

# Welshampton and Lyneal Parish Council

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## Minutes of the Meeting of the Parish Council held on Wednesday 13 December 2023, at Welshampton Parish Hall, starting at 7pm

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### Formal Meeting

#### Present:

Councillors: Cllrs Lawrence Houghton MBE, Kathryn Holland, Sheila Stringer, Chris Symes, Martin Withington, and Guy Wellsbury.

Clerk: Carole Warner

Member of Public: 10

In the absence of the Chair of the Parish Council, the Vice Chair, Cllr Lawrence Houghton MBE, chaired the meeting.

#### 189/23 Public Participation Period

Members of the public spoke about their concerns regarding the planning application at Heartlands Farm, Northwood. Concerns included the flood levels of the site, the increase of population in the hamlet, the impact on the rural country lanes of the increase traffic, the impact on the local community with noise and light pollution. Members of the public advised their comments regarding a previous application on the site had been disregarded by Shropshire Council and feared the same would happen again.

Councillors agreed that the Parish Council's objections to a previous application had also been disregarded.

#### 190/23 Apologies for absence:

Cllrs Karen Bland, Michael Dinsdale, and Andrew Haydon (accepted).  
Shropshire Councillor Brian Williams

#### 191/23 Minutes:

The minutes of the Meeting held on 8 November 2023 were approved and signed.

#### 192/23 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. Cllr Guy Wellsbury advised he would leave the meeting for agenda item 8e (Finance) due to the perception of bias and predetermination. Cllr Kathryn Holland advised she would leave the meeting for agenda item 6biii (Development in the Parish) due to the perception of bias and predetermination. Cllr Lawrence Houghton advised he would leave the meeting for agenda item 6biii (Development in the Parish) due to the perception of bias and predetermination

- b. To consider any requests for Dispensation**

None

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- c. **Members were reminded that they are required to declare any acceptance of gifts and hospitality.**

None

It was agreed to bring forward item 6bii.

### 193/23 Development in the Parish

#### a. **Applications Received**

- i. 23/04708/FUL Caravan At Heartlands Farm, Northwood, SY12 0NQ  
Change of use of land to a mixed use for the keeping of horses (existing) and use as a residential caravan site for an extended Gypsy family, with a total of 5 No. caravans, including the laying of hardstanding and erection of 5 No. amenity buildings.

**Following discussion, the initial response to Shropshire Council was agreed:**

**The Parish Council has historically objected to the development of this site. It is noted the proposed development is for a change of use but the fundamental reasons for the Parish Council's objection remain:**

- **Development in the countryside**
- **Severe adverse impact on:**
  - **Ecology**
  - **Land drainage/flooding**
  - **Highways.**

**The Parish Council is also very concerned about the size of the development in comparison to the size of the hamlet which it would dominate. The level of noise and light pollution in such a rural setting should not be ignored.**

**The Parish Council noted that specialist reports and comments from consultees had been requested. The Parish Council would await sight of those reports and comments before submitting a comprehensive response to support this objection.**

### 194/23 Shropshire Council Member's Report

CLlr Williams was absent.

### 195/23 Development in the Parish

#### a. **Decisions Received – noted**

- i. 23/03995/FUL The Bungalow, Lyneal Lane, Welshampton, SY12 0PQ  
Erection of replacement dwelling and erection of new garage  
Decision: Grant Permission
- ii. 23/03639/FUL Chapel Farm, Lyneal, SY12 0LG  
Erection of front porch  
Decision: Grant Permission
- iii. 23/02978/FUL Oteley, Mereside, Ellesmere SY12 0PB  
Change of Use of Buildings for the display or retail sale of goods (Use Class E[a]) and for the sale of food and drink for consumption (mostly) on the premises (Use Class E[b]). Provision of car parking area. (Part Retrospective)  
Decision: Grant Permission

#### b. **Applications Received:**

- i. 23/04743/FUL Mayfield, Breaden Heath, SY13 2LG  
Two storey side extension  
**It was resolved there were no objections to the application.**

***Clhrs Holland and Houghton left the meeting.***

***CLlr Symes chaired the item***

- ii. 23/04918/FUL Little Mill Cottage, Colemere, SY12 0QR  
Alterations and extension to existing detached annex.

**It was resolved there were no objections to the application.**  
***Cllrs Holland and Houghton re-joined the meeting.***

#### **196/23 Parish Clerk's Report**

**a. Change of date of monthly meetings**

General discussion took place. It was agreed that the option of an earlier meeting start on a Wednesday should be considered.

**b. Jan Snell Award**

The Clerk reported that SALC had requested a date when the Award could be presented.

**b. Letter from Helen Morgan MP**

The Clerk advised the MP was planning to issue a quarterly update to town and parish councils.

#### **197/23 Financial Matters:**

**a. Balances for information**

Noted

**b. Outstanding accounts**

**The following payments were approved:**

C Warner	£1,201.28
HMRC	£80.31
Right Sort Ltd	£491.36
A Russon	£230.00

**c. Bank reconciliation**

Cllr Symes reported he had agreed and signed the bank reconciliation.

**d. Budget 2023/2023**

General discussion took place on the Budget.

***Cllr Wellsbury left the meeting.***

**e. Grant Applications**

**The following grants were approved:**

- i. St Michael and All Angels Church - £350**
- ii. Welshampton Parish Hall - £200**
- iii. St John the Evangelist Church - £350**

***Cllr Wellsbury re-joined the meeting.***

#### **198/23 Climate Change, Sustainability and Biodiversity**

Councillor Holland updated Councillors on the planting of the verges in Welshampton. Further planting would take place in the spring. The next meeting of the Group would be in the new year.

#### **199/23 Action Plan 2023/2024**

The Clerk provided updates on traffic management on A528 and A495. Speed restriction repeater signs in Welshampton were being assessed by Highways for visibility. Due to the short notice no Councillor had been able to attend the Churchmere Patients Group meeting.

#### **200/23 Councillor Reports**

Cllr Withington reported on his attendance at the SALC Emergency Planning sessions. There was one session still to be arranged which would be held in Shire Hall

Cllr Holland reported on her attendance at the Middle Marches Community Land Trust conference. It was noted the Chair had laid wreaths at Welshampton and Colemere churches on Remembrance Sunday.

#### **201/23 Parish Matters**

Cllr Houghton MBE asked whether the Council could consider 'Please drive carefully' on The Avenue, Lyneal white gates heading towards Colemere. The Clerk agreed to obtain quotes.

Cllr Stringer advised additional lamp post poppies would be required for 2024.

Cllr Withington requested an update on the damaged tree in Colemere. The Clerk updated Councillors.

General discussion took place on the feasibility of Parish Councillors Surgeries. It was agreed that a trial of 3 surgeries should take place. Dates to be agreed to coincide with the newsletter.

**202/23 Highways.**

No issues were raised.

**203/23 Date of future meeting and agenda items: 10 January 2024**

**204/23 Resolved:** That under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 the public and press be excluded from the meeting for the item of business numbered 16 as publicity would be prejudicial to the public interest by reason of the inclusion of personal/legal nature in the business to be transacted.

**205/23 Planning Discussions**

The Clerk updated Councillors on discussions held on planning issues in the Parish. Councillors confirmed that they were in agreement with the approach taken by the Clerk with residents, planning agents and Shropshire Council officers when discussing planning matters.

The Chair, Cllr Houghton MBE, declared the meeting closed at 8.25pm.

Signed.....

Date.....