

WEST FELTON PARISH COUNCIL

MINUTES of a meeting of WEST FELTON PARISH COUNCIL held on TUESDAY 11 OCTOBER 2022 at 7:30pm in West Felton Methodist Church Hall.

CHAired BY: Cllr David Walker

CLERKED BY: Rosemary Wood

PARISH COUNCILLORS PRESENT: David Walker, Kerry Grove, Marian Hesketh, Pat Mabe, David Curtis, John Thornhill, Chris Jones (from item 58.22(a)), Ozcan Ozagir, Carole Coles, John Houghton (from 58.22(b)), Ed Nicholas

ALSO PRESENT: County Councillor Steve Charmley

54.22	APOLOGIES FOR ABSENCE Apologies for absence received: Cllr Houghton for late arrival (child care) Absent: None
55.22	INTERESTS IN AGENDA ITEMS a) Declaration of any matter to be discussed at the meeting relating to anything included in a Member's Register (Disclosable Pecuniary Interests and Other Registerable Interests). None b) To consider any applications for dispensation delivered to the Clerk prior to the meeting. None c) Declaration of any Non-Registerable Interests in any matter to be discussed at the meeting. Cllr Houghton, item 64.22(a)
56.22	MINUTES OF THE PARISH COUNCIL MEETING HELD ON 12 JULY 2022 It was RESOLVED to confirm the above minutes as a true record and the Chairman was instructed to sign them as such.
57.22	PUBLIC PARTICIPATION SESSION No Members of the public present.
<i>Cllr Jones arrived at item 58.22(a) and declared no interests with respect to item 55.22. Cllr Houghton arrived during item 58.22(b) and declared a Non-Registerable Interest in item 64.22(a).</i>	
58.22	REPORTS RECEIVED a) Police – written report NOTED b) Shropshire Council – Cllr Charmley reported a quiet period for the parish. He had received an update of the timetable for the Conservation Area application and offered to support it at cabinet. He also reported some changes to cabinet, including the Deputy Leader. Concerns were raised by Members about lack of action by enforcement over development at a site in Rednal and Cllr Charmley advised that he would speak to Head of Planning to ascertain the licence position and an update on the enforcement case. c) Clerk – written report NOTED . d) Other Reports: Cllr Curtis gave an update on the school expansion project, reporting that the plans will have to be revised as they do not meet planning guidelines, and this is likely to cause significant delays.
59.22	FINANCE a) Income received – NOTED: (i) Wilson Memorials, resident monument fee plot CG35 (£40 chq) (ii) J&J Milne, single resident burial plot 165 (£160) (iii) J&J Milne, resident interment fee plot 165 (£55) (iv) Edmund Rowlands, single resident ashes interment fee plot 20 (£30)

	<p>(v) Jones & Hughes, resident monument fee plot 47 (£40 chq)</p> <p>b) Payments made since July meeting - NOTED:</p> <p>(i) Rosemary Wood, Clerk's net pay July 2022 (£660.40)</p> <p>(ii) Rosemary Wood, Clerk's net pay August 2022 (£660.40)</p> <p>c) Outstanding Payments - It was RESOLVED to pay the following invoices and two of the authorised signatories were instructed to check the supporting paperwork before authorising payment:</p> <p>(i) Rosemary Wood, Clerk's net pay September 2022 (£660.40)</p> <p>(ii) Rosemary Wood, quarterly payment (July to September 2022) (mileage £30.93, office consumables £4.16, Home Working Allowance £41.04) (total £76.13)</p> <p>(iii) Balfours A/C Miss K T Jacson, playing field rent 29/9/22 – 24/3/23 (£100)</p> <p>(iv) DM Payroll Service Ltd, payroll administration 2022/23 (£120)</p> <p>(v) H2O Clear, bus shelter clean July x3 (£35)</p> <p>(vi) SALC, Introduction to Town Planning (Cllr Grove) (£95)</p> <p>(vii) SALC, Code of Conduct training (x6 Members) (£180)</p> <p>(viii) SALC, Fundamentals for Councillors (Cllr Ozagir) (£30)</p> <p>(ix) PKF Littlejohn LLP, external audit 2021/22 (£240) (incl VAT £40)</p> <p>(x) Graham Taylor, quarterly grounds maintenance 1 July to 30 Sept 2022 (£1,065) (incl VAT £177.50)</p> <p>d) Other income/invoices received after agenda sent out - none</p> <p>e) Quarterly finances (at 30 September 2022) – the following were considered and approved:</p> <p>(i) Receipts and Payments</p> <p>(ii) Budget Report</p> <p>(iii) Bank Reconciliation</p> <p>(iv) Reserves Statement</p>
60.22	<p>YEAR END ACCOUNTS & AUDIT</p> <p>a) Exercise of rights relating to the annual accounts – NOTED that the accounting records and all documents relating to those records for the financial year ending on 31 March 2022 were made available for inspection by any person interested during the period commencing on 20 June 2022 and ending on 29 July 2022.</p> <p>b) Completion of limited assurance review – NOTED that the external auditor had advised that the limited assurance review for the year ended 31 March 2022 had been completed and has certified that there are no matters giving cause for concern and no other matters to be drawn to the attention of the council.</p> <p>c) Notice of conclusion of audit – NOTED that a notice of conclusion of audit together with the completed AGAR had been published, including on the council's website.</p> <p>d) Audit appointments 2022/23 to 2026/27 – RESOLVED not to opt-out.</p>
61.22	<p>PLANNING MATTERS</p> <p>a) Comments submitted to Shropshire Council using Clerk's delegated power – NOTED:</p> <p>(i) Ref: 22/03513/FUL (validated 1 August 2022) Address: Rednal Industrial Estate Site A, Rednal, West Felton Proposal: Erection of commercial (B2 use class) building Comment: The parish council has no objection to the application</p> <p>(ii) Ref: 22/03172/FUL & 22/03173/LBC (validated 15 August 2022) Address: The Fords, Queens Head, West Felton, Oswestry SY11 4JL Proposal: 22/03172/FUL: Application under Section 73A of the Town and Country Planning Act 1990 for Change of use of part of field from agricultural to glamping; installation of toilet and shower Cubicles inside barn and remedial works to part of barn 22/03173/LBC: Works to facilitate installation of toilet and shower cubicles inside barn and remedial works to part of barn in association to change of use to glamping site affecting a Grade II Listed Building Comment: The parish council strongly objects to the applications, as follows:</p> <ul style="list-style-type: none"> • Heritage value: The impact of glamping and associated vehicle movements would have a negative impact on the heritage value, given that this includes a listed building. There is also concern about loss of artifacts of heritage value in the barn, including a manger and troughs.

	<ul style="list-style-type: none"> • <u>Impact on neighbouring properties</u>: Concern over residential amenity for neighbouring land owners, including the impact of noise and activities such as BBQs. It has, for example, been reported to the parish council that during the hot summer weather the applicant had a bonfire and BBQ adjacent to a standing field of wheat. • <u>Vehicle movements</u>: The effluent tank would need to be emptied (possibly frequently) requiring tanker movements along narrow access routes. • <u>Disregard for planning system</u>: It is noted that the applicant appears to have no respect for the planning system, having already used the agricultural land for glamping without permission and having constructed a toilet block and effluent tank without consent when they were aware of the LBC status. Furthermore, despite planning permission having been refused, the applicant continued with glamping and development of the site. • <u>Sustainability of any future expansion</u>: There is particular concern over the likelihood of future expansion into a major development, given that the land is much bigger. Any future expansion would be completely unsustainable. If Shropshire Council is minded to grant permission then any future expansion/sequential development should be controlled by condition. <p>b) Planning Application notified by Shropshire Council for information only – NOTED: Ref: 22/03284/AGR Address: <u>Land at Smith Coppice, West Felton SY11 4HG</u> Proposal: Installation of earth banked slurry lagoon and all associated works</p> <p>c) Planning Applications notified by Shropshire Council – the following were considered:</p> <p>(i) Ref: 22/03706/TPO (validated 30 August 2022) (consultation period extended for parish council) Address: <u>11 School Road, West Felton, Oswestry SY11 4HH</u> Proposal: To prune branches to give two metres clearance over road and telegraph wire, and removal of dead wood from 1no. Oak protected by Shropshire Council (Land between Oak Farm Lane and Holyhead Road, West Felton) TPO 2012 (Ref: SC/00088/12) RESOLVED to submit a comment that the parish council has no objection to the application.</p> <p>(ii) Ref: 22/03905/FUL (validated 12 September 2022) Address: <u>Top Farm, Henbarns, Haughton, West Felton, Oswestry SY11 4HE</u> Proposal: Erection of replacement livestock and storage buildings and all associated works RESOLVED to submit a representation that the council is concerned about the scale of the proposed development (particularly in relation to the new one already granted permission, ref 22/02090/AGR), drainage issues, and traffic movements along a single access road.</p> <p>(iii) Ref: 22/04432/TPO (validated 16 September 2022) Address: <u>3 Congreve Close, West Felton, Oswestry SY11 4QL</u> Proposal: Fell 1no. Oak protected by Shropshire Council (Land to the north of Tedsmore Road, West Felton) TPO 2016 (Ref: SC/00259/16) RESOLVED to submit a comment objecting to the application as retention of trees is important and the applicant purchased the house knowing that the tree was there, so it should be kept unless there is a disease issue which requires its removal.</p> <p>d) Planning Decisions notified by Shropshire Council – NOTED:</p> <p>(i) Ref: 22/02107/FUL (validated 19 May 2022) Address: <u>6 Congreve Close, West Felton SY11 4QL</u> Proposal: Erection of two storey side extension Decision: Grant Permission</p> <p>(ii) Ref: 22/02589/FUL (validated 30 May 2022) Address: <u>Garden Cottage, Tedsmore, West Felton SY11 4HD</u> Proposal: Erection of two storey rear extension (resubmission) Decision: Grant Permission</p> <p>(iii) Ref: 22/03513/FUL (validated 1 August 2022) Address: <u>Rednal Industrial Estate Site A, Rednal, West Felton</u> Proposal: Erection of commercial (B2 use class) building Decision: Grant Permission</p> <p>e) Planning correspondence or decisions received after agenda sent out – none</p>
62.22	PARISH GROUNDS & ASSETS a) Grounds Maintenance and safety reports - considered and NOTED

	<p>b) Bus shelter cleaning – RESOLVED to approve increase in price of basic clean to £15 per shelter (total £45)</p> <p>c) WI tree at playing field – position and type of tree to be planted, Mountain Ash (<i>Sorbus Aucuparia</i>) were NOTED.</p> <p>d) Defibrillator – RESOLVED to take on responsibility for the defibrillator at the village hall and to put in place the necessary procedures to make the defibrillator ‘rescue ready’. Cllrs Kerry <i>Grove</i> and Nicholas volunteered to be involved with maintenance checks. <i>DW</i></p> <p>e) Hanging baskets – RESOLVED to dispose of the hanging baskets, due to practical difficulties with using them again.</p> <p>f) CIL spending Task & Finish group – Cllr Houghton reported that the group had met in August and agreed that each person would focus on one of the following: road safety (Cllr Thornhill), access routes (Cllr Hesketh), burial ground carpark (Cllr Mabe), access down Hicksons Lane and Pradoc View (Cllr Houghton). Cllr Thornhill circulated a note setting out his investigations on road safety.</p>
63.22	<p>NEXT MEETING It was NOTED that the next meeting of the Parish Council will be held on Tuesday 8 November 2022 at 7:30pm in West Felton Methodist Church Hall.</p>
<i>Cllr Charmley left the meeting after item 63.22.</i>	
64.22	<p>EXCLUSION OF PRESS AND PUBLIC RESOLVED that in accordance with s1(2) Public Bodies (Admission of Meetings) Act 1960, members of the public and press be excluded from the remainder of the meeting on the grounds that the following items to be considered involve the likely disclosure of confidential information:</p> <p>a) Planning enforcement cases – two cases were considered and noted.</p> <p>b) Public Open Space / s106 Alma Close play equipment – Cllr Walker and the Clerk reported on a meeting they had attended Tracy Darke of Shropshire Council, and further steps to resolve these issues were considered.</p>

There being no further business, the Chairman closed the Meeting at 9:35pm.

Chairman's Signature *D Walker*

Dated *8 November 2022*