



BROSELEY TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Tuesday 28th March 2019 commencing at 19:00 hours in the Birchmeadow Centre, Broseley TF12 5LP.

MEMBERS PRESENT: Councillors West (Chair), Burton, Childs, Harris (left at 8pm), Michael Garbett and Goodall.

IN ATTENDANCE: Mr P Russell, Locum Clerk, and 7 members of the public.

173 PUBLIC PARTICIPATION

There were seven members of the public present. The following matters were raised;

- Concerns were expressed regarding the applications for the site north of Balls Lane. The revised application for the single plot exception site contained no material difference and the proposal was still in the green belt. Concern was also expressed regarding whether the dwelling proposed met affordable housing criteria;
- Numerous applications had been submitted for the site immediately east of Woodlands Close and turned down over the past few years Committee assured those present that the Town Council would continue to oppose any development on this site..

174 APOLOGIES FOR ABSENCE

None.

175 DECLARATIONS OF INTEREST

There were no additional declarations of interests made that were not currently entered in the member's register of interests.

176 MINUTES OF THE PLANNING COMMITTEE MEETING

RESOLVED to approve the minutes of the meeting held on Tuesday 28th February 2019 as a true record of the proceedings.

It was agreed to bring forward agenda item 13.

177 BROSELEY AND SURROUNDING AREA PLACE PLAN

Committee received an update following the meeting with Shropshire Council and Barrow Parish Council. The new Place Plan would cover Broseley and Barrow and the various amendments and updates agreed would be circulated to all Councillors for comment prior to approval and publication. In addition, it had been agreed that a member from Barrow Parish Council could attend this committee's meetings to help develop stronger communication links.

An update from Barrow Parish Council regarding the improvements being carried out to the allotment site by Floyer Hall was received. Works undertaken had created a further 8-10 plots for rent. Tenants must live in Barrow or within three miles. This ensured that all Broseley residents were eligible, although Barrow residents were given priority. Cost was £46.50 per full plot, £23.25 for a half plot. Broseley Town Council was requested to support the Awards for All grant application currently being developed.

Street Lighting – It was noted that Shropshire Council had nearly completed the upgrades to its lights in Broseley and the Town Council had aspirations to replace its 180 lights with LEDs. Once Broseley Town Council was in a position to move forward it would liaise with Barrow Parish Council to see whether there was any scope to work together.

177 MATTERS ARISING

The following matters arising were noted:

- Committee noted that enforcement action was currently being undertaken at Gestiana following a number of planning conditions that had been broken;

- It was confirmed that Shropshire Council expected to complete the street lighting upgrade on Friday 29th March 2019. There had been a number of issues encountered and it was agreed to have a debrief with Jones Lighting prior to the commencement of the upgrading of the Town Council's streetlights.

178 PLANNING APPLICATIONS FOR DECISION

Committee **RESOLVED** to submit the following comments to Shropshire Council:

a. 19/00978/FUL

Erection of three storey (part basement) side extension; porch to front elevation; alterations to existing garden room to include increase in height, insertion of doors and windows; elevational alterations to rear. 22 Quarry Road, Broseley Wood, TF12 5QD.

No objection subject to the following conditions being met:

- The provision of a Design and Access Statement as the site is in the Conservation Area;
- That the materials and fenestration are in keeping and appropriate to the location.

b. 19/01024/FUL

Erection of a two storey side extension and repositioning of driveway. 12 Woodlands Road, Broseley, Shropshire TF12 5PU.

No objection subject to the following conditions being met:

- That the materials and fenestration are in keeping and appropriate to the location;
- That the as much as possible of the existing front boundary wall is retained as required by the Broseley Town Plan;
- That the reclaimed bricks are reused to carry out any modifications to the boundary wall.

c. 19/01166/FUL

Erection of porch to front, first floor extension to side and single storey extension to rear. 10 Coneybury View, Broseley, TF12 5AX

No objection.

d. 19/00706/FUL

Conversion of commercial units (4a, 5, 6) into 2 no. residential units. The Old Store, The Instones Building, Bridgnorth Road, TF12 5EL.

Broseley Town Council cannot support this proposal as it is a Town Plan policy to seek to retain existing retail and service units in the town centre. The drawings provided were unclear and Council could not assess the impact of the proposal regarding its appearance due to the lack of information provided.

e. 18/03001/FUL

Proposed affordable dwelling. Amends for the proposal

Land North of Balls Lane, Broseley.

The Council wishes to submit the following comments:

- Committee noted that one of the plans still shows an access to the proposed dwelling from Woodlands Close;
- There must be no access to the proposed dwelling from Woodlands Close;
- No footpath diversion has been shown on the submitted drawings and there are no clear conditions included to ensure the footpaths are kept open;
- Both the footpaths on site must be kept open at all times.

179 PLANNING DECISIONS

Committee **NOTED** the following planning decision:

a. 18/02200/OUT

Outline application for the erection of a detached bungalow (All matters reserved)

Berwyn, Bridgnorth Road, Broseley, Shropshire, TF12 5EH. **Withdrawn.**

b. 18/05253/FUL

Change of use of part of ground and first floors from residential dwelling to art gallery for

display and sale of artworks: café and educational studio. 17 High Street, Broseley, TF12 5HE. **Granted.**

c. 15/02877/OUT

Outline Application for residential development (all matters reserved). Land to the East of Woodlands Close, Broseley. **Refused.**

d. 19/00711/DEM

Prior notification of proposed demolition of small 2 storey brick built offices and workshop unit under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Former Oakley Arnold Site, Cockshutt Lane, Broseley TF12 5NE.

Prior Approval not required.

e. 18/05191/FUL

Erection of a 2 storey side extension
9 Prestage Close, Broseley, TF12 5BU. **Granted**

180 APPLICATIONS FOR WORK TO TREES

Committee **NOTED** that there were no applications to consider.

181 DECISIONS ON TREES

Committee **NOTED** that there were no decisions to consider.

182 AFFORDABLE HOUSING

Committee **NOTED** the following update:

- Site investigations were about to commence on the Dark Lane site, which would include the mine shaft;
- A maximum of 24 dwellings had been identified for the site but it was noted that the final number would probably be less;
- Planning applications for the site were expected in the autumn;
- Consideration was also being given to the site at Cherrybrook Drive but no further update was available.

183 CORRESPONDENCE

Committee **NOTED** the correspondence received regarding the depositing of waste on land to the east of the Rock Metal site in Jackfield, which had been reported to Shropshire Council and who had indicated that it was not its responsibility. It was agreed to investigate the appropriate authority to report the matter to and request that the waste be dealt with and removed.

184 FOOTPATHS UPDATES

Committee **NOTED** that no update was available.

185 NEIGHBOURHOOD PLAN

Committee **NOTED** the following update:

- The next public meeting would be held on 15th May 2019;
- Affordable housing proposals would be included in the Plan;
- Other items to be discussed included employment, services, development and environmental matters;
- A full consultation exercise would be held over the summer;
- Long term sites for development that may be considered included Mone Wood Valley area.

186 HIGHWAYS

Committee **NOTED** that no update was available.

187 STREETLIGHTING

Committee noted that this matter had already been discussed. It was agreed to remove this item

from the planning agenda as it was the responsibility of the Estates Committee

188 VISITOR ECONOMY

Committee agreed to remove this item from the agenda as this would now be considered at the monthly Full Council meeting. It was noted that visitor numbers to Broseley had increased.

189 EXCLUSION OF PUBLIC AND PRESS

As certain items were expected to include the consideration of exempt information Committee **RESOLVED** that, in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded during the discussion of the matters referred to in the items listed below, on the grounds that they involve the likely disclosure of exempt information, as defined in the respective paragraph of Part 1 of Schedule 12A of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

190 ENFORCEMENT MATTERS

Committee noted the enforcement update received. The case in question had not been actioned previously but was now being dealt with.

There being no other business the Chair thanked members for their attendance and closed the meeting at 8.50pm.

CHAIR:

DATE: