

St Martins Parish Council

Minutes of a Meeting of the St Martins Parish Council held on Thursday 12th April 2018 at 7.00 p.m. in St Martins Centre.

PRESENT: Cllrs A. Allum, A. Cast, M. Hayball, J. Hodgson, J. Hoos, D. Laing, N. Mistry, G. Pennington, L. A. Roberts, J. Sands, S. Schofield, J. Stevens and H. Williams.

Also in attendance: Shropshire Cllr Steve Davenport, two members of the public and the Parish Clerk.
In the Chair: Cllr G. Pennington.

The Chairman welcomed everyone to the meeting including Cllr Sue Schofield who had now recovered from her recent hip operation. He reported that there was very little change in Cllr Gordon Fryer's condition.

077/04/18.C Apologies for Absence

Apologies for absence had been received from Cllrs G. Fryer (poorly) and B. Herbert (family). **These apologies were accepted.**

078/04/18.C Disclosable Pecuniary Interests

Resolved: to note that no other Disclosable Pecuniary interests were received on any item included on the agenda in accordance with Sections 50-52, Local Government Act 2000 and The Local Authorities (Model Code of Conduct) (England) Act 2001 and no applications for dispensations.

079/04/18.C Minutes

Proposed: Cllr A. Cast
Seconded: Cllr J. Stevens

Resolved: **with 2 abstentions, that the minutes of the Parish Council meeting held on Thursday 8th March 2018 having been previously circulated be confirmed as a correct record, signed by the Chairman and adopted.**

Chairman

080/04/18.C Public Participation

Resolved that as the members of the public present did not wish to raise any questions, the Council moved on to the next item of business.

081/04/18.C Parish Clerk's Progress Report

Wrekin Housing Trust

Steve Swann, Development Manager for the Wrekin Housing Trust applied to Shropshire Council on the 20th October 2017 for the £54,000 Community Led Grant money for the Bower Farm Phase 3. To-date he had not received this from Shropshire Council and is chasing this up.

Action**Highway Issues**

A lot of concerns have been expressed by Cllr N. Mistry and residents in Moors Lane over damage to the highway and verges from vehicles accessing the two new developments in this area. This has now been brought to the attention of Shropshire Cllr Steve Davenport who reported that he had now passed on these concerns to the developers following a site visit. Cllrs felt they should address the situation of mud on the road.

Parish
Clerk

We have no reports as yet on how the new KIER highway maintenance contract is working.

Police Issues

The police have sent their apologies for this meeting. However PC Katie Le'Clere has responded to our concerns raised at the last meeting as follows;

We have been monitoring the parking situation outside the Cross Keys, we have previously spoken to the landlord in relation to the parking issues and he's always been supportive.

CSO Hughes is aware of previous issues with parking by the post box in Oak Drive, if we consider someone is illegally parked we will deal as appropriate, we will monitor this.

We haven't noticed an issue at the mini roundabout outside the school when we do our regular school patrols, taking the speed equipment there wouldn't be practical as people are unlikely to be travelling at a speed greater than 30mph on the junction. As I said previously regarding this, we will monitor it and deal as appropriate with anyone we witness driving inappropriately, which we would do anyway.

Cllrs stressed that it was the inappropriate parking by parents outside the school and the speed of traffic in this area outside the start and finish of the school day that should be monitored.

Parish
Clerk

To my knowledge there has only been one dog theft in the village recently and this is being thoroughly investigated by myself. The car parked on the verge has now moved so I am told. It wouldn't have been illegally parked in any case.

Shropshire Council

Despite two Emails to Ian Kilby, Head of Planning at Shropshire Council, concerning the size of a new development in Puddle Lane/Overton Road against the agreed planning applications, including position and orientation of the garage and boundary fencing close to the highway which restricts visibility coming out of Puddle Lane, we have had no response. We understand highways have already expressed their concerns over this fencing with no action taken from SC officers.

Action

A question has also been raised over changing a Section 106 agreement on land. We have already had a preliminary discussion with Iain Hill-Trevor when he hinted that the PC might share some of the cost in changing the S106 from its old site to that which encircles the school. Which raises the question of legality. "To what extent would it be legal for St Martins PC to contribute to planning costs for moving recreational land from current S106 agreed site to an alternative site outside the current red line boundary" This awaiting a response from Shropshire Councils legal and planning teams. Shropshire Cllr S. Davenport agreed to follow up both these concerns.

Cllr Steve Davenport

Next Meeting(s)

19th April 2018 - Annual Parish Meeting, St Martins Centre at 7.00 pm.
10th May 2018 - Annual Meeting, St Martins Centre at 7.00 pm. followed by a Full Council meeting.

082/04/18.C Police Report

The police had sent their apologies for this meeting. The latest crime report and figures for March had been received and distributed to all Cllrs.

083/04/18.C Oak Drive

Following issues raised at the February meeting over the state of some gardens belonging to rented properties from Star Housing and cars and a van parking on the footpath in Oak Drive including making access to the post box impossible, Tom Pawley, Housing Officer of Neighbourhoods - Shropshire Towns and Rural Housing and his team will continue to monitor the situation in this area.

084/04/18.C Financial Matters**084/04/18.1 Accounts for payment;**

BACS	E Davies	Salary & Expenses	£990.42
BACS	Stans Superstore	1st Qtr. Field Lease	£375.00
BACS	Highline Electrical	Street Lighting Repairs	£580.90
BACS	Nigel Thomas	Play Area Inspections	£24.00
BACS	Huw Manford	Litter Picking & Cleaning Contract	£175.99
BACS	Shropshire Council	Street Lighting Energy	£1183.75
BACS	Shropshire Council	Litter Bin Cottage Lane	£582.00
BACS	SALC	Affiliation Fees	£986.58

Proposed: Cllr D. Laing **Seconded:** Cllr N. Mistry

Resolved: **that the above payments be authorized.**

084/04/18.2 Income

There had been none since the last meeting.

Parish Clerk

Action**084/04/18.3 Bank Statements**

These were on file and noted.

084/04/18.4 Accounts

A statement of accounts for the 4th Qtr. ending 31st March 2018 was noted.

084/04/18.5 Financial Regulations/Risk Register.

Resolved that Cllrs G. Pennington, A. Cast, J. Stevens and the Parish Clerk carry out a revision of these document and report back at the July meeting.

Parish Clerk

084/04/18.6 CIL Money

Cllr J. Stevens presented a report on this (see attached). The Chairman thanked him for such a detailed report. Shropshire Cllr Steve Davenport stated that all CIL money has to go to new infrastructure of which the recreation project fits into. He would continue to liaise with Nicola Fisher at Shropshire Council.

Cllr Steve Davenport

085/04/18.C Planning**Current Planning Applications**

Reference: 18/01299/FUL (validated: 22/03/2018)

Address: 48 School Lane, St Martins, Oswestry, Shropshire, SY11 3BX

Proposal: Erection of a single storey rear extension

Applicant: Mr Clint Vickers

Resolved to support this application

Parish Clerk

Reference: 18/01413/OUT (validated: 23/03/2018)

Address: 1 Moors Lane, St Martins Moor, SY10 7BQ

Proposal: Outline application (all matters reserved) for erection of one bungalow, garage and associated works

Applicant: Mrs Rosemary Kemp

Resolved to object to this application on the following grounds;

Parish Clerk

1. There are currently on going issues/discussions regarding whether the end of Moors Lane is a highways maintained road or a Bridleway, there is an intention to declare this as a bridleway. Under the proposed outline planning, it looks like the proposed entrance will be beyond the maintained highway and therefore the vehicles would have to transit over the bridleway to gain access.

2. There is public footpath access at the end of Moors Lane from the village after the end of the maintained highway - the heavy construction traffic and the increase in general traffic will be transiting the area and directly past the footpath access without warning, this is a busy footpath and there will be a public safety compromise.
3. The overall foot print of the proposed dwelling is not in proportion with the existing property Heron Cottage, which is within the boundary or any the other houses in the vicinity. The proposal combined with the garage, is significantly larger than all of the surrounding dwellings.
4. Safety concerns as this is at the top of a very narrow lane and a three bedroom bungalow will increase traffic.
5. As it is the last house on Moors Lane at the end of the village - is this proposal beyond the development boundary of St Martins?
6. Will the sewerage and infrastructure be able to cope with this? This has been brought up previously, combined with Lilac Lane will it be sustainable?
7. There was a planning application 17/03522/AGR for an agricultural building directly behind the proposed site that was refused because it would be appear visually prominent within the rural landscape as viewed from the nearby canal and the surrounding landscape to which will have a detrimental impact upon - surely the same argument would exist and according the drawings it is approx. only 42 meters away.
8. The aspect and orientation of the proposed bungalow will look into the rear gardens of the adjacent properties which would be an invasion of privacy for the families already established on Moors Lane.
9. There are mature trees that are not included on the plan - that would have to be removed and again detract from the amenity and rural landscape of the area. Would an ecological, arboriculture and environmental survey have to be completed?

Schedule of additional planning application(s)

To date there are none.

Planning decisions and recommendations of the planning authority.

Cllrs noted the following recommendations of the planning authority listed in the schedule below.

Reference: 18/00089/FUL (validated: 30/01/2018)

Address: 11 Glynmorlas, St Martins, Oswestry, Shropshire, SY11 3EE

Proposal: Erection of a part single, part two storey extension following removal of existing conservatory

Decision: Grant Permission

Reference: 18/00768/FUL (validated: 15/02/2018)

Address: Substation East Of, Bank Top Industrial Estate, St Martins, Shropshire

Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for erection of substation (retrospective)

Decision: Grant Permission

Reference: 18/00365/FUL (validated: 22/01/2018)

Address: Proposed Barn Conversion at Gledrid Farm, Gledrid, Chirk, Shropshire

Proposal: Conversion of redundant farm building to dwelling

Decision: Refuse

Reference: 17/03835/FUL (validated: 23/08/2017)

Address: Fach Farm House, Laburnum Cottage Junction to Fach, St Martins, Oswestry, Shropshire, SY11 3ET

Proposal: Conversion of outbuildings to form three residential properties; one outbuilding to covered parking; to include some demolition and re-building of one single storey extension

Decision: Grant Permission

Cllrs requested what conditions have been agreed on this application and whether they are in-line with comments from parish council.

Parish
Clerk

Reference: 18/00720/COU (validated: 13/02/2018)

Address: New Ifton Farmhouse, Ifton Heath, St Martins, Oswestry, Shropshire, SY11 3DL

Proposal: Change of use from agricultural use to residential amenity

Decision: Grant Permission

086/04/18.C Community Sports Hub

The Chairman reported on a meeting held earlier today with a prospective suitable architect/consultant for the design of this Sports Hub. Steve Wilcockson, Managing Director of Surfacing Standards who met with the Chairman, Cllrs A. Cast and J. Stevens and the Parish Clerk confirmed his genuine interest in our proposed development and hoped they are able to be of assistance. The starting point will be to receive the OS scale site plan as a CAD file (DWG format). With this information they will be able to prepare a number of layout designs for our consideration. A number of site surveys would also be required in the following in priority order which Iain Hill-Trevor from the Brynkinalt Estate would be asked if these are available.

Parish
Clerk

1. Topographical Survey (A full site levels survey)
2. Geotechnical Survey (Detailed ground investigation including bore holes, soil analysis, lab testing and an assessment of the stability of the land and drainage capacity)
3. Utilities search (Typically commissioned at the same time as the geotechnical survey which will identify all local services and connections).
4. Electrical capacity survey (An assessment of the existing power supply and review of connectivity for the new floodlighting system)

093/04/18.C *Agreed at this point to bring forward agenda item 093/04/18.C*
Memorial Garden

Cllrs J. Stevens & S. Schofield declared a non-pecuniary interests in this item.

Cllr S. Schofield requested approval for the positioning of the miners statue on the memorial garden following approval from the Stute as landowner. She also requested that we apply for a grant application to Tesco's Bags for Help of up to £4000.

Proposed: Cllr H. Williams **Seconded:** Cllr J. Hoos

Resolved: **that the parish council support this grant application.**

Cllr S. Schofield left the meeting at 8.15 pm.

087/04/18.C **Shropshire Council**

Cllr's noted correspondence received from Shropshire Council since the last meeting.

Shropshire Cllr Steve Davenport said that following a recent site meeting with officers from highways on the mini roundabout concerns, they were still trying to establish the owner of grassed area adjacent to this junction before they can come up with a design. Agreed Cllrs G. Pennington, D. Laing, H. Williams and L. A. Roberts meet with Cllr Steve Davenport on site to consider updated plan for the mini roundabout by Stans.

Cllr Steve Davenport was also asked to progress legal agreement for yellow lines outside the school.

Cllr Steve Davenport

Cllr Steve Davenport

088/04/18.C **Car Parking**

Cllrs were asked to consider public car parking issues in St Martins following the recent concerns over cars parking on the pavement outside The Keys PH. It was considered that there were a number of car parking issues in various locations around the village. Areas that could be considered were adjacent the Stute, extend area by St Martins Centre or areas where garages had been demolished and not then used for housing. Cllr J. Hodgson agreed to look at various sites and report back at the June meeting with a number of options.

Cllr John Hodgson

089/04/18.C **Street Lighting**

The Parish Clerk to arrange a meeting of the Street Lighting Committee to consider the next stage of LED lighting. Survey of all street lights may be required before any conversions to LED can take place.

Street Light No. 54 on Overton Road was reported as not working along with three lights out again at top of Bank Top.

Parish Clerk

090/04/18.C Shropshire Association of Parish/Town Councils (SALC)

Members noted correspondence received from the County Secretary.

The Parish Clerk reported on Local Council Award Scheme. After some discussion it was;

Proposed: Cllr J. Hodgson

Seconded: Cllr N. Mistry

Resolved: **with 1 vote against and 1 abstention that the Parish Council register with NALC to apply for the Local Council Award Scheme at the Foundation Level.**

Parish
Clerk

091/04/18.C Historical records about The Bank Top Industrial Estate

Cllr D. Laing reported on the historical records received about The Bank Top Industrial Estate. These were noted.

092/04/18.C War Memorial

The Parish Clerk reported on the maintenance work required to the War Memorial. Cllrs stressed that a budget had already been agreed to get the Memorial pressure cleaned and should be done as soon as possible. Cllrs M. Hayball, J. Hoos and the Parish Clerk to oversee this work.

Parish
Clerk

093/04/18.C Already covered earlier in the minutes.

094/04/18.C Hanging Basket/Watering Contract 2018.

Cllrs were asked to consider the quotations for the Hanging Baskets and Watering Contracts for 2018.

Neil Rheade had quoted the same as last year for planting up, hanging and taking down the baskets at the end of the season of £950.

Huw Manford had quoted £60 as the first watering and £40 for subsequent fills of the planters including the Memorial Garden.

Proposed: Cllr D. Laing

Seconded: Cllr J. Stevens

Resolved: **that the Parish Council accept both quotations.**

Parish
Clerk

095/04/18.C Correspondence

All items of correspondence had been circulated to all Members via email since the last meeting. Additional items of correspondence included;

Action

- Model Standing Orders
- NALC LO4-18
- SALC Area Committee
- Shropshire Council – Highway Issues
- SP Energy – Street Lighting Faults
- ARRIVA – Bus Timetables

Proposed by Cllr J. Stevens, seconded by Cllr H. Williams and carried that Standing Orders are suspended.

096/04/18.C Members Reports

Cllr A. Allum expressed concern over the speeding of delivery drivers through the village. Cllrs suggested registration numbers are taken and reported to the relevant companies.

Parish Clerk

Cllr H. Williams reported litter around Takeaway Shops in Overton Road again.

Parish Clerk

Cllr J. Stevens expressed concern over Church Close – state of road surface and lack of slow sign markings on road.

Parish Clerk

Cllr M. Hayball Pot holes at junction of Greenfields/New Ifton and the road surface breaking up in Greenfields.

Parish Clerk

Cllr D. Laing reported line marking still outstanding in Coopers Lane and pot holes in Coopers Lane, previously repaired, and now breaking up.

Parish Clerk

Cllr A. Cast report fly tipping in Clarkes Lane.

Parish Clerk

097/04/18.C Next Meeting(s)

Members noted that the next meeting(s) of the parish council will be;

19th April 2018 – Annual Parish Meeting 10th May 2018 - Annual Meeting followed by a Full Council meeting.

There being no further business the Chairman thanked everyone for their attendance, and declared the meeting closed at 21.08 p.m.

Signed Date

Chairman