

Keeping YOU Informed

Welshampton and Lyneal Parish Council's Local Newsletter

Issue 7 - July 2010

Hello and welcome.....

to your Parish Council Newsletter. This edition is somewhat different to previous issues as, in the main, it is dedicated to one topic – that of the Council's response to the Shropshire Council consultation document on future development in our area. The Parish Council appreciates that not all residents agree with our response on every point and in these instances the Council has chosen the majority viewpoint gathered from our meetings, as described herein. Every resident is entitled to respond to Shropshire Council on their own account anyway and we are aware that a number of residents have done this.

Also included in your envelope is a copy of the Chairman's annual report presented to the annual parish meeting in May, which has freed up newsletter space to facilitate the emphasis on planning.

The Local Joint Committee (LJC) met in May, the main subject being the Development consultation, and here the application for funds by the Welshampton afternoon group was successful. At the moment it is not clear what effect government financial cut backs will have on the LJC budget, if indeed any, but if any organisation is considering an application for funds it's probably best to be sooner rather than later.

The next LJC is very relevant to our Parish Council as the subject is "youth", an item in our Parish Plan. The meeting is at 7pm on Thursday 22 July at Lakelands School, and anyone who has an interest in youth development and/or activities, young people included, are welcome to attend. The meeting will be attended by the Shropshire Council Cabinet Member for Youth Services and the leading officer.

On personnel matters, the Council is pleased to announce the election of Martin Withington as the Parish Councillor for Colemere, to replace Bob Daniels who "retired" in May. Martin needs no introduction to the residents of Colemere and on behalf of them, and the Council itself, I thank Martin for coming forward and wish him a long and successful association with the Parish Council.

As always, we welcome any feedback on this newsletter, or any other Parish Council matter, at our meetings or on our website.

Chris Symes

Welshampton Parish Hall

During the last year or so the Management Committee has met regularly on a monthly basis in order to make an attempt at managing the Hall on a more business-like basis. We are getting there, as they say, but it is a slow process.

After receiving a grant from the Local Joint Committee we purchased a number of new folding tables and chairs complete with mobile storage racks in order to replace the worn out stock and to make life safer and easier for our caretaker/cleaner/booking officer, Lorraine Jones. For those of you who wish to make use of the hall and its facilities, Lorraine can be contacted on 01948 710687. I should add that it is also possible to hire tables, chairs, crockery and cutlery subject to availability.

We have just received notification of the award of a grant from the Community Sustainable Energy Programme which will contribute towards a the cost

of a feasibility study of the hall with regard to energy use. The work is to be carried out in August by the Marches Energy Agency based in Shrewsbury. The report will provide essential support for further grant applications in order to implement some or all of the recommendations in the report.

May I take this opportunity once again to urge you all to use the Parish Hall whenever you can. Please pass on the message that it is available for hire, the income we receive is desperately needed to pay for maintaining the hall as a vital Parish resource.

Bob Daniels
Chair

A quick thank you to Harvey Morgan, the Countryside Ranger for Colemere, for guiding the recent tour of Colemere. Everyone who went on it said it was an informative and enjoyable evening.

Shropshire Council's Site Allocations and Management of Development Consultation

This year's Parish Meeting focused on Shropshire Council's second major Planning Document, Site Allocations and Management Development (SAMDev) which, when approved, will identify sites and set out detailed policies to guide future development across Shropshire up to 2026. This document is very important, and will shape our local area over the years ahead.

As part of the consultation process Shropshire Council issued 'Issues and Options' documents for review. This was the first opportunity to influence what goes into the final Planning Document. Prior to responding to Shropshire Council the Parish Council was keen to know your views, concerns and aspirations for the future and a good number of residents attended the Annual Parish Meeting on 12 May when the issues raised in the document were discussed in detail.

At a special Planning Meeting held on 9 June the Council agreed its formal response which is set out below. Copies of both the response document and the draft minutes of the Annual Parish Meeting are available on the Parish Council's website.

Issues & Options Stage Response

Part A. Development in the towns and key centres

Question A1: How do you think housing development should be distributed between the towns and key centres in your area?

The Parish Council's response is that this question is a matter for the communities of Ellesmere and Oswestry.

Question A2: What scale of employment development do you think would be appropriate in each town in North West Shropshire, over 2006-2026?

The Parish Council is unable to comment..

Question A3. What are your priorities for local infrastructure investment in each town, in association with development?

For Ellesmere:

Health and Social Care Facilities – the existing Doctors' Surgery is under pressure and improved facilities are required.

Roads and Parking – roads to be improved are Birch Road, Sandy Lane and Trimpey Street.

Education – a 6th form facility at Lakelands School.

The PC would wish to make the following observations:

a) It would appear inappropriate to consider development adjacent to the Mere on a floodplain and

b) The site allocated adjacent to Lakelands School for possible housing, should be reserved for potential future expansion of that school, given the already approved large housing development near the Wharf, quite apart from any further development..

Part B. Development and priorities in your local joint committee area.

The Future for Local Villages.

Question B1. In your view, which villages should be considered for status as "Community Hubs" or "Community Clusters, and why?

The Parish Council **does not consider** any of the settlements in the Parish should be considered for

status as a "Community Hub" or "Community Cluster". The scale of development proposed for "Hubs" and "Clusters" is not appropriate for our Parish given the facilities it does not have are not able to be provided by developers.

Question B2. How many new homes would be appropriate in each one?

Welshampton: Small scale development in accordance with the Welshampton and Lyneal Parish Plan and Welshampton Village Design Statement.

Lyneal: Small scale development in accordance with the Welshampton and Lyneal Parish Plan.

Colemere: There is no need for any additional housing stock in Colemere. There are also sufficient affordable homes.

Question B3. What are your priorities for local infrastructure investment in each settlement, in association with new development?

Welshampton and Lyneal: In line with the Welshampton and Lyneal Parish Plan and Welshampton Village Design Statement.

Colemere: None

Any large scale of development, which is not what we feel would be appropriate in any event, would require significant investment and development of infrastructure eg roads, gas, sewage and communications including broadband.

Question B4. What type of sites (allocations of land for development) would be appropriate in each one?

Welshampton and Lyneal: No allocations (only infill and conversions)

Colemere: None

Question B5. Should it have a development boundary?

Welshampton and Lyneal: Yes, the existing boundary should be retained.

Colemere: Colemere is currently outside of any development boundary and should remain so.

Question B6. For each settlement with a map, (Ellesmere and Cockshutt) what is the best direction(s) for their future growth?

The Parish Council is unable to comment.

Question B7. Should any sites be identified for economic development / employment use? If so, where should provision be made?

For all settlements within the Parish: The School, Garage and Public House Sites should be retained for their existing use. Agricultural units and farms. Shoots. Tudor Griffiths Ltd, Wood Lane site

Question B8. Where you live, what open spaces or environmental features are particularly valued and should be protected and/or enhanced?

Colemere: Wood Lane Nature Reserve, Colemere, St John's Wood and Colemere Village Green.

Through the Parish: The Canal and Canal Path

Welshampton: School Playing Field, Stocks Lane Community Car Park, Sports Court and the Tumulus.

As for environmental features, these settlements should be able to protect and preserve their village feel and features, countryside landscape and enable the surrounding wildlife to flourish.

Question B9. Are there any sites that need to be identified for other uses (for example, community, sports, education, retail, etc)?

Lyneal: Guide's Hall

Welshampton: Parish Hall and Churches

Colemere: Church

Question B10. Are there any other issues that we should take account of?

The whole Parish: The feeling of openness and space within the parish should be retained – it is unique. There are SSSIs and RAMSAR Sites within the Parish. Any affordable housing must include properties for older people to free up properties for families.

Other Sites

Question B11. Do you have any other site suggestions?

Approval for sites and exception sites for affordable housing should only be given following a proven need for more affordable housing for truly local people than the village already has in being or will be available under already approved sites. There is clear evidence in nearby villages that the "cascade" system does not lead to beneficial effects in a village where people with no knowledge of or liking for rural life are allocated housing places from existing towns and cities.

There should be a mixture of properties ie schemes should include properties suitable in size and cost to cater for young families, established families with children and for retired people.

Any affordable developments must include a mixture of tenures, including full ownership and part ownership, and not just social rented, so as to ensure a balanced community within any such developments.

Question B12. Do you know of any suitable land for sale (or that might be for sale in the future) that would provide caravan pitches for gypsies and travellers?

No

Part C. Managing Development and Creating Sustainable Communities

Question C1. Do you have any views on how the SAMDev DPD should cover the policy areas outlined in the leaflet?

Affordable Housing: The "cascade" principle of allocation is unsatisfactory if it goes beyond people with a connection with the parish or living within an area adjacent to it. If houses are built as "affordable" for shared ownership or rent, and they cannot be filled by local applicants, then the developer should be free to sell them on the open market as small starter homes. In addition Shropshire Council, as the Planning Authority, should pay some form of compensation to the Town/Parish concerned, for potentially overestimating figures of properties required and the impact that that will have had on the community. There should be sufficient provision for affordable housing for the elderly.

Managing the release of housing land: The summer flooding of 2007 raised awareness that many current housing developments are at risk because of where and how they are built. Shropshire Council should pay some form of compensation to neighbouring properties to cover additional costs incurred from saturated ground/floods that could/do occur due to over-development of a new site especially if developing near/on a flood plain.

Question C2. Are there any other policy areas that you think need to be covered in the SAMDev DPD?

N/A

Other Comments:

Policies contained in this review should not take priority over Village Design Statements and Parish Plans.

The Parish Council question whether there is such a need in Shropshire, as stated in the Core Strategy which was largely dictated by Government targets. We were advised that we could not challenge those statistics at the time. In light of the new Government scrapping the Spatial Strategies Targets we understand that a number of Councils including Telford and Wrekin have dropped their controversial plans to build thousands of homes over the next 16 years. Should Shropshire County Council not therefore also now halt this consultation, save the money being spent on it and take stock?

Dates For Your Diary

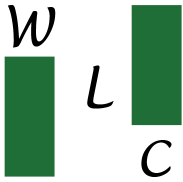
Council Meetings are held in Welshampton Village Hall and start at 7pm

Wednesday 25 August

Wednesday 22 September

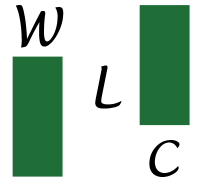
Wednesday 17 October

The press and general public are welcome to attend. Members of the public are invited to address the Council before meetings between 7pm and 7.15pm.



Useful Contact Details

For a more comprehensive list of local contacts please look at the Council's website www.2shrop.net/welshampton



Parish Council

Welshampton Ward

Margaret Evans
Ruth Evans
Richard Hall
Caroline Hamilton (Vice Chair)
Sarah Jefferies
Ian Yates

Lyneal Ward

Lawrence Houghton
Chris Symes (Chair)
Martin Withington

Councillors can be contacted by letter, phone or email through the clerk

Carole Warner (Clerk) 01948 710672
welshamptonandlynealpc@hotmail.co.uk
www.2shrop.net/welshampton

Shropshire Councillor

Brian Williams 01939 234198

Shropshire Council 0345 678 9000

Customer.service@shropshire.gov.uk
www.shropshire.gov.uk
Benefits 0345 678 9001
Council tax 0345 678 9002
Business rates 0345 678 9003
Planning and building control 0345 678 9004
Housing and social services 0345 678 9005
Streets, roads and transport 0345 678 9006
Bins and recycling 0345 678 9007
Children's services 0345 678 9008
Payment line 0345 678 9009
Corporate fax 0345 678 9011
Dog Warden 0845 678 9018
emergencies only 07702 166039
Flytipping 0845 678 9009
Bulky waste collection service 0845 678 9009

Emergency Contacts

In most emergencies you should dial 999

For non - emergencies

West Mercia Police 08457 444 888
Shropshire Fire & Rescue 01743 260200
West Midlands Ambulance Service 01743 273649
NHS Direct 0845 46 47

Local Policing Teams

Ellesmere (Welshampton) 01743 264749
ellesmere.lpt@westmercia.pnn.police.uk
Ellesmere Rural (Colemere and Lyneal) 01743 264704
ellesmererural.lpt@westmercia.pnn.police.uk

Community Contacts

Welshampton Parish Hall

General Enquiries & Bookings 01948 710687

Ellesmere Info-Link 01691 624488
ellesmereinfo@shropshire.gov.uk

Shropshire Community Directory

01743 255305
community.info@shropshire.gov.uk
www.shropshire.gov.uk/community.nsf

Countryside Services 01743 255061
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RAF Shawbury 01939 250351

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