

St Martins Parish Council

Minutes of a Council Meeting of the St Martins Parish Council held on Thursday 9th October 2025 at 7.00 pm in St Martins Village Hall.

PRESENT: Cllr's Andrew Cast, David Davies, Sophie Hughes-Saunier, Craig Jones, Duncan Laing, Carl Rowley and Sue Schofield.

Also in attendance, Shropshire Cllr's Brian Evans and Carl Rowley, PCSO David Hughes, 22 members of the public and the parish clerk.

Cllr Sue Schofield took the Chair.

183/10/25.C	<p>Apologies for Absence</p> <p>Apologies for absence had been received from Cllr's Nigel Court, Steve Morris, Natalie Rowley and Helen Williams.</p> <p>Proposed, seconded and carried that these apologies are accepted.</p>	<p>Action</p> <p>Parish Clerk</p>
184/10/25.C	<p>Declarations of Interest and Dispensations</p> <p>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.</p> <p>b) To consider any applications for dispensation. None received.</p> <p>c) Declaration of any other interests in the agenda items. None received.</p>	
185/10/25.C	<p>Parish Council Vacancies</p> <p>Several enquires had been received and application form sent to fill the four casual vacancies on the parish council.</p>	
186/10/25.C	<p>Council Minutes</p> <p>Resolved: with one abstention that the minutes of the meeting of the parish council held on the 11th of September 2025 having been previously circulated be approved and adopted as a true record.</p>	<p>Chairman</p>
191/10/25.C	<p>Police Report (It was agreed to bring this item forward)</p> <p>PCSO David Hughes said that we still need more volunteers to be trained up to join the community speed watch team. He reported on several recent farm break-ins and that an abandoned car had now been removed. He would forward when the next walk-in surgeries would be held at the village hall. The Chairman thanked PCSO David Hughes for his attendance who then left the meeting.</p>	<p>Police</p>

187/10/25.C	Executive Committee	The Parish Clerk gave a brief report on an Executive Committee meeting held on the 16 th of September. Items discussed included the donation of land by the Brynkinalt Farming Ltd to St Martins School and an application for Playground facilities at St Martins School for grant funding through Section 106 agreements. At this stage there was no recommendations for Council to consider.	
188/10/25.C	Public Session	The Chairman opened the floor for Members of the public to comment on the Outline Planning Application for 30 dwellings on land at Griffin House Farm. Areas of concern included increase in traffic in Church Lane and Cottage Lane, the development lies outside the St Martins Development boundary, access to site, flooding and sewerage issues. In addition, the school is already oversubscribed and there are no doctors and very little transport links to Chirk and Oswestry surgeries. The Chairman thanked Members of the public for their comments which would be considered when this application is considered later in the meeting.	Parish Clerk
189/10/25.C	Urgent Items	There were no urgent items that related to financial, health and safety issues or issues that require immediate attention.	
190/10/25.C	Parish Clerk's Progress Report	There is still an issue in the Churchfields area due to excess dog fouling. Shropshire Council have been informed. All other issues from the last meeting are covered in the agenda.	
192/10/25.C	Highway Issues	All issues on highways are now being reported and listed on Shropshire Council's FixMyStreet.	Shropshire Cllrs
193/10/25.C	Planning	To consider the following planning application(s) received since the last meeting. Reference: 25/03230/OUT (validated: 01/09/2025) Address: Bay Tree Cottage, Woodbury, St Martins, Oswestry, Shropshire, SY11 3BX Proposal: Outline application (all matters reserved) for a new dwelling Parish Council Decision: The Parish Council expressed concern that this is another example of losing garden space and habitats for wild life and in addition an over development in this area.	Parish Clerk

Reference: 25/03060/OUT (validated: 17/09/2025)

Address: Land At Griffin House Farm To The South Of, St Martins, Shropshire

Proposal: Outline application for the erection of 30No dwellings (to include access and layout)

Parish Council Decision: Refuse on the following grounds.

This application goes against all the guidance of the latest National Planning Policy Framework (NPPF).

Parish
Clerk

Church Lane and Cottage Lane can barely cope with the current traffic due to tractors using it(it's a farming community so this is totally expected) The road is narrow; there's a blind corner at the top & an accident is eminent. More traffic from a new development would cause such a danger to motorists, walkers & children walking to and from school.

This proposed development lies outside the development boundary for St Martins, what's the point of this boundary if it can be ignored. There is also another application for a development of 62 houses on the Overton Road and there have also been lots of other new builds in recent years.

The 'credibility' of the Transport Statement (TS) is reliant upon an inaccurate, incomplete and outdated baseline assessment of current conditions and characteristics of the usage, utilisation and traffic dynamics specific to Church Lane and adjoining, connecting road/lane network.

Church Lane, that would be the site's entrance access road is not suitable at all as it is a country lane that has blind bends, single traffic areas and no footpaths. Altering the road would take the rural appearance away and would increase traffic through to Cottage Lane as well, which also has blind bends and is wholly a single traffic lane.

The Tree Survey detailed the felling of some trees, but the overall survey appears to have examined trees that don't appear to be on their boundary.

The village won't be able to cope with the demand on sewerage. The existing drainage infrastructure struggles to cope, and additional housing would only increase the amount of surface water runoff and potential for sewage spills. This raises not only environmental concerns but also the risk to nearby properties off Cottage Lane and the development itself. Welsh Water have stated that the current capacity of the public sewerage system cannot accept any additional load.

The proposed site is prone to flooding and Church Lane floods regularly near the farm at the bottom.

The school is already oversubscribed.

There are no doctors now and very little transport links to Chirk and Oswestry surgeries.

Reference: 25/03557/AG1 (validated: 23/09/2025)

Address: Fach Farm House, St Martins, Oswestry, Shropshire, SY11 3ET

Proposal: The erection of a livestock building

Parish Council Decision: Support

Parish
Clerk

Reference: 25/03549/DEM (validated: 24/09/2025)

Address: Fach Farm House, St Martins, Oswestry, Shropshire, SY11 3ET

Proposal: Application for prior notification under Schedule 2 Part 11 Class B of the Town & Country Planning (General Permitted Development) Order 2015 for the demolition of 2no buildings Steel framed double height building clad with metal sheeting

Parish Council Decision: Support

Parish
Clerk

The following planning decisions and recommendations of the planning authority received since the last meeting were noted.

Reference: 25/02850/TPO (validated: 18/07/2025)

Address: 5 Braeburn Close, St Martins, Oswestry, Shropshire, SY11 3FP

Proposal: Prune back by 3-4m over-extended branches in upper canopy of 1no Oak protected by the Shropshire Council (Land at Rhos Y Llan, St Martins) TPO 2020 (Ref: SC/00457/20)

Decision: Grant Permission

Reference: 25/02810/TPO (validated: 13/08/2025)

Address: 7 Inch Murrin, St Martins, Oswestry, Shropshire, SY11 3QH

Proposal: Fell 8no Leylandii & complete various works to 1no Lilac, 1no Leylandii, 1no Silver Birch, 1no Laburnum and 2no Plum (See Report) protected by The Council of the Borough of Oswestry (The Inch Murrin) TPO 2003

(Ref: OS/00060/03)

Decision: Grant Permission

194/10/25.C

Financial Matters

The following retrospectively accounts had been approved by the Chairman of Finance (all within approved budget).

BACS	Royal British Leg	Wreaths	£50.00
BACS	N Chilvers	Watering	£900.00
BACS	Veolia	Euro 240 LTR Lift	£37.10

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

Parish
Clerk

Accounts for Payment

BACS	Valley Security	Remembrance Day Security 24	£475.20
BACS	Staff	Salary & Expenses	£1470.91
BACS	HMRC	PAYE & NI	£445.74
BACS	St Martins Village H	Room Hire	£24.00
BACS	Nigel Thomas	Play Area Inspections	£26.00
BACS	Huw Manford	Litter Picking, etc.	£336.20
BACS	Stans Superstore	3 rd Qtr. Field Lease	£375.00

BACS	Highline Electrical	VAS Visit	£86.40
BACS	PKF	External Audit	£504.00
BACS	Veolia	Euro 240 LTR Lift	£55.66

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

Parish
Clerk

Income

CCLA	September Reinvestment	£1,552.67
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Grants

Two separate applications from Ifton Bowling Club were deferred pending receipt of their last years accounts and bank statements.

The external audit of accounts reports for year ending 31st March 2025 was noted. PKF had stated that on the basis of their review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR) in their opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices

Parish
Clerk

195/10/25.C

Street Lighting

Concern was expressed on the following, which would all be referred again to Shropshire Councils head of Street Lighting & Traffic Signals Commissioner.

Parish
Clerk

The streetlight on Overton Road at its junction with Garden Village was still not working. Although approval has been granted, we are still waiting for Shropshire Council to upgrade the pedestrian Zebra crossing to assigned Puffin Crossing on Overton Road by Stans Superstore.

196/10/25.C

Shropshire Council.

Shropshire Cllr's Brian Evans and Carl Rowley updated members on the current financial position at Shropshire Council. They thanked Members of the public for their comments on the planning application at Griffin House Farm. Cllr Carl Rowley gave an update on the fire at the school and work now completed on Churchfields Pond.

197/10/25.C

Remembrance Sunday

Cllr Sue Schofield reported that all arrangements for this year's Remembrance Day on Sunday 9th of November 2025 are in hand.

Cllr Sue
Schofield

198/10/25.C

Member of Parliament

There had been no urgent issues since the last meeting that required the attention of our MP Helen Morgan.

199/10/25.C

Shropshire Association of Local Councils (SALC)

All correspondence received from SALC had been circulated to all Cllr's.

200/10/25.C**Correspondence**

There were no additional items of correspondence to report on.

201/10/25.C**Members Reports**

Cllr Andrew Cast reported on the roadside bollard that had been removed by Oak Drive.

Parish
Clerk

Cllr Carl Rowley reported on his latest discussions with the Boundary Commission on changing the name of our County Division.

Carl
Rowley

202/10/25.C**Next Meeting**

Next meeting of the Parish Council will be held on Thursday 13th of November 2025 @ 19.00 in St Martins Village Hall.

There being no further business the Chairman declared the meeting closed at 20.13 pm.

Signed

Chairman

Date

Chairman