

## LLANYMYNECH AND PANT PARISH COUNCIL

Minutes of the Parish Council meeting held on the 28.1.2021 via Zoom online.

**PRESENT:** Present: Councillors Dilys Gaskill (Chairman), Ken Allcock, Peter McConville, Janet Smith, Mark Vickers, three members of the public and the Clerk Vivien Byrne.

21/001 **Apologies** – Cllr Pollitt (injury) this reason was accepted.

21/002 **Police Report** had been emailed and would be circulated to Cllrs.

21/003 **Public Session.** Presentation by Kayleigh Griffiths on Air Band, which specialises in rural fibre optic service, they were set up as a rural broad band company based in Worcester. The service does not use underground copper cables and it is planned to bring a fibre optic service to Pant. Questions were asked about engineers working on private land and whether the company had statutory powers, they did not and would need land owner permission. Currently broad band speeds in Pant are 70mbps KG asked if the Council could publicise the service and it was agreed to place information in notice boards. KG left the meeting at 2.15pm

21/004 **Shropshire Council Report.** No report or apologies received.

21/005 **Planning.** 20/01521/REM. The Clerk explained that revised drawings had been lodged and she had put in a holding objection until comments could be forwarded from this meeting. It was Proposed, seconded and resolved to comment as follows: This should be a new application as the Reserved Matters only relate to access, appearance, landscaping, layout and scale, Not to an increase in the number of dwellings from the Outline permission. Further the Council disputes 3.3 of the Design & Access Statement that 3 houses accords with the Adopted Plan which seeks to maintain a high level of residential amenity. Also 4.1 that the site is socially sustainable for 2 x 3 bed roomed houses and 1 x 4 bedroom house with single garages and 1 parking space, which is unrealistic. 8.1 states that the dwellings will stand in relatively large plots, each with adequate gardens offering high levels of residential amenity & privacy. The proposed development will not be offering high levels of residential amenity. The Summary states that the development will significantly enhance the housing stock of the village, which is unlikely in that setting. Large detached houses in the historic setting will be visually intrusive. The fuel depot sited nearby contributes significant traffic movements on Station Road and this development will add considerably to that. The exit onto the A483 is at a substandard junction and is the only route available for journeys to work, schools, shops or leisure facilities. The problems of flooding have already been mentioned in the Council's earlier objection and has been evident in recent months.

20/05044/FUL – Calinda, Penygarreg Lane. Alterations to dwelling and felling of trees.

20/05045/FUL Calinda, Penygarreg Lane. Holding objection made awaiting comments from this meeting. It was Proposed, seconded and resolved to make an Objection as follows: The application documents lack detail and are vague, there were no levels indicated, no specific statements on control of flood lighting to prevent disturbance to neighbouring properties and wildlife, no ecological investigation, or mention of mitigation for protected species, no design and access statement with reference to the historical surroundings and the lack of sight lines on the narrow access lane and no indication of proposed future use of the equine facilities. The passengers from the adjacent Cambrian Heritage Railway Halt and walkers from the Montgomery Canal towpath are encouraged travel between these tourist attractions

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on foot; hence this would not be a suitable site for an equine training facility or business.

Question 16 on the application form concerning trees/hedges on site has not been answered.

20/05419/FUL Heulwynt, Penygarreg Lane – erection of an oak framed open fronted car barn. The Council supported this application.

20/00210/REM Plot 2, Tregarthen Lane – The application permitted in 2015 contained a clause for the widening of Tregarthen Lane in front of the development site with a splayed entrance. The Council submitted comments in 2015 that the lane widening must be completed prior to building work commencing. Plot 1 dwelling has been completed but the lane widening has not been carried out, and during the construction of the Plot 1 dwelling traffic complaints had to be passed to the Police concerning parking on the narrow section. Concern was expressed about the water run off from the site and the lack of suitable drainage in that part of Pant, which development on separate plots contributes to, and an overall drainage scheme for the sloping terrain would resolve. Resolved to comment that the widening of the lane must be carried out prior to construction work on Plot 2. It was noted that the clause for inclusion of a footway on the lane had been withdrawn in 2019 but the lane widening clause remained.

Local Plan Regulation 19 of the Local Plan Review. The Consultation had been extended into February. Links to the document on the Shropshire Council planning portal had been circulated by the Clerk with an extracted summary of the Llanymynech and Pant sites for development. It was suggested that a Special Meeting could be held in mid February to consider the document prior to the deadline of the 26<sup>th</sup> February. Agreed to hold a Special Meeting on the 18.2.2021 at 2.00pm online via Zoom.

20/006 **Highway Matters.** A cross border Transport Group had been formed and meetings were being planned discussing the A483 bypass and the A5 dualling according to press reports.

20/007 **Minutes** of the meeting held on the 26.11.2020 were confirmed and signed.

20/008 **Budget and Precept.** The Clerk presented information on a proposed Budget for 2021/22 and explained the expenditure and reserves, as well as holdings on ring fenced earmarked reserves. It was Proposed, seconded and **Resolved** to Precept £26,175 for 2021/2022, equivalent to £38.51 for the year per Band D property.

20/009 **Financial Matters.** The statement of expenditure v Budget to December 2020 was approved. Payments totalling £1,216.78 were approved.

20/010 **Rockwell Meadow.** The Clerk read the advice obtained from the Land Agents concerning the small parcel of land on the edge of Rockwell Meadow suggesting that rental under a licence agreement would be suitable. Agreed to contact the applicant with this information to enquire if he wishes to proceed.

20/011 **Llanymynech KGV Field.** A request for use of the field on the 21.8.2021 as a start point for an ultra marathon was agreed. The TPO application had been granted permission, the estimate of £2,712 was approved. The work was due to be carried out in mid February (weather permitting). The company had been requested to clear the bent branch across the bench at the field entrance.

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The oak bench which had to be removed from the eastern boundary of the field needed to be replaced and costing would be obtained for the February meeting.

20/012 **Correspondence.** The alliance of Parish Councils concerned about upland flooding as a result of plans for holding back high water levels of the River Severn had held a meeting with a Shropshire Councillor, no further information received.

20/013 **Rights of Way.** Nothing to report.

20/014 **Street Lighting.** Report of 3 lights on the A483 not working, the permanent work on the cabling was awaited.

The meeting closed at 3.36pm

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|------|-----------------|--------|---------------------------------|
| 1698 | Highline        | 128.16 | Invoice 3186 £30 + Jan invoices |
| 1699 | V E Byrne       | 790.66 | Jan. Salary                     |
| 1700 | HMRC            | 232.96 | Tax & NI                        |
| 1701 | Fields in Trust | 65.00  | Membership fee                  |