

Welshampton and Lyneal Parish Council

Minutes of the Parish Meeting held on Tuesday 8 April 2014, at Welshampton Parish Hall, starting at 7.30pm

Present: Chair: Welshampton and Lyneal Parish Council Chair, Chris Symes
Clerk: Carole Warner
In attendance: Shropshire Councillor Brian Williams
Residents: 64

PM 01/14

Introduction by the Chair

The Chair Chris Symes welcomed everyone and explained the 'rules' and objectives of the meeting. In particular, this was a consultation event for the Parish Council and voting on the items on the agenda would not take place.

The Chair read a statement regarding the National Planning Policy Framework and how it affects planning in Welshampton and Lyneal Parish, a copy of which is attached to the minutes.

The Chair invited Shropshire Cllr Williams to explain what stage Shropshire Council had reached with adopting a Local Plan. Cllr Williams also re-iterated the impact of the lack of 5 year land supply and the Government's intention to use development as a means of economic recovery.

The Chair invited the Clerk to explain the benefits of development. The Clerk explained that developers were obliged to make contributions towards affordable housing and pay Community Infrastructure Levy. This Levy would be used for local infrastructure and projects outlined in the 'Place Plan'.

PM 02/14

To discuss Planning Application: 14/01063/OUT Land South Of Oswald House (B5063), Balmer, Welshampton. Outline application for the erection of 10 no. dwellings to include means of access and layout

The Chair invited Stuart Taylor, the agent for the applicant to outline the application. Mr Taylor advised that the plans submitted to Shropshire Council had now changed significantly. The site had been extended by one quarter, 2 additional houses and included an open space. The application was to be withdrawn and a new application would be submitted taking account of the points raised at the meeting.

Discussion took place on the following topics:

- The positioning of the pathway (inside the site or on the highway).
- The positioning and style of the bus shelter
- Why the proposed design submitted at the Public Meeting on 13 November 2012 had changed.
- The development would allow former residents to move back to the village.

- The relatively low number of existing affordable housing stock in the village with a very low turnover. Only 2 people on the housing list requesting Welshampton as their first preference.
- Style/design of dwellings is key. Must be in keeping with village and not urban.
- Excessive speed of vehicles along The Balmer already a major concern without any additional vehicles joining the road. Access to the site must be placed with safety in mind.
- No development should take place until adequate road infrastructure had been installed.

PM03 /14

To discuss a proposed outline planning application for up to 10 residential dwellings on land at Welshampton

The Chair invited Paul Middleton, the agent for the proposed application to outline the proposal. Keith Egerton accompanied Mr Middleton and gave a summary of the planning history of the site. Mr Middleton outlined the proposed mix of tenure and style. It was advised that previous drainage issues had been overcome with new technology.

Discussion took place on the following topics:

- Traffic concerns with the access as A495 is busier than The Balmer.
- The style/size of the properties so to be accessible for young single/couples.

Following a question from a resident, it was advised that should it be considered that these 2 developments satisfied the housing need for the Parish for the Local Plan period to 2026, the Parish Council should make representations at the Inquiry for the SAMDev for the existing proposals to be changed.

CLlr Chris Symes declared the meeting closed at 9.35pm.

Signed.....

Date.....