

BEGUILDY COMMUNITY COUNCIL

MINUTES OF THE MEETING HELD ON 29th JULY 2009 AT FELINDRE VILLAGE HALL

Present: Cllrs. A. Tippet (Chair), M. Morgan (Vice Chair), E. Harris, Ms. A. Hoyle, , K. Jones, W. O'Leary, P. Swancott, C. Thomas.

Apologies: Cllr. Ms. A. Jones,.

In Attendance: Mrs T. Price (Clerk), County Councillor J. Brunt, members of the public.

Declarations of Interest. Members were requested to declare any personal and/or prejudicial interests they may have in matters to be considered at the meeting in accordance with the Local Authorities (Model Code of Conduct Order) (Wales) Order 2008.

Personal

Cllr. Ms Hoyle
Member of Knucklas and District Community Centre Committee (Heyope Recreation Ground Matters)

Cllr. K. Jones
Member of Knucklas and District Community Centre Committee (Heyope Recreation Ground Matters)

Cllr. A. Tippet
Shareholder, Knucklas Castle Community Land Project Ltd. (Heyope Recreation Ground Matters)

Personal and Prejudicial

Cllr. O'Leary
Director of Knucklas Castle Community Land Project (Heyope Recreation Ground Matters)

Cllr. K. Jones
Secretary and Director of Knucklas Castle Community Land Project (Heyope Recreation Ground Matters)

The public were then invited to submit any concerns. A large number of points were raised regarding the planning application on the Agenda. In summary the main points raised were as follows –

- 1) An adjoining landowner wished to state that the boundary shown on the plans was incorrect and that the applicant's land did not extend to the edge of the river.
- 2) A number of people felt that there was no room for the proposed layby without encroaching on privately owned land. It was also felt that the layby was in Powys County Council's area and as such approval should be obtained from that Authority.
- 3) Concern was expressed re. the safety of children on the site given the proximity of the river.
- 4) Whilst appreciating that some attempt had been made to address the traffic issues it was felt that the problem of traffic from the livery business had not been fully considered, with additional traffic once or twice daily by horse owners and the added issue of horseboxes/trailers using the road for the transportation of horses to events. Further concern was expressed at the increased numbers of horses hacking out on the nearby narrow roads should the livery business go ahead.
- 5) Objectors to the application also pointed out that the site was in an area of outstanding natural beauty and also raised issues over increased noise levels.
- 6) Many of the public felt that the alterations to the previous application were not enough to justify the application being granted.
- 7) One person commented that they felt the entrance was out of keeping and that there was roadway on the site which was not shown on the plans.
- 8) Concern was expressed that work had been started prior to permission being granted.

The applicant was present and responded to many of these comments, he also pointed out that the road, whilst narrow, did already service a number of farms/properties and as such was used by many vehicles already, including large vehicles and heavy loads. He stated the Powys County Council Highways Section now had no problem with the highways issues. The Clerk confirmed that she had had no notification of this.

In addition the applicant informed the meeting that a number of letters in support of the application had been submitted to Shropshire Council.

A short speech was made in support of the Heyope Recreation Ground grant application from the Knucklas Castle Community Land Project Ltd. Supporting documentation was also supplied.

MIN 4910 PLANNING APPLICATION

09/01540/COU - **Land at Beguildy Lake, Moat Farm, Beguildy** – Formation of fishing lakes: siting of 6 no. log cabins; erection of a fish farm/hatchery and associated building; erection of 6 no. stables for livery and associated works; siting of temporary mobile home; formation of a lay by and alterations to access.

Members all had the opportunity to comment on the application. Cllr. Ms. Jones who was unable to attend had submitted written comments which were read to the meeting. Of great concern was the fact that works had commenced prior to planning permission being obtained.

In response to the public's concerns it was agreed to raise the following points with Shropshire Council –

Work had started prior to permission being granted.

There appeared to be a dispute over the ownership of part of the land shown on the plans (adjacent to the river) and it was felt this should be fully resolved via reference to the Land Registry.

The proposed layby was in Powys and as such approval should be given by Powys County Council.

General opinion was that there was no room for the layby as suggested without taking private land.

The road is unsuitable for the increase in traffic which would result from the development.

The agricultural building proposed should be restricted as such and there should be no possibility of future conversion into a dwelling.

There appears to be no reference to how the lake water will be supplied or drained and this was felt to be of great importance.

The points raised in the earlier letter to South Shropshire Council (September 2008) to be re-submitted in addition to the above.

In order to obtain a consensus of opinion a vote was taken. Four votes were cast against the application with three abstentions. It was noted that whilst the Community Council is supportive of development in the area the number of issues raised prevented them from supporting this particular application.

MIN 4911 HEYOPE RECREATION GROUND

Request for Funding – Knucklas Community Land Project Limited. (Survey of Churchyard, St. David's Church, Heyope). £300.

Cllrs. Jones and O'Leary left the meeting at this point having declared a personal and prejudicial interest in the item.

The written comments of Cllr. Ms. Jones were read to the meeting. Cllr. Ms Hoyle was against granting the application, feeling that young people in the area should be benefiting. General feeling was that the project would be good for the area and that it would provide a starting point for further works on the Castle site. In response to a question from Cllr. Swancott the applicants confirmed that the Church PCC were supportive of the survey.

The issue was put to the vote and by a margin of four votes for to one against it was agreed to grant the amount of £300 to the Land Project for the survey of the Churchyard.

Cllrs. Jones and O'Leary returned to the meeting at this point.

Cllr. Harris asked that the Land Project look at providing a plaque for the viaduct and Cllr. Jones confirmed that the matter had not been forgotten and would be considered at some point.

MIN 4912 URGENT BUSINESS

County Cllr. Brunt confirmed that Powys County Council had now confirmed that no planning permission was required for the Notice Board and the Clerk agreed to contact Rebe Brick at the WI to let her know.

Next Council Meeting Tuesday 8th September, 8 pm at Felindre Village Hall.

There being no further business to discuss, the meeting closed at 8.40 p.m.