



Broseley Town Council

The Library Building, Bridgnorth Road, Broseley, Shropshire, TF12 5EL

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held at the **Broseley Library** on **Thursday 27th June commencing** at 7.00pm.

MEMBERS PRESENT: Councillors West (Chair), Michael Garbett, Goodall, Harris (left at 8.20) & Burton.

IN ATTENDANCE: Dr. Kate Howe, Town Clerk and 5 members of the public.

20. PUBLIC PARTICIPATION

Members of the public expressed concerns about the proposed development on Cape Street. The splay will provide insufficient visibility for traffic. The 3 parking spaces allocated will be inadequate. Construction vehicles will cause additional havoc. Residents questioned if the character of the proposed house would fit with the Conservation area plan. They were surprised the development had not been put in as bungalows which would fit with other properties in the street. This would have reduced number of objections and loss of privacy for neighbouring properties. It appeared no provision had been made for storage of wheelie bins or a public footpath.

21. APOLOGIES

Councillor Roy Childs had offered his apologies.

22. DECLARATIONS OF INTEREST

There were no additional declarations of interest that had not been previously entered in the member's register of interests.

23. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30th May 2019

Councillors **RESOLVED** to approve the minutes of the meeting held on 30th May 2019.

24. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30th May 2019

There were none.

25. HIGHWAYS

A note of capital and reactive works had been circulated. Council **NOTED** a report that an engineering company had surveyed Ironbridge Road and determined it was beyond their capability. SC are now looking for a specialist contractor to take on the project. The Clerk is still waiting on a response from SC regarding BTC's request to change from sensor controlled to timed lights. Councillors questioned why the signage said 'WORKFORCE IN ROAD' as plainly there were no workers and would not be for some time. This seemed to be adding to road user's frustration. A sign saying 'ROAD SUBSIDENCE UNDER INVESTIGATION' was requested. **ACTION:** Councillor Harris.

26. PLANNING APPLICATIONS FOR DECISION

Committee **RESOLVED** to submit the following comments.

a. **17/04603/OUT**

Outline application (All matters reserved) for the erection of one detached dwelling.

To note: this application is subject to appeal and to consider the need to re-state or add to previous comments. **Dwelling Adjacent to The Lindens, Duke Street, Broseley.**

Councillors **RESOLVED** to strongly restate their objection. There is evidently insufficient space on the site for the footprint of the proposed house and two parking spaces. This has now been proven with a pegging out exercise on site for the site visit by the South Shropshire Planning Committee. A development of this nature will affect the privacy of residents of the Four Winds Park Homes Site, which will be over-looked. The proposed development is in the garden of a property which lies within the Broseley Conservation Area, and we therefore consider that the Town Plan policies for the Conservation Area, which prohibit this type of overcrowded infill development, are applicable.

b. 19/02519/AMP

Amendments to planning permission 17/03889/FUL to include two skylights in the south west facing roof of the existing outbuildings, facing the existing house. **13 Fox Lane Broseley TF12 5HB.**
Already approved.

c. 18/04550/FUL

Demolition of existing workshop; erection of four dwellings, two detached garages and formation of vehicular access. **Land Adjoining Padman House Cape Street Broseley Shropshire.** Amendment application to delete the detached garage and replace with parking spaces.

The committee has **NO OBJECTION** to the proposed amendment but **NOTED** the continued concerns about the scheme itself from nearby residents and the recent Highways Advice Note, which we endorse. We therefore wish to re-state our request for conditions which prohibit any obstruction of this congested bus route by any vehicles associated with the construction of the development and require the replacement of the on-street car parking spaces lost due to the creation of the new site access be effected immediately the new access has been created. We also ask that the usual restrictions on working hours are applied.

d. 19/02614/DIS

Discharge of conditions 3 (materials), 5 (roof lights), 6 (landscape), 7 (landscape), 16 (contamination), 17 (construction), 20 (ecology), 23 (stability) relating to planning permission ref: 16/04774/FUL for the erection of 3 No detached dwellings and alterations to existing vehicular access. **Development Site Adjacent Stone Lee Calcutts Road Jackfield Shropshire TF8 7LG**

Councillors **NOTED** a report that the developers had allegedly flouted their conditions of discharge which had not yet been approved by creating an access and storage area for the adjacent Woodlands development. The allegations include taking trees down on Good Friday Bank holiday without an ecologist on site. Councillors commented they were not happy to support the discharge of these conditions if they had already been flouted on a number of counts. These developments have created a terrible mess in the heart of a World Heritage site, which is wholly inappropriate.

e. 19/02311/FUL

Erection of a single storey extension and glazed canopy that will be used as secure lobby and parent waiting area; removal of two trees and the construction of a retaining wall with railings. **John Wilkinson Primary School Coalport Road Broseley Shropshire TF12 5AN**
ADDRESSED LAST MEETING and included in error.

f. 19/02716/FUL

Erection of a single storey front extension.
18, Cherrybrook Drive, Broseley
No objection.

g. 19/02749/FUL

Erection of four bay warehousing / manufacturing/ assembly unit with associated loading bays and service yards; formation of car park and vehicular access; landscaping scheme. **Former Oakley Arnold Site, Cockshutt Lane, Broseley, Shrops, TF12 5NE**

Committee noted the development was within the Broseley HGV restriction area but **RESOLVED** to request a condition which requires all HGV traffic to this site to use a designated route from the east, via Ironbridge Road, Dark Lane and Cockshutt Lane and not to travel through the town centre. Committee also **RESOLVED** to submit a request that site lines at the entrance be maintained by parking restrictions and, where necessary, pruning of vegetation .

27. PLANNING DECISIONS

Committee NOTED the following planning decision and any others which may come to hand:

a. 19/02191/AMP

Non-material amendment to planning application number 13/02939/FUL. **15 Mill Lane Broseley Shropshire TF12 5HG. WITHDRAWN**

b. 19/02067/DIS

Discharge of Condition 4 (drainage) & 5 (site investigation) relating to planning permission 14/05409/FUL - Erection of four bed dormer bungalow and erection of detached double garage and formation of parking area for 2-6 Hockley Bank. **Proposed Development Land at Hockley Bank, Park View, Broseley Shropshire. Discharge Conditions PART APPROVED**

c. 19/01445/FUL

Erection of first floor extension. 61 Bridge Road, Benthall, Broseley Shropshire, TF12 5QT

GRANT PERMISSION

d. 19/02519/AMP

Amendments to planning permission 17/03889/FUL to include two skylights in the south west facing roof of the existing outbuildings, facing the existing house. **13 Fox Lane Broseley TF12 5HB. APPROVED**

28. APPLICATIONS FOR WORK TO TREES

There were none.

29. DECISIONS ON TREES

There were none.

30. CORRESPONDENCE

Committee **NOTED** the following correspondence received.

a) Minutes of Ironbridge Highways Parish Council Meeting 18.7.19)

31. FOOTPATHS UPDATES

a) Email from Graham Downes SC (3.7.19) advising Pugh's Jitty remains closed until recent work to stabilize the ground is safe.

32. BROSELEY AND SURROUNDING AREA PLACE PLAN

No changes have been made to the Broseley and Surrounding Area Plan

33. AFFORDABLE HOUSING

Committee **NOTED** the following report.

a) Councillor West in his role as Chair of the Planning Committee. along with Councillor Childs, have been requested to meet with a small group of residents about the proposed Dark Lane development. He has also requested a daytime meeting with Connexus, the developers. Date to be notified.

34. NEIGHBOURHOOD PLAN

Councillors NOTED the following update on the Neighbourhood Plan.

a) There is a new information display in the Library.

b) The questionnaire is being delivered to all 5,000 properties in Broseley starting this weekend.

c) Ballot boxes are to be sited at the Library, Downes, Hurdleys, the Coop and Graham Hollox.

35. EXCLUSION OF PUBLIC AND PRESS

Councillors **RESOLVED** that by the Public Bodies (Admission to Meetings) Act 1960 and under Section 100(A) of the Local Government Act 1972, the public and press be excluded for the following item of business, on the grounds it involves the likely disclosure of exempt information as defined in the Acts:

36. ENFORCEMENT MATTERS

Councillors **NOTED** one enforcement issue.

37. DATE OF NEXT MEETING

The next Meeting of the Planning Committee will be held on **25th July 2019 at 7pm.**

There being no other business the Chair thanked members for their attendance and closed the meeting at 9.30 pm.

CHAIR:

DATE: