

St Martins Parish Council

Minutes of a Meeting of the St Martins Parish Council held on Thursday 9th September 2021 at 7.00 p.m. in St Martins Centre.

PRESENT: Cllrs, Neil Arthan, Andrew Cast, Mark Hayball, John Hodgson, Duncan Laing, Lesley-Anne Roberts, Natalie Rowley, Sue Schofield and Helen Williams.

Also in attendance: Shropshire Cllr Steve Davenport, PCSO Dave Hughes, one member of the public and The Parish Clerk.

The Chairman welcomed everyone to the meeting.

145/09/21.C Apologies for Absence

Apologies for absence had been received from Cllr's Sophie Hughes-Saunier (medical issues), Nina Mistry (away), Glenn Pennington (holiday) and Pierre Saunier (working).

Proposed, seconded and carried that these apologies are accepted.

146/09/21.C Parish Council Vacancies

The Parish Clerk reported on the current vacancies on the parish council. Two applications (previously circulated to all Cllr's) had been received to fill the two vacancies. These were from Vivienne Fisher and Alan Langley.

Proposed: Cllr Sue Schofield **Seconded:** Cllr Andrew Cast

Resolved: that Vivienne Fisher and Alan Langley are accepted on the parish council to fill the two casual vacancies.

Both had sent their apologies for this meeting as they were away.

147/09/21.C Disclosable Pecuniary Interests

- 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.**

148/09/21.C Minutes

Proposed: Cllr Duncan Laing **Seconded:** Cllr Lesley-Anne Roberts

Resolved: with three abstentions, that the minutes of the Parish Council held on Thursday 8th July 2021 having been previously circulated be approved and adopted as a true record.

Action

Parish Clerk

Chairman

149/09/21.C Urgent Items

The Chairman reported on a serious incident in the village which the police are attending to.

There were no other urgent items that related to financial, health and safety issues or issues that required immediate attention.

150/09/21.C Public Session

Mr. George Smith from Firs Close raised the following concerns on behalf of all the residents in Firs Close regarding the erection of 8No camping pods including site access drive, vehicle parking, foul and surface water works and landscape planting including change of use of land South of Firs Close St Martins.

He explained that contrary to every expectation and planning requirement, NO residents in Firs Close received any formal written notification of the proposal, despite its relevance to everyone. A small legal notice attached to an almost hidden side of a fence was discovered by a resident of Firs Close some 5 days after its fixing. This notice could have been attached to a lamppost at the entrance to Firs Close or even the forward fence face where everyone could have seen it. This is a TOTAL over development of the area. The proposal states that this application is for the erection of 8 no camping pods. This is totally misleading and misdescribing the actuality of the proposal as research shows that a camping pod is of a very small size, simply for sleeping without any facilities and easily moved. We cannot find any reference to a pod which has fully-fitted self-contained accommodation.

The design of the Pods is of a modular hexagonal shape which lends itself to having extra identical structures simply tagged-on.

The application states that "Visibility from Firs Close onto Ellesmere Road is to normal standards" which again is totally misleading. The minimum viewing distance exiting Firs Close cannot be achieved. The hazardous exit from Firs Close onto Ellesmere Road by unwary drivers and the narrow width of the road is only suitable for single vehicle use only.

Firs Close already experiences low water pressure at certain high-use periods, especially in the summer. Residents in this area have complained to Severn Trent Water but their response continues to be "it's the best we can supply".

The site field in question is the dump point for all of the grey water from the properties in Firs Close. In addition, the adjoining field in a southerly direction is subject to continual flooding over the winter months which becomes a semi-permanent lake. Combined with the extra grey water from the proposed pods, where will it all be directed?

There is no mention of access to the site being actively managed through a registration system or even via a secured gate/barrier to protect against unauthorised access. Ideal for travellers to gain access.

151/09/21.C Parish Clerk's Progress Report

- **Oak Drive.** We have received numerous complaints which range from neighbour abuse, screaming, night time disturbances, knives, male callers, noisy drug dealing but the biggest complaint is night time noise and threatening behavior. Steve Chadwick from Star Housing has been informed and monitoring the situation. At this stage the police have not been informed.
- **Playing Field rear of Stan's Superstore.** Our grass cutting contractor, Royce Landscapes have expressed concern over the number of steel goal post netting pegs that are left in the ground after training and matches resulting on one occasion to over £300 of damage to one of the mover blades. Both football managers have been informed.
- **Access from Gledrid Services.** Although there is a sign at the exit from this garage and parking area advising that there is 'NO TURN RIGHT' Shropshire Council have been requested to improve the signage in this area including additional road markings.
- **Moors Bank.** Concern has been expressed over the hedge overhanging the access road into the Cul-de-Sac on Moors Bank. Ian-Hill Trevor from Brynkinalt Estate who own the adjacent field has advised his farm manager to look into this.
- **Irvine Gardens.** Concern has been expressed to Wrekin Housing Trust over the hedges from 7, 9, 11 & 13 Overton Road overhanging the adjacent footpath along Overton Road. Although some action on the hedge has been done but only with what looks like secateurs, we have requested a proper cut before the schools go back.
- **Disabled Access.** A resident has brought to our attention a number of issues relating to wheelchair access (Dropped Kerbs) including the end of Hawthorn Close/Cherry Tree Drive, adjacent to the Memorial Garden and on Overton Road at the end of New Ifton.

152/09/21.C Recreation Partnership

Cllr Natalie Rowley reported that we need more volunteers to join the project team including a Project Manager. The new access was not started during the school holidays. Date to be fixed for Ian-Hill Trevor to handover the land. The next meeting of the project team was scheduled for the 21st September 2021.

At this point PCSO Dave Hughes joined the meeting. He gave some brief details of the on-going incident in the village and a summary of last months police incidents. He was also aware of the concerns regarding a property in Oak Drive.

Cllr
Natalie
Rowley

Action**153/09/21.C Doctors Surgery**

The big issue and still outstanding is the proposed closure of St Martins Surgery by the current medical professionals in Chirk. We still await the results of their recent patient survey for St Martins which is due out at the end of the month when the Chirk practice will then make a final decision on the St Martins Branch surgery. We are still in discussions with the CCG and Shropshire Council but need the support of the two other parish councils. Iain-Hill Trevor is looking into the ownership of the building. One question raised was would Ellesmere or Oswestry surgeries be prepared to take over the branch surgery in St Martins.

Cllr Steve Davenport

154/09/21.C Highway Issues

The parish clerk reported that all highway issues are now being reported and logged through My Shropshire which we now have a separate account for reference checking and updating although there are at least five issues that are still pending.

Parish Clerk

155/09/21.C Highways Improvements

Still no further forward on any designs for improvements to the roundabout by Stans and a response from Shropshire Council on why Option 5 was ruled out and they are now considering Option 2.

Cllr Steve Davenport

156/09/21.C Street Lighting

Shropshire Council have informed us that Scottish Power have been instructed to attend to the lights along Ellesmere Road as a matter of urgency. This also applies to lights owned by the parish council including the one opposite Green Lane and three in Homestead Avenue.

Parish Clerk

157/09/21.C Financial Matters**157/09/01/21.C Accounts approved since last meeting;**

BACS	Cllr Helen Williams	Plants & Compost	£69.65
BACS	Cllr Helen Williams	Chairman Allowance	£400.00
BACS	E Davies	Salary & Expenses	£841.02
BACS	HMRC	Month 5 PAYE & NI	£248.13
BACS	Ash Allum	Lighting for Statue	£452.28
BACS	Callum Fox	Watering Baskets	£480.00

157/09/02/21.C Accounts for payment;

BACS	E Davies	Salary & Expenses	£845.82
BACS	HMRC	Month 6 PAYE & NI	£248.13
BACS	Nigel Thomas	Play Area Inspections	£48.00
BACS	Huw Manford	Litter Picking, etc.	£546.88
BACS	Huw Manford	Memorial Garden, Tree Pruning	£60.00
BACS	Shropshire Council	Street Lighting Energy, 2 nd Qtr.	£1356.24

BACS	Ray Parry	Play Area repairs	£660.00
BACS	Vision ICT	Email Hosting	£21.60
BACS	Callum Fox	Watering Baskets	£600.00
BACS	SALC	Cllr Training	£10.00

Proposed: Cllr Duncan Laing **Seconded:** Cllr Mark Hayball

Resolved **that the above payments be agreed in accordance with the Parish Council's Standing Orders and Financial Regulations.**

Action

Parish Clerk

157/09/03/21.C Grant Applications;

A grant application had been received from St Martins Church.

Proposed: Cllr Sue Schofield **Seconded:** Cllr Helen Williams

Resolved **with one abstention that a grant of £1200 be agreed in accordance with the Parish Council's Standing Orders and Financial Regulations.**

Parish Clerk

158/09/21.C Planning

To consider any new planning applications received since the last meeting.

Reference: 21/03143/FUL (validated: 24/06/2021)

Address: Land Adjoining 2 Alberta Villas, Ellesmere Road, St Martins, Oswestry, Shropshire, SY11 3BH

Proposal: Erection of 1no dwelling

Parish Council Decision: Query the roof height of this building compared to adjoining properties as this would not be in keeping with existing buildings.

There is also a question mark over the location of the bus shelter which would then be between two driveway accesses. The planning officer's views would be welcome.

Parish Clerk

Reference: 21/03300/FUL (validated: 05/07/2021)

Address: 3 Llangollen Terrace, St Martins, SY11 3DQ

Proposal: Erection of double garage

Parish Council Decision: strongly object to this application on the following grounds. Before you make a decision on this application, we recommend that you study the history of this site. Two previous applications have been submitted for a garage, which we refused but then approved by SC and now both part of living accommodation the last being referred to your enforcement officer. Is this going to end up as additional accommodation No 3?

The planning officer needs to look back at the history of this site before making any decision. Therefore, the parish council have no other comment to make than total object to this application unless you can guarantee that a condition can be applied and adhered to that this will be a garage and not in the future changed for accommodation.

Parish Clerk

Action

Reference: 21/03260/FUL (validated: 09/08/2021)

Address: Land South of The Firs, Firs Close, St Martins, Shropshire

Proposal: Erection of 8No camping pods including site access drive, vehicle parking, foul and surface water works and landscape planting including change of use of land.

Parish Council Decision: Strongly object in-line with comments recorded in Minute Ref 150/09/21.C

Parish Clerk

Reference: 21/03475/FUL (validated: 09/08/2021)

Address: Gledrid Farm, Gledrid, Chirk, Wrexham, Shropshire, LL14 5DG

Proposal: Erection of single storey farm shop as an on-site store for the adjoining holiday park together with provision of parking

Parish Council decision: Raise no objection.

Parish Clerk

Reference: 21/03949/FUL (validated: 13/08/2021)

Address: Ash Cottage, Ifton Heath, St Martins, Oswestry, Shropshire, SY11 3EA

Proposal: Erection of a first-floor extension and slight enlargement of existing side extension footprint.

Parish Council decision: Raise no objection.

Parish Clerk

Schedule of additional planning applications

To comment on planning applications not listed above that are received after the date of publication of this agenda due to response time frames set by Shropshire Council.

Reference: 21/04105/FUL (validated: 20/08/2021)

Address: 48 Greenfields, St Martins, Oswestry, Shropshire, SY11 3AH

Proposal: Erection of two storey front extension

Agreed to apply for a deferment until the October meeting.

Parish Clerk

The following planning decisions and recommendations of the planning authority listed in the schedule below were noted,

Reference: 20/02911/VRA106 (validated: 14/09/2020)

Address: Overton Road And Ceiriog Way, St Martins, Oswestry, Shropshire

Proposal: Variation of Section 106 Legal Obligation pursuant to OS/07/15162/FUL dated 25.3.2009 to allow for an amendment to the mortgagee exclusion clause for properties 7-13 (odd) Overton Road, St Martins, Oswestry, SY11 3AR and 6-16 (even) Ceiriog Way, St Martins, Oswestry, SY11 3FE

Decision: No Objection

Reference: 21/02435/FUL (validated: 12/05/2021)

Address: 26 Hollands Drive, St Martins, Oswestry, SY11 3FG

Proposal: Change of use of domestic garage to beauty parlour

Decision: Refuse

Reference: 20/05402/FUL (validated: 04/01/2021)

Address: New House Farm, Pen-Y-Bryn, St Martins, Oswestry, Shropshire, SY11 3DS

Proposal: Change of use and extension of existing store building to stables; erection of store building and manure store and associated yard area

Decision: Grant Permission

Reference: 20/03221/VRA106 (validated: 14/09/2020)

Address: 2 - 16 (even) Lewis Close St Martins Oswestry SY11 3FB And 2 - 8 (even) Bower Farm Drive St Martins Oswestry SY11 3FA

Proposal: Variation of Section 106 Legal Obligation pursuant to 13/02464/FUL dated 3 February 2014 to allow for an amendment to the mortgagee exclusion clause for properties 2 - 16 (even) Lewis Close St Martins Oswestry SY11 3FB and 2 - 8 (even) Bower Farm Drive St Martins Oswestry SY11 3FA

Decision: No Objection

Reference: 21/01657/OUT (validated: 31/03/2021)

Address: Land North East Ash Grove, Overton Road, St Martins, Shropshire

Proposal: Outline application for the erection of a dwelling to include access, appearance, layout and scale

Decision: Grant Permission

159/09/21.C **Morlas Meadows Development**

Originally a public footpath was going to be constructed in front of the site adjacent to Overton Road. After discussions with the developers, the school and Shropshire Council highways it was agreed that the current footpath is wide enough in most places except at the end nearest the take-away shops which would be widened by removing the hedge and extending the footpath to at least 2m wide.

This means that the new properties adjacent to Overton Road would benefit from not having pedestrian traffic so close to their garden boundary.

Parish
Clerk

160/09/21.C **Shropshire Council**

Cllr Steve Davenport reported that Cornovii Developments Ltd (CDL) had now been granted planning permission to develop 35 new homes in St. Martins on the old Ifton Heath School site. Although he spoke against the decision not to retain the school building it was lost by one vote at the area committee meeting.

161/09/21.C **Shropshire Association of Local Councils (SALC)**

All correspondence received from the County Secretary had been previously been circulated to all Cllr's.

Cllr Sophie Hughes-Saunier attended the last area committee meeting.

		<u>Action</u>
162/09/21.C	Ifton School Development	
	Cllr Mark Hayball agreed to represent the parish council on a Stakeholder Meeting Group set up by the developers Cornovii Developments Ltd (CDL). Still require one other Cllr and two members of the public to meet on a monthly basis for 18months whilst development works are ongoing.	Parish Clerk
163/09/21.C	Remembrance Day 2021	
	Cllrs were asked to consider what arrangements are required for this event on Sunday 14 th November, if it was going ahead. After discussion it was;	
	Proposed: Cllr Mark Hayball Seconded: Cllr Neil Arthan	
	Resolved that a wreath laying service should be held at the Memorial followed by a parade to the Methodist Chapel. Arrangements would now be put in place.	Parish Clerk
164/09/21.C	Queen's Jubilee 2022	
	A discussion on what arrangements will be made in the parish to celebrate the Queen's platinum Jubilee will be deferred until the October meeting for Cllr Pierre Saunier to present his thoughts.	Cllr Pierre Saunier
165/09/21.C	Members Reports	
	Cllr Natalie Rowley reported pot holes on either side of the road on the St Martins side of Escob bridge.	Parish Clerk
	Cllr Mark Hayball reported a pot hole between the junction of Overton Road and Green Lane.	Parish Clerk
166/09/21.C	Next Meeting(s)	
	Full Council meeting on Thursday 14 th October 2021 @ 19.00 in St Martins Centre.	
	There being no further business the Chairman declared the meeting closed at 20.55	
	Signed	Chairman
	Date	