

Minutes of Prees Parish Council Meeting
held on 20th June 2017 at 7 pm in Prees Village Hall

Present were: Cllrs J Whelan (taking the chair in Cllr R Hirons absence); Mrs B Finch; Mrs S Jones; Mrs S Short; Mrs D Foster; J Allen; M Lanham. Also present were Mrs K Sieloff clerk to the Council and three members of the public.

066/17 Public Session

Members of the Public expressed gratitude to the Parish Council for their on-going efforts regarding the Mobile Phone mast due to be constructed on Mill Street, and told of their own efforts on behalf of the community in this matter. They also expressed their disquiet and frustration about many aspects of the Application: erroneous assumptions made; facts not known firsthand; use of outdated photographs to support the decision; lack of site visits to assess the current facts.

067/17 Apologies

Apologies received from Cllr R Hirons (away); Mrs B Rainford (previous engagement) and R List.

068/17 Disclosure of Pecuniary/Non-Pecuniary interests

There were none.

069/17 Signing of Minutes (previously circulated.)

The Minutes of the Annual Parish Council Meeting held on 16 May 2017 were agreed to be a true record. Cllr Mrs D Foster proposed that they be signed and this was seconded by Cllr Mrs S Short. The Vice-Chairman duly signed the Minutes.

070/17 Matters Arising from the Minutes.

The clerk reported she has the paperwork for Cllr Mrs S Short to apply to become a signatory for the Parish Council.

071/17 Shropshire Council Report.

Cllr P Wynn had telephoned the clerk to report that every effort was being made by representatives of Shropshire Council to persuade the Applicants in the Mobile Phone Tower matter to select an alternative site within Prees. He encouraged Prees residents to remain hopeful. Councillors expressed disappointment that there was not a more extensive report available from Shropshire Council.

072/17 Community Policing.

There was no policing report available.

073/17 Planning Matters

Current Applications:

17/02001/FUL: Application for change of use from Tyre Depot to mixed-use Tyre Depot and Car Sales. Tyreworks, London Road, Higher Heath, Whitchurch, Shropshire. Applicant: Ferguson Cars Ltd. The Parish Council resolved to support this application as long as signage on the site was addressed to ensure the view on leaving the premises was unobscured. This was proposed by Mrs D Foster and seconded by Cllr J Allen. All were in favour.

17/02403/FUL: Siting of a static caravan for holiday-let use. Platt Farm, Whitchurch Road, Prees, Whitchurch, Shropshire. Councillors expressed concern about this use of this site, as it is a site of mixed use: a working farm with industrial lock-ups, lots of traffic and a large pond. It is potentially a hazardous environment. The Council resolved to support the Application, but with the reservation that safety issues would need addressing. This was proposed by Cllr M Lanham and seconded by Cllr J Allen. All were in favour.

Planning decisions received:

16/05681/TEL: Installation of an 18m lattice tower supporting 3 antennas, 2 equipment cabinets and 1 meter cabinet, and ancillary development. Telephone exchange, Mill St, Prees, Shropshire. *Permission granted inadvertently.*

16/03556/FUL: Application under Section 73a of the Town and Country Planning Act 1990 for the permanent retention of two poly-tunnels to house free-range egg-laying birds. Smithy Cottage, Sandford, Whitchurch, Shropshire. *Permission granted.*

17/02085/FUL: Erection of single-storey side extension. Ferndale, 27 Twemlows Avenue, Higher Heath, Whitchurch, Shropshire. *Permission granted.*

17/01590/FUL: Erection of external store following demolition of existing unsafe structure. Shirley House, Whitchurch Road, Prees, Shropshire. *Permission granted.*

Other planning matters:

17/01862/FUL: Nutwood, Church Street, Prees. Cllr Mrs D Foster reported on a site visit she and Cllr R Hiron had made to Nutwood. They were both satisfied that there was no reason to make any objection to the Planning Application for a large garage with a cellar below and stores above.

17/01649/OUT: Application for outline planning permission for erection of one dwelling on land adjacent to Rose Cottage, Primrose Lane, Prees. Cllr J Whelan reported that the necessity to reconsider this Application at short notice and in a brief time-frame had arisen as it had been claimed by the Applicant's agent that a recent ruling in the High Court meant that outside the development boundary the garden of an existing building should now be considered as a brownfield site, and therefore should be looked on favourably for development. Cllrs R Hiron and J Whelan had at the time asked the clerk to register that the amendment had been noted, but that it was up to Shropshire Council to decide whether the claim was accurate and applicable. The clerk was asked to clarify the High Court ruling for the future reference of the Parish Council, as its effect could be far-reaching.

074/17 Parish Matters.

- Cllr J Whelan reported on the situation to date pertaining to the Mobile Phone Tower due to be built in Mill Street. He reminded the meeting that having exhausted other avenues, the Parish Council had made a formal complaint to Shropshire Council about the way the matter has been handled and a response to this is expected in early July. If the Parish Council feels the complaint has not been dealt with properly recourse could still be made to the local Ombudsman. Ensuing discussion threw up the idea of the Parish Council making direct contact with the Applicant, in a constructive and positive spirit, to see if some mutually-acceptable alternative local site for the telephone mast could be agreed on. It was felt that the wealth of local knowledge that the Parish Council could offer would be of especial use in this matter. It was proposed by Cllr M Lanham that a letter should be drafted by the Vice-Chair and the clerk, inviting the opening of dialogue. This was seconded by Cllr Mrs D Foster and all were in favour.
- FP 46 diversion: Cllr M Lanham led the discussion and expressed his concern that if this application were to be approved it might encourage other land-owners to think that a footpath could be diverted purely for their own convenience. He also expressed disquiet about the footpath having already been re-routed before permission had been granted and he felt that the new route diminished the walking experience. It was resolved to formally object to the proposed diversion. This was proposed by Cllr M Lanham and seconded by Cllr Mrs D Foster. All were in favour.
- The discussion of defibrillators was carried forward to the next meeting.
- Historical Cartoon Workshop to be held at The Raven on 22nd June 2017: Cllr J Whelan offered to advise the chairman of the Prees History Society about this event.
- Cllr Mrs S Jones led a discussion about the nuisance to residents caused by heavy lorries from the Hawk Group and Highbury Poultry using Manor House Lane as a route to the A41. It was resolved that the clerk should write to these companies requesting that their drivers be asked to desist from using this route and commit to consistently using an alternative. This was proposed by Cllr Mrs S Jones and seconded by Cllr M Lanham. All were in favour.
- Demolition of Pavilion, Higher Heath: Scottish Power have quoted £998.26 for disconnecting the supply of electricity prior to demolition. £705.66 of this is for the groundworks, which could possibly be completed more cheaply by a different contractor. Clerk to research other estimates.
- Cllr Mrs D Foster presented a PowerPoint to demonstrate the hazardous nature of the crossing of the A49 from the footpath at the top of Turnpike Rise. She showed that the crossing is at a point of very poor visibility, where the traffic is travelling fast, and where there is no effective demarcation of the crossing, which is used by pedestrians. It was resolved to contact Highways at Shropshire Council to ask them to come and review and advise. This was proposed by Cllr J Whelan and seconded by Cllr Mrs D Foster. All were in favour.

- Refuse collections, School Lane, Higher Heath: Cllr Mrs S Short reported that she had heard from refuse collectors Veolia that collections in the Shropshire area *were* being re-routed, but no change will be made for School Lane, Lower Heath, until at least the end of 2017.

075/17 Parish Council Matters

- Signing of outstanding Declarations of Acceptance of Office: Cllrs J Whelan and M Lanham had signed their documents prior to the start of the Meeting. Cllr R List is still to sign.
- Placing of additional village sign. After discussion it was decided that this sign should be erected near the Oaklands Auction so it would greet entrants coming in to the village from the South. Clerk to research the price of additional wooden gateways, one of which would bear the sign.
- The clerk reported that the Environmental Maintenance Award applied for has been granted in part: the Parish Council has been awarded £510.03. This is to cover the cost of mowing the grass area at the Northern end of Whitchurch Road and also the winter pruning of the Lime Avenue and clearing around them. The Parish Council had applied for additional funds to provide an extra dog-waste bin and signage at Higher Heath playground, but huge take-up had resulted in reduced individual grant payments. Clerk to research prices of dog-waste bin and signage.
- Two applications have been received for the co-opted Councillor vacancies and the closing date is 22nd of the current month. If no further applications are received, and so no further selection process is necessary, the clerk is to write to both applicants inviting them to attend the July meeting, when they will be co-opted on to the Council at the beginning of the meeting.
- Village Hall Committee's possible use of Parish Council website. After discussion it was decided that although the Parish Council is keen to help to promote Village Hall events, the Parish Council website is intended for Parish Council business. However, links on the website to other local organisations could be a way forward and Cllr J Whelan confirmed that the Parish Council would be open to discussion on this matter if approached.
- Planning from a Local Perspective: training held on June 7th 2017. Cllrs Mrs S Short and Mrs B Finch reported that they had enjoyed a day of excellent clear, informative and interesting training on planning. Cllr R Hirons and the clerk had also attended. Recordings of the PowerPoint presentations used, and other planning information, had been provided on memory sticks and was available for sharing with all interested councillors.
- Hazardous building on The Square, Prees. Clerk reported that late in the evening of 15th June, Paul Gill had reported a resident's concerns about roof-tiles precariously hanging from the timbered property diagonally opposite Jackie's Stores and Post Office and the potential hazard this posed for passers-by. The clerk spoke to the Chairman who, mindful of the immediate and potentially severe danger of the situation, had asked the clerk to engage a tiler to make the roof safe as a matter of urgency, with the understanding that the cost would be initially paid by the Parish Council and recouped from the current owner of the building. Clerk to endeavour to ascertain the current owner's name and address.

076/17 Accounting matters

- Payment of Accounts for June 2017 (previously circulated.) Cllr J Allen proposed that the following accounts should be paid and this was seconded by Cllr S Short. All were in favour.

Accounts for Payment: June 20th 2017.

Mrs K Sieloff Net Salary for June 2017	£340.39
HMRC June 2017 PAYE	£ 85.10
Scottish Power : Electricity charges- street lighting 30.4.17-31.5.17	£159.20
Jones Lighting Ltd: monthly maintenance charge to 31.5.17	£127.09
Bernard Townson: fee for internal audit June 2017	£110.00

total	£821.78

late-arriving invoice:

SALC training Planning from a Local Perspective 7.6.17	
4 delegates @ £65.00	£260.00

Grand total **£1081.78**

22/2017

- Internal Audit: Report received (and circulated previously.) Cllr J Whelan summed up the Report for the meeting, and Cllr Mrs D Foster proposed that it be accepted. This was seconded by Cllr Mrs S Short and all were in favour.
- External Audit 2017:
 Completion of Annual Governance Statement in Annual Return document. The governance statement was read aloud by Cllr J Whelan and duly completed. It was proposed by Cllr J Allen that the completed statement should be signed and this was seconded by Cllr M Lanham. All were in favour and Cllr J Whelan signed.
 Consideration of Accounting Statements 2016/17 in Annual Return document. The Accounting statements were perused by the Parish Council. It was proposed by Cllr J Allen that they should be signed as an accurate record and this was seconded by Cllr Mrs D Foster. All were in favour and Cllr J Whelan signed. Clerk now to submit Annual Return to Mazars, external auditors.
- Consideration of annual discretionary grants. Cllr J Whelan reminded the Council that the annual grants customarily made at this point in the year to local organisations had been allowed for in the Parish Council's Budget as follows: £1000.00 each to Prees, Higher Heath and Fauls Village Halls; £300.00 to Prees PCC for the churchyard; £100.00 to Fauls PCC for the churchyard; £200.00 to North Salop Wheelers. Cllr Mrs D Foster proposed that the grants should be paid as listed and this was seconded by Cllr Mrs S Short. All were in favour and clerk was asked to raise cheques for the July meeting.

077/17 Correspondence

- Councillors residing in the Prees Green area of the parish have received communications from Ms Karen Good expressing her concerns about Planning Applications 17/01849/PMBPA and 17/01850/PMBPA pertaining to the proposed development of the site at Rose Cottage, Prees Green involving the proposed change of use from agricultural to residential on two buildings. Clerk was asked to reply to Ms Good, reassuring her that the Parish Council has consistently and robustly registered its objections to the proposals, using the usual channels.

078/17 Future Agenda item:

- Spring of water running down the main street in Fauls, from outside Yew Tree Cottage

Date of next meeting : July 18th 2017.

The meeting closed at 9.20 pm.

Signed

Date