

Wem Rural Parish Council

Minutes of the Meeting of the Parish Council held on Tuesday 3 August 2021, at Edstaston Village Hall starting at 7pm

Formal Meeting

Present:

Councillors: Ruth Williams (Chair) Peter Broomhall, Huw Edwards, Julia Goode,
Peter Marsh, Peter Slack, Len Staines, Liz Vernon and Stella Whyte
Shropshire Councillor: Edward Towers
Clerk: Carole Warner
Members of the Public: None

96/21 Public Participation Period:

None

97/21 Apologies for absence:

None

98/21 Minutes

The minutes of the meeting held on 6 July 2021 were approved and signed.

99/21 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.
- b. *To consider any requests for Dispensation***
None
- c. *Members were reminded that they are required to declare any acceptance of gifts and hospitality.***

100/21 Development in the Parish

a. *Planning Decisions received*

- i. 21/02220/VAR Brook House, Wem Lane, Saulton, Wem, SY4 5RT
Variation of Condition No.2 (approved plans) attached to planning permission 20/04053/FUL dated 19/01/21
Decision: Refuse
- ii. 20/05324/FUL Land At Aston, Aston, Wem
Application under Section 73A of The Town & Country Planning Act 1990 for the siting of 2No. caravans for use as a temporary dwelling for three

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years

Decision: Refuse

- iii. 20/05323/FUL Land At Aston, Aston, Wem
Erection of one detached dwelling with detached garage/store block
(under Affordable Housing Scheme)
Decision: Refuse
- iv. 21/02398/FUL Yew Tree Cottage, 5 Paddol Green, Wem, SY4 5QZ
Erection of single storey rear and side extensions
Decision: Grant Permission
- v. 21/02445/FUL Land At Old Meadow Cottage, Newtown, SY4 5NU
Change of use from paddock land to domestic garden land to support the
erection of garden office/storage unit (following removal of an existing
outbuilding)
Decision: Refuse
- vi. 21/03228/CPE Lees Farm, Wolverley, Wem, SY4 5NQ
Application for a Lawful Development Certificate for existing use for the
installation of a biomass boiler and storage of wood chip fuel in existing
agricultural building
Decision: Certificate - Not Lawful

b. Planning Applications Received - to consider response.

- i. 21/02965/FUL Mount Pleasant, Northwood, Wem, SY4 5NP
Erection of a first-floor extension; ground floor link extension and
conversion of existing outbuilding to living accommodation (re-submission)
**It was resolved to support the application subject to a satisfactory
ecology report.**
- ii. 21/02769/FUL Lowe Villa, The Lowe, Wem, SY4 5UE
Erection of a stable and feed storage area for the personal use only of the
owners
**It was resolved to support the application subject to a condition being
placed on the consent restricting to applicant's personal use.**
- iii. 21/03169/FUL 3 Church Lane, Wem, SY4 5JG
Erection of single storey side extension (re-submission)
It was resolved to support the application.
- iv. 21/03094/FUL 5F Ash Grove, Wem, SY4 5RW
Erection of garage
**There was difficulty in interpreting the site plan boundary when
compared to the landscaping/2018 site plans which includes
open/communal spaces. It was resolved to object to the application as
the siting and design of the garage was considered not to be in keeping
with its surroundings. There were also concerns that it would set a
precedent for similar development in the location.**
- v. 21/03543/TCA Ferndale, Tilley, Wem, SY4 5HE
Reduce height by around one third approx. 2m above main fork and reduce
section of crown close to the house by approximately 50% of 1no Copper
Beech (T1) & remove one limb from over garage roof of 1no Mature Pear
(T2) within Tilley Conservation Area

It was resolved to note the application as the Parish Council does not have the specialism to comment.

101/21 Parish Clerk's Report:

a. Newsletter.

The Clerk reported the summer edition of the newsletter had been published.

b. Police and Crime Commissioner West Mercia Annual Survey

The Clerk had circulated a draft response prior to the meeting.

It was agreed to submit the prepared response.

c. Councillor Training

Cllrs Whyte and Staines agreed to attend the Sustainability and Climate Change training in October.

102/21 Financial Matters:

a. Balances for information

Noted

b. Outstanding accounts

The following payments were approved:

C Warner	£957.49
Kensington House Tax Solutions	£96.25
The Right Sort Mailing Company Ltd	£1,209.63

103/21 Action Plan 2021/2022

The Action Plan was reviewed, and an updated Plan would be placed on the website.

104/21 Councillor Reports:

a. Parish Councillors

The Chair reported on a meeting with Network Rail that she had attended with Cllr Whyte. The Mill Street access under the railway bridge will be closed to vehicles between 4 - 29 December but will remain open to pedestrians, except when operational safety says not, in which case they will escort them through as soon as safe to do so. The whole junction will be under traffic light control 24 - 26 December and shut for 15 mins while the new bridge is brought in. The main rat run through Barkers Green had been identified and will be marked as no access for diverted traffic. It was not expected this would deter every road user but may keep the unfamiliar away. It was agreed to add the bridge replacement to the Action Plan so to monitor progress. Cllr Staines reported on the Wem Area Climate Change meeting. The Parish Paths Partnership (P3) had been formed following encouragement from this group. Cllr Staines stressed that the P3 groups must communicate with the Town and Parish Council Clerks otherwise duplication of effort could occur. Discussion took place regarding the priority of Rights of Way being reviewed and key rural footpaths should be put forward as a priority. Cllr Goode raised the issue of the strip of land known as the 'Dog Walk' in Newtown. The Clerk offered to assist identify the classification of the well-used walk.

b. Shropshire Councillors:

Cllrs Broomhall and Towers had circulated a written report.

105/21 Parish Matters

a. VCH History of Wem Rural

The Chair of Shropshire VCH's email of 14 July was reviewed. It was agreed to invite a community grant application and offer promotion in the Rural Review and any other appropriate publicity.

106/21 Highways

The following concerns were note and would be followed up:

- Visibility at Edstaston junction on B5476
- Speeding at within the 40 mph restricted area at Quina Brook
- Speeding traffic at Ossage Lane.

107/21 Date of future meeting and to consider agenda items:

Tuesday 3 August 2021

The Chair, Cllr Williams, declared the meeting closed at 8.45pm

Signed.....

Date.....