

# Llanyblodwel Parish Council

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## Minutes of an Extraordinary Meeting of Llanyblodwel Parish Council held on Tuesday 3<sup>rd</sup> February 2026 at 6.00pm in the Llanyblodwel and Porthywaen Memorial Institute.

**Present:** Cllr P Shellard (Chair), Cllr B Cross (Vice-Chair), Cllr K Bell, Cllr T Lewis, Cllr A Beckett, Cllr B Edwards.

**In attendance:** The Clerk (Amy Jones). 11 members of the public.

## MINUTES

### 15.26 Apologies for absence

To receive apologies for absence.

Apologies for absence received from Cllr H Dixon, Cllr D Counsell.

Absent – Cllr N Williams

### 16.26 Disclosable Pecuniary Interests

- a) Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests. **None declared.**
- b) To consider applications for dispensation. **None received.**

### 17.26 Public Participation Session

A period of 15 minutes will be set aside for the public to speak on any items on the agenda.

- Members of the public present raised concerns with councillors about application 26/00214/PIP, echoing comments submitted online.
- The land provides SUDS from the quarry (slag heap) and this would be taken away if the site was developed.
- Concerns regarding sewage treatment works and how this would be configured on the site.
- Existing soakaway for a neighbouring property on the site.
- Outside of the development boundary.
- Disproportionate development as all focussed on Coopers Lane.
- Parking does not allow for any turning so cars will be required to reverse in or reverse out.

### 18.26 Planning Matters

#### a) Planning Application to consider:

##### I. Reference: 26/00214/PIP (validated: 20/01/2026)

**Address:** Proposed Residential Development Land To The North Of, Porth-y-waen, Shropshire

**Proposal:** Permission in Principle for the construction of between 2No. and 8No. dwellings

**It was RESOLVED to OBJECT with the following comments:**

##### 1. Highway Safety and Access Concerns

The Parish Council has significant concerns regarding highway safety. The opening to the adjacent quarry is regularly used as a passing place on an existing single-lane road. The proposed development would impinge on this informal passing point, increasing the risk of conflict between vehicles. Additionally, the route is used as a permissive pedestrian path. Increased residential traffic associated with the development would pose safety risks to pedestrians using this route.

##### 2. Non-Linear Development and Impact on Settlement Form

If permission were granted for the upper range of the proposal (up to 8 dwellings), the development would not represent linear development and would be out of keeping with the existing settlement pattern on Coopers Lane.

##### 3. Cumulative Highway Impact to the West of Porth-y-Waen

When leaving Porth-y-Waen to the west, there are several existing dangerous junctions. The Parish Council is concerned that the additional traffic generated by

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this development would exacerbate existing highway safety issues in this location.

4. **Density and Overdevelopment**

The Parish Council considers the proposal to represent an overdevelopment of the site, particularly when taking into account recent and existing development on Coopers Lane. The cumulative impact on the character of the area has not been adequately addressed.

5. **Surface Water Drainage and SUDS Concerns**

The presence of a slag heap raises concerns regarding the effectiveness and long-term reliability of any proposed Sustainable Drainage Systems.

6. **Multiple Access Points onto Coopers Lane**

The proposal indicates the potential creation of up to seven separate entrances onto Coopers Lane. This is considered excessive and would further compromise highway safety. Furthermore, the proposed parking arrangements do not allow sufficient space for vehicles to turn within plots, resulting in cars having to reverse either into or out of the highway, which the Parish Council considers unacceptable.

7. **Noise Impact and Valley Acoustics**

The site lies within a valley where sound is naturally amplified. The Parish Council is concerned that additional residential development would increase noise levels and adversely affect the amenity of existing residents.

8. **Drainage and Existing Infrastructure**

The Parish Council has concerns regarding drainage and water run-off from the site. The presence of an existing septic tank and soakaway on the site raises questions about capacity, suitability and the potential for adverse impacts on surrounding land and properties.

For the reasons set out above, Llanyblodwel Parish Council objects to this application and considers that the proposal would result in unacceptable impacts on highway safety, settlement character, residential amenity, and drainage infrastructure.

**b) Consider Planning applications not listed above that are received after the issue of this agenda and are included on Shropshire Council’s website.** None received.

**19.26** **GGEN Vyrnwy Frankton Connection – statutory targeted consultation 4 February to 6 March 2026** – To note the forthcoming consultation. **NOTED** and that Cllrs respond to the consultation as individuals.

**20.26** **Finance: To approve the following payments.** It was **RESOLVED** to pay the overtime on this occasion but in the future for the Clerk to log all hours on a monthly basis to evaluate it throughout the year.

<b>Cheque No/BACS ref</b>	<b>Payee</b>	<b>Details</b>	<b>Amount (inc VAT)</b>
28	A Jones	Clerk’s Overtime – January 10.5 hours (£174.51 – PAYE)	£TBC at the March Meeting
29	HMRC	PAYE Payments (overtime)	£TBC at the March Meeting

**21.26** **Next Meeting**  
To note that the date and time of the next meeting.  
Thursday 19th March - 7.30pm

**The Chairman closed the meeting at 18.54**