

Wem Rural Parish Council

Minutes of the Meeting of the Parish Council held on Tuesday 6 February 2024 at Edstaston Village Hall starting at 7pm

Formal Meeting

Present:

Councillors: John Britton, Peter Broomhall, Julia Goode, Jan Hilditch, Andy Matthews, Denise Morgan, Len Staines, Will Minty (Chair) and Liz Vernon

Shropshire Councillor: Edward Towers

Clerk: Helen McCabe

Members of the Public: None

13/24 Public Participation Period:

None

14/24 Apologies for absence:

CLlr Huw Edwards (accepted)

CLlr Jordan Page (accepted)

CLlr Peter Slack (accepted)

15/24 Minutes

The minutes of the meeting held on 9 January 2024 were approved and signed.

16/24 Disclosable Pecuniary Interests:

a. Members were reminded that they were 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 was 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.

17/24 Development in the Parish

a. Decisions Received: noted.

i. 23/05184/FUL Pyms House The Lowe Wem Shropshire SY4 5UD

Erection of a building for calf housing

Decision: Granted

ii. 23/04880/FUL 7 Lacon Holdings Soulton Road Soulton Wem Shropshire SY4 5RR

Clerk: Helen McCabe

4 Bazeley Way

Wem

SY4 5QN

Tel. 07720 854185

Email: clerk@wemrural-pc.gov.uk

www.wemrural-pc.gov.uk

Erection of 2No agricultural buildings, a livestock building for calf rearing and a machinery/workshop store, including change of use of land, formation new agricultural access.

Decision: Granted

- iii. 23/04576/FUL 9 Salters Mill Northwood Wem Shrewsbury Shropshire SY4 5NW Conversion of detached double garage to 1no. bedroom annex ancillary to dwelling.

Decision: Granted

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

- i. 24/00265/CPL Tilley Green Cottage 3 Tilley Green Wem Shrewsbury Shropshire SY4 5PL

Application for a Lawful Development Certificate for Proposed side extensions and erection of detached garage.

Application to legalise what already exists. Had it for a number of years and falls out of statute for planning application. Wanting it to be recognised legally.

Noted

- ii. 24/00267/BHE Tilley Green Cottage 3 Tilley Green Wem Shrewsbury Shropshire SY4 5PL

Application for prior approval under Schedule 2 Part 1, Class AA of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the construction of an additional storey over original dwelling.

Noted

- iii. 24/00233/FUL Land To The East Of Horton House Farm Horton Wem Shropshire

Change of use and construction of 4 private equestrian stables, a 20m x 40m menage, parking, tack room and barn and incidental external works

Decision: It was resolved to support on the condition that it for private use only and that that root impact of the trees and drainage is considered.

- iv. 24/00169/CPE Long Barn Northwood Wem Shrewsbury Shropshire SY4 5NP

Certificate of Lawfulness for Confirmation of commencement of work in relation to application number 20/03483/FUL.

Noted

- v. 23/05240/CPE Ring Bank Saulton Road Wem Shrewsbury Shropshire SY4 5RS

Application for a Lawful Development Certificate to regularize the status of the property in planning law.

Planning consent for the property in this application was granted in the 1970s with an Agricultural Occupancy Condition (Agricultural Tie). Since 1995 there has been sustained use of the property (in particular for two continuous periods of over ten years) which has been in non-compliance with this condition. This has persisted without challenge objection or dispute, from any party in all there period it has not been

satisfied. Indeed, the local authority has itself collected rates from the applicants consistent with this non-compliance for around three decades. The application is to remove the tie so that the lawfulness of the non-compliance is formally reflected in the status of the property's sustained, current and ongoing use.

Noted

18/24 Parish Clerk Report

a. Newsletter

Rural Review to be printed in February.

b. Round Meadow allocations

The Clerk provided an update on recent meeting and local connection was verified for the purchase of 9 Round Meadow. It was resolved to agree the data sharing agreement once review date had been added.

c. Rural Review

As discussed above.

d. The Great British Spring Clean

It was resolved to meet at The Lowe Notice at 10.am Saturday 16th March.

e. International Women's Day

The Clerk provided an update on the event and how Thomas Adams School and St Peters CE Primary School will be involved.

f. Business Networking

The Clerk provide an update on meeting with Wem Town Council

g. Training

The Clerk provided an update on future training for councillors.

19/24 Financial Matters:

a. Balances for information

Noted

b. Outstanding accounts

The following payments were approved:

H McCabe	£613.90
Scribe	£788.40

20/24 Councillor Reports:

a. Parish Councillors

Cllr Britton and Goode provided an update on the meeting with the Methodist Church regarding Northwood Chapel and the working group.

Cllr Britton raised concerns regarding ditch near Grange Villa in Northwood.

Cllr Goode raised concerns regarding floodwater over potholes that has previously been reported.

Cllr Goode reported on proposed changes to car parking charges in Wem. Those interested can sign up to attend consultation.

Cllr Staines gave an update on the Climate Action Group.

Cllr Goode reported that the Wem Branch of the Royal British Legion are celebrating 100th anniversary on 27th April and volunteers are needed.

b. Shropshire Councillors:

A written report was submitted.

21/24 Parish Matters:

CLLrs Hilditch and Matthews attended the public consultation of Shawbury Road development

CLLr Towers to follow up residents not receiving recycling bins.

Visit to Veolia to be arranged by CLLr Towers.

22/24 Highway

a. Speeding on B5476 Wem to Whitchurch via Coton and Tilstock and Quina Brook

b. Signs by Coton garage in need of repair

23/24 Date of future meeting and to consider agenda items:

Tuesday 5 March 2024

The Chair, Will Minty declared the meeting closed at 8.50pm

Signed.....

Date.....