

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday 5 February 2020, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present:

Councillors: Andrew Haydon (Chair), Michael Dinsdale, Lawrence Houghton MBE, Sarah Jefferies, Sheila Stringer, Chris Symes and Guy Wellsbury.
Shropshire Councillor Brian Williams
Clerk: Carole Warner.
Members of the Public: None

15/20 Public Participation Period

None.

16/20 Apologies for absence:

Cllr Martin Withington (accepted)

17/20 Minutes:

The minutes of the Meeting held on 8 January 2020 were approved and signed.

18/20 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.**

19/20 Shropshire Council Member's Report

Cllr Williams reported that a new reporting system, 'My Shropshire' was to be available before the new financial year. This would help pinpoint where highway repairs were needed. Councillors voiced some concerns that this would not improve the poor service with repairs currently being experienced.

20/20 Planning

- a. **Decisions Received: none**
- b. **Applications Received:**
 - i. 20/00250/FUL Proposed Nursery To The West Of, Stocks Lane, Welshampton
Erection of children's nursery building to include roof mounted solar panels; formation of vehicular access with visibility splay and highway widening; formation of car parking area; pedestrian link; outdoor learning area; installation of package treatment plant and all associated works

Clerk: Carole Warner,
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It was resolved that the application be supported. It was noted that the proposal is outside the current development boundary, but it is not a residential proposal. The Council agreed with the Planning Officer that existing businesses and essential community facilities should be supported.

The Council's concerns regarding the capacity of land in and around the village to cope with treated foul water and surface drainage of existing development are well documented. This issue is included in the Ellesmere Place Plan as a 'Priority A' project. The Council therefore requested these concerns are considered when drainage systems are designed and approved. In addition, it was noted that other development applications in the vicinity of the site were within Natural England's Impact Risk Zones (IRZ). The Council requested SC Ecology Team reviews the site against the IRZ and confirms whether any additional considerations to the drainage system design are required.

- ii. 20/00356/FUL The Anvil, Lyneal, SY12 0LF
Erection of a ground floor link extension, demolition and rebuilding of existing two-storey structure and carport

It was resolved that the following comments be submitted: The Council supported the principle that the proposal should retain the historical character and integrity of the non-designated heritage asset and therefore the Conservation Officer's recommendations would be key in the determination of this application. From the plans submitted it appeared to be over-development of the site. The proposal should be in keeping with the character of the hamlet of Lyneal.

c. Applications to consider outside the Parish:

- i. 19/05445/REM Proposed Development Land To The South Of Canal Way, Ellesmere
Residential Development of 99 Dwellings including Associated Access via Canal Way, Landscaping and Flood Mitigation Works (Phase 1 of Application 14/04047/OUT)

It was agreed to defer discussion until Councillor Reports.

21/20 Parish Clerk's Report

a. Community Service Award 2020

The Clerk advised nominations had been received.

b. Annual Parish Meeting

It was agreed to hold this prior to the April Parish Council meeting.

c. Newsletter

The Clerk advised this would be published in February.

d. Website upgrade

The Clerk advised the required upgrade had been completed.

e. Ellesmere Place Plan

The Council's entries in the Place Plan were noted.

f. Assets of Community Value

It was agreed to re-nominate The Sun as an Asset of Community Value.

22/20 Financial Matters:

a. Balances for information

Noted

b. Outstanding accounts

The following account was approved:

C Warner	£888.08
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23/20 Parish Action Plan 2019/20

a. Updates

Noted and amendments agreed.

b. 'Lest we forget' sales

The Clerk reported that approximately 15 books were still to be sold.

c. Calming measures in Welshampton

The Clerk advised she had been successful in gaining a grant towards traffic calming measures from the Police and Crime Commissioner. She would liaise with Shropshire Council.

24/20 Councillor Reports

Cllr Jefferies reported on the 'Vision for Ellesmere' event she had attended. Concerns had been raised that the current level of service infrastructure (schools, doctors' surgery) did not have the capacity to cope with the level of development expected.

It was agreed to consider the following planning application which was outside the Parish:

19/05445/REM Proposed Development Land To The South Of Canal Way, Ellesmere

Residential Development of 99 Dwellings including Associated Access via Canal Way, Landscaping and Flood Mitigation Works (Phase 1 of Application 14/04047/OUT)

The following comments were to be submitted. The Council supported the comments made by Ellesmere Town Council and Ellesmere Rural Parish Council regarding access to the site through a link road from A495 so to avoid congestion in the town. The Council recommends development of key infrastructure, doctor surgery, schools, flooding mitigation measures etc, at the same time as the residential development in order to support the increase of population.

25/20 Parish Matters

The following was advised:

a. Hedges at Colemere

Cllr Houghton reported that the Colemere boundary hedges required cutting back.

b. Litter Picks

Cllr Jefferies suggested Councillors may wish to organise litter picks in the spring.

26/20 Highways

The following was advised:

a. Lane from B5063 to Lyneal

Cllr Symes advised he had corresponded with Shropshire Council regarding the outstanding works and was awaiting a reply.

b. General maintenance

The Clerk advised she had contacted the contractor who had installed the white village gates about cleaning the gates and other general maintenance. She was preparing a list of tasks for consideration.

27/20 Date of future meeting and to consider agenda items: 11 March 2020

The Chair, Cllr Haydon, declared the meeting closed at 8.05pm.

Signed.....

Date.....