

Minutes of Prees Parish Council Meeting
held on January 16th 2018 at 7 pm in Prees Village Hall

Present were: Cllrs R Hirons; P Wynn; Mrs B Finch; Mrs B Rainford; Mrs S Short; Mrs S Jones; Mrs D Foster; J Whelan; M Lanham; J Allen. Also present were Mrs K Sieloff clerk to the Parish Council and three members of the public.

001/18 Public Session

Mrs Pearson spoke in support of a letter that was due to be considered later in the meeting, in which, as representative of the voluntary party that does the maintenance on Prees War Memorial, she requested funds from the parish council to meet the cost of buying two hydrangea shrubs to plant by the Memorial steps.

002/18 Apologies

There were apologies from Cllrs Mrs L Baer; R List and D Ladd.

003/18 Disclosure of Pecuniary/Non-Pecuniary interests

There were none.

004/18 Signing of Minutes (previously circulated.)

The Minutes of the Parish Council Meeting held on 19th December 2017 were agreed to be a true record. Cllr Mrs D Foster proposed that they should be signed and this was seconded by Cllr Mrs S Short. All were in favour and Cllr R Hirons duly signed the Minutes.

005/18 Matters Arising from the Minutes.

There were no matters arising from the Minutes that were not on the Agenda.

006/18 Shropshire Council Report.

Cllr Wynn reported that the Prees village sign needs to have brackets welded to it, prior to its installation, and that this matter is in hand. He also warned that severe and drastic cuts are due to be made in Shropshire Council's spending.

007/18 Community Policing.

There was no policing report available.

008/18 Planning Matters

17/05815/FUL: Residential development of thirteen dwellings including public open space and demolition of existing buildings at Prees Industrial Estate. Land at Prees Industrial Estate, Shrewsbury Street, Prees, Shropshire. Applicant: Mr Steven Birch.

Cllr P Wynn reported that Mr Richard Evans, the owner of Stelex Engineering Ltd operating on the industrial estate, is very concerned that new residents might complain about the 24 hour working pattern he is operating, and try to get him shut down. The agent says that hedges and trees will act as a baffle to contain any noise, but could additional sound-proofing be employed? Cllr M Lanham voiced the opinion that the housing development proposed is made up of just the sort of modest properties that Prees needs, and that this proposed site would be greatly improved if the development goes ahead. The possibility of ground contamination by previous industries was raised, but it was subsequently noted that a ground contamination survey has already been completed. It was suggested that the Parish Council support the application with the proviso that concerns about noise from the industrial estate are taken into consideration and every effort is made to minimise its effects for residents, possibly by acoustic fence or bund in combination with triple-glazed windows: the Parish Council is keen to encourage this sort of development but it is also highly sensitive to the needs of the existing industrial users of the area. An additional concern was voiced about how it would be ensured that the public open space included in the proposed development would be properly maintained. The clerk was asked to register the Parish Council's support for the Application with the proviso that these concerns should be addressed. Proposed by Cllr R Hirons and seconded by Cllr M Lanham. All were in favour.

17/05810/PMBPA: Notification for prior approval for a propose change of use of Agricultural Building to a dwelling house (Class C3) and for associated operational development (Building A.) Rose Cottage, Prees Green, Whitchurch, Shropshire SY13 2BN. Applicant: Mr Don Carissimo.

17/05811/PMBPA: Notification for prior approval for a proposed change of use of Agricultural Building to a dwelling-house (Class C3) and for associated operational development. (Building B.) Rose Cottage, Prees Green, Whitchurch, Shropshire SY13 2BN. Applicant : Mr Don Carissimo

These two applications were considered together. Local knowledge questions the assertion that these buildings were ever used as part of an agricultural unit. Questions were raised as to whether this site is suitable for residential use, when matters of road safety and access are considered, and also whether the fabric of the buildings lends itself to conversion. It was resolved that the Parish Council's objection to the two applications should be registered. Proposed by Cllr J Allen and seconded by Cllr Mrs D Foster. All were in favour.

17/04236/REM: Approval of reserved matters (lay-out, scale, appearance and landscaping) pursuant to 14/01571/OUT – Outline planning application for up to 10 dwellings to include means of access. Land adjacent to Berwick, Heathwood Road, Higher Heath, Whitchurch, Shropshire. Applicant: Mr B McDermott. The Parish Council felt unable to comment on this application as there was insufficient information available. It was resolved that the clerk should contact the Planning Officer and ask for a deferment until more information was available. Proposed by Cllr R Hirons and seconded by Cllr Mrs D Foster. All were in favour.

17/05661/TPO: Proposed tree works : fell one Silver Birch tree; height reduction of two Silver Birch trees by 4m; prune one Oak tree by 2m protected by the North Shropshire District Council (Land adjacent to Lemnos, off Heathwood Road, Higher Heath, Prees) TPO 1992. Location : Lunen, Heathwood Road, Higher Heath, Whitchurch SY13 2HH.

The Parish Council resolved it would be happy to accept the judgement of the Tree Officer on this matter. Proposed by Cllr Mrs S Jones and seconded by Cllr M Lanham. All were in favour.

17/06143/OUT: Outline application (access, layout and landscaping for consideration) for the erection of six dwellings following demolition of existing buildings; to include removal of trees. Silver Birch, Mill Lane, Higher Heath, Whitchurch. Applicant: PB Investments.

It was noted that the site plans on the application documentation are incorrect, showing an incorrect access point. This is a back-land site, outside the development boundary and with no frontage to the public highway. The proposed development is not in keeping with its surroundings in scale of appearance. The Parish Council resolved to object to the application. This was proposed by Cllr Mrs S Jones and seconded by Cllr J Whelan. All were in favour.

Planning Decisions received from Shropshire Council.

17/05390/LBC: Replace two wooden ground floor windows affecting a grade II listed building. Decision: grant permission.

17/05312/FUL: Erection of a single-storey extension to an existing dwelling (resubmission to extend time-frame.) Decision: grant permission.

17/05663/FUL: Erection of single-storey extension to rear elevation; internal alterations (revised scheme.) Decision: grant permission.

17/03775/OUT ; Proposed residential development West of Shrewsbury Street, Prees. Outline application for erection of up to five residential dwellings including access off Shrewsbury Street. Decision: grant permission.

009/18 Parish Matters

Continuing concerns about the use of local roads by cycling groups.

Cllr J Allen professed himself to be very disappointed with the responses received from Highways and the Police. So far, no response has been received from either of the local parish clerks consulted to ascertain if their parishes also harbour concerns. Cllr Allen expressed his frustration, finding it hard to believe that the Police are unable to stop cyclists from behaving dangerously on the local roads.

010/18 Parish Council Matters

Local Road Safety. Cllr R Hirons reminded the Parish Council of the forthcoming meeting on January 30th 2018 to discuss local road safety and consider a children's poster competition to widen awareness of traffic safety issues.

Updating the Prees Parish Plan. Cllr R Hirons reported back from the meeting held on Tuesday 9th January, suggesting that work on some form of community-led plan will be on-going over the next twelve

months. He reported that he and the clerk are meeting with Nicola Fisher and Belinda Doolan from the Community Enablement team, on February 6th 2018, to take advice on the way forward.

Hot beverages at Parish Council meetings. All councillors were in favour of this, and Cllr R Hirons asked the clerk to just check with SALC that there is no advice against it.

Boundary at the back of Prees playground. The clerk reported that Shropshire Council is unable to establish whose the boundary is. The broken fencing currently in place needs replacing and the boundary needs defining and securing. Clerk asked to research fencing options and pricings.

Emptying of Pavilion prior to demolition. Higher Heath Villlage Hall Committee has accepted the offer of the table-tennis table but has no transport to move it from the Pavilion. Cllr R Hirons offered to endeavour to sort this problem.

Lack of street-lamps in Moreton Street. Clerk to write replying to resident's enquiry, advising that unfortunately funds do not currently run to supplementing the existing lighting in Moreton Street.

Dilapidated house in Shrewsbury St, near to corner of Turnpike Rise. On telephoning Building Control at Shropshire Council the clerk learned that all of her emails had been received and that actually four visits to the property had been made in the last twelve months! Building Control is concerned about loose roof-tiles and the crumbling front window but the owner of the property has proved difficult to contact. The most recent letter to him was sent out just before Christmas and he was given 28 days to respond. The clerk was advised that if all other avenues fail, Shropshire Council will have to step in to make the building safe and then recoup costs from the owner.

Water leak in centre of Faults. Severn Trent revisited the site but again were unable to locate a leak. Cllr J Allen advised that the leak is weather-dependent and offered to take photographs when the appropriate weather conditions prevail. Clerk to put on Agenda in three months time.

Cromer, North Norfolk Holiday Homes Survey. It was decided not to make a response as a Parish Council.

011/18 Accounting matters.

- **Payment of accounts.**

Accounts for Payment: January 2018

Mrs K Sieloff: clerk's salary January 2018	£340.39
HMRC PAYE payment January 2018	£85.10
Hire of Prees Village Hall 17/10; 21/11; 19/12: 3 hirings @ £19.00	
and Yearly charge for car park light @ £100.00	£157.00
Scottish Power : Electricity charges- street lighting (30/11/17– 31/12/2017)	£159.20
Jones Lighting Ltd: street light maintenance (December 2017)	£127.09

Total -----
£868.78

Late-arriving invoice

Scottish Power: electricity supply to Pavilion 27.9.17 – 26.12.17 £26.04

New total £894.82

Clerk's expenses period 13.12.17.-10.1.18

13.12.18: mileage for delivery of mins etc: 13 miles @ 45p = £5.85

23.12.17 Stamps: 2 x 56p postage of payments: £1.12

Total = £6.97 (insignificant amount: to be carried forward)

- **Proposed Budget and Precept requirement for 2018-19.** Cllr J Whelan presented the proposed Budget for 2018-19. He explained that with the use of reclaimed VAT and £500-£600 from Reserves, the Council Tax rise for the new financial year will be kept to 1%. Cllr J Allen proposed that the new Budget should be accepted and that a precept request of £23,775.00 should be made to Shropshire Council. This was seconded by Cllr Mrs S Jones. All were in favour. Cllr R Hirons and the clerk duly completed the Council Tax Precept Requirement 2018/19 form. Cllr R Hirons thanked Cllr Whelan for all the work he had put into the budget-setting. He also expressed his gratitude to Cllrs Mrs B Rainford and Mrs D Foster who had stepped in at short notice to make a valuable contribution to the budget-setting process.

Cllr R Hirons suggested that going forward a working party could meet quarterly to review the Budget and look at reserves. The first meet would usefully be in the first quarter of the new financial Year when all figures are known. This item to be placed on the March agenda.

Training request: clerk asked for approval to attend Audit training at a cost of £25.00 on Feb 8th 2018.

Cllr Mrs B Rainford proposed that this should be approved and this was seconded by Cllr Mrs B Finch. All were in favour.

- **Clerk** confirmed that there was money available in allocated reserves to cover the cost of the repairs needed to the equipment in Prees Playground, as identified by the latest RoSPA report. She asked for authorisation to accept the quote of £1,515.00 (£1,262.50 + VAT) and to raise the cheque for the next meeting if it was necessary to do this before the work was completed. Cllr R Hirons proposed that the clerk should be so authorised and this was seconded by Cllr Mrs D Foster. All were in favour.

012/18 Correspondence

- Clerk received email from John Walker saying he had heard reports of broken glass at Higher Heath playground and offering to sort the next morning. Clerk asked him to please do that.
- Notification of new date of North Shropshire Area Committee: 9th March 2018 at Edinburgh House in Wem. Owen Paterson to speak. Cllr J Whelan regrets he is unable to attend.
- Letter from Mrs Sally Pearson requesting funding to purchase plants for Prees War Memorial. This matter to be put on the next Agenda.

The meeting was closed at 9.15 pm.