

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Thursday 13 January 2022, at Welshampton Parish Hall, starting at 7pm

Formal Meeting

Present:

Councillors: Cllr Michael Dinsdale (Chair), Karen Bland, Andrew Haydon, Kathryn Holland, Lawrence Houghton MBE, Sheila Stringer, Chris Symes, Guy Wellsbury and Martin Withington
Clerk: Carole Warner.
Members of the Public: 3

01/22 Public Participation Period

Cllr Symes arrived during this item.

A resident wished to make observations about the recent planning decision at Hawthorn Paddock. It had been a shameful decision of Shropshire Council, but the decision could have been to grant permanent permission. He pointed out that the final decision notice was not correct. He wished to have clarification of the date of the permission. The resident explained the majority of residents were confused and had 2 questions: What was the Parish Council doing about the decision and when are they going to act? He also asked about the legal process to amend the incorrect decision notice and who will follow this up? He asked whether the Parish Council would include an explanation in the Council's newsletter.

The Clerk explained that the Council received the following from Tracy Darke, Assistant Director Economy and Place: The decision notice was unable to be revoked as the scheme is to regularise the situation. Equally we cannot re-issue a decision notice. However, the decision reached by committee was very clear and well documented and although there is a conflict between condition 1 and 11, it is very clear that the decision was for one year. We will be writing to the applicants agent to reinforce that and of course will consider enforcement action after a year if the use still continues (obviously we cannot prevent the applicant submitting any further applications to extend the period and that will have to be assessed in the usual way).

The Clerk advised she did not consider it appropriate for the Parish Council to explain Shropshire Council's decision in the newsletter but the Local Member of Shropshire Council itself may wish to comment.

The Chair outlined some aspects of the Planning Committee meeting which was available to view on YouTube.

The Chair thanked the residents for attending and expressing their concerns.

Cllr Wellsbury warned the residents that enforcement actions took a significant time to process. This area of Shropshire Council was very poor.

02/22 Apologies for absence:

Shropshire Councillor Brian Williams

Clerk: Carole Warner,
Orchard Cottage,
Rowe Lane,
Welshampton,
Ellesmere, SY12 0QB
Tel.01948 710672
email: clerk@welshamptonandlyneal-pc.gov.uk



03/22 Minutes:

The minutes of the Meeting held on 8 December 2021 were approved and signed following the amendment in minute 181/21a to state biodiversity rather than diversity.

04/22 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.***

05/22 Shropshire Council Member's Report

Cllr Williams was not present.

06/22 Development in the Parish

a. ***Decisions Received***

- i. 21/00449/FUL Oteley, Mereside, Ellesmere, SY12 OPB
Erection of an oak framed detached home office, gym and occasional accommodation room.
Decision: Refuse
- ii. 21/04959/VAR Proposed Nursery To The West Of, Stocks Lane, Welshampton
Variation of Condition No. 2 (approved plans) pursuant of 20/00250/FUL to allow for a reduction in the overall scale of the approved building, removal of first floor and reduction in the height of the building
Decision: Grant Permission
- iii. 21/03044/FUL Hawthorn Paddock, Welshampton, SY12 ONP
Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from pony paddock to single pitch gypsy/traveller site including 1No static caravan, 1No touring caravan, amenity block, works to provide gravel drive, installation of septic tank and associated works (part retrospective)
Decision: Grant Permission

General discussion took place about the published planning consent and the errors contained in it. It was agreed that the Council should forward its serious concerns to Shropshire Council highlighting the conditions did not reflect the committee's decisions and request the legal authority behind not re-issuing the consent. It was agreed the Local Member of Shropshire Council should refer this case to the appropriate audit/scrutiny committee. The Clerk suggested raising a formal question at the next Committee Meeting

The Chair had to leave the meeting so Cllr Houghton chaired the following items.

b. ***Applications Received:***

- i. 21/05631/FUL The Claypits, Stocks Lane, Welshampton, SY12 ONP
Internal alterations to existing house including construction of a first floor extension above existing utility, plus construction of single storey extension to accommodate ground source heating equipment plus a porch and the conversion of an existing outbuilding. Works to include the construction of a detached garage and altering the route of the driveway.
Structure to house ground source heating equipment (revised scheme)
It was resolved to support the application.

c. ***Appeals submitted***

- i. 21/02978/REF The Claypits, Stocks Lane, Welshampton, SY12 ONP
Internal alterations to existing house including construction of a first floor addition above existing utility, plus construction of single storey extension to accommodate ground source

heating equipment along with construction of a two storey extension and the conversion of an existing outbuilding which is to be connected by a glazed link. Works to include constructing a detached garage and altering the route of the driveway including change of use of land to domestic

Noted

d. Development in the Parish

- i. 21/01194/DIS Proposed Development Land South Of B5063, Welshampton
Discharge of conditions 2 (Hedge planting), 3 (Materials), 4 (Bus shelter) and 5 (Landscaping) relating to Planning Permission 17/03500/REM

It was resolved that subject to considering the submitted application to remove condition 4 (Bus Shelter) the Council was minded not to object.

The Chair re-joined the meeting

07/22 Parish Clerk's Report

The Clerk advised Shropshire Council's new Code of Conduct would be reviewed at the next meeting.

08/22 Financial Matters:

a. Balances for information

Noted

b. Outstanding accounts

The following accounts were approved:

C Warner	£782.38
Welshampton Parish Hall	£105.00
SALC	£70.00

c. Precept and Budget 2022/23

The Budget was approved, and the Precept set for £24,047

d. Audit Programme 2021/22

The Audit Programme was approved

e. Internal Auditor 2021/22

Linda West was appointed as Internal Auditor.

g. Colemere Notice Board

The Clerk advised it was hoped the board would be installed at the end of January. The supplier had advised there would be no charge for the installation.

09/22 Action Plan 2021/2022

a. Save our Shropshire/Carbon Literacy

The Clerk advised a webinar had been organised for 16 February at 7pm. Wem Rural Parish Council had been invited to attend. The Clerk had registered for a carbon literacy course in April. It was agreed to hold agreeing the newsletter until after the webinar so to include relevant information.

b. Working Groups

The Clerk advised the Queen's Platinum Jubilee Celebrations Working Group was to meet with community groups on 19 January. The Emergency Plan Working Group now included the Chair.

c. PCC West Mercia meeting

The Chair reported on a positive meeting with PCC John Campion, Inspector Claire Greenaway and representatives from Wem Rural Parish Council and Loppington Parish Council. The Chair had been re-assured that several planned initiatives would have sufficient officer resource. There had been a positive commitment to work with neighbouring parish councils.

d. Updates – to note/progress

The Clerk advised that a local resident had come forward to repair the kick boards around the Tennis Court.

10/22 Councillor Reports

None

11/22 Parish Matters

a. Temporary Road Signs

Cllr Withington reported that signage placed on lanes to facilitate highways maintenance remained in place for some time after the work had finished. It was a blight on the countryside. It was agreed that the Council should write to Shropshire Council to request a review of the procedure and possibly introduce fines to contractors

b. New recycling bins

The Clerk advised Shropshire Council has approved funding for the new bins and residents could now order them.

12/22 Highways.

Cllr Symes advised that some repairs had been carried out on the Newton Bends to Lyneal lane and hoped that the planned maintenance for the following week would complete the required maintenance.

13/22 Date of future meeting and agenda items: Wednesday 9 February 2022

The Chair, Cllr Dinsdale, declared the meeting closed at 8.35pm.

Signed.....

Date.....