

Minutes of an Extraordinary Meeting of Wem Town Council held on Thursday 1<sup>st</sup> September 2022 at 7 p.m. in the Roden Suite, Edinburgh House, New Street, Wem

Present:- Councillors, G Soul (Mayor), P Broomhall, R Dodd, R Drummond, P Glover, C Granger, D Hill, M Hoffmann, P Johnson, M Meakin, D Parry, E Towers.

Mrs P O'Hagan (Town Clerk)

At the beginning of the meeting the resignation of Cllr Everett was announced and thanks were expressed for all his work during his time as a Councillor.

**290/22 To note apologies for absence received.**

Apologies were received from Cllr Edge.

**291/22 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.

<b>Councillor</b>	<b>Item</b>	<b>Dispensation</b>
Cllr Towers and Broomhall	Twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council	Dispensations to allow participation and voting on all matters relating to Shropshire Council
Cllr Towers	Bias interest item 295/22 Wem Swimming and Lifestyle Centre	Dispensation to speak but not vote

b) To consider any applications for Dispensations under s33 of the Localism Act 2011.

None received.

**292/22 Public Participation** - a period of 15 minutes will be set aside for residents of Wem Town to speak.

A member of the public raised concerns about Wem Library and expressed unease about how secure the future of the library was.

Concern was also expressed over planning application **22/03619/FUL** Land to rear 73 High Street, Wem, Shropshire and the impact this would have on the highways network and historic centre of Wem.

It was suggested there was a need to have a document on the council's views relating to development of historic spaces in the town.

**293/22 Planning Applications**

a) to note the recent planning decisions.

**RESOLVED:- to note the decisions.**

b) to consider the following planning applications

**22/03325/FUL** VW Camper Dream Interiors Unit 5 Wem Business Park New Street Wem Shrewsbury Shropshire SY4 5JX

Proposal: Demolition of one commercial building, erection of replacement building comprising 5 x business units (B8/B2 use class), including associated replacement of vehicle parking, provision of solar panels, electrical charging points, waste area, toilet block and security hut.

**RESOLVED**:- to support the application as it will bring industry into the town and replace the existing buildings.

**22/02743/FUL** Oakdale Barn, Whitchurch Road, Wem, Shropshire, SY4 5QR  
Proposal: Erection of a detached 3-bay garage building with first floor storage.

**RESOLVED**:- to support the application as it is upgrading a current building.

**22/03619/FUL** Land to rear 73 High Street, Wem, Shropshire  
Proposal: Conversion of existing stable block into a dwelling with associated external works.

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

- The proposed development would severely impact on the historic character of this area of Wem.
- The proposed development is in contravention of heritage guidance set within the National Policy Planning Framework. Chapter 16 paragraphs 194-208.
- The proposals will have a negative impact on a designated Scheduled Monument (castle mound) and up to 9 listed buildings all within the Conservation Area.
- The development will cause the loss of historic green space within the centre of the town which will have a negative impact on wildlife and bio diversity.
- The proposals will result in additional traffic accessing the site at Maunds Corner. There is concern for highway safety at this point as this is an already dangerous section of highway for road users and pedestrians alike.

**22/03272/FUL** Unit 2 Central Car Park, High Street, Wem, SY4 5AA  
Proposal: Erection of six bungalows with associated external works.

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

- The proposed site is not an appropriate location for residential development and the site should be retained for commercial/business use.
- The proposal for six bungalows is excessive for the size of the site.
- The Town Council is concerned about the impact the development will have on highways safety grounds as the proposed access route already serves a large car park and supermarket and will bring additional traffic into an already very busy area.

**22/03399/VAR** Thomas Adams School, Lowe Hill Road, Wem, SY4 5UE  
Proposal: Variation of Condition No 1 attached to planning permission 12/03161/VAR dated 29/10/2012 to allow for the retention of the demountable accommodation for a further temporary period of ten years - The date by which the buildings are to be removed and the land re-instated to read as 31st July 2032.

**RESOLVED:- not to comment.**

c) Neighbourhood planning training – to consider attendance.

**RESOLVED:- Cllr Towers and Cllr Broomhall to attend the meeting and prepare a report for consideration at the November meeting.**

**294/22 Finance and Accounts for Payment.**

a) Accounts for payment - to approve accounts for payment.

**RESOLVED:- to approve the following payments**

**Payments made prior to meeting**

Supplier	Service	Net	Vat	Gross	Chq / BACS No
Shropshire Council	Salaries August	5723.16 1910.80 2111.65		9745.61	BACSPAYROLL BACSLGPS BACSHMRC
EE	Mobile Phone	42.51	8.50	51.01	DD
Business to Business	Broadband	37.48	7.50	44.98	DD
Onecom	Telephone	34.54	6.91	41.45	DD
Nayax	RGT contactless payment				Debit from sales
Unity Trust Bank	BACS Charges - July	17.68	0.00	17.68	DD

**Payments for authorisation**

Supplier	Service	Net	Vat	Gross	Chq / BACS No
Highline Electrical	Streetlight Repairs (July)	92.00	18.40	110.40	94.22
ISM-IT Ltd	IT Support	92.97	18.59	111.56	95.22
West Mercia Energy	Energy - car park toilets (June)	31.75	1.59	33.34	96.22
Parish Online	Annual Subscription	261.00	52.20	313.20	97.22
PG Skips	Bin Emptying	96.84	19.36	116.20	98.22
Healthmatic	Recreation Ground Toilet works	5100.50	1020.10	6120.60	99.22
Mark Fitton	Bus shelter & sign cleaning	270.00	0.00	270.00	100.22
W.E.T	Legionella Sampling Recreation Ground. Toilet	223.00	44.60	267.60	101.22
W.E.T	Legionella Risk Assessment – Recreation Ground Toilet	237.00	47.40	284.40	102.22
RDS	Update Honours Boards	55.00	0.00	55.00	103.22

John Ralphs	Expenses Reimbursement	26.15	5.23	31.38	104.22
PKF	Audit fees	800.00	160.00	960.00	105.22
Healthmatic	Cleaning	829.17	165.83	995.00	106.22
Waterplus	Public toilets water 7.5-7.8	122.48	0.00	122.48	107.22
Viking	Office phone	49.99	10.00	59.99	108.22
Security wise	Annual fee CCTV	600.00	120.00	720.00	109.22
PWLB	Loan Repayment	1970.93	0.00	1970.93	DD

**295/22 Wem Swimming and Lifestyle Centre**

a) To consider report on condition of the pool floor and wall tiles.

A discussion took place on this item and concern was expressed about what was causing the tiles to lift. In addition to this Councillors expressed the view that it was important to understand the overall structural condition of the entire building and that a comprehensive report on the entire building was necessary so they could be aware of any other issues that may need work. Cllr Towers explained that daily inspections were being carried out of the pool basin so that any issues could be dealt with accordingly.

**RESOLVED:- to delegate authority to the Clerk in consultation with the Deputy Mayor to commission a structural report up to maximum of £5000 into the condition of the entire building including the pool basin. Costs to be funded from the swimming pool budget and vired from general reserves if necessary.**

b) To consider quotes received.

The Clerk reported that only one quote had been received and due to the costs involved the Council should defer any decision on this until further quotes had been received and after the structural report had been completed.

**RESOLVED:- to defer a decision on this matter to a future meeting.**

**296/22 Climate Change Action Plan - to discuss.**

A discussion took place on this item and it was agreed that a working party should be set up to consider the report in more detail and identify actions.

**RESOLVED:- to nominate Cllr Towers, Cllr Meakin and Cllr Drummond to sit on this working party to review the action plan and make recommendations for projects to be prioritised.**

**297/22 Wem Warm Hub - for update.**

The Clerk's report was considered and following a discussion it was

**RESOLVED:- that instead of the Town Council establishing its own Warm Hub, to promote the existing services running in the town at a minimal charge along with other support available in a leaflet to be delivered to all properties in October.**

**298/22 Proposed Changes to Shropshire Council Registration Services consultation - to consider.**

**RESOLVED**:- to strongly object to the withdrawal of registration services from Wem and offer the use of the Town Council meeting room free of charge for this service.

**299/22 Dates of future meetings –**

a) To note the date and time of September ordinary meeting.

**RESOLVED**:- that the next meeting will be held on Thursday 29<sup>th</sup> September 2022.

**300/22 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 – to consider final draft.

**RESOLVED**:- to approve the final draft and delegate authority to the Clerk to sign the landlord tenant declaration.

Meeting ended at 20.30

Mayor.....