

WEST FELTON PARISH COUNCIL

MINUTES of a meeting of WEST FELTON PARISH COUNCIL held on TUESDAY 8 February 2022 at 7:30pm in West Felton Methodist Chapel.

CHAired BY: Cllr David Walker

CLERKED BY: Rosemary Wood

PARISH COUNCILLORS PRESENT: David Walker, David Curtis, Edward Nicholas, John Houghton, Marian Hesketh, Kerry Grove

ALSO PRESENT: None

120.21	<p>APOLOGIES FOR ABSENCE Apologies for absence received and APPROVED: Cllrs Pat Mabe (holiday), John Thornhill (illness), Carole Coles (work commitments) Apologies for absence received but NOT APPROVED: Cllr Chris Jones (work commitments) Apologies also received from County Councillor Steve Charmley and the police</p>
121.21	<p>DISCLOSABLE PECUNIARY INTERESTS AND ANY OTHER INTERESTS IN THE AGENDA ITEMS a) Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests. None received. b) To consider any applications for dispensation. None received. c) Declaration of any other interests in the agenda items. None received.</p>
122.21	<p>MINUTES OF JANUARY 2022 PARISH COUNCIL MEETING It was RESOLVED to confirm the minutes of the meeting of the parish council held on 11 January 2022 as a true record and the Chairman was instructed to sign them as such.</p>
123.21	<p>PUBLIC PARTICIPATION SESSION No Members of the Public present.</p>
124.21	<p>REPORTS RECEIVED AND NOTED: a) Police – written report NOTED b) Shropshire Council – Cllr Charmely’s written report NOTED c) Clerk’s Report – written report NOTED d) Other Reports: (i) It was reported by Cllr Nicholas and NOTED with sadness that Richard Nicholls, who had formerly served as a councillor for many years, had recently died. (ii) <u>School expansion project</u> - A written and verbal update from Cllr Curtis on the school expansion project was NOTED.</p>
125.21	<p>FINANCE a) Income received – none b) Outstanding Payments - It was RESOLVED to pay the following invoices and two of the authorised signatories were instructed to check the supporting paperwork to the cheques raised before authorising payment: (i) Rosemary Wood, Clerk’s net pay January 2022 (£636.48) (Chq No 1744) (ii) West Felton Parish Council, initial deposit to open new Unity Trust Bank current account (£500) (Chq No 1745) c) Other income/invoices received after agenda sent out: It was RESOLVED to pay the following invoices and two of the authorised signatories were instructed to check the supporting paperwork to the cheques raised before authorising payment:</p>

	<p>(i) Astutium Ltd, domain renewal fee 8 March 2022 to 7 March 2023 (£8.39) (incl VAT £1.40) (Chq No 1746)</p> <p>(ii) Graham Taylor Grounds Maintenance, grounds maintenance contract 13 November 2021 to 12 February 2022, £1,065 (incl VAT £177.50) (Chq No 1747)</p>
<p>126.21</p>	<p>PLANNING MATTERS</p> <p>a) Planning Applications – the following planning applications notified by Shropshire Council were considered:</p> <p>(i) Ref: 21/05933/OUT (validated 22 December 2021) Address: Proposed Residential Development <u>land south of The Avenue</u>, West Felton Proposal: Outline application for proposed residential development of 10 no. dwellings (1 no. affordable) to include access It was RESOLVED to submit a representation that the parish council <i>objects</i> to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. With reference to the earlier application (ref: 19/01834/OUT) the reasons for refusal remain, as follows: <ol style="list-style-type: none"> (i) Buildings inappropriate for locality given the historical significance of that part of the village. (ii) Too many dwellings for the size of the site. (iii) Noise pollution. 2. The development is out of scale and character for the historic part of the village. We cannot overlook the anticipation of the old part of West Felton being awarded Conservation Status. If this development was approved, it would destroy the visual approach to the old village from the Holyhead Road. 3. The land is still regarded as countryside under current development plans. The new National Development criteria adopted by Shropshire Council has already led to the agreed allocation of two development sites within the village which met all the statistical criteria. 4. The scheme is contrary to policies CS6 of the Core Strategy and MD2 of SAMdev because the proposed development is considered to be of an inappropriate and cramped layout. 5. Highway Safety – concern over access from The Avenue, due to poor visibility particularly near the bend. The revised scheme will have increased vehicle movements as compared to the original proposal. 6. We dispute the assertion, stated in the application, that the site is close to the centre of the village. 7. Environmental Appraisal – conducted in August 2016 and only valid for two years for planning purposes. <p>(ii) Ref: 21/05964/FUL (validated 12 January 2022) Address: Former Stable Block, <u>Tedsmore Estate Stables Office</u>, Tedsmore, West Felton SY11 4HD Proposal: Conversion of traditional stable block to 4No. residential units (revised scheme) It was RESOLVED to submit a representation that the parish council has <i>no comment</i> to make on the application.</p> <p>(iii) Ref: 21/05965/LBC (validated 12 January 2022) Address: Former Stable Block, <u>Tedsmore Estate Stables Office</u>, Tedsmore, West Felton SY11 4HD Proposal: Works to Listed Building to facilitate the conversion of stable block to four residential units, private amenity space and parking area (modification to previously approved) It was RESOLVED to submit a representation that the parish council has <i>no comment</i> to make on the application.</p> <p>b) Planning Application for information – the following application notified by Shropshire Council for information only was NOTED: Ref: 22/00311/AGR (validated 21 January 2022) Address: <u>Red House, Woolston Road</u>, West Felton SY11 4LB Proposal: Steel Framed Barn</p> <p>c) Planning Decisions – the following decisions notified by Shropshire Council were NOTED:</p> <p>(i) Ref: 21/05427/OUT (validated 18 November 2021) Address: <u>6 and 7 Woolston Road</u>, West Felton SY11 4LB Proposal: Outline application for the erection of 1 No dwelling following demolition of existing</p>

	<p> dwellings (to include access). Decision: Withdrawn</p> <p>(ii) Ref: 21/05047/FUL (validated 1 November 2021) Address: <u>Manor House Farm</u>, Old Rectory Gardens, West Felton SY11 4LE Proposal: Conversion of historic gate house building to form an ancillary annex to the main dwelling affecting a Grade II Listed Building. Decision: Refuse</p> <p>(iii) Ref: 21/05465/FUL (validated 1 December 2021) Address: <u>Land at The Fords, Twyford Lane</u>, Queens Head, West Felton SY11 4JL Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for the change of use of part of field from agricultural to glamping, erection of deck and toilet/shower cubicles and installation of above ground effluent tank. Decision: Refuse</p> <p>(iv) Ref: 21/01684/FUL (validated 1 April 2021) Address: <u>The Springs, Queens Head</u>, Oswestry SY11 4EG Proposal: Erection of two storey rear extension following demolition of rear lean to and conservatory Decision: Grant Permission</p> <p>(v) Ref: 21/05748/FUL (validated 9 December 2021) Address: <u>Rednal Garage</u>, Building 5, Rednal Industrial Estate Site A, Rednal, West Felton, Oswestry SY11 4HS Proposal: Erection of replacement commercial workshop building (B2, B8, E and Sui Generis use) Decision: Grant Permission</p> <p>d) Planning correspondence or decisions received after agenda sent out – to note</p>
127.21	<p>PARISH GROUNDS & ASSETS</p> <p>a) Grounds Maintenance reports – monthly safety report NOTED</p> <p>b) Parish Council printer – It was RESOLVED to approve a request from Hordley Parish Council to pay an annual fee of £20 for use of West Felton Parish Council’s printer, to include ink and paper.</p>
128.21	<p>POLICIES AND PROCEDURES</p> <p>Risk Management Scheme – reviewed and RESOLVED that no amendments needed</p>
129.21	<p>ANNUAL PARISH MEETING 2022</p> <p>It was RESOLVED that the Parish Council would organise the Annual Parish Meeting 2022 to be held on Wednesday 27 April at 7:30pm in West Felton Village Hall (subject to availability of the village hall) with the Parish Council Chairman agreeing to chair it, and it was further agreed to request written reports only from community groups with residents invited to attend the meeting to provide input into future parish council projects.</p>
130.21	<p>NEXT MEETING</p> <p>It was NOTED that the next meeting of the Parish Council will be held on Tuesday 8 March 2022 at 7:30pm at West Felton Methodist Chapel.</p>

There being no further business, the Chairman closed the Meeting at 9:30pm.

Chairman’s Signature *D Walker*

Dated *12 April 2022*