

Wem Rural Parish Council

Minutes of the Meeting of the Parish Council held on Tuesday 2 August 2022, at Edstaston Village Hall starting at 7pm

Formal Meeting

Present:

Councillors: Ruth Williams (Chair), Peter Broomhall, Julia Goode, Jordan Page,
Len Staines and Liz Vernon.

Shropshire Councillor: Edward Towers

Clerk: Carole Warner

Members of the Public: Three

100/22 Public Participation Period:

A member of the public stated he was attending in connection with the ongoing flooding issues at Barkers Green. Cllr Staines had met with the resident on a number of occasions, and he offered to explain the situation. Cllr Staines explained the resident had lived in Barkers Green all of his life and was the 4th generation to do so. Cllr Staines outlined the area of concern was the section of Barkers Green between Jewsons and Aston. There had been some flooding in April 2022 despite some works being carried out by Shropshire Council following more serious flooding. The causes of the flooding could be attributed to:

- The filling of ditches on both side of the road to accommodate wider vehicles.
- The mismatch and poor laying of land drainage pipes restricting the drainage from Brickyard field (opposite Jewsons).
- The change of camber of the road following re-surfacing
- Work which had been carried out by other residents on their properties.

One resident had needed to use 2 pumps to alleviate the flooding.

Considering that general consensus was to expect exceptional rainfall in the future, Cllr Staines, on behalf of the resident, advised the following works should be carried out:

- Inspection and general clearance of all drains throughout Barkers Green.
- Specific detailed inspection of drains from Jewsons to Aston.
- Re-instatement of a ditch on the north side of the area of concern.

A councillor asked the resident had he contacted Shropshire Council. The resident replied he had which had led to some works being carried out. He explained some properties were lower than the road which exacerbated the situation. Another contributing factor was a water course which flowed from Palms Hill to Barkers Green. The Chair thanked the resident for attending the meeting and Cllr Staines for speaking on behalf of the resident. The Chair confirmed the Clerk would contact Shropshire Council and that the Parish Council would endeavour to ensure remedial work was carried out.

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



101/22 Apologies for absence:

Cllrs Huw Edwards, Peter Slack and Stella Whyte (accepted)

102/22 Minutes

The minutes of the meeting held on 5 July 2022 were approved and signed.

102/22 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 Liz Vernon advised she would leave the meeting for agenda item 5b v and vi (Development in the Parish) 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.***

103/22 Development in the Parish

- a. *Planning Decisions received- noted***
 - i. 21/05610/FUL Horton House Farm, Horton, Wem, SY4 5ND
Conversion of Former Agricultural Building to Tourist Let including Parking and Amenity Area
Decision: Refuse
 - ii. 22/02083/FUL Land At Aston, Aston, Wem
Siting of 2No caravans to provide a temporary dwelling for a period of up to three years to be occupied during the construction of a new affordable dwelling (Part retrospective)
Decision: Grant Permission
 - iii. 22/02531/FUL Ashleigh, Horton, Wem, SY4 5ND
Erection of garage and store
Decision: Refuse
 - iv. 22/02671/FUL Sandy Bank, 71 Coton, Whitchurch, SY13 3LU
Erection of single storey side/rear extension and rear balcony, conversion of outbuilding to self contained residential annex ancillary to main dwelling with single storey link extension and alterations to fenestration
Decision: Grant Permission
- b. *Planning Applications Received - to consider response.***
 - i. 22/02897/FUL Edstaston Hall Farm, Edstaston, Wem, SY4 5RG
Construction of a slurry lagoon (50m x 40m) with boundary fencing.
It was resolved to support the application
 - ii. 22/03082/FUL Old Meadow Cottage, Newtown, SY4 5NU
Erection of an ancillary domestic outbuilding
It was resolved there was no objection to the application subject to there being no reduction of the amenity of neighbours, and that a condition being placed on any consent as follows: that the personal office/storage unit shall remain to be used in association to the existing residential

dwelling and shall not at any time be sold, let on a long term basis or otherwise disposed of as a separate unit of residential accommodation

- iii. 22/03110/FUL Border Hardwood Ltd, Unit E17, Wem Industrial Estate, Soulton Road, Wem, SY4 5SD
Erection of new office building for business operation (resubmission)
It was resolved to support the application subject to any recommendations by the Ecology Officer.
- iv. 22/03334/HHE Forest Dean, Coton, SY13 3LQ
Erection of a single storey rear extension to a detached house, dimension 7.70 metres beyond the rear wall, 4.0 metres maximum height and 2.85 metres high to eaves
It was resolved to support the application
Cllr Vernon left the meeting.
- v. 22/03204/FUL Yew Tree Farm, Horton, Wem, SY4 5ND
Conversion of 2no traditional farm buildings to detached residential dwellings and all associated works
It was resolved to support the application
- vi. 22/03199/FUL Horton Farm, Horton, Wem, SY4 5ND
Conversion of 2no traditional farm buildings to 2no detached residential dwellings and all associated works
It was resolved to support the application
Cllr Vernon rejoined the meeting
- vii. 22/03245/FUL Wheelwright Cottage, Northwood, SY4 5NH
Erection of two storey side extension with glazed link to existing dwelling and alterations to dwelling for disabled family members
The Council considered and noted the application.

104/22 Parish Clerk's Report:

a. Round Meadow Play Equipment Inspection

The Clerk advised the annual inspection had been completed with no structural work required.

b. Connexus Group email 29 July 2022.

The Clerk advised Connexus had advised they were placing 2 social housing properties in the parish on the open market due to the cost involved in bringing them up to current rental standards.

It was agreed to thank Connexus for the warning and explanation behind the impending sales. However, it was disappointing that 2 social houses were to be changed to open market accommodation as the parish has a relatively small number of social houses but understood the reasons. The Council was pleased to note that they will be marketed locally.

105/22 Financial Matters:

a. Balances for information

Noted

b. Outstanding accounts

The following payments were approved:

C Warner	£988.59
----------	---------

Right Sort Ltd	£1,218.44
SALC	£170.00
Playsafety Ltd	£84.00

106/22 Action Plan 2022/2023

a. Updates

The Clerk reported that 2 consultations had been received that related to items within the Action Plan. Changes in Shropshire Council's registration services and Draft Economic Growth Strategy 2022-2027.

It was agreed there were no objections to the changes to the registration services and there were no comments regarding the Economic Growth Strategy.

It was noted that Wem Town Council had submitted an expression of interest to change/extend the boundary with the Parish Council, Roden Ward, to take in Round Meadow, Ash Grove, the Industrial Estate and Lower Lacon Caravan Park.

107/22 Councillor Reports:

a. Parish Councillors

Cllr Goode reported that NCRA had commenced work on extending the car park at Newtown. The Clerk added that a meeting with Shropshire Council, representatives of Newtown School, NCRA and herself were to meet on 7 September to review the security aspects of the school.

b. Shropshire Councillors:

Cllrs Broomhall and Towers had submitted a written report. General discussion took place on Shropshire Council's Workforce Strategy.

108/22 Parish Matters

a. Shropshire Council's draft Empty Homes Strategy for consultation

It was agreed this Strategy would assist in increasing the housing supply.

109/22 Highways

a. Barkers Green – drainage issues

It was agreed this had been covered earlier in the meeting.

b. Traffic issues in the parish.

It was noted that Shropshire Councillors were working with local residents to resolve local issues.

110/22 Date of future meeting and to consider agenda items:

Tuesday 6 September 2022

111/22 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 14 and 15 as publicity would be prejudicial to the public interest by reason of the inclusion of confidential and personal nature in the business to be transacted.

112/22 Pre-application consultation

The limited information of the pre-application was considered and a response agreed.

113/22 Employment matters

It was resolved to delegate recruitment process to Personnel Committee leading to a recommendation to Council. The draft documentation prepared by the Committee was approved.

The Chair, Cllr Williams, declared the meeting closed at 8.30pm

Signed.....

Date.....