

Wem Rural Parish Council

Minutes of the Meeting of the Parish Council held on Tuesday 2 February 2021, remotely by Zoom starting at 7pm

Formal Meeting

Present:

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

Shropshire Councillor: Chris Mellings

Clerk: Carole Warner

Members of the Public: 4

13/21 Public Participation Period:

Two residents made representations regarding the two planning applications in Aston. They considered them to be totally unacceptable with one application being retrospective. They considered the site to be greenfield and any development would be a degradation of the countryside. Following a question from the residents, the Chair confirmed Councillors read the comments on the planning portal on all applications considered at a meeting. The residents stated that all neighbours to the site were unhappy, but some were not responding formally to the consultation. They raised concerns regarding drainage as the site regularly floods.

A resident expressed his dissatisfaction with Airband having been a customer since 2018. He wished that no further public money was used in connection with this company. Customers are paying for a service to receive superfast broadband of up to 40mgbt. Customers can not get that speed and there was lack of reliability. Customer service offered by Airband was non-existent and status pages on the website were often out of date. It is reported that only 11 connections can be handled through the mast. The resident had no confidence that Airband could provide an adequate broadband provision.

A resident of Newtown wished to report numerous occasions of flooding in and around the village. The flooding had been reported to Shropshire Council, but she wished that more had been done. The floods were 12" higher than the tops of wellington boots. The resident appreciated this was not a Parish Council issue but wished to ensure Councillors were kept informed.

14/21 Apologies for absence:

Cllr Ruth Williams (accepted)

15/21 Minutes

The minutes of the Meeting held on 5 January 2021 were approved and would be signed outside the meeting.

16/21 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

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the interest is entered in the register of members' interests maintained by the Monitoring Officer.

Cllr Stella Whyte advised she would leave the meeting for agenda items 5bvi and 5bvii (Planning) 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.

17/21 Development in the Parish

a. 20/05323/FUL Land At Aston, Aston, Wem

Proposal: Erection of one detached dwelling with detached garage/store block (under Affordable Housing Scheme)

Full discussion took place and Councillors considered the points made by residents. However, some points were not valid planning policy reasons for objection.

It was resolved to object to the application based on the information available.

Confirmation from the planning officer that the size of the proposed dwelling was within the policy for single plot exception sites should be sought. Serious concerns were raised regarding the impact on the amenity of the close neighbours. The right to add or amend its comments following responses from SC's Highways and Conservation teams was reserved.

b. 20/05324/FUL Land At Aston, Aston, Wem

Application under Section 73A of The Town & Country Planning Act 1990 for the siting of 2 No. caravans for use as a temporary dwelling for three years

It was resolved to object to the application based on the information available. The reason for the application was that the applicant was unable to find suitable and affordable property or live with relatives. The Council was aware that this is not now the case and therefore the need for the temporary dwelling was not required.

Notwithstanding this fact, serious concerns were raised regarding the impact on the amenity of the close neighbours. The right to add or amend its comments following the response from Shropshire Council's Highways was reserved.

18/21 Flooding in the Parish

General discussion took place about measures the Parish Council could influence to reduce the incidents of flooding. Cllr Staines had not had any recent reports about flooding in Barkers Green, but he believed residents had put in their own measures eg pumps. Cllr Whyte reported there had been flooding on the Wem Industrial Estate. Church Lane, Wem had also experienced flooding which may be due to blocked drains. The lack of regular gully clearance was noted.

Cllr Mellings advised drainage work was scheduled at Horton and the issues at Newtown could be linked to road drainage and land drainage of adjacent land. The drainage team was to make contact with landowners.

It was agreed that the Parish Council should work with Shropshire Council, NFU and landowners to make clear the riparian responsibilities.

19/21 Development in the Parish

a. Planning Decisions received - noted

i. 20/04053/FUL Brook House, Wem Lane, Soulton, Wem, SY4 5RT

Erection of a two storey and single storey side extension, following demolition of existing outbuilding

Decision: Grant Permission

- ii. 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
Decision: Approved Extension GPD

b. Planning Applications Received - to consider response

- i. 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.
- ii. 20/03017/FUL The Little Wickett, Rye Bank, Wem, SY4 5RA (review)
Erection of a local needs dwelling including garage and access
It was noted that the planning officer had confirmed the internal floor area, the ecology report had been received and that the application was to be determined by the Northern Planning Committee. It was agreed, should the application be approved, the Committee support the inclusion of the condition recommended by Regulatory Services to prevent the burning of waste.
- iii. 20/05048/FUL Oak Cottage, 3 Coton, SY13 3LQ
Erection of two storey infill extension to rear of dwelling to create additional bedroom and balcony area(s)
It was resolved to support the application.
Cllr Whyte left the meeting.
- iv. 21/00115/FUL Long Barn, Northwood, SY4 5NP
Application under Section 73A of the Town and Country Planning Act 1990 for the siting of two containers, to accommodate in one, 3 toilets with two showers and in the other a catering and rest room area in association with existing commercial use of the premises. Erection of 8no floodlights to existing manege and erection of double gates to northern entrance (retrospective)
It was agreed the Parish Council supports appropriate rural enterprises in the Parish however it does not support unauthorised development nor the disregard of planning consent conditions. Therefore, the Council was pleased that this application had been submitted. There were concerns with the installation of floodlights and the resulting light pollution impact on the local wildlife and local residents' amenity. Should the officers (ecology and planning) consider the floodlights acceptable, the times they are permitted to be used should be limited. In principle, there were no objections to the application.
- v. 21/00135/VAR Long Barn, Northwood, SY4 5NP
Variation of condition no.13 attached to planning permission NS/09/70176/FUL to expand use to holiday let
It was agreed the Parish Council supports appropriate rural enterprises in the Parish however it does not support unauthorised development nor the disregard of planning consent conditions. Therefore, the Council was pleased that this application had been submitted. In principle, there were no objections to the application.

Cllr Whyte re-joined the meeting

20/21 Parish Clerk's Report:

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

The Clerk advised over 200 responses had been received. Submission to Openreach was to be organised. The Clerk had submitted the data to Airband.

b. Newsletter

The Clerk advised that the next edition was in progress and would be mailed in the next 7 to 10 days.

21/21 Financial Matters:

a. Balances for information

Noted.

b. Outstanding accounts

The following payment was approved:

C Warner £1,037.53

22/21 Councillor Reports:

a. Parish Councillors

Cllr Edwards thanked Cllr Mellings for organising a meeting with Airband and Connecting Shropshire. Cllr Williams and the Clerk had also attended. The main concerns raised with Airband were: Intermittent connection at varying times of the day, poor and variable broadband speeds, being unable to get a response from Airband either by email or via the telephone both within working hours and out of working hours, no notification by Airband to consumers if Airband are to undertake maintenance and poor equipment standards. A follow meeting had been arranged for early March.

Cllr Goode thanked Cllr Mellings for the quick response to residents concerns with flooding, but this had not been followed up as quickly by Shropshire Council's Highways or Drainage teams. Councillors commented again on the lack of regular gully clearance.

Cllr Wilton-Morgan reported on the recent projects by Wem Economic Forum following a grant from Shropshire Council. The projects were a 'buy local' initiative and the purchase of finger posts to sign key areas of the town. It was hoped the 'buy local' initiative had raised the Forum's profile with retailers.

b. Shropshire Councillors:

Cllr Mellings had provided a written report.

Cllr Broomhall left the meeting.

23/21 Parish Matters

a. Litter in the parish

The Chair advised that residents had been collecting litter whilst out on the daily exercise allowed under COVID-19 lockdown restrictions. It was hoped that an organised Parish litter pick could take place in April. It was suggested that signs to remind people to take their litter home could be put up in prominent and prone to litter places, with the landowners permission.

b. Community Governance Reviews

The notification that Shropshire Council was to carry out a review was noted.

24/21 Highways

The general bad state of repair of the roads and lanes were noted both on major and minor roads. It was noted that Shropshire Council's contract with Kier was not being well managed or delivered. Cllr Mellings agreed to take forward reported issues on A49.

25/21 Date of future meeting and to consider agenda items:

Tuesday 2 February 2021

The Chair, Cllr Vernon, declared the meeting closed at 8.40pm

Signed.....

Date.....