

Welshampton and Lyneal Parish Council

Minutes of the Annual Parish Meeting held on Wednesday 14 May 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: 44

APM 01/14 Introduction by the Chair

The Chair, Chris Symes, welcomed everyone to the meeting and introduced Shropshire Councillor Brian Williams and Shropshire Council's Community Action Officer Sue Thomas.

APM 02/14 Minutes of the Annual Parish Meeting held on the 10 April 2013 and 8 April 2014 to be approved and signed.

The minutes were approved and signed.

APM 03/14 Annual Report of the Parish Council

The Chair's Report is attached to the minutes.

APM 04/14 Parish Plan Refresh

The Chair thanked those who had responded to the questionnaire and advised there had been a response rate of 22%. Initial results have indicated that the vast majority of respondents are satisfied with the progress the Parish Council has made with the action points from the 2008 Plan and agreed with the new action points. The Parish Council will discuss the results from the questionnaire at the next meeting. The Chair appealed for volunteers to help with the review of the results and to assist with progressing the action points.

APM 05/14 Future Development in the Parish – follow up from Parish Meeting held 8 April 2014

The Chair explained that having discussed the comments made at the April meeting the Parish Council was unclear to the direction residents would like it to take on the application at The Balmer and the proposal opposite the Garage. To ensure a clear lead was given a vote would be taken on each of the 4 proposals to be discussed. The Clerk gave an update to the position with the application at Land adj Old Shop Farm and the 4 proposals to be discussed that evening.

Application – Land at The Balmer

The following points were raised:

- As part of the NSDC 1996 Local Plan the site was not supported for development due to lack of mains sewage system and the dangers associated with traffic along the bends.

- The development by The Sun was causing problems with the water table and neighbouring septic tanks.
- The road by the development was considered very dangerous and Shropshire Council's approach to base road safety measures on accident levels was not supported.
- The moving of the Bus Stop for school children was not supported due to the dangers of walking further down The Balmer on a narrow pavement.
- Drainage issues was a major concern already in the area.
- It was assumed that the position of the electricity transformer on the site had been taken into account in the site layout.
- It was assumed the site layout made further development possible.
- It was noted that responses should centre on sustainability as defined in the National Planning Policy Framework.

The vast majority of those present voted against supporting this application.

Proposal – Land opposite Station Road Garage

The following points were raised:

- From the plans supplied by the agent at the April meeting the size of houses when compared to the neighbouring houses were minute.
- It was advised that there was the possibility of further development behind the site.
- Speeding traffic along the A495 was a concern and possibly calming measures could be included as part of the development.
- It was advised a formal application had been submitted to Shropshire Council.

Vote: 6 in favour of the proposal, 12 against.

Application – 2 houses at land near Stocks Lane

The following points were raised:

- Drainage was a major concern – it was reported that the school's septic tanks had been leaking.
- Road safety issues with more vehicles accessing a small busy country lane.
- The houses would overlook existing properties.
- Similar size houses at The Sun had not been sold.
- Flooding occurs regularly on the land on the far side of the access road.
- This area had marsh grass.
- It was reported that the site was in an area of Scientific Interest.

Vote: 1 in favour, 19 against.

Application – 1 house by Oakleigh Farm

Similar comments to those made about the 2 houses were made in respect of this application.

Vote: 1 in favour, 13 against.

Cllr Chris Symes declared the meeting closed 9.20pm.

Signed.....

Date.....