

# Wem Rural Parish Council

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## Minutes of the Planning Meeting of the Parish Council held on Tuesday 18 June 2013, at the Council Chambers, Edinburgh House, Wem, starting at 7pm

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### Formal Meeting

#### Present:

Councillors: Peter Broomhall (Chair), Bev Gee, Bev Horsley, Jon Murgatroyd, Bob Parsons, Peter Slack, Len Staines, Liz Vernon and Tim Wilton-Morgan  
Clerk: Carole Warner  
Members of the Public: 5

### 109/13 Public Participation Period

Mr N Robinson, resident of Ash Grove requested to speak regarding agenda item 5b. He advised he would be re-iterating some points covered on previous occasions for the benefit of the new Councillors.

Mr Robinson went on to explain why he considered the Planning Application should not be supported by the Parish Council. Points covered included:

- Traffic issues (level crossing and road junction distances)
- Housing need not proven
- Attitude of Severnside
- Submitted Ecology Report (conflicting information and outstanding reports)
- Parish Council's contradictory attitude to Single Plot Exception Site and this application.
- Risk of fire from the Industrial Estate – Kingpin Tyres
- Lack of sufficient infrastructure in Wem
- Contrary to statements in SAMDev for Wem and Wem Town Council's opinion.
- Not a Community-Led Housing Project

The Chair advised that Severnside Housing would not be attending the meeting but had sent an email. The Clerk read out the email.

### 110/13 Apologies for absence:

Peter Marsh (accepted)

### 111/13 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 Murgatroyd advised he would be leaving the meeting for Agenda item 5a due to the perception of bias and pre-determination.

Cllr Horsley advised she would be leaving the meeting for Agenda item 5a due to the perception of bias and pre-determination.

Clerk: Carole Warner, Orchard Cottage, Rowe Lane, Welshampton, Ellesmere, SY12 0QB  
Tel. 01948 710672 email: [wemruralpc@hotmail.co.uk](mailto:wemruralpc@hotmail.co.uk)

[www.wemrural.org.uk](http://www.wemrural.org.uk)

Cllr Slack advised he would be leaving the meeting for Agenda item 5a due to the perception of bias and pre-determination.

Cllr Vernon advised she would be leaving the meeting for Agenda item 5a due to the perception of bias and pre-determination.

Cllr Parsons advised he would be leaving the meeting for Agenda item 5a due to the perception of bias and pre-determination.

**b. To consider any requests for Dispensation**

None

**121/13 Planning Decisions Received:**

- a. 13/01207/FUL Woodhouse Barn , Shawbury Road, Wem, SY4 5PF  
Erection of a single storey extension to rear providing a garden room and link to existing detached office  
Decision: Grant Permission
- b. 13/01208/LBC Woodhouse Barn , Shawbury Road, Wem, SY4 5PF  
Works to facilitate erection of a single storey extension to rear providing a garden room and link to existing detached office  
Decision: Grant Permission
- c. 13/01425/FUL 10 Coton, Whitchurch, SY13 3LQ  
Erection of part single storey and part first floor extension to include insertion of dormer window and roof light  
Decision: Grant Permission
- d. 13/01294/FUL Church Farm Cottage, Wem, SY4 5NU  
Change of use and refurbishment of disused dwelling to form offices  
Decision: Grant Permission
- e. 13/01401/LBC Tilley Farm, Tilley, Wem, SY4 5HE  
Replacement of 17No windows affecting a Grade II Listed Building  
Decision: Grant Permission

**122/13 Planning Applications Received:**

***Cllrs Horsley, Murgatroyd, Parsons, Slack and Vernon left the meeting.***

- a. 13/01702/FUL Land At Paddol Green, Wem, SY4 5QZ  
Erection of an affordable dwelling with a detached garage  
**Following discussion it was resolved to object to the application due to the proposed siting of the dwelling in relation to other properties in the location. It was considered to be close to adjoining properties.**

***Cllrs Horsley, Murgatroyd, Parsons, Slack and Vernon re-joined the meeting.***

- b. 13/01542/FUL Land on The West Side Of, Ash Grove, Wem  
Erection of 23 (two and three bedroom) affordable dwellings with associated landscaping and access road.  
**Following full and lengthy discussion which included the following areas:**
  - **Capacity of service utilities and local infrastructure.**
  - **Housing need.**

- **Highways including Wem Level Crossing and potential junction issues.**
- **Ecology concerns.**
- **Sevenside Housing.**
- **Opposition from immediate neighbours.**
- **Responsibility to the residents of the whole Parish.**
- **National and Local Planning Policy and the interpretation / understanding of terminology used.**

**it was resolved to support the application subject conditions relating to ecology, drainage and highways. It was also requested to have further input with the finer details of design.**

For information and future reference the Council’s response relating to the conditions and design request are re-produced below:

1. It was noted in Section 6 (Recommendations) of the Ecology Report dated 30 January 2013 that further surveys for Great Crested Newt should be carried out mid-March to mid-June. At the time of discussion no evidence was available to indicate whether the requested surveys had been undertaken. Also, there was no Ecology Dept. consultation response to review. The Parish Council request Ecology Dept. confirm that all necessary surveys have been carried out and include the findings in the Dept.’s response/ recommendations.

2. The satisfaction of the Flood and Water Team’s requirements detailed in its consultation response dated 7 May 2013.

3. The Parish Council has been advised there is professional guidance with regard to distances between new and existing road junctions and that this application does not comply with such guidance. In addition, at the time of discussion there was no Highways Dept. consultation response to review. The Parish Council requests Highways Dept. investigate this aspect and confirm that all current Highways regulations including those relating to new road junctions have been met.

The Parish Council notes that comments made to Sevenside Housing prior to it submitting the application have been included. For example, a playing area, certain elements of design and the number of bungalows. The Parish Council would welcome the opportunity to have further input with the finer details of design.

The Chair, Cllr Peter Broomhall, declared the meeting closed at 7.55pm

Signed.....

Date.....