

Minutes of the Meeting of Prees Parish Council held on Tuesday December 20 2022
at 7.00 pm in Prees Village Hall

Present were Cllr R Hiron; Mrs B Finch; Mrs J Catterall; J Allen; R List and M Lanham. Mrs K Sieloff clerk to the Parish Council was also present along with one member of the public.

158/22 Public Session. A resident asked if the person responsible for the bit of verge on Whitchurch Road that currently bore a ruck of briars could be identified so that the area could be tidied up. Clerk to investigate.

159/22 Apologies received from Cllrs Mrs S Short; Mrs S Jones; Mrs B Rainford; Mrs L Baer; J Whelan; D Ladd and P Wynn.

160/22. Declaration of Interests. There were none.

161/22 Minutes. The Minutes of the meeting held on November 15 2022 which had been previously circulated were agreed to be a true record. Cllr Mrs B Finch proposed that they should be signed and this was seconded by Cllr Mrs J Catterall. All were in favour.

162/22 Matters Arising from the Minutes (which are not included on the Agenda.) There were none.

163/22 Shropshire Council report. Cllr Wynn had sent his Apologies, but supplied a report making the following points:

- SC officers have still been unable to elicit a response from the owners of the former Anvil Café.
- The car park behind Prees Village Hall is to house 6 EV car charging points, paid for by Government funding.
- Richard Marshall, Portfolio holder for Highways has confirmed to Cllr Wynn that the process for installing a speed limit is as follows:
 1. WSP assess and produce technical drawings.
 2. Consultation period with all stake-holders : parish council; parishioners; Police; businesses.
 3. Traffic Regulation Order applied for and signed off.
 4. Time-frame can be up to 12 months. Cost can be anywhere between £10,000 and £50,000 depending on complexity.

164/22 Community Policing Report. There was no report available.

165/22 Planning

Current planning applications for consultation:

- 22/05076/FUL: Wood Bank, 3 Lacon Street, Prees, Whitchurch, Shropshire SY13 2EP. Erection of two storey rear extension. Applicant: Mr and Mrs R and T Edwards.
The Parish Council resolved to support this Application. Proposed by Cllr Mrs B Finch and seconded by Cllr J Allen. All were in favour.
- 22/05077/LBC: Wood Bank, 3 Lacon Street, Prees, Whitchurch, Shropshire SY13 2EP. Erection of two storey rear extension affecting a grade II listed building. Applicant : Mr and Mrs R and T Edwards.
The Parish Council resolved to support this Application as long as the Conservation officers were content with it. Proposed by Cllr R Hiron and seconded by Cllr M Lanham. All were in favour.
- Amendments received to 22/04836/FUL: Proposed first floor extension over existing ground floor and retrospective consent for works to replace flat roof over garage with hipped roof. 44 Mill Street, Prees, Shropshire SY13 2DL. (ALREADY DETERMINED.)
- FOR INFORMATION ONLY 22/05393/CPL: Application for a Lawful Development Certificate for the proposed erection of a domestic garage. 13 Moreton Street, Prees, Whitchurch, Shropshire SY13 2EG. Applicant: Matt Walker.
- 22/04997/FUL: Demolition of existing redundant buildings and replace with 1No joinery workshop. Silver Birch, Lower Heath, Prees, Whitchurch, Shropshire. Applicant: Mr Gregory Johnson.
The Parish Council resolved to object to this Application as the lack of detail and any information about dimensions made a reasoned opinion impossible. Concerns were also voiced about the proposed introduction of an industrial building in a residential area.
Proposed by Cllr R Hiron and seconded by Cllr J Allen. All were in favour.

- 22/05384/FUL: Creation of agricultural lagoon. Heathgates Farm, Lower Heath, Prees, Shropshire. Applicant: R J Hares. The Parish Council resolved to support this Application. Proposed by Cllr M Lanham and seconded by Cllr Mrs J Catterall. All were in favour.
- 22/05395/FUL: Installation of ground mounted solar array. Highbury Poultry Produce Ltd, Highbury Poultry Farm, Manor House Lane, Higher Heath, Whitchurch, Shropshire. Applicant : Mike Davies. The Parish Council resolved to support this Application. Proposed by Cllr Mrs B Finch and seconded by Cllr R List. All were in favour.

Planning decisions received from Shropshire Council.

- 22/04679/FUL: 1 Chapel Crescent, Darliston, Whitchurch, Shropshire SY13 2AR. Erection of single storey rear extension following removal of conservatory. Decision: Grant Permission.
- 22/04611/COU: Pine Lodge, London Road, Higher Heath, Whitchurch, Shropshire SY13 2JA. Change of use from C3 Residential to C2Childrens Care Home. Decision: Grant Permission.
- 22/04705/FUL: Lily Court, Lighteach Road, Prees, Whitchurch, Shropshire SY13 2DR. Proposed extension and internal alterations. Decision: Grant Permission.
- 22/04593/FUL: Menage and Caravan, Manor House Lane, Higher Heath, Whitchurch, Shropshire SY13 2HT. Application under Section 73A of the Town and County Planning Act 1990 for the erection of storage building, WC and rug store, office/mess room with kitchenette and dog kennels. Decision: Grant Permission.
- 22/04866/FUL: Lily Hall, Lighteach Road, Prees, Shropshire SY13 2DR. Proposed replacement of ancillary outbuilding, following demolition of existing. Decision: Grant Permission.
- 22/04836/FUL: 44 Mill Street, Prees, Whitchurch, Shropshire SY13 2DL. Proposed first floor extension over existing ground floor and retrospective consent for works to replace flat roof over garage with hipped roof. Decision: Grant Permission.

Other planning matters.

A resident in Whitchurch Road had requested the Parish Council's support in challenging the Article 4 classification in Prees (which allows extra control of development in the Conservation Area) and inconsistent planning decisions concerning replacement windows and doors in the Conservation Area.

After discussion it was resolved that the clerk should ask for a meeting with a Conservation officer from SC, with the aim of gaining answers to questions such as

- What extra restrictive powers are allowed by the Article 4 in the Conservation Area
- What is SC doing to support or enforce the maintenance of buildings in the CA (eg at The Square)
- What about residents living in the Conservation Area who go ahead with exterior changes to their homes without application to the planning department?

The Parish Councillors who said they were interested in being involved in this meeting were Cllrs Mrs B Finch; Mrs J Catterall and Cllr J Allen. It was hoped that a Conservation officer would visit Prees and walk around the village to gain a proper understanding of the issues.

The clerk was also asked to contact Hodnet and Wem councils to see whether they faced similar issues and what they did about them.

166/22 Parish and Parish Council Matters

Lack of burial space at St Chad's.

Cllrs R Hirons and M Lanham will meet with representatives from the Church and the Diocese on 10.1.23.

Neighbourhood Fund spend.

Some suggestions had been received from parishioners in response to leaflets provided to local schools. Matter to be carried forward for discussion.

Playground Matters

Clerk advised quote had been received for playground repairs amounting to £2965.00 ex VAT. The Parish Council resolved to accept this quote. Proposed by Cllr M Lanham and seconded by Cllr Mrs B Finch. All were in favour.

Hazardous stretch of road

Cllr M Lanham raised concerns about the stretch of Station Road as used by school children accessing the bus pick-up point near the gate to the playground. When walking from the area around Whitebrook Meadow they have no choice but to walk along the road itself for a stretch as there is no pavement at that point. (It ends by the playground and is reinstated by the new development.) The area of road in question is narrow and poorly lit as it coincides with a gap between streetlamps. Clerk to contact local police to ask for advice from their road safety officer.

Bus Shelter Bench for Whitchurch Road.

Bench awaits installation. Clerk has chased this up and will do so again.

Damage to two of the PC's vehicle speed monitors.

Clerk reported that the vehicle speed monitor near Lower Heath School had been knocked down, but appeared undamaged. It was now in storage until SC could re-install it. Clerk has been assured by SC Highways that this would be done.

The speed monitor by the industrial estate on Shrewsbury Street has, it is thought, been hit by a turning lorry and is beyond repair as the locking parts have been destroyed. Clerk is pursuing an insurance claim.

Should the PC employ a Linesman? Cllr M Lanham suggested that volunteers could perhaps be recruited to tackle tidying duties in the Parish, led by a paid member of staff. A similar scheme is working in Whitchurch. Cllr Hirons mentioned that at one time the Probation Office was supplying teams of young offenders to do jobs in the community. Clerk to research. It was noted that a list of jobs that need doing needs to be made. Item carried forward for discussion at next meeting.

Possible bike rack provision in village centre.

Clerk has provided information concerning proposed positioning and proposed equipment and awaits decisions from Conservation Officer and Planning Dept.

Does Prees PC need a Press and Media Policy?

SALC says that it is advisable. An example policy had been previously circulated. Cllr Hirons had suggested some amendments. These to be circulated by the clerk to all, for discussion at the next meeting.

The Square: update.

The clerk advised that the solicitors managing the sale of buildings at The Square have confirmed that the sale has fallen through as the purchaser has pulled out over a boundary concern. All agreed that this is extremely disappointing news.

Clerk to draft letter to Helen Morgan MP to see if she is able to assist in brokering an agreement, bringing all interested parties together to find a solution to this long-standing problem. Clerk to explain the significance of the site at the centre of the village and the history of broken promises. Clerk to circulate draft to all cllrs.

Prees War Memorial Garden.

Nothing current to report or request. (Clerk mistakenly included on Agenda!)

Community-led housing project.

Nothing new to report. It is still hoped that the new contractors will be on site early in the New Year.

Housekeeping

Clerk to ask SC to ensure Bletchley planning application consultations are sent to us as the area is part of our Parish.

Facebook

Nothing current.

167/22 SALC. Nothing to report currently.

168/22 Accounting Matters

Accounts for Payment December 2022

	£
Mrs K Sieloff clerks salary December 2022	481.62
HMRC (PAYE)	8.12
Clerk's expenditure (10.11.22 – 12.12.22)	16.76
Prees Village Hall (hire 19/7; 16/8; 20/9; 18/10)	80.00
Scottish Power (streetlight energy 31.10.22-1.12.22)	222.55

Groundforce Landscape Ltd (Nov 2022)	26.64
PKF Littlejohn LLP (external auditor)	240.00
SLCC clerk annual membership renewal (renews 11.1.23)	112.00
Mr Nathan H Roberts (tree surgery)	700.00
*Nathan H Roberts “	700.00
Highline Electrical Ltd (Nov repairs)	381.60
TEEC Ltd (one hour website training)	36.00
TOTAL	£ 3,005.29

Clerk’s expenditure 13.10.22-9.11.22

BT line rental contribution December 2022: £ 12.50

Trip to noticeboards for November Agenda etc: mileage allowance of 8 miles @ 45 ppm: £3.60

Stamps: 1 x 2nd class stamps @ 66p= 66p

Total = £16.76

(Note: Nathan Roberts tree surgeon works with his son, who has the same name. The £1400.00 payment for tree work is divided between them.)

- Clerk wished it to be minuted that she had raised a cheque (no 102880 dated 23.11.22) for signature between the November and December meetings in order to pay Scottish Power whose invoice had missed the November meeting by a day. This had been done with the agreement of the PC.
- Clerk confirmed that Notification of the Conclusion of Audit for the year 2021-22 had been received from the external auditor. No matters for concern had been identified. There had been no explanation for the delay in completion of the Audit. Final completed AGAR documents 2021-22 were now on public display.
- Proposed Budget for 2023-24. Cllrs Hiron; J Whelan and Mrs L Baer, together with the clerk, had met to consider the budget for the year 2023-24. The resulting documents pertaining to the proposed budget had been previously circulated to all cllrs and Cllr Hiron went through the Budget forecast for the new financial year, explaining proposed changes to budget predictions with the suggestion that an overall 3% increase was appropriate.

This would mean an increase in the Precept from £26284.88 (2022-23) to £27,804.48 (2023-24.)

This translates into an increase of just 69 pence for the year 2023-24 for each Band D property.

He explained that the matter would be voted on at the January meeting and the Precept request would need to be submitted by the end of that month.

A brief discussion ensued around the pros and cons of possible smaller and larger increases to the Precept. The Chair reminded the Parish Council that the matter would be voted on at the January meeting and thanked the cllrs involved, and the clerk, for the work they had put in to considering the Budget.

169/22 Correspondence. None outstanding.

170/22 Items for next Agenda.

Budget/Precept – Media Policy – Letter to MP re The Square – Burial Space update – Community Build – Station Road pedestrian safety.

Close of Meeting: the meeting was closed at 8.30.

Signed.....

Date.....