

St Martins Parish Council

Minutes of a Meeting of the St Martins Parish Council held on Thursday 8th September 2022 at 7.00 pm in St Martins Village Hall.

PRESENT: Cllr's Mark Hayball, John Hodgson, Duncan Laing, Alan Langley, Nina Mistry, Lesley-Anne Roberts, Sue Schofield, George Smith and Helen Williams. Also, in attendance three members of the public and the Parish Clerk.

The Chairman welcomed everyone to the meeting. Unfortunately, just before the meeting was due to convene, we received the sad news of the death of Her Majesty Queen Elizabeth II. It proved difficult to obtain any legal advice whether this meeting should still take place. However, after being put to a vote, it was agreed to carry on with a very brief discussions on the agenda items. Having heard the news before leaving home, a number of Cllr's had forwarded their apologies. A minute silence was held before the meeting commenced.

Action

174/09/22.C Apologies for Absence

Apologies for absence had been received from Cllr's Neil Arthan (holiday), Andrew Cast (holiday), Vivienne Fisher (family) and Shropshire Cllr Steve Davenport (holiday).

Proposed, seconded and carried that these apologies are accepted.

Apologies for absence had also been received from Tessa Lanstein and the police.

Apologies for absence were received after the meeting from Cllr's Sophie Hughes-Saunier, Glenn Pennington and Natalie Rowley in light of the death of Queen Elizabeth II.

175/09/22.C Declarations of Interest and Dispensations

- 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.**

176/09/22.C Minutes

Proposed: Cllr Mark Hayball **Seconded:** Cllr Lesley-Anne Roberts

Resolved: with three abstentions that the minutes of the Meeting of the Parish Council held on Thursday 14th July 2022 having been previously circulated be approved and adopted as a true record.

Chairman

177/09/22.C Urgent Items

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

178/09/22.C Public Session

Sian Tasker from the Shropshire Campaign Group called Shropshire Needs Ambulances, read out a statement over the situation with Emergency Healthcare in Shropshire and various campaigns which attempted unsuccessfully to prevent the closure of our rural ambulance stations in Shropshire. Although they are at the beginning of the process and thus far have the support of our MP, Helen Morgan, around 12 Shropshire County Councillors (including Steve Davenport), Oswestry Town Councillors and a unanimous vote from the whole of Oswestry Rural Parish Council. St Martins Parish Council agreed to support this statement.

Parish
Clerk**179/09/22.C Parish Clerk's Progress Report**

- Shropshire Council have been requested to investigate again the issues over cattle grazing on Ifton Meadows.
- The Globe light in the Memorial Garden has now been repaired.
- Still waiting for Shropshire Council to forward an estimate of the work required on the Pinfold.
- Shropshire Council Highways are still looking at ways of improving safe traffic flow over Escob Bridge.

180/09/22.C Police Report

The police had sent their apologies. There was no report.

Cllrs then considered a report from the Parish Clerk on 'We Don't Buy Crime' (Smart Water). Cllr's felt that this was a lot of money to spend and relied on the help of Cllr's and village people to distribute and record these kits. Cllr Sue Schofield commented that the proposal seems to have out priced itself and makes it unaffordable as well as the 80% coverage seems a step too far to accomplish/reach.

Proposed: Cllr Sue Schofield **Seconded:** Cllr Lesley-Anne Roberts

Resolved: that the parish council do not take up this scheme based on the above facts.

Parish
Clerk**181/09/22.C St Martins Recreation Partnership**

Cllr George Smith gave the following report on behalf of Tessa Lanstein.

- Limited project progress made due to summer holiday season
- The School Trust has secured a Department of Education case officer whom Duncan and I met over a Teams meeting to better understand the required process around take-on and release of school land (leasehold status included). The meeting was positive and the case officer supportive of our activities.

- Take-on of new land via a leasehold between Brynkinalt Estate and the School Trust should be straightforward and hopefully can be concluded within the coming 4-6 weeks.
- Release of the far west strip associated with Iain-Hill Trevor's desire to build more units on eastern edge of the industrial estate (currently the school football pitch) is much more complicated and longer term (if School Trust and DofE need to be involved) The land currently is owned by Shropshire Council and leased to the School Trust. Ideally Brynkinalt Estate would liaise with Shropshire Council to release the land as per the Parish Council / Brynkinalt Estate arrangement of several years ago. Parish Council members may need to support this activity. If the School Trust / DofE has to be involved, there will need to be a public consultation on land usage change which will take many months to conclude.
- Iain Hill-Trevor needs to be satisfied that the two land transactions can happen independently and he may be reticent to "give" land now and wait for the legal transactions on "take back" of land to conclude over a longer time frame. I am leading this conversation on behalf of the Project.
- Further contact has been made with the Football Foundation to "keep them warm"; they are aware of the latest project status and are awaiting the signing of the Joining Agreement which could be achieved in a matter of weeks if the two land transactions can be run independently.
- The "burn rate" against the £20k 3BPL grant is slow as I do not want to charge unless I am properly working on the project; the odd 'phone call / email / update report is not being charged for and most of the summer my engagement has been of that nature. There is just over £12k left for Project Management tasking as the leasehold and Football Foundation activities pick up momentum during the Autumn.
- Finally, Ande Joseph (Football Club) has offered to make a bid for sports equipment from the Commonwealth Games Legacy Fund; the Partnership members will sign off the final submission of the bid if Ande determines we have a valid case.

182/09/22.C Doctors Surgery

Cllr's expressed concern that the Doctors Branch Surgery building in St Martins was now going to be sold by public auction despite the parish council stating that they would like to purchase the building known as "The Surgery" on behalf of the community, to be retained as a community asset. The surgery has been part of our community for many years and the building was originally a school and was owned by the Parochial Parish Council and the Lichfield Diocese until 1994 when it was then purchased by the then partners of Chirk surgery.

Cllr John Hodgson said that the issue of providing a GP surgery in the village is not simply one of acquiring a building. It would require the local commissioner to procure a service to run it, either from an existing GP practice or a new one. This process typically takes 12-24 months.

Even if the commissioner decided to procure a local service, there is a significant risk that it would prove impossible to bring the old surgery in St Martins up to the standard necessary to meet Care Quality Commission requirements which apply to all English GP practices.

For these reasons, bearing in mind that the property will be sold at Auction in October 2022, it appears unlikely that the old GP Surgery could be part of the provision of GP services for the residents of St Martins.

Cllr Sue Schofield reported that Oswestry Health Group does not support the retention of this branch surgery.

183/09/22.C Highway Issues

All recent highway issues are now being reported via Shropshire Council's Highways department at Whittington and then logged on their 'Fixmystreet'. Repairs still outstanding include the fire hydrant cover on Overton Road and the damaged post sticking out of the grass verge on the junction of Halls Corner.

Parish
Clerk

184/09/22.C Speed Indicator Devices

The Parish Clerk presented a report on the issues with the present Speed Indicator Devices including the size of the solar panels, capacity of the batteries and locations.

After some discussion it was.

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

Resolved: with one vote against that the parish council accept the quotation from Highline Electrical to replace the solar panels and batteries and instruct Shropshire Council Highways to relocation the posts at the top of Moors Bank and opposite Ifton school.

Parish
Clerk

185/09/22.C Financial Matters

185/09/01/22.C

Retrospectively Accounts for Approval.

BACS	E Davies	Salary & Expenses	£855.64
BACS	HMRC	Month 05 PAYE & NI	£255.06
BACS	Nigel Thomas	Play Area Inspections	£24.00
BACS	Highline Electrical	Street Lighting Repairs	£81.00
BACS	SALC	Training	£30.00

185/09/02/22.C

Accounts for Payment

BACS	E Davies	Salary & Expenses	£855.84
BACS	HMRC	Month 06 PAYE & NI	£255.06
BACS	Nigel Thomas	Play Area Inspections	£24.00
BACS	Huw Manford	Litter Picking, etc.	£571.66
BACS	Huw Manford	Bus Shelter Repairs	£694.45
BACS	Nicole Chilvers	Watering	£900.00
BACS	Shropshire Council	Street Lighting Energy	£1347.83
BACS	SALC	Affiliation Fees	£1223.10

DD Veolia Bin Emptying £31.13

Proposed: Cllr John Hodgson **Seconded:** Cllr Sue Schofield

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

Parish Clerk

185/09/03/22.C Grant to this Year's Queens Jubilee Celebrations

Back in April the parish council agreed a grant of £1000 towards the above event with a condition that the event organization is requested on completion of the project to forward an itemized report to the parish council of all expenditure against all funding received including other organisations that have also made a grant and provide a list of any surplus funds that will be returned and how these will be distributed proportionally against the funding received. Despite three requests Keith Allum the event organiser has failed to respond. Agreed that should this not be received within the next 30 days then they would be requested to pay back the £1000.

Parish Clerk

185/09/04/22.C Grant Application St Martins Church (PCC)

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

Resolved with one abstention that a grant of £1200 is approved to the PCC.

Parish Clerk

185/09/05/22.C Appointment of External Auditors.

Proposed: Cllr John Hodgson **Seconded:** Cllr Helen Williams

Resolved that the Parish Council continue with our present external auditors PKF Littlejohn.

Parish Clerk

186/09/22.C Street Lighting

With reference to the long outstanding repairs to Shropshire Council's (SC) lights along Ellesmere Road and as SC had not responded to my email of the 30th of August, it was unanimously agreed that if no formal response is received by the 15th of September the parish council will have no alternative but to record this under SC formal complaints procedure. Once a formal complaint has been made, we understand that Shropshire Council have a 15 day period to respond. If they then fail to respond and / or failure to take remedial action within an acceptable time period, the parish council will then move to the next stage of involving the Local Government Ombudsman.

Parish Clerk

Cllr's Duncan Laing and Nina Mistry left the meeting at 8.00 pm.

187/09/22.C Planning

To consider any new planning applications received since the last meeting

Reference: 22/03344/FUL (validated: 19/07/2022)

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 (resubmission)

Parish Council Decision: No Comment

Parish
Clerk

Reference: 22/03198/FUL (validated: 28/07/2022)

Address: Proposed Dwelling To The West Of The Firs, Firs Close, St Martins.

Proposal: Erection of 1No dwelling and formation of vehicular access

Parish Council Decision: Strongly object to this application on the following grounds; 1) Permission already exists for the creation of a 3 bedroom single family home with incorporated garage on the site, with an accepted construction design matching other homes in the immediate vicinity. Why therefore seek to change what has been approved?

2) Whilst the new proposed design incorporates a "Living Green Roof", such a creation, whilst applauded by the Parish Council, is insufficient to warrant consideration as a true 'Eco' home, as far more could be incorporated within any design (the current development by Shropshire's Cornovii Developments Ltd at the nearby Ifton Green housing development has identified the required National and County benchmark). 3) The actual design of the building is clearly not in keeping with the area and is indeed, unique to the village as a whole. 4) It is noted that the application quotes Shropshire Planning Policy CV5 to support the development, but such Policy seems to be appropriate to a commercial venture, and this single stand-alone structure, if it were to be a true family home, would clearly not provide the noted "economic benefit and sustainability of rural communities" demands of the Policy.

5) Whilst the developers site manager has approached nearby homes in an attempt to garner support, he has been unable to confirm if the building will be for sale or rent or to specify the terms or period of any such rentals.

6) The new design increases from 3 to 4 bedrooms but strangely, no garage; instead it provides parking for a minimum of 4 vehicles along the frontage. It also incorporates a full width first floor wooden balcony area, overlooking the Camping site and 3 ground floor bedrooms directly accessing the Hot Tub area. We would question if that design and parking facility truly lends itself to a natural family home creation?

7) Within the Shropshire officers report when approving planning for the original camp site, he wrote that "permission was given as the new camping site would not overlook residential properties". The original plans for a 'residential home' would, if completed to the original design, therefore be in conflict with the officers comments.

8) It would therefore be logical, by noting all the above comments, that the proposed new structure is specifically and intentionally is not intended to be a family home, but is instead a commercial enterprise, focussed more towards supporting the adjacent "Camping Caravan Site" (with their incorporated external Hot Tub features) and likely based on daily rental periods, adding occupancy to the general holiday site and extra road traffic along the single carriageway road of Firs Close and which was identified as a clear area of concern when reviewing the recent application for the camp site and, by being so constructed to be intentionally avoiding conflict with the original camp site requirements.

Parish
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Reference: 22/03515/FUL (validated: 01/08/2022)

Address: Holly Cottage, Street Dinas, St Martins, Oswestry, Shropshire.

Proposal: Erection of private use storage building and all associated works

Parish Council Decision: Strongly object to this application on the following grounds:

Totally inappropriate development for the area based on the size of the erection, far larger than required for the suggested use and have a roller shutter door. However, we believe the applicant has a tendency to over specify/engineer projects. Also, if they are storing a lawnmower at this site, it is a long walk/ride (if a ride on mower) to their property, creating risks to motorists/ walkers on the route, and we are sure it's not legal to drive an uninsured/registered /taxed mower on the public highway.

The following planning decisions and recommendations of the planning authority were noted.

Reference: 22/01997/OUT (validated: 27/04/2022)

Address: Proposed Dwelling To The East Of, Puddle Lane, St Martins, Shropshire

Proposal: Outline application (all matters reserved) for the erection of one single storey dwelling with creation of access (off Puddle Lane)

Decision: Grant Permission

Reference: 22/02528/FUL (validated: 15/06/2022)

Address: High Clear, St Martins, Oswestry, Shropshire, SY11 3HJ

Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a single storey extension to bungalow

Decision: Grant Permission

Reference: 21/01012/FUL (validated: 22/03/2021)

Address: Darjeeling , School Lane, St Martins, SY11 3BX

Proposal: Erection of dwelling following demolition of existing outbuildings; conversion of outbuilding to residential; new vehicular entrance and associated parking and turning areas

Decision: Grant Permission

188/09/22.C Our NHS is in Crisis

Following the presentation earlier in the meeting by Sian Tasker from the Shropshire Campaign Group called Shropshire Needs Ambulances over the situation with Emergency Healthcare in Shropshire and various campaigns which attempted unsuccessfully to prevent the closure of our rural ambulance stations in Shropshire, it was

Proposed: Cllr Sue Schofield **Seconded:** Cllr Alan Langley

Resolved **that the Parish Council supports this campaign.**

189/09/22.C Shropshire Council.

There was no report as Shropshire Cllr Steve Davenport had sent his apologies.

Parish
Clerk

Parish
Clerk

190/09/22.C CPR Defib Course

Cllr Sue Schofield felt that we should support and advertise a number of courses on CPR Defibs especially with the latest NHS ambulance response times.

Proposed: Cllr Sue Schofield **Seconded:** Cllr Alan Langley

Resolved **that the Parish Council supports this campaign.**

Cllr's
Sue
Schofield
& Helen
Williams

191/09/22.C Shropshire Association of Local Councils (SALC)

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

192/09/22.C North Shropshire MP Helen Morgan

Helen Morgan had contacted the Parish Clerk over concerns she had received regarding parking issues that have been raised to her from a constituent living in St Martins. The issue is regarding Cottage Lane, and this is a copy of the correspondence.

The parking in Cottage Lane is ridiculous and dangerous. There are too many vehicles for the length of the road. 2 years ago, they contacted their local Tory council about the problem. As of now they have still not heard from him although he promised to do something about it. We have grass in-front of the flats as a communal area. Would it not be better to turn this area into drives.

This will be reported to Star Housing and a response requested.

Parish
Clerk

193/09/22.C Ifton School Development

Cllr George Smith said the next meeting of the Stakeholders Group would be held on Thursday 22nd September 2022.

194/09/22.C Members Reports

Cllr John Hodgson reported that his recent observations at the start and end of the School day outside St Martins School on Overton Road at its junction with the Gobowen Road raised a number of safety issues at this junction including inadequate street markings, speed limits, signage and warning flashing lights.

As a result, he suggested we should set up a site meeting as a matter of urgency with the most appropriate officers from Shropshire Council, preferably at the start or end of the school day to hopefully come up with firm proposals to resolve these many urgent safety issues. A copy of this request would be forwarded to Katie Leclere at Oswestry Police station as it would be beneficial if she could attend.

Cllr Sue Schofield reported on a meeting of the Oswestry Health Group. She added that it was important that residents complete a health questionnaire that will be distributed shortly.

Parish
Clerk

Cllr Alan Langley congratulated the efforts of the volunteers who run the coffee mornings in St Martins Village Hall.

195/09/22.C Next Meeting

Full Council meeting on Thursday 13th October 2022 @ 19.00 in St Martins Village Hall.

There being no further business the Chairman thanked everyone for their attendance, and declared the meeting closed at 20.35.

Signed
Chairman

Date