

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday 14 January 2026, at Welshampton Parish Hall, starting at 6.30pm

Formal Meeting

Present:

Councillors: Cllrs Karen Bland (Chair), Mike Dinsdale, Lawrence Houghton MBE Sheila Stringer, Chris Symes and Guy Wellsbury

Clerk: Carole Warner

Members of Public: Four

01/26 Public Participation Period

A resident outlined his objections to the planning application at Balmer House. He considered the plans submitted by the applicant were inaccurate and lacking in detail. He had arranged for a full laser scanned topographical survey to be completed and showed Councillors the resulting plan. The resident objected to the application on grounds of road and traffic safety, drainage and flooding problems, trees and visual amenity and lack of proven agricultural justification for creating a new access. He expanded on all 4 areas. The resident concluded his presentation by confirming he would be submitting a formal objection to Shropshire Council.

Councillors thanked the resident for bringing key matters to their attention.

A resident enquired whether progress had been made on resolving the matter of poor visibility at the junction of Copes Lane and A495.

The Clerk advised she had followed the matter up with the Traffic Engineer. Initial thoughts were it may not be possible to restrict parking at the lay-by by the junction. Maintenance of the trees had been requested. The Clerk agreed to talk further with the Traffic Engineer and follow up the tree maintenance.

02/26 Apologies for absence

Cllr Kathryn Holland (accepted) and Shropshire Councillor Sarah Marston

03/26 Minutes:

The minutes of the meeting held on 10 December 2025 were approved and signed.

04/26 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 Wellsbury declared an interest in items 6bii (Planning), 8c and 8h (one application) (Finance)

b. To consider any requests for Dispensation

None

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

None

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05/26 Shropshire Council Member's Report

Councillors agreed that they would follow up with Cllr Marston the apparent lack of gritting during the bad weather, SEND figures and the future use of Shire Hall.

06/26 Development in the Parish

a. *Decisions Received - none*

b. *Applications Received*

- i. 25/04281/FUL Balmer House, Balmer, Welshampton, SY12 0PP

Proposed field access

The application, consultees responses, Colliers letter and residents' comments were reviewed. Councillors considered there appeared to be a number of discrepancies between the documents submitted with the application and Colliers and residents' comments. This was of concern and therefore the Parish Council resolved to object to the application. The Parish Council requested the Planning Officer follow up all discrepancies and carry out a site visit prior to determination.

It was noted that the Council had been advised that the traffic monitoring equipment had been installed during the recent bad weather (snow and ice) and this would impact the results.

Cllr Wellsbury left the meeting.

- ii. 25/02655/EIA Zone 5, Wood Lane Quarry, Spunhill, Ellesmere

South-easterly extension to Wood Lane Quarry (Zone 5)

Discussion took place on the application, and it was noted that statutory consultees had raised significant questions. It was agreed to consider the application further at the February meeting.

Cllr Wellsbury rejoined the meeting

- iii. 25/01813/FUL Land Adjacent, Juniper Drive, Welshampton, Ellesmere,

Erection of 3no dwellings including the formation of access

It was noted that Shropshire Council's assessment of Highways issues had been recorded on the Planning Portal. It appeared the matter was with the applicant to consider.

07/26 Parish Clerk's Report

a. *Annual Parish Meeting*

It was agreed to hold the Annual Parish Meeting on 13 May 2026.

b. *Newsletter and Council Surgery Dates*

It was agreed to hold a surgeries periodically and regular newsletters.

c. *Community Service Award 2026*

It was agreed to invite nominations for the 2026 Award and also to investigate other ways of recognising service to the Parish.

08/26 Financial Matters:

a. *Balances for information*

Noted.

b. *Outstanding accounts*

The following accounts were approved:

C Warner £1,079.81

Welshampton Parish Hall £60.00

Highline Electrical Ltd £199.20

Cllr Wellsbury left the meeting.

c. *Welshampton Parish Hall Car Park*

It was resolved to approve the fee from SNR Engineering.

d. *Grant Applications*

The grant to St Michael and All Angels Church for £350 was approved.

Cllr Wellsbury re-joined the meeting.

e. Website

It was resolved to appoint Aubergine to assist with the construction of a new website.

c. Precept and Budget 2026/27

Following discussion, it was resolved to set the Precept for £28,000 and for the Clerk to adjust the proposed Budget accordingly.

d. Audit Programme 2025/27

The Audit Programme was approved.

e. Internal Auditor 2025/25

Jo Butterworth was appointed as Internal Auditor.

f. Grant Applications

The following grants were approved:

St John the Evangelist Church - £300

Lyneal cum Colemere Women's Institute - £900 as a contribution to the capital cost of the defibrillator.

The following decision was made:

The Welshampton Parish Hall application to be placed on hold until the full costs of the re-surfacing of the car park were known.

Cllr Houghton MBE left the meeting.

09/26 Freedom of Information Publication Scheme

The Scheme was re-approved.

10/26 Climate Change, Sustainability and Biodiversity

a. Working Group

The Chair advised Shropshire Council had advised the planned update on the Local Nature Recovery Strategy may be delayed until March 2026. An update meeting with farmers and local land owners may be organised.

11/26 Parish Strategy and Action Plans

a. Parish Council Social Media

A briefing meeting with Breakthrough Communication had been arranged for 26 January 2026. An update would be provided at the February Council meeting.

b. Questionnaire

c. Parish Resilience and Emergency Planning Guidance

The Clerk referred to the draft designs for the questionnaire and guidance. There were text amendments required. Cllr Stringer agreed the Communications Group would review the documents.

12/26 Councillor Reports

The Clerk advised that in the absence of Cllr Holland she had attended the recent SALC North Committee meeting.

13/26 Parish Matters

a. Colemere Liaison Group

The Clerk confirmed a response had been received from Shropshire Council but a date for the Liaison meeting had not yet been offered.

b. Shropshire Council Community Wellbeing Outreach

The Clerk advised Shropshire Council had confirmed 2 residents had attended the recent Outreach event.

14/26 Highways.

The Clerk advised she had reported the required repairs between B5063 and Lyneal again. She also had raised concerns about the apparent lack of gritting during the bad weather.

15/26 Date of future meeting and agenda items – 11 February 2026

The Chair, Cllr Bland, declared the meeting closed at 8.30pm.

Signed.....

Date.....