

Minutes of Prees Parish Council Meeting  
held on 24<sup>th</sup> January 2017 at 7 pm in Prees Village Hall

Present were: Cllrs R Hiron (Chairman); J Whelan (Vice-Chairman); Mrs B Finch; Mrs S Short; Mrs B Rainford; Mrs S Jones; M Lanham; J Allen and P Wynn. Also present were Mrs K Sieloff, clerk to the Council and eight members of the Public.

Apologies: Cllrs P Gill; R List; B Collins; J Smith.

Declarations: none.

#### **001/17 Public Session**

Members of the public expressed disquiet about planning application 16/05861/TEL proposing to site a mobile phone tower in Mill Street, a central location in the village, very close to boundaries of listed buildings and a conservation area. It was also noted that the planning application had not been properly advertised in the accepted manner at the site. Concerns were expressed that alternative sites, that seemed better to fill the necessary criteria, had not been fully considered before being dismissed. Concerns were also voiced that no adequate screening would be possible due to the scale of the proposed tower which would be hugely intrusive and could possibly devalue surrounding properties to which it would be very close. Worries were also expressed about the tower being possibly detrimental to the health of those living close by.

Members of the public were also concerned about planning applications 16/01540/PMBPA and 16/01541/PMBPA concerning the proposed conversion of agricultural buildings to residential use at Rose Cottage, Prees Green. Concerns were expressed about the dangerous road, where the speed limit is routinely ignored, and the high water table.

#### **002/17 Minutes of the previous meeting**

Proposed by Cllr Mrs B Rainford and seconded by Cllr J Whelan that the Minutes of the last meeting be signed as a true record. The Minutes were duly signed.

#### **003/17 Matters Arising from the Minutes**

Lighteach Road Streetlamp light nuisance: Jones Lighting have not installed the light guard as requested but have asked if the residents can be asked if the remedial action they *have* taken (use of special black paint on the back of the lamp) has remedied the situation.

Footpath at Higher Heath: now Adopted and no need for further action.

#### **004/17 Shropshire Council Report by Cllr P Wynn**

Moreton Street drainage works : Cllr Wynn confirmed that he expected the remedial drainage works in Moreton Street to be underway by the end of the month. He and Cllr P Gill undertook to offer support and advice to any Moreton Street residents needing it during the period of the work.

Manor Place Proposed Development 16/04846/FUL : Cllr Wynn reported that he had just lately received an amendment to the proposed plans from Mared Rees, which involved the installation of a gate at the end of the proposed alleyway to allow access for nearby residents. (See under Planning.) Cllr Wynn reassured the Council that he understood its grave reservations about this Planning Application as a whole, and stated that he would be expressing those at the meeting to be held by the Northern Planning Committee at Shirehall on 31<sup>st</sup> December 2016.

#### **005/17 Community Policing.** No officer available this evening.

#### **006/17 Planning;**

**16/05681/TEL: installation of an 18m lattice tower supporting 3 antennae, 2 equipment cabinets and 1 meter cabinet, and ancillary development. Telephone exchange, Mill St, Prees.**

All Councillors present agreed that improvement is needed in access to a good signal, but expressed strong reservations about the chosen site as it is very obtrusively right in the centre of the village, very close to

residential buildings some of which are listed, and with visual impact on the village conservation area. Cllrs were also concerned about anomalies and contradictions expressed by the advising agents, and desired that alternative sites making use of existing masts in the village should be given serious consideration. For instance, there is the Scottish Power mast in Station Road, as well as an existing mast in Lacon Street and the possibility of using a church tower. The topography of the village is such that the proposed site is actually one of the lowest points! The proposed mast is very high, with no camouflage in its proposed site. As Cllr Mrs B Rainford phrased it “We want a mast, but not there!” Cllr R Hiron proposed that an objection should be registered and this was seconded by Cllr J Whelan. All were in favour.

**16/01540/PMBPA: appeal under Section 78 against SC's decision not to grant permission to application for prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to residential use. Agricultural Building A, Rose Cottage, Prees Green, Whitchurch, Shropshire.**

**16/01541/PMBPA: appeal under Section 78 against SC's decision not to grant permission to application for prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to residential use. Agricultural Building B, Rose Cottage, Prees Green, Whitchurch, Shropshire.**

Cllr J Whelan proposed that an objection be registered, recording that all the Council's original objections still stand, with the additional comment that the proposed plans do not come under the umbrella of permitted development. Cllr Mrs B Finch seconded this proposal and all were in favour.

**16/05642/CPL: Application for Lawful Development Certificate for proposed conversion of a domestic outbuilding to annexe accommodation. The Firs, Prees Green, Shropshire SY13 2BP.** Noted.

**16/05657/OUT: Outline Application (access for consideration) for the erection of up to five dwellings to include access off Shrewsbury Street with formation of visibility splay. Proposed residential development to the west of Shrewsbury Street, Prees, Shropshire.**

It was noted that this is an awkward site with very poor access, and that the proposed development would preclude full and optimum utilization of the complete plot of land. Cllr J Whelan proposed that an objection be registered, with the suggestion that further research and a revised application was necessary. Cllr M Lanham seconded the proposal and all were in favour.

**16/04846/FUL : Erection of five dwellings and associated access. Proposed development land at former garage site, Manor Place, Higher Heath, Nr Whitchurch, Shropshire.**

Councillors were united in their view that gating the alley will not reduce the likelihood of crime in this area, the instances of which are well-documented. Additionally it was thought that with six properties, with a high turn-over of residents, the likelihood of the gates being consistently locked was probably not high. The loss of parking for local residents would be a loss of amenity, and they would also be adversely affected by the loss of open space. Cllr R Hiron proposed that an objection be registered and this was seconded by Cllr Mrs B Rainford. All were in favour.

**16/05468/FUL: Erection of single-storey extension to front elevation. Thornleigh, Whitchurch Road, Prees, SY13 3JZ.**

(*Cllr J Allen, realising the Applicant is a friend, left the room at this point.*) The Council saw no reason to object to this Application. Cllr J Whelan proposed that the Parish Council's support should be registered and this was seconded by Cllr M Lanham. (*Cllr J Allen then returned to the room.*)

**17/00203: Erection of a single-storey rear extension to existing conservatory. Cape House, Painters Lane, Fauls, Shropshire SY13 2AT.**

The Council saw no reason to object to this Application. Cllr J Whelan proposed and Cllr R Hiron proposed that the Council's support should be registered. All were in favour.

**17/00176/FUL: Erection of two-storey side extension following demolition of existing. 3 Mickley Cottages, Mickley, Tern Hill, Shropshire.**

The Council saw no reason to object to this Application. Cllr R Hiron proposed and Cllr Mrs B Rainford seconded that the Council's support should be registered. All were in favour.

Planning Decisions received:

**16/04904/OUT:** outline application for erection of one bungalow (to include access). Land to south of Lacon Crest, Lacon Street, Prees. Decision: permission refused.

**16/04625/FUL:** erection of single-storey rear extension and two-storey side extension. Potters Cottage, 1 Clayton cottages, Whitchurch Road, Prees. Decision: permission granted.

**16/04688/DIS106:** Proposed modification of Section 106 Agreement attached to 14/02895/OUT to reduce level of affordable housing contribution. Decision: permission refused.

**15/05307/REM:** Proposal: Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to permission NS/09/00111/OUT for the erection of 115 dwellings and associated open space. Decision: permission granted.

## **007/17 Parish Matters.**

**Moreton Street :** Severn Trent drainage work is expected to start at the end of the month. Cllrs P Wynn and P Gill will speak to residents.

**Prees Village Hall - Resignation of Committee:** Cllr Mrs S Short reported that she, Cllr Mrs B Finch and Cllr P Gill, along with the clerk, had met with the current Committee and a fruitful meeting had ensued. Several people have expressed interest in being on the management committee, but there is a need for new trustees too. Cllr Short advised that the requirement was for five trustees, and ten committee members. It was decided unanimously that, just as the Council has a representative among the trustees of Higher Heath's Village Hall, so it should have a representative on the Committee of Trustees for Prees Village Hall. This could be a named person, which could change every year. Additionally, the general feeling was that the Council should have a representative on the Prees Village Hall Management Committee. Cllr Short said she would be happy to fulfil the trustee role, and Cllr Mrs B Finch said she would be happy to continue to represent the Parish Council on the Prees Village Hall Management Committee. Cllr R Hirons expressed his gratitude to them both. Cllr Short reminded the meeting that the outgoing Prees Village Hall Committee was holding a meeting to attract new recruits on 7<sup>th</sup> February 2017. She also told the Meeting that it had been mooted that a couple of current Prees Village Hall Committee members might be prepared to be trustees on the new Committee of Trustees for Prees Village Hall.

**Higher Heath Playing Field Pavilion.** Clerk to arrange a public meeting to discuss the future of the Pavilion. Meeting to be end of February/beginning of March at Higher Heath Village Hall. Clerk to advertise the meeting on noticeboards and on the PPC website. Copies to be given to Cllr S Jones and Cllr J Allen for display also. Clerk to prepare list of Pavilion's running costs, for that meeting, and also to check that Hopwood's quote for demolition still stands.

## **008/17 Parish Council Matters**

**Budget 2017-18.** Cllr J Whelan reported that with Cllrs R Hirons and P Gill a workable budget for the coming financial year has been arrived at, with an increase of just over 1% which translates as 2p per household. Cllr J Whelan talked the Council through the proposed Budget and then proposed its acceptance. This was seconded by Cllr M Lanham. All were in favour. Cllr Hirons thanked Cllr Whelan for all his endeavours and for the clarity with which he had explained the Budget to all present.

**Buckingham Palace Garden Party 23<sup>rd</sup> May 2017: Nominations of Chairmen invited.** Cllr J Whelan proposed and Cllr Mrs B Finch seconded that Chairman Cllr R Hirons should be nominated. All were in favour.

**Shropshire Bus Strategy 2017-2021: Public Consultation:** noted.

**Elections Training 17<sup>th</sup> February 2017 at Shirehall:** Cllr R Hirons and clerk Mrs K Sieloff to attend. Proposed by Cllr M Lanham and seconded by Cllr Mrs B Finch. All were in favour.

**Lime Trees, Whitchurch Road:** one quotation has been received. Clerk asked to obtain further quotes from John Walker, and James Plaskett at Access2Trees.

**Wraffton Terrace pruning of shrubs needed:** Cllr R Hirons proposed and Cllr Mrs B Rainford seconded that John Walker be asked to undertake this annual task at his usual rate.

**Replacement of Clerk's laptop computer:** clerk requested to ask John Chipperfield of Technochip Computers to revisit his quote from a few years ago.

## **009/17 Payment of Accounts**

Cllr Mrs S Jones proposed and Cllr J Allen seconded that the following invoices should be paid:  
Accounts for Payment: January 2017.

Mrs K Sieloff: clerk's salary January 2017	£419.43
Scottish Power : Electricity charges- street lighting 30.11.16-31.12.16	£158.78
Scottish Power : Pavilion supply Higher Heath 22.9.16 – 26.12.16	£ 27.33
Prees Village Hall hire: 18/10/16; 15/11/16; 13/12/16 and annual car park lighting	£157.00
Jones Lighting Ltd ( November invoice:arrived late)	£220.96
	Total
	£983.50
<i>Late-arriving invoices:</i>	
Jones Lighting Ltd (December invoice: street light maintenance)	£125.62
Garden Services: Playground repairs	£325.00
RSS Playmakers Ltd (replacement swing seat)	£ 84.60
	<b>Final total</b>
	<b>£1518.72</b>

Cllr R Hiron reported that the Clerk had told him that during December, due to an oversight on her own part, the current account had become overdrawn for a few days. Mrs Sieloff apologised to the Council for her error and stated she would reimburse the ensuing bank charge. She also undertook to learn from her mistake, which would not be repeated.

### **010/17 Playing field Higher Heath: plan for launch of new equipment.**

The clerk reported that Ms Hazel Ruscoe from Grocontinental, which company kindly donated a new bench to be sited near the new exercise equipment, had been in touch with suggestions for a photo-shoot with one of the Directors, maybe Ray Grocott, and four or five local people including a couple of children (with parental permission) and a Council representative. Ms Ruscoe would be happy to organise a photographer and draft a press release. The Cllrs declared themselves happy with these plans, suggesting only that the event was deferred until the beginning of April in the hopes of better weather. Clerk to get back to Ms Ruscoe. Delivery of the bench is scheduled for week beginning 30.1.17 and John Walker is primed to install it.

### **011/17 Correspondence**

- Letter from John Plumridge confirming that a speed limit of 50 mph will be imposed on the stretch of the A49 passing Prees. This is from a point approximately 500m North of the junction with Whitchurch Road to a point approximately 600m North of the junction with Manor House Lane. Clerk to chase a response to Council's request for amended road signage.
- Letter concerning Community Housing Fund. Noted.
- Email about Year End Preparing Audit Training specifically for Councillors Friday 17<sup>th</sup> February
- 2-4pm at Oakengates Town Council. Clerk to forward details to all Councillors.
- Letter concerning proposed stopping-up of highway at Manor Place, Higher Heath, SY13 2HW under Town and Country Planning Act 1990: Section 247. Noted.
- Email: Consultation on issues and strategic options for the Shropshire Local Plan Review. North Shropshire Area Committee SALC: 20 February 2017 at 7.15 pm, Roden Suite, Edinburgh House, Wem. Clerk to forward details to all Councillors.

### **012/17 Future Agenda items**

- Manor Place streetlamps.
- Streetlamps in Whitchurch Road.
- Refuse collection changes.

Meeting closed at 9.35 pm. Date of next meeting: Tuesday 21<sup>st</sup> February 2017.