

# Wem Rural Parish Council

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## Draft Minutes of the Meeting of the Parish Council held on Tuesday 5 January 2021, remotely by Zoom starting at 7pm

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### Formal Meeting

#### Present:

Councillors: Liz Vernon (Chair), Peter Broomhall, Huw Edwards, Glynis Nicholls, Peter Marsh, Peter Slack, Len Staines, Stella Whyte, Ruth Williams, and Tim Wilton-Morgan

Shropshire Councillor: Chris Mellings

Clerk: Carole Warner

Members of the Public: None

#### 01/21 Public Participation Period:

None

#### 02/21 Apologies for absence:

Cllrs Julia Goode (accepted)

Shropshire Councillor Pauline Dee

#### 03/21 Minutes

The minutes of the Meeting held on 1 December 2020 were approved and would be signed outside the meeting.

#### 04/21 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 Glynis Nichols advised she would leave the meeting for agenda item 5bvii (Planning) due to the perception of bias and predetermination

Cllr Peter Slack advised he would leave the meeting for agenda item 5biv (Planning) due to the perception of bias and predetermination

Cllr Liz Vernon advised she would leave the meeting for agenda item 7f (Finance) due to the perception of bias and predetermination

Cllr Ruth Williams advised she would leave the meeting for agenda item 7f (Finance) due to the perception of bias and predetermination

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

None

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

#### 05/21 Development in the Parish

**a. *Planning Decisions received - noted***

Clerk: Carole Warner,  
Orchard Cottage,  
Rowe Lane,  
Welshampton,  
Ellesmere, SY12 0QB  
Tel. 01948 710672 email: [clerk@wemrural-pc.gov.uk](mailto:clerk@wemrural-pc.gov.uk)  
[www.wemrural-pc.gov.uk](http://www.wemrural-pc.gov.uk)



- i. 20/03950/FUL Brook House, Newtown, SY4 5NU  
Erection of two storey rear extension following removal of conservatory  
Decision: Grant Permission
- ii. 20/02724/FUL Rye Bank Farm, Rye Bank, Wem, SY4 5RA  
Erection of general purpose agricultural building for the storage of agricultural equipment and hay  
Decision: Withdrawn

**b. Planning Applications Received - to consider response**

- i. 20/03483/FUL Long Barn, Northwood, Wem, SY4 5NP (review)  
The siting of five converted container units to provide holiday accommodation together with associated drainage facilities and increased parking provision  
**The Council noted that the application had received consent since the agenda had been issued. The Council was extremely concerned that its comments had not been taken into account including the request for the application to be heard by Shropshire Council's Planning Committee. The Council requested the Clerk to take forward its concerns with Shropshire Council Planning Officers.**
- ii. 20/03690/FUL Greenfields, Ossage Lane, Whixall, SY13 2QB (review)  
Erection of Animal Rescue Centre to provide a 20 unit kennel building and a 8 unit cattery; to include all associated works  
**The Clerk advised further information was expected and therefore it was agreed not to review the application at this stage.**
- iii. 20/03017/FUL The Little Wickett, Rye Bank, Wem, SY4 5RA (review)  
Erection of a local needs dwelling including garage and access  
**The Ecological Appraisal and assessment by apt Group was noted. However, the Council could not agree with the planning officer's comments of 3 September that the gross internal floor areas was 100sqm. This was based on a review of the scale on the plans.**
- iv. 20/04738/FUL Units E11, Wem Industrial Estate, Soulton Road, Wem, SY4 5SD  
Extension to existing industrial unit  
**It was resolved to support the application.**  
*Cllr Slack left the meeting*
- v. 20/05127/VAR Newtown C Of E School, Newtown, Wem, SY4 5NU  
Variation of Condition No.2 attached to planning permission 10/04754/VAR dated 21/12/2010 to allow for the retention of the demountable units for a further temporary period of ten years  
**It was resolved to support the application to ensure the education of the pupils at the school. However, the Parish Council was very disappointed that no permanent solution to provide 150m2 of floorspace had been found during the 20 years since the original approval. The use of demountable accommodation was unsustainable and a false economy. The Parish Council requested the Property Strategy and Review Team advise the future intentions of replacing the temporary accommodation.**  
*Cllr Slack re-joined the meeting*
- vi. 20/05137/FUL 74 Coton, Whitchurch, SY13 3LX  
Erection of first floor extension and balcony  
**It was resolved to support the application**  
*Cllr Nicholls left the meeting*
- vii. 20/05273/HHE Grange Farmhouse, Pool Head, Wem, SY4 5QY  
Erection of a single storey rear extension to a detached dwelling, dimensions 4.70 metres beyond there rear wall, 3.40 metres maximum height and 2.25 metres high to eaves

It was resolved to support the application

*Cllr Nicholls re-joined the meeting*

**c. Consultation: Local Plan Review - Regulation 19: Pre-Submission Draft of the Shropshire Local Plan**

The consultation was noted. Comments regarding the difficulty of reviewing such an extensive document were made, which Cllr Mellings agreed to forward to the Planning Policy team.

**06/21 Parish Clerk's Report:**

**a. Gigabit Broadband Voucher Scheme: Shropshire Council Top-Up Scheme**

The Clerk advised approximately 135 responses had been received. She encouraged Councillors to contact residents to respond. General discussion took place on the poor quality of Airband's wireless broadband provision in the Parish. Cllr Mellings agreed that he would arrange a meeting with Connecting Shropshire to discuss the issues.

**b. National Census 2021**

The Clerk advised the Census would still take place in March.

**c. Shropshire Council Housing Needs Survey 2021**

The Clerk advised it was expected that a Survey would be carried out in the Parish this year.

**d. Annual Parish Meeting – March 2021**

The Clerk advised that at the time the agenda had been issued, she had hoped a Parish Meeting would be allowed. With new COVID-19 restrictions in place, this did not appear possible.

**e. Meetings 2021: 18 May**

The Clerk advised that should elections take place this year, the May meeting may need to be delayed.

**f. Newsletter**

The Clerk advised that the next edition was planned for January/February.

**07/21 Financial Matters:**

**a. Balances for information**

Noted.

**b. Outstanding accounts**

The following payments were approved:

C Warner	£1,093.81
The Right Sort Mailing Co Ltd	£395.47

**c. Precept and Budget 2021/22**

The Budget was approved, and the Precept set for £26,308

**d. Audit Programme 2020/21**

The Audit Programme was approved

**e. Internal Auditor 2020/21**

Linda West was appointed as Internal Auditor.

*Cllrs Williams and Vernon left the meeting*

*Cllr Wilton-Morgan chaired the meeting for this item*

**f. Edstaston Village Hall**

It was resolved to release the earmarked Community-Led Housing Grant of £25,000 and £4,533.95 from general earmarked reserves

**g. Community donation**

It was resolved to donate £500 to Hope House Children's Hospice. It was noted from their communication that families in the Parish were currently being supported by their work. The Hospice's ability to fund raise had been severely restricted due to COVID-19 and their costs (eg additional PPE) had increased.

**h. Consultation: Shropshire Council Budget 2021/2022**

The consultation for a precept rise of 4.99% was noted.

**08/21 Policies and Procedures**

**a. Freedom of Information Publication Scheme**

**b. Media Policy**

The above scheme and policy were approved.

**09/21 Councillor Reports:**

**a. Parish Councillors**

Clr Staines advised the Wem Area Climate Forum was due to meet later in the month.

**b. Shropshire Councillors:**

Clr Mellings had provided a written report.

**10/21 Parish Matters**

None reported

**11/21 Highways**

No issues were reported but the general bad state of repair of the roads and lanes were noted

**12/21 Date of future meeting and to consider agenda items:**

Tuesday 2 February 2021

The Chair, Clr Vernon, declared the meeting closed at 8pm

Signed.....

Date.....