



Minutes of the meeting of the Planning Committee
of Broseley Town Council
held at 7.00pm on 25th May 2017
at The Birchmeadow Centre, Broseley

Standard abbreviations to be used throughout:

Shropshire Council:

SC

Telford & Wrekin Council:

T&W

1. PRESENT

Councillors Burton, Childs, M Garbett, Harris, Maltby, West

2. IN ATTENDANCE

Mrs T Barrett – Clerk, six members of the public.

3. ELECTION OF CHAIR

RESOLVED to elect Councillor West as Chair of the Committee.

4. ELECTION OF VICE CHAIR

RESOLVED to elect Councillor Childs as Vice Chair of the Committee.

5. PUBLIC PARTICIPATION

The members of the public raised their objections to planning application 17/01834/FUL. These included overlooking of the adjacent properties, concerns about traffic issues and road safety, the loss of mature hedges and a wall and the understanding that there was a mine shaft located under the site. They also referred to the withdrawal of comments previously submitted by SC Highways expressing concerns about road safety and the necessity for a visibility splay.

6. APOLOGIES

None – all Committee members were present.

7. DECLARATION OF INTERESTS

Councillor Harris – Shropshire Councillor and Member of Shropshire Council's South Planning Committee.

8. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27TH APRIL 2017

RESOLVED to approve the minutes of the meeting held on 27th April 2017.

9. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27TH APRIL 2017

None.

10. PLANNING APPLICATIONS

Councillors considered the following planning applications and **RESOLVED to respond as noted:**

a. **17/01834/FUL**

Demolition of existing dwelling and construction of 1 no. dwelling and 5 no. bungalows at Gestiana, Woodlands Road.

Object on the following grounds:

Overlooking – Gestiana has a higher ground level than adjacent properties and the proposed dwellings would overlook and overshadow them, impacting on their privacy.

Density of development – the density of the proposed development is inappropriate for this semi-rural location.

Access and highway safety – the proposed development is located on a blind bend, on a narrow road with no pavement. We would draw the attention of planners to the recommendation of refusal in the interest of highway safety submitted by the highway authority in relation to the original outline application.

Loss of boundary features - the development site is located adjacent to the Conservation Area. The application proposes the removal of established hedges and an old brick wall, contrary to the Broseley Town Plan.

The members of the public left the meeting.

- b. **17/01708/FUL**
Erection of single storey rear extension at 14 Ironbridge Road.
No objection.
- c. **17/01822/FUL**
Erection of a two storey side extension following demolition of small porch at 260 Preens Eddy, Coalport Road.
No objection.
- d. **17/02004/FUL**
Erection of single storey extension to form ground floor bedroom and shower room and storage for disabled person at 17 Woodlands Road.
No objection subject to the use of appropriate, traditional materials.
- e. **17/02114/FUL**
Erection of second floor side extension at Folly Farm, 51 Coalport Road.
No objection.
- f. **17/02323/FUL**
Erection of a rear single storey oak framed extension at 31 Sycamore Road.
No objection.
- g. **16/04794/FUL**
Removal of existing lean-to and erection of single storey flat roofed rear extension with glazed lantern; insertion of new dormer window in main roof and repositioning of gates at 22 High Street – amendments.
Object. The profile of the flat roof has been improved but is still not in keeping with the location in the Conservation Area. The proposed new position of the gates is unchanged and the Council's objection still stands.

11. PLANNING DECISIONS

Councillors noted the following planning decisions:

- a. **17/01323/FUL**
Erection of conservatory to rear and construction of new retaining wall at Rock Meadow Bungalow, Ironbridge Road. **Grant permission.**
- b. **17/05621/FUL**
Change of use from garage/workshop (15/01078/FUL approved change of use to annexe) to open market dwelling on land adj. Clenchacre, 10 Dark Lane. **Grant permission.**

12. APPLICATIONS FOR WORK ON TREES

Councillors considered the following application and **RESOLVED to respond as noted:**

17/01610/TCA

Notification of tree works to include the removal of lower branches and crown reduction in height at Whitehall, Church Street.

No objection.

13. DECISIONS ON TREES IN BROSELEY CONSERVATION AREA

Councillors noted the following decision on trees:

17/01945/TCA

Removal of 4 no. Damson trees at Rectory Garden House, Church Street.

No objection.

14. TREE PRESERVATION ORDER (TPO)

Councillors noted that the Shropshire Council (Land at 14 Legges Hill, Broseley) TPO 2016, relating to an ash tree in the garden of 14 Legges Hill, was confirmed on 28th April 2017.

15. EXCLUSION OF PUBLIC AND PRESS

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: **ENFORCEMENT MATTERS**

16. ENFORCEMENT MATTERS

Councillors noted a concern raised by a member of the public which had been referred to SC as an enforcement matter.

17. COMMUNITY INFRASTRUCTURE LEVY AND REVIEW OF PLACE PLAN

- a. Councillors noted a report from the recent Clerks' meeting where a briefing was provided on CIL and the Review of the Local Plan.
- b. Councillors noted that SC were seeking to recruit a new officer to take responsibility for the Place Plan and that, in the meantime, the local Community Enablement Officer had agreed to support the Town Council in reviewing the Broseley Place Plan.
- c. **RESOLVED to** arrange a separate meeting with the Community Enablement Officer to discuss the Place Plan.

18. VISITOR ECONOMY

- a. Councillors noted a report from the meeting held on 2nd May to discuss the VisitBroseley flyer and the Broseley Town Leaflet.
- b. **RESOLVED to nominate Councillor Burton to be responsible for liaison with and support for the VisitBroseley team of volunteers.**
- c. Councillors noted that all sculptures were now in place and that some money remained in the installation budget. It was noted that information boards were yet to be produced.

19. TELFORD & EAST SHROPSHIRE RAMBLERS PROPOSAL FOR PUBLIC RIGHT OF WAY THROUGH THE IRONBRIDGE POWER STATION SITE

- a. Councillors noted correspondence regarding the above from Telford & East Shropshire Ramblers.
- b. **RESOLVED to defer discussion on the proposal until the next meeting.**

20. HIGHWAYS

The Clerk was asked to check the outcome of discussions regarding road safety in Fox Lane with the SC Highways Officer.

21. SUSPENSION OF STANDING ORDERS

RESOLVED to suspend standing orders to allow the meeting to continue past 9.00pm.

22. DARK LANE HOUSING DEVELOPMENT

- a. It was noted that infilling of the reservoir was progressing well.
- b. There were no other matters to note.

23. TRAINING OPPORTUNITY

Councillors noted that SALC were organising a training course entitled "Planning from a Local Council Perspective" on Wednesday, 7th June, from 10.00 am until 4.30 pm at The Lord Hill Hotel, Shrewsbury. Councillors Burton, M Garbett and West wished to attend and the Clerk was asked to make the necessary arrangements.