- iii. 17/02556/VAR Land At Brookmill, Hampton Wood, Ellesmere  
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.  
**It was resolved to object to the application. The Clerk was requested to review the objection to the previous variation application and respond accordingly.**
- iv. 17/02294/REM Brownlow Cottage Welshampton  
Approval of reserved matters (layout, scale, appearance and landscaping) pursuant to 15/01305/OUT erection of 2 detached dwellings with garages to include means of access (*re-consultation*)  
**It was resolved to object to the application and disappointment was expressed that the request to move the bin collection area to along the drive had not been implemented. Concerns were also noted that the existing post and rail fencing along the drive to The Gables (called Stables on plan) and its extension along the site boundary had been removed on the revised plan. The objection would be**

reviewed if the bin collection area be moved and the retention and extension of a boundary fence be made conditional on any planning consent.

***c. Shropshire Local Plan Review***

The Clerk updated Councillors on the latest position with the Review.

It was agreed that consultation with the community should take place later in the year when Shropshire Council's Preferred Options were published

***d. Drainage implications on future development***

General discussion took place regarding drainage in Welshampton village and surrounding area.

It was agreed that the Clerk would investigate how the concerns of Welshampton residents could be addressed and how this would impact on Shropshire Council's Local Plan.

***e. Meres and Mosses Nature Improvement Area: Planning Advice Notes***

It was agreed that the Notes should be reviewed and used when responding to planning applications. The Notes would be placed on the Council's website.

**102/17 Parish Clerk's Report**

***a. Local Council Award Scheme***

It was agreed to work towards the Quality Standard.

***b. Newsletter***

Additional content and the inclusion of the Annual Report was discussed and agreed.

***c. Social Media***

It was agreed to investigate the use of Social Media and its impact on the Clerk's workload.

***c. SALC Meeting 19 June 2017***

The Clerk updated members on the meeting.

***d. Town and Parish Forum***

The Clerk updated members on the meeting.

**103/17 Financial Matters:**

***a. Balances for information***

Noted

***b. Outstanding accounts***

The following accounts were approved:

C Warner	£814.75
HMRC	£153.00
Wem Rural PC	£158.06
Foto Source Ltd	£25.30

***c. CIL and Neighbourhood Fund***

The Guidelines for the use of Neighbourhood Funds were noted and the Chair would sign the Notification of Requirements in due course.

***d. Notice boards at Welshampton Village Hall and Lyneal***

It was agreed to purchase a new noticeboard for the Parish Council at the Village Hall.

#### **104/17 Parish Plan**

**The Monitoring Report was reviewed and it was agreed that due to the Local Plan Review work would concentrate on the theme Housing and Commercial Development.**

#### **105/17 Councillor Reports**

None

#### **106/17 Parish Matters**

##### ***a. Stocks Lane Car Park repairs***

The Clerk advised John Dickin would carry out repairs to the Car Park during the School's summer holidays. Discussions on longer term repairs were continuing.

##### ***b. Tudor Griffiths Ltd, Wood Lane***

The Clerk advised a meeting of the Wood Land Liaison Group was set for 27 July 2017. General discussion on topics for the meeting took place.

#### **107/17 Highways**

##### ***a. Traffic Calming Measures***

The Clerk advised that Shropshire Council would be carrying out monitoring along the B5063 as part of the implementation of the speed restrictions. However, reports had been received of damage to vehicles and to an electricity pole. The Clerk would request monitoring to take place by Shropshire Council earlier than planned.

##### ***b. Community Concerns***

**It was agreed to re-submit the following concerns as they had not been successful in obtaining funding for this financial year's Capital Funding under Shropshire Council's Road Safety Policy.**

- 1. Spunhill junction onto A528**
- 2. Junction of A495/A528**

#### **108/17 Consultation**

##### ***a. Shropshire Council Review of the Countryside Access Strategy***

Noted but no response to be submitted

##### ***b. West Mercia Fire Governance Consultation***

**It was agreed to object to the proposal and question the qualification of the Police and Crime Commissioner to take on governance of local fire services.**

#### **109/17 Date of future meeting and to consider agenda items: 9 August 2017**

The Chair, Cllr Mike Dinsdale, declared the meeting closed at 9.30pm.

Signed.....

Date.....