

### St Martins Parish Council

Minutes of a Meeting of the St Martins Parish Council held on Thursday 13<sup>th</sup> April 2023 at 7.00 pm in St Martins Village Hall.

**PRESENT:** Cllr's Vivienne Fisher, Mark Hayball, John Hodgson, Duncan Laing, Alan Langley, Glenn Pennington, Sue Schofield, George Smith and Helen Williams.

Also in attendance, Shropshire Councillor Steve Davenport, PCSO David Hughes and the Parish Clerk.

The Chairman welcomed everyone to the meeting. She informed the meeting that this would be her last meeting as Chairman.

<b>085/04/23.C Apologies for Absence</b>	Action
Apologies for absence had been received from Cllr's Neil Arthan (Medical Reasons), Andrew Cast (Working), Sophie Hughes-Saunier (Holiday) and Nina Mistry (Family).	
<b>Proposed, seconded and carried that these apologies are accepted.</b>	Parish Clerk
An apology for absence had also been received from Tessa Lanstein. An apology for absence had been received the following day by email from Cllr Natalie Rowley (working). Cllr Lesley-Anne Roberts was absent.	
<b>086/04/23.C Declarations of Interest and Dispensations</b>	
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. <b>None received.</b> b) To consider any applications for dispensation. <b>None received.</b> c) Declaration of any other interests in the agenda items. <b>None received.</b>	
<b>087/04/23.C Minutes</b>	
<b>Proposed:</b> Cllr George Smith <b>Seconded:</b> Cllr Duncan Laing	
<b>Resolved:</b> <b>with one abstention that the minutes of the Meeting of the Parish Council held on Thursday 16<sup>th</sup> of March 2023 having been previously circulated be approved and adopted as a true record.</b>	Chairman
<b>088/04/23.C Urgent Items</b>	
There were no urgent items that related to financial, health and safety issues or issues that required immediate attention.	
<b>089/04/23.C Public Session</b>	
With no members of the public present the parish council moved on to the next item.	

*With PCSO David Hughes present it was agreed to bring forward his police report.*

**091/04/23Cc Police Report**

The latest police report (March) had been circulated to all Cllr's prior to the meeting. Cllr Sue Schofield expressed concern over the increase in drugs incidents in the parish. PCSO David Hughes said there was one property in St Martins which they continue to monitor, and they are aware of increasing cross border dealers. Cllr Alan Langley felt that recently there had been an increase in thefts from vehicles which in some instances included business tools. PCSO David Hughes agreed to forward advice on both these cases for inclusion in the Parish Newsletter. He also agreed to forward details of the abbreviations in the monthly police report.

PCSO  
David  
Hughes

The Chairman thanked PCSO David Hughes for his attendance who then left the meeting.

**090/04/23.C Parish Clerk's Progress Report**

The parish clerk reported that he was still waiting for the estimate from Shropshire Council for the repairs to the Pinfold.

Parish  
Clerk

With reference to the Speed Indicator Devices, Andy from Highline Electrical had now fitted the new larger solar panels and replacement batteries. However, there was still a problem with these devices. Andy had now confirmed that he had contacted Eden Taylor from Morelock to try and establish the cause of these faults.

Parish  
Clerk

The Vicar had now confirmed that the vicarage hedge adjacent to a property in Church Close had been cut back.

There had still been no further response from Wrexham Brass Band, or the Charity Commission reference the handover of uniforms, music, and instruments to the members of the original Ifton Colliery Band.

Both Shropshire Cllr Steve Davenport and the Parish Clerk agreed that car parking issues in Old School Gardens were not an issue for the council to resolve.

As regards EV charging points it would now be the end of April before a survey is carried out by the suppliers of these charging points and then come back to the parish council for consideration.

Cllr  
Sophie  
Hughes-  
Sautier

Cllr Sue Schofield raised concerns over the damaged dog bin on Overton Road and requested Shropshire Council replace this one with a new one around the corner by the Sub Station.

Parish  
Clerk

**092/04/23.C St Martins Recreation Partnership**

Tessa Lanstein had forwarded the following report through Cllr George Smith.

There is nothing significant to report from the last meeting. The Football Foundation have asked for extra detail on some key papers. That has been actioned and is now close to submission. Once they have been received by the Football Foundation and their responses received, we will have a clearer picture for the way forward.

Tessa  
Lanstein

### 093/04/23.C Highway Issues

There were still no updates to report on previous highway issues. A location had been forwarded to Shropshire Council Highways for approval to erect the signpost for Moors Lane Chapel. Still waiting for this to be completed. Cllr Sue Schofield had reported to the Parish Clerk that a signpost to Wigginton on Overton Road had been buried in the hedge. This had also been reported to Shropshire Council Highways

Parish  
Clerk

On the issue of Dog Fouling signs, Derek Buchanan had now given the go-ahead for these to be erected on Shropshire Councils Street Lighting columns. Cllr George Smith to arrange order and fitting.

Cllr  
George  
Smith

As regards the litter bin at the entrance to Moors Lane not being emptied on a regular basis, Shropshire Council's Street Scene Department said they will monitor this.

Parish  
Clerk

The pothole on Ellesmere Road in St Martins adjacent to 2 Alberta Villas has only been partly repaired, Cllr Steve Davenport agreed to take this up with highways.

Cllr Steve  
Davenport

Cllr Alan Langley reported that the sink hole by the Take-a-Ways on Overton Road was not getting deeper. (This had previously been reported)

Parish  
Clerk

Still no feedback on damaged street name plates reported by Cllr Sue Schofield at a recent meeting.

Parish  
Clerk

Cllr Sue Schofield also reported on new traffic calming measures she had witnessed on her recent travels.

### 094/04/23.C Escob Bridge

Derek Buchanan from Shropshire Council had stated that he agreed to move forward permanent traffic signal proposal once the funding is confirmed (CIL/ Neighbourhood funding) no confirmation/ response yet about funding allocation. Still no update on this.

Parish  
Clerk &  
Cllr Steve  
Davenport

### 095/04/23.C Financial Matters

#### Accounts approved since last meeting.

BACS	Cllr Pennington	Filmmaker Kit	£289.00
<b>Accounts for Payment</b>			
BACS	Staff	Salary & Expenses	£927.70
BACS	HMRC	PAYE & NI	£276.33
BACS	Nigel Thomas	Play Area Inspections	£24.00

BACS	Huw Manford	Litter Picking, etc.	£274.79
BACS	D M Payroll	Annual Payroll Administration	£120.00
BACS	Scribe	Annual Accounts Subscription	£806.40
BACS	Coombe Manage	Consultancy Work	£2310.00
BACS	Stans Superstore	1 <sup>st</sup> Qtr. Field Lease	£375.00
DR	HSBC	Bank Charges	£8.00
DD	Veolia	Bin Emptying	£33.91

**Proposed:** Cllr Duncan Laing      **Seconded:** Cllr Glenn Pennington

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

Parish Clerk

Cllrs noted the year end balances prior to Internal Audit on the 4<sup>th</sup> of May 2023.

Shropshire Cllr Steve Davenport requested a copy of the current CIL balances held by the parish council.

Parish Clerk

Cllrs were then asked to carry out the annual review of the Financial Risk Register. Although a number of minor changes were proposed to the risk assessment ratings, the Parish Clerk was instructed to include a matrix to this document and report back at the May meeting.

Parish Clerk

#### 096/04/23.C Street Lighting

The Parish Clerk reported that Shropshire Council have established that new cables are required all along Overton Road from the roundabout by Stans Superstore to The Keys PH. Shropshire Council's Street Lighting Department have carried out an assessment of this area and are now looking at how to fund this work before issuing a further order to Scottish Power.

Parish Clerk

As regards the additional streetlight in Garden Village, initially Highline Electrical installed this on the wrong side of the road. After discussions with Cllr Glenn Pennington this has now been installed on a new column in the agreed location and working satisfactory.

Parish Clerk

#### 097/04/23.C Planning

**To consider** the following planning applications.

**Reference:** 23/01178/FUL (validated: 17/03/2023)

**Address:** St Martins Business Park, Ellesmere Road, St Martins, Shropshire

**Proposal:** Change of Use of Light Industrial Site to development of 17 dwellings together with access road

**Parish Council Decision: Strongly object (See attached Appendix A)**

Cllrs thanked Cllr George Smith for his report on this.

Parish Clerk

**Reference:** 23/01013/FUL (validated: 16/03/2023)

**Address:** Jasmine Cottage, Ellesmere Road, St Martins, Oswestry, Shropshire, SY11 3BD

**Proposal:** Erection of single garage

**Parish Council Decision: Support.**

Parish Clerk

Cllrs noted the following planning decisions and recommendations of the planning authority.

**Reference:** 23/00131/FUL (validated: 20/01/2023)

**Address:** Walnut Cottage, Clarkes Lane, St Martins, Shropshire, SY11 3ES

**Proposal:** Erection of single storey, detached garage

**Decision:** Grant Permission

**098/04/23.C Shropshire Council.**

Shropshire Cllr Steve Davenport reported that Ellesmere are now having similar problems with the retention of a doctors surgery in their Town.

**099/04/23.C Footpaths**

As regards the question over if there was any scope in reactivating a P3 footpath group in the parish, this would be raised at the Annual Parish meeting in May.

Parish  
Clerk

**100/04/23.C Shropshire Association of Local Councils (SALC)**

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

Parish  
Clerk

**101/03/23.C North Shropshire MP Helen Morgan**

We continue to forward any areas of concern to Helen Morgan MP for information.

Parish  
Clerk

**102/04/23.C Ifton School Development**

Cllr George Smith said there was nothing further to advise since the last PC meeting, apart from Mr Catterly continues to raise concerns about the deep level drainage pipe which he feels will increase the risk of his property being flooded at times of high rainfall. I am not qualified to make any comment except to advise that the developers seem ambivalent to his concerns as both Welsh Water and Shropshire Council have confirmed that the system off the new development is suitable for use.

Cllr  
George  
Smith

**103/04/23.C Correspondence**

There were no items of correspondence to report on that had not been covered on this meeting's agenda.

**104/04/23.C Members Reports**

Cllr Alan Langley expressed concern that he had heard that the camping pods off Firs Close were due to be let out as from the 1<sup>st</sup> of May 2023 yet still no enforcement action has been taken by Shropshire Council (SC). Cllr George Smith said he continues to raise these issues with SC Enforcement Team.

Parish  
Clerk &  
Parish  
Clerk

**105/04/23.C Next Meeting**

Next meeting Annual meeting of the Parish Council on Thursday 11<sup>th</sup> May 2023 @ 19.00 in St Martins Village Hall.

Before the meeting closed Cllr John Hodgson thanked Cllr Helen Williams for her past four years as Chairman of the Council. This was echoed by all present.

There being no further business the Chairman thanked everyone for their attendance, and declared the meeting closed at 20.25 pm.

Signed ..... Date .....  
Chairman

**DESIGN & ACCESS STATEMENT****APPENDIX A**

**Redevelopment of: Ellesmere Road Business Park  
St Martins, nr Oswestry Ref 23/01178**

***SHOWING WITH PARISH COUNCIL RESPONSES IN ITALICS***

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**Introduction**

At present the site is mostly used as offices and workshop and external storage by the applicant with the remainder used for motor vehicle maintenance, retail sales of bottled gas and hardware and storage for a roofing firm.

Many of the buildings date back to the early 20<sup>th</sup> Century and are in a poor state and no longer fit for purpose.

*That statement is incorrect.... Most buildings are of a modern construction; some are recently constructed from Steel Frame and Aluminium Cladding. The main building is of a modern brick construction. One original structure on the eastern side seems to be an aged residential property modified to create a small "shop" at its rear northern side.*

The extensive repairs and renewals that are required make the continued use of the site in its present form unviable.

*From a site inspection, the modern structures seem perfectly acceptable for continuation of use.*

The site is surrounded on all sides by residential housing and work has recently started on the development of housing on the Mount Pleasant site opposite.

*The identified work did commence, but due to yet another failure of a company associated with the developer, it now lies dormant and without a date for recommencement of work*

The present light industrial use is not compatible with the area, generates noise from the workshops and heavy-duty vehicle activity,

*We struggle to understand that comment. The site has been industrial for decades and without any incident of complaint.*

*Neither can we identify any 'heavy duty vehicle activity' as all vehicles accessing the site are normal 'car' vehicles which attend at the garage / MOT centre and the car body repair operation.*

**Access**

Access to the site will be from the council-maintained road to the site frontage positioned to give maximum visibility.

There are regular bus services that pass the site which is within comfortable walking distance of the center of St Martins where a wide range of facilities are available.



*Incorrect. It is public knowledge, that the bus service into Oswestry and surrounding towns has been substantially reduced and now acknowledged as of little use to the residents of the village. Whilst the site is +/- 800 metres from the local supermarket, it cannot be quoted that there is a "wide range of services".*

*Indeed, it is an active and well-known situation that with the recent closure of our village doctor's surgery, combined with the lack of bus service, it is virtually impossible for local residents to easily access medical care. Therefore, a further increase in residents will put an even greater strain onto the already faltering health care system and village infrastructure.*

## **PLANNING STATEMENT.**

The proposed development site sits within the local development boundary for St Martins and is brownfield land ideal for redevelopment for housing thereby reducing the take up of greenfield land.

*The National Guidance for the use of such 'Brownfield land' is based upon such being unused and /or unoccupied. It is not intended to cover the demolition of a vital and active industrial site sustaining and possibly creating extra employment within the village.*

The older buildings on the site formed part of a garage business and are now not fit for any modern operation, parts are dilapidated and require extensive repairs which would not be viable.

*Our previous comments refer.*

Alternative accommodation is available at the Bank Top and Gledrid industrial site for the three businesses that will be displaced, both sites would enable each operation to remain local to the village.

*From speaking to the tenants, this option would be unworkable. Indeed, one of the tenants relocated FROM the Bank Top Estate 18 months ago (they still have 3.5 years of an active tenancy agreement remaining) and invested heavily in the new location. Their operation was unviable when based at Bank Top Estate, so would again be unviable if they were ousted from this existing development, returning to the Bank Top site.*

*One of the other units is a 'walk to' Hardware shop and the location of Bank Top, being outside of the village would mean that their customers would have to drive to Bank Top for generally small value sales.*

*In an environment where Government policy is to actively deter small journey motor trips, such a relocation would be contrary to this well-published policy, which of course our County Council should be actively supporting.*

*The suggested alternative of Gledrid Industrial Estate is another +/- 2 miles distant and would be therefore absolutely unworkable as a location.*

CS7 This policy seeks to ensure there is good communication and transport available for any new development.

The site is well served by local bus routes, a service linking the village to Shrewsbury via Ellesmere runs past the site and the Oswestry/Wrexham service passes along Overton Road which is within comfortable walking distance from the site.



*Our previous comments refer. Furthermore, the suggested Overton/Wrexham bus link (1) operates from the other side of the village (a substantial walking distance) and, (2) like the Oswestry / Ellesmere route, has been drastically reduced in operation and (3) is not a direct link.*

*The service runs to a point 1 mile outside of the village where the user has to leave the bus, wait in a shelter for an unspecified period waiting for a bus that travels to Wrexham via Chirk and the intervening villages - twice a day!*

### MD3 Delivery of Housing Development

The development uses brown field land and removes an industrial site which is a blight on Ellesmere Road which is apart from this site totally residential.

*It is without any substance to now identify the site as “a blight”. Please provide the independent documented evidence to support that statement.*

*For information purposes, the only incidence of the site now looking perhaps ‘shabby’ is solely down to the fact that the applicant has been using the frontage as a storage ‘dump’ for his current development activities. If the area could be returned to its original tidy condition it would be an acceptable situation.*

*Furthermore, opposite this proposed site there is a newly cleared open site (named Mount Pleasant and identified within the Introduction Statement) readily available for new planning and residential development. We would ask why this latest application has been lodged when the same owning developer already has a perfect site under 30 metres distance and without the need for any demolition or loss of employment associated with this application.*

### MD9 Safeguarding Employment

The other small enterprises on the site employ 6 people in total. Accommodation is available locally at Bank to and Gledrid Industrial sites and at the Park Hall Business Park

*Our previous comments refer. Furthermore, the Park Hall Business Park is an ever-greater distance than the Gledrid Industrial site.*

### Final Parish Council Comments

- 1) We note that permission was previously granted for this site; however, that was when the site was used by just one business which had previously failed. Now that there are several businesses on the site, the original criterion has changed and we trust that this new application is judged on the present facts, with a focussed wish to continue with the employment opportunities currently active and not historical and obsolete information.*
- 2) The application is in the name of Mr. Lloyd of Henlle Holdings Limited. May we respectfully ask if it is ‘Cosmo Gordon Lloyd’ that is making the application as clarity is obviously vital.*
- 3) Despite an extensive search across the boundaries of the site, we have been unable to locate the legally required application notice on display.*