

Minutes of an Ordinary Meeting of Wem Town Council held on Thursday 28th March 2024
at 7 p.m. in the Town Council Meeting Room, Wem Library, High Street, Wem

Present:- Councillors, G Soul (Mayor), R Dodd, R Gascoigne, D Hill, P Johnson, D Parry (Deputy Mayor), E Towers P Broomhall, R Drummond, B Barker and M Meakin. Mrs P O'Hagan (Town Clerk).

5 members of the public present.

A minutes silence was held at the beginning of the in memory of Honorary Townsmen Val Good and Tom Edwards.

653/24 To note apologies for absence received.

RESOLVED:- to note apologies received from Cllrs Hoffmann, Glover and Granger.

654/24 Disclosure of Pecuniary Interests.

a) To receive any disclosure of pecuniary interest - Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

The following interests were declared

Councillor	Item	Dispensation
Cllrs Towers and Broomhall	Twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council	Dispensation to allow participation and voting on all matters relating to Shropshire Council
Cllr Towers	658/23 iv 24/01044/FUL: 8 Fismes Way, Wem, SY4 5YD Proposal: Erection of rear single storey extension prejudicial interest as applicant v. 24/00284/COU - 5 Fismes Way, Wem, SY4 5YD Change of use of dwelling (C3) to Children Care Home (C2) bias interest as lives opposite the property	

Cllr Towers	660/23 and 671/23b Wem Swimming and Lifestyle Centre Bias interest as director of WSLC.	Dispensation to allow participation but not voting on all matters relating to WSLC
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b) To consider any applications for Dispensations under s33 of the Localism Act 2011.

None received.

655/24 Public Participation - a period of 15 minutes will be set aside for residents of Wem Town to speak.

A member of the public raised objections about planning application **24/00284/COU** - 5 Fismes Way, Wem, SY4 5YD. They raised objections about the proposed plans which included concerns around car parking and the negative impact that the proposal could have on the neighbouring properties.

A member of the public raised objections about planning application **24/00284/COU** - 5 Fismes Way, Wem, SY4 5YD and stated that there had been no notices posted. Concerns were also raised about the company that submitted the application and how well managed the site would be. Further objections were made around the needs of the children who may be placed in the house and whether the location was suitable to meet their needs.

A member of the public raised objections about the planning application **24/00284/COU** - 5 Fismes Way, Wem, SY4 5YD and the complex needs that the children who may live there could have. It was stated that the company submitting the application seems to specialise in homes for children with complex needs including mental health, emotional and behavioural problems. Concerns were expressed that there may not be a suitable support network in place for these children. Additional objections were made about the location of the property and the impact that the extra traffic to the property will cause as there will be several carers coming and going each day, which will cause disturbance to neighbours throughout the day. In addition to this the property is on a bend and all vehicles will have to reverse out of the property causing road safety issues.

Two members of the public raised objections about the planning application **24/00284/COU** - 5 Fismes Way, Wem, SY4 5YD in particular about the business that has submitted the application and the impact it will have on the community.

656/24 Council Minutes - to approve as a correct record the minutes of the meeting of the Town Council held on 29th February 2024.

RESOLVED:- to approve as a correct record the minutes of the Town Council ordinary meeting held on 29.2.24 and they were duly signed by The Mayor as a true record.

657/24 Progress report - To consider the Clerks progress report on decisions made at previous meetings.

RESOLVED:- to note the report.

658/24 Planning Applications

a) to note the recent planning decisions.

RESOLVED:- to note the report.

b) to consider the following planning applications

i. **24/00875/TCA** Sunningdale, 9 Mill Street, Wem, SY4 5ED.

Proposal: Reduce height by one third of 1no Lawson Cypress (T1) & fell 1no Spruce (T2) within Wem Conservation Area.

RESOLVED:- not to comment as application as it was approved prior to the meeting.

ii. **24/00925/LBC** Landona House Nursing Home, Love Lane, Wem, SY4 5QP

Proposal: Installation of 3No solar panel arrays on rear facing roof and associated electrical works.

RESOLVED:- to support the application as it is environmentally beneficial and will not detract from the building or the neighbourhood.

iii. **24/01001/FUL** 2 Creamore Corner, Wem, SY4 5YB

Proposal: Demolition of existing conservatory and construction of a single storey rear extension.

RESOLVED:- to support the application as it will improve the built environment.

iv **24/01044/FUL**: 8 Fismes Way, Wem, SY4 5YD Proposal: Erection of rear single storey extension.

Cllr Towers left the meeting room and took no part in discussions.

RESOLVED:- to support the application as it will enhance the property and is in keeping with the built environment.

v. **24/00284/COU** - 5 Fismes Way, Wem, SY4 5YD Change of use of dwelling (C3) to Children Care Home (C2)

A discussion took place on this application and it was:

RESOLVED:- to object to the application for the following reasons

- **Impact of noise from the property on neighbouring properties. The Council is concerned that if change of use is granted there will be a significant increase in noise from both inside and outside the property. It has been acknowledged in the application that the property will become a home for young people who may have complex emotional and behavioural needs. The nature of the children's needs will mean that there will be staff and support workers entering and leaving the property throughout the day and night, especially when shifts change. This will result in additional noise and it is the Council's opinion that this noise will be detrimental to residents living in neighbouring properties.**

• **Parking, highways safety and traffic – The Council consider that there is insufficient driveway parking for staff and visitors to the house which will mean that parking will take place on the street. The property is located on a bend close to a busy junction and on street parking in this area will have a negative impact on road safety. In addition, the change of use to a children’s care home will inevitably result in more traffic on a residential street.**

• **Overlooking loss of privacy on neighbouring property – The Council consider that the number of people who will be visiting the property throughout a 24 hour period, should change of use be granted, will result in a considerable loss of privacy for neighbouring properties.**

Cllr Towers returned to the meeting.

659/24 Finance and Accounts for Payment.

a) Budget report – to consider.

RESOLVED:- to note the report.

b) Internal Control checks – to note.
It was reported that these were up to date.

RESOLVED:- to note the report.

c) Accounts for payment - to approve accounts for payment

RESOLVED:- to approve the following payments

Supplier	Service	Net	Vat	Gross	BACS no
NABMA	Annual Subscription	384.00	0.00	384.00	224.23
Shropshire Council	Salaries February HMRC Pensions			6763.69 2405.17 2240.32	BACSPAY ROLL BACHMRC BACLGPS
WaterPlus	Allotment Water 12.1.24 - 12.2.24	44.79	8.96	53.75	DD 80.23
Lloyds Bank	Credit Card repayment	55.68	0.00	55.68	DD 81.23
EE	Mobile Phones	26.00	5.20	31.20	DD 82.23
Unity Bank	Transaction charges 5.12.23 – 4.3.24	36.15	0.00	36.15	DD 83.23
WaterPlus	Car Park Toilet Water 8.2.23 – 8.3.23	40.45	0.00	40.45	DD 84.23
Unity Trust Bank	BACS charges	17.82	0.00	17.82	DD 85.23
Unity Trust Bank	Cash/Cheque services	6.30	0.00	6.30	DD 86.23
West Mercia Energy	Car park toilets energy 1.2-28.2	216.13	10.81	226.94	DD 87.23
Business2Business	Telephone/Broadband	108.47	21.69	130.16	DD 88.23
WaterPlus	Allotment Water 12.2.24 - 12.3.24	29.51	5.90	35.41	DD 89.23

Credit card transactions for information only					
Lloyds Bank	Monthly Charge	3.00	0.00	3.00	CC 15.23

Payments

Supplier	Service	Net	Vat	Gross	BACS No
PG Skips	Bin Emptying	101.68	20.32	122.00	218.23
ISM IT	IT Support	99.99	20.00	119.99	219.23
Mark Fitton	Bus Shelter Cleaning	75.00	0.00	75.00	220.23
SLCC	Training	15.00	3.00	18.00	221.23
Security Wise	CCTV	584.00	116.80	700.80	222.23
DW Evans	Gravedigging – February	305.00	0.00	305.00	223.23
Highline Electrical	Repairs – February	380.00	76.00	456.00	225.23
Wicksteed	Play equipment parts	72.00	14.40	86.40	226.23
Almec Fencing	Rec Fencing	9837.80	1967.56	11805.36	227.23
Via Della Emilia Ltd	Cemetery Tree Works	1670.00	334.00	2004.00	228.23
Wem Town Hall	Welcome Picture	50.00	0.00	50.00	229.23
Highline Electrical	Annual survey & testing	3030.00	606.00	3636.00	230.23
Rialtus	Training	170.00	34.00	204.00	231.23
SALC	Year End training	30.00	0.00	30.00	232.23

660/24 Wem Swimming and Lifestyle Centre Liaison Group –

a) To consider notes from meeting held 13.3.24 and any recommendations contained within.

RESOLVED:- to

- **note the meeting notes.**
- **approve the recommendation that due to extenuating circumstances in 2023 when the pool was closed for the liner fitting which resulted in the September 2023 price increase not going ahead, the Town Council accept the price increases outside the terms of the lease from 1.4.24.**
- **defer a decision on the recommendation that any underspend from the 2023-24 swimming pool budget cost centre is earmarked for structural repairs during 2024, with the cleaning and repainting of the stanchions being the main priority for 2024. This deferment to be until more information is known about the recent boiler problem.**

b) To consider approval of proposed price increases.

A discussion took place on this item and the view was expressed that residents should have the opportunity to use the facility for a lower price due to the financial contribution the Town Council makes towards the running of the facility.

RESOLVED:- to accept price increases outside the terms of the lease.

661/24 Love Lane Cemetery

a) To receive a report from extension working party concerning the cremated remains section.

A discussion took place on this item and

RESOLVED:- to

- **Approve the proposed location and design of the cremated remains section at Love Lane Cemetery as detailed in the report.**
- **Instruct The Clerk to draw up a specification based on the design and seek quotes for its installation.**

b) To consider quotes for the installation of a new noticeboard.

Three quotes were considered.

RESOLVED:- to award the contract for the supply of a new noticeboard at Love Lane Cemetery to Sign and Poster.

662/24 Events

a) Events Liaison Group meeting 27.4.24 – to receive a verbal report from this meeting held to discuss the D-Day 80 years commemoration and Midsummer in Wem event.

Draft notes from this meeting were circulated in advance of the meeting and it was

RESOLVED:- to note the report.

b) Bunting and banner erection on High Street – to consider and discuss quote received.

RESOLVED:- to

- **suspend financial regulation to allow only 1 quote to be considered.**
- **approve the recommendation of the Events Liaison Group that subject to permission being given by building owners, to accept the quote from Highline Electrical to install bunting bolts on 14 properties on Wem High Street and erect bunting from June to September.**
- **to fund this project through the earmarking of any underspend in the following budget codes Town Promotion, Town Events, Small Grants, Wem Economic Forum and Mayor’s Hospitality Allowance.**

663/24 Markets

a) To note the Market Report.

The report was reviewed and it was;

RESOLVED:- to note the report.

b) Market Licence Policy - to review and consider amending the condition concerning the level of public liability insurance required by certain stall holders. It was explained that the condition requiring amendment was condition 4 not 3 as stated in the report.

RESOLVED:- to approve the review and amend condition 4 of the market licence agreement, operators obligations to state:
the Markets Operator must ensure that all stallholders have their own adequate insurances in place including a minimum of five million pounds public liability insurance for any stalls selling food in any form and not less than One Million Pounds (£1,000,000) for non food stalls.

664/24 Public Toilets – to consider quotes to replace doors of the public toilets on the car park.

Three quotes were considered and it was:

RESOLVED:- to approve the replacement external doors to the ladies and men's toilets on the main car park and award the contract for this work to Garroll Construction.

665/24 Mill Street Seats – to discuss ownership and condition of.
A discussion took place and it was:

RESOLVED:- that

- subject to no other owner being identified the Town Council agrees to take over ownership of the 2 seats on the section of Mill Street leading to Mill Dam Cottage and if so:
- permission is sought from the landowner to continue to locate a seat in this area.
- subject to permission being given a quote is sought to repair and refurbish the seat closest to Wem Mill and the 2nd seat is removed due its poor condition.
- subject to permission being given to continue to locate a seat in this area an application is made to The Barber Trust for the refurbishment of the seat.
- during 2024 the Council undertakes an inventory of town seats that are not currently on the Asset Register.

666/24 Drawwell Walk Streetlight Electrical Supply - to discuss.

RESOLVED:- that

- the Town Council approves the quote to connect the lights on Drawwell Walk to the electrical supply at Wem Swimming and Lifestyle Centre, subject to the following conditions requested by the centre's directors.
- The Town Council agrees to make an annual contribution of £100 per year towards the electricity costs of powering the lights.

667/24 Business Networking meeting - to consider request from meeting held 19.3.24 to allocate expenditure spend from Wem Economic Fund budget code to run a Business Networking meeting in April.

RESOLVED:- to agree to cover the cost of room hire and refreshments from Wem Economic Forum ear marked reserves.

668/24 Correspondence

a) Gambling Act Consultation.

RESOLVED:- to note the consultation and not comment.

669/24 Reports

a) to receive written reports from the Council's representatives to other bodies. Written reports from Cllr Soul on the Wem Town Hall Trust, NS Wheelers and NSALC meetings were received.

RESOLVED:- to note the reports.

b) to receive a written report from Shropshire Councillors Broomhall and Towers. The written report from Cllrs Towers and Broomhall was considered.

RESOLVED:- to note the report.

670/24 Dates of future meetings – to note the date and time of April meeting and agree date and format of Annual Town Meeting.

RESOLVED:- to note that the next meeting will be held on Thursday 25th April. Various dates were suggested for the Annual Town Meeting and Cllr Towers agreed to request a speaker from Shropshire Council attend to talk about plans for The White Horse.

671/24 Exclusion of Public and Press

To resolve that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960.

RESOLVED:- to exclude the press and public

a) Town Council office lease – for update.
It was reported that no update had been received this item.

b) Sport England Grant – to consider confidential report
A full discussion took place on the confidential report and it was:

RESOLVED:- to

- **accept the terms of the Grant Adherence Agreement for the grant awarded by Sport England for Wem Swimming and Lifestyle Centre and delegate authority to the Clerk to sign the agreement.**
- **delegate authority to the Town Clerk to draw up a tender specification for the works as detailed in the grant award and manage the tendering process.**
- **to award the tender at the May meeting of the Town Council.**

Meeting ended 20.50.

Mayor.....