

Welshampton and Lyneal Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday 8 April 2026, at Welshampton Parish Hall, starting at 6.30pm

Formal Meeting

Present:

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

Shropshire Councillor: Sarah Marston

Clerk: Carole Warner

Members of Public: Three

45/26 Public Participation Period

A resident spoke in connection with the application at Balmer House and expressed his concerns. They included the continual production of inaccurate plans, the lack of a full drainage survey, including surface water, prior to determination and the actual need for a field access at that specific point. Parish Councillors asked questions of the resident which were responded to.

A resident spoke in connection with the application at Balmer House and expressed his support. He explained background information regarding the application. Parish Councillors asked questions of the resident which were responded to.

46/26 Apologies for absence

Cllrs Mike Dinsdale and Kathryn Holland (accepted)

47/26 Minutes:

The minutes of the meeting held on 11 March 2026 were approved and signed.

48/26 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 6b iii (Planning),

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

It was agreed to bring forward agenda item 6b ii

49/26 Development in the Parish

25/04281/FUL Balmer House, Balmer, Welshampton, SY12 0PP

Proposed field access

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



Detailed discussion took place and covered drainage, highways, the angle of the new access into the field, and the accuracy of the maps submitted. Earlier submissions were considered.

It was resolved the Parish Council remained extremely concerned that issues continued to be raised with no satisfactory explanation as to their merits in connection with planning regulations. The Council considered that some issues could only be appreciated following a site visit by consultees rather than any 'desk top' analysis. The Parish Council reviewed its own previous responses and had not received any assurance from the planning officer that a site visit had been carried out. It also questioned the feasibility of maintaining adequate visibility splays if the land in question was not under the applicant's ownership. It was not clear from the re-consultation whether any conditions, including consents from appropriate landowners, would be required to be satisfied prior to commencement of work. Therefore, the Parish Council continued to object to the application.

It was noted that the application was of particular local interest and therefore a full and transparent process was required to maintain community cohesion.

It was agreed the Parish Council request a meeting to take place between the Clerk, Shropshire Cllr Marston and the planning officer to discuss the application and agree an appropriate way forward.

50/26 Shropshire Council Member's Report

Councillors raised questions regarding EV charging points, expansion of waste collection to include food waste and future highways repairs, in particular, Tunnel Bank. Cllr Marston's responded.

51/26 Development in the Parish

a. Decisions Received – noted

- i. 25/01813/FUL Land Adjacent, Juniper Drive, Welshampton, Ellesmere,
Erection of 3no dwellings including the formation of access
Decision: Grant Permission
- ii. 25/04903/FUL The Church House, Welshampton, SY12 0PH
Formation of dropped kerb
Decision: Grant Permission

b. Applications Received

- i. 25/04654/FUL and 25/04655/LBC Old Breaden Hall, Breaden Heath, SY13 2LF
Conversion of existing storage outbuilding to ancillary accommodation and associated works

It was noted additional information had been requested by Shropshire Council.

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)

It was agreed not to submit a response at this time.

Cllr Wellsbury rejoined the meeting

52/26 Parish Clerk's Report

a. LCAS renewal March 2027

The Clerk advised some new statements regarding the Council's activities were to be prepared for the next meeting.

b. Parish Council Performance Review

The Clerk requested the circulated forms be returned in time for the next meeting.

c. Newsletter

The Clerk advised residents had requested community information to be circulated. The next edition would be issued before the end of April.

53/26 Financial Matters:

a. Balances for information

Noted.

b. Outstanding accounts

The following accounts were approved:

C Warner	£856.85
Welshampton Village Hall	£60.00
NS Print	£288.00
Highline Electrical Ltd	£144.00

c. Balances 31 March 2026

Noted

54/26 Policies

- a. Equal Opportunities**
- b. Staff Performance Management**
- c. Co-option of a Parish Councillor Policy**
- d. Biodiversity Policy**

The above-named policies were adopted.

55/26 Climate Change, Sustainability and Biodiversity

a. Working Group

Cllr Bland advised the Working Group would be meeting the following week.

56/26 Parish Strategy and Action Plans

a. Communication Implementation Plan

It was agreed the Parish Council's Facebook page would have a 'soft' launch. Topics to be placed on the page were agreed.

The new Parish Council logo was agreed, and a formal launch would coincide with the new website.

b. Action Plan 31 March 2026

The Action Plan was agreed.

c. Communication Action Plan 31 March 2026

The Communication Action Plan was agreed.

57/26 Councillor Reports

Cllr Wellsbury reported that Fr Gareth Ingham had now left the Benefice. He also advised new burial plots at St Michael and All Angels were now limited and the Church was pursuing the option of re-using old plots.

58/26 Parish Matters

a. Colemere Liaison Group

It was advised the next meeting would take place the following week.

b. Police and Crime Commissioner West Mercia Consultation: Police Force Mergers

It was noted the Council could not respond to the consultation as an organisation. Councillors were asked to respond as individuals.

59/26 Highways.

Cllr Marston advised the implementation of 20mph zones around schools had re-commenced and she hoped Welshampton school would be included in the near future.

60/26 Date of future meeting and agenda items – Annual Meeting of the Parish Council 13 May 2026

61/26 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 17 as publicity would be prejudicial to the public interest by reason of the inclusion of the personal nature of the business to be transacted.

62/26 Community Service Award 2026

Resolved: The recipient of the Community Service Award 2026 was agreed.

The Chair declared the meeting closed at 8.10pm.

Signed.....

Date.....