

# Wem Rural Parish Council

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## Minutes of the Meeting of the Parish Council held on Tuesday 5 March 2024 at Edstaston Village Hall starting at 7pm

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### Formal Meeting

#### Present:

Councillors: John Britton, Huw Edwards (Chair), Julia Goode, Jan Hilditch, Andy Matthews, Denise Morgan, Jordan Page, Len Staines and Liz Vernon  
Shropshire Councillor: Edward Towers  
Clerk: Helen McCabe  
Members of the Public: 7

#### 24/24 Public Participation Period:

A parishioner spoke on behalf of residents regarding the installation of a Solid Biomass Combined Heat and Power (CHP) and associated works (Planning Ref 19/04369/EIA) at Oaklands Eggs as they believe that the structure contravenes the planning application in addition to raising several environmental concerns regarding the impact which are visual, audible and olfactory. They also believe the height of the works contravenes the planning application. Other residents expressed concerns regarding constant banging and noise which prevents them from opening windows. Some have experienced difficulties in breathing due to toxic fumes and vibrations can be felt in homes. These issues have previously been raised with Oaklands however there has been limited communication and no resolutions. Residents were encouraged to consolidate their concerns and to contact the Environmental Agency directly, with a view to making a formal approach to Oaklands.

#### 25/24 Apologies for absence:

Cllr Peter Broomhall (accepted)  
Cllr William Minty (accepted)  
Cllr Peter Slack (accepted)

#### 26/24 Minutes

The minutes of the meeting held on 6 February 2024 were approved and signed.

#### 27/24 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.

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

**28/24 Development in the Parish**

**a. Decisions Received: noted.**

- i. 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.

**Decision:** Lawful

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

- i. 24/00701/FUL 8 Lacon Holdings Soulton Road Soulton Wem Shrewsbury Shropshire SY4 5RR  
Erection of two storey side extension  
**Decision:** It was resolved to support the application subject to consultees reports.
- ii. 24/00508/OUT Homedene Farm Nurseries Aston Wem Shrewsbury Shropshire SY4 5QJ  
Outline application for the erection of an agricultural building (all matters reserved)  
**Decision:** It was resolved support the application as the council welcomes new businesses into the area and the reduction in vehicle movement in and out of the site.
- iii. 24/00370/VAR 7 Lacon Holdings Soulton Road Soulton Wem Shrewsbury Shropshire SY4 5RR  
Variation of condition no.2 (approved drawings) attached to planning permission ref 23/04553/FUL to reduce the size of the approved ground floor single storey extension  
**Decision:** It was resolved to support the application subject to consultees reports and the council welcomes the reduction in size.

**29/24 Parish Clerk Report**

**a. Events/Meetings Coming Up**

The Clerk updated the council on the final plans for the International Women's Day event, the Business Networking event on Monday 22nd April ( which will focus on local recruitment ) and the Annual Parish Meeting on 9th April where refreshments will be provided.

**b. Training and Succession Planning**

The Clerk updated the council on training and encouraged parish councillors to attend the Chairmanship training.

**c. Response to poor mobile signal**

An update was provided on responses to Helen Morgan MP regarding the lack of mobile signal and broadband in the parish.

**d. Website updates**

The Clerk provided an update on work completed on the council website.

**30/24 Financial Matters:**

**a. Balances for information**

Noted

**b. Outstanding accounts**

The following payments were approved:

H McCabe	£547.50
RightSort Ltd	£1,362.49
Wem Town Hall	£380.00

**c. Bank reconciliation**

Cllr Vernon reported she had agreed and signed the bank reconciliation

**d. Risk Management Scheme**

It was resolved to adopt the Scheme

**e. Risk Assessment**

It was resolved to approve the Risk Assessment.

**f. Asset register**

It was resolved to approve the Asset Register.

**31/24 Consultation**

**a. Openreach Road Closure**

*It was resolved to approve the works.*

**32/24 Action Plan**

**a. Updates**

*Updates have been noted*

**b. Local Policing Community Charter**

The 3 main concerns are rural crime (including the importance of reporting), drug and drink abuse (including whilst driving under the influence) and speeding.

**33/24 Councillor Reports:**

**a. Parish Councillors**

Cllr Britton reported on the illegal parking of a car in Northwood.

Cllr Britton provided an update on Northwood Chapel.

Cllr Goode reported on the condition of the car park in Newtown.

Cllr Goode provided an update on residents' concerns regarding speeding on the Ellesmere Road near recent barn conversions and reported that accidents had occurred.

Cllr Goode reported that she has joined the Patients Participation group at Wem & Prees Medical Centre and how 80% of triage will go online.

Cllr Good requested parish councillors to attend the Co-Op on Friday 15th March to collect goods donated by the Co-op to support the Spring Clean on 16th April.

**b. Shropshire Councillors:**

A written report was submitted and noted.

**34/24 Parish Matters:**

- a. Car park charges in Wem. Noted.
- b. Upper Lacon Farm PPO Orders. Noted.

**35/24 Highway**

- a. Issues on Soulton Road. The long outstanding lack of replacement street light at the end of Ash Grove was noted.

**36/24 Date of future meeting and to consider agenda items:**

Tuesday 9 April 2024

The Chair, Huw Edwards declared the meeting closed at 9.01pm.

Signed.....

Date.....