

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday 13 December 2017, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present:

Councillors: Andrew Haydon (Chair), Michael Dinsdale, Lawrence Houghton MBE, Sarah Jefferies, Chris Symes, Guy Wellsbury and Martin Withington.

Shropshire Councillor Brian Williams

Clerk: Carole Warner.

Members of the Public: 3

177/17 Public Participation Period

A resident spoke in connection with drainage and poor passing places on the lane from B5063 to Lyneal. There was a need for researching into the cause of the drainage issues. With planning permission granted for more houses in Lyneal traffic along the lane could increase. Cllr Williams spoke on behalf of Shropshire Council and offered to help review the situation if the Parish Council supported the request for a formal survey.

A resident spoke in connection with item 7. He believed there had been sufficient development in Welshampton which was a small village and believed the planning designation of the village should be Countryside.

178/17 Apologies for absence:

Cllr Sheila Stringer (accepted).

179/17 Minutes:

The minutes of the Meeting held on 8 November 2017 were approved and signed.

180/17 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.**

It was resolved to bring forward agenda items 7 and 14b

181/17 Parish Meeting 6 December 2017

a. General feedback

The Clerk advised a number of emails had been received both in support and against changing the planning designation from its current status of Community Cluster to Countryside. Councillors outlined the feedback they had received:

Cllr Symes considered it disappointing that only 3 Lyneal residents had attended the Parish Meeting but when he had spoken to residents the response was they had trust in the Parish Council's decisions. In summary, landowners wanted the opportunity to develop, non-landowners did not.

Cllr Dinsdale reported the residents he had spoken to overwhelmingly wanted Countryside status. Cllr Wellsbury thanked Councillors for the presentations at the Parish Meeting. He did not agree with a comment made at the meeting that the Parish would lose investment in services if it did not take development. He believed Welshampton needed a period of consolidation. There was still 2 years left as Community Cluster status. He wished Welshampton to be Countryside.

Cllr Symes advised Lyneal preferred a development boundary to control development. It was noted that during the period of a lack of a 5 year land supply there had been no speculative development in Lyneal, possibly due to the lack of services and therefore sustainable development could not be proved. He did not agree that with no development the village would stagnate or make services worse.

Cllr Jefferies believed the proposed planning criteria for Community Clusters did not offer any control due to the lack of development boundary. It was apparent that there was no control over the number of sites that could be developed during the plan period. There was the distinct fear of building creep. The consultation carried out for the SAMDev planning policies had been well supported but the number of houses agreed for the current period had been exceeded.

Cllr Dinsdale considered the status should be Countryside but if the community wished for development at a later stage he would assist in preparing a Neighbourhood Plan.

b. *Future development in the Parish*

Following discussion regarding the response to the consultation it was resolved, by majority vote, to have the planning status of Countryside for the next Planning Period up to 2036.

c. *Foul water systems in Welshampton village*

It was resolved due to a lack of attendance at the Parish Meeting to update residents in the February newsletter.

182/17 Lyneal Lane from B5063

General discussion took place regarding the drainage problems and lack of designed passing places.

Cllr Williams agreed to review the lane and report back.

It was resolved to support the request for Highways to carry out an inspection of the whole lane.

Cllr Jefferies left the meeting.

183/17 Shropshire Council Member's Report

Cllr Williams reported on the criticism being received following reports of Shropshire Council's intention to increase car parking charges, investing in shopping centres, developing the North West relief road and re-development of Shirehall.

184/17 Planning

a. *Decisions Received: noted*

- i. 17/04505/FUL Land Adjacent To Hawthorne House, Welshampton, SY12 0NP
Change of use from agricultural to equine and formation of single track and reed bed drainage system
Decision: Refuse
- ii. 17/03654/FUL Proposed Residential Development Land West Of, Stocks Lane, Welshampton
Erection of 1No dwelling and detached double garage, formation of vehicular access and installation of package treatment plant
Decision: Grant Permission
- iii. 17/03894/LBC Old Hall Farm, Breadon Heath, Whitchurch, SY13 2LF
Elevation alterations to include revised window design; gable end alteration; addition of boarding, doors and windows; alterations to sun room fenestration; internal re-

configuration - modifications to previously approved 16/04696/LBC
Decision: Grant Permission

b. Applications Received: to consider response

- i. 17/05207/FUL Orchard View, Welshampton, Shropshire, SY12 0PH
Erection of a detached dwelling

It was resolved there were no objections to the application. The Council had sympathy with the concerns of the existing neighbours and hoped all parties would work together to seek a satisfactory resolution.

- ii. 17/05597/FUL Northwood Grove, Northwood SY12 0NF
Construction of a Horse Walker

It was resolved there were no objections to the application.

185/17 Parish Clerk's Report

a. Newsletter

The Clerk advised the newsletter under the new production company had been well received.

b. Local Council Award Scheme

The Clerk advised the Council would appear before the Accreditation Panel in early January.

186/17 Financial Matters:

a. Balances for information

Noted

b. Outstanding accounts

The following accounts were approved:

C Warner	£697.61
HMRC	£333.00
The Right Sort Mailing Co Ltd	£150.29
Wem Rural PC	£54.00
Highline Electrical Ltd	£143.40
A Russon	£225.00
M Adams	£36.00

c. Bank Reconciliation

Cllr Houghton MBE reported he had agreed and signed the bank reconciliation

d. Street Light Upgrade Project

It was resolved to accept the quote from Highline Electrical Ltd dated 22 November 2017.

e. Budget 2018/19

General discussion took place.

187/17 Place Plan Review

The following infrastructure requirements were agreed:

Broadband

Mobile Phone

Mains foul water provision in Welshampton

Additional place provision and improvements to Welshampton C of E Primary School

Improvements to Welshampton Pre-School

Pedestrian Crossing along A495

Improvements to passing places on country lanes

Improvements and maintenance to Rights of Way infrastructure

Improvements to Parish Hall and Car Park

Maintenance of Village Car Park

Street light LED upgrade

Provision of street furniture (settlement signs and seats)

188/17 Parish Action Plan

a. Review

It was agreed to explore holding a special commemoration service/event to mark the end of World War 1 during 2018.

b. Lyneal Notice Board

The Clerk advised she was now seeking an alternative supplier.

189/17 Councillor Reports

Cllrs Dinsdale, Haydon and Wellsbury reported they had attended Councillor Training in Wem and that it had been very beneficial.

Cllr Williams reported on the recent Local Joint Committee meeting and that Youth Service funding was being withdrawn by Shropshire Council.

Cllr Dinsdale reported on the problems encountered by the Parish Hall Management Committee with bar facilities which had led to bookings being cancelled.

190/17 Parish Matters

a. Tumulus

Further enquiries into identifying the landowner would be made.

b. Community Payback Scheme

The scheme was noted but could be of more interest to the Parish Hall Management Committee

c. Balmer Phone Box

Suggested uses were noted but to make the most of the Box research into moving it to a more suitable location would be required.

d. Parish Emergency Plan

Cllr Withington agreed to review and present the Plan at the January meeting.

e. Street Naming

It was noted the suggested name had come forward too late. It would be of help to consider names for new developments prior to being asked by Shropshire Council.

f. Broadband in the Parish

Cllr Houghton MBE reported that the scheme to provide superfast Broadband to Colemere had stalled due to lack of finance. He had been in discussions with Connection Shropshire. Cllr Williams agreed to take up the problem with Chris Taylor. If no satisfactory response was received it was agreed to enlist the help of Rt Hon Owen Paterson MP.

The following was advised:

g. Road Sweeping along Spunhill Lane

An incident of the road sweeper reversing onto the lane was noted. It was agreed that if this occurred again it would be reported to Tudor Griffiths Ltd.

h. Hedge Clippings

Cllr Withington reported on a conversation with a local contractor.

191/17 Highways

a. The Avenue, Colemere

The Clerk advised she would chase this repair in the new financial year.

b. Speed Enforcement in Welshampton

It was noted that enforcement was only taking place at the east side of the village as this was the programme agreed by the Safer Roads Partnership. The Clerk agreed to respond to the resident.

192/17 Date of future meeting and to consider agenda items: 10 January 2018

The Chair, Cllr Andrew Haydon, declared the meeting closed at 9.05pm.

Signed..... Date.....