



Minutes of the meeting of the Planning Committee
of Broseley Town Council
held at 7.00pm on 31st March 2016
at The Birchmeadow Centre, Broseley

Standard abbreviations to be used throughout:

Shropshire Council:

SC

Telford & Wrekin Council:

T&W

201. PRESENT

Councillors Burton, Childs, Cooke, Harris, Jones, Pickles, Smith (in the chair).

202. IN ATTENDANCE

Mr Graham Hollox, Esther Cartwright – BTC Administration Assistant

203. PUBLIC PARTICIPATION

Mr Hollox gave an update on planning application 15/00614/FUL Erection of one block of six apartments on land adjacent to the Apartment Block, The Woodlands, Jackfield and expressed his concerns. He appealed to the committee for their continued support.

204. APOLOGIES

None

205. DECLARATIONS OF INTEREST

Councillor Smith: agenda item 14, Dark Lane Development – bias - point of contact with the development site. Minute 215.

**206. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25th February 2016
RESOLVED to approve the minutes of the meeting held on 25th February 2016.**

**207. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD
ON 25th February 2016**

- Minute 183a The Clerk had contacted the developers to the east of the land of Dark Lane to query the use of the name "Linley Grange" rather than Amies Meadow. The Clerk received a response confirming that the new street name created for this development is "Amies Meadow" and that the developer was notified of the new street name in September 2015. SC assumes that the use of Linley Grange is for marketing purposes only.
- Minute 180. Councillor Jones had tried to contact Gemma Lawley regarding the planning application 16/00472/FUL following the committee's objection to the plans due to highways issues including poor visibility, parking issues and restricted access for both residents and emergency vehicles. Jean had not yet had a response but had spoken with Elizabeth Attwood, Planning Officer. Although she hadn't heard from Gemma Lawley she had been in contact with the agent herself. Councillor Jones will update the Committee with any response.
- Minute 186b. Councillor Smith reported that SC had given detailed consideration and decided not to challenge planning appeal 14/01125/OUT being allowed.
- Minute 199. The Clerk had approached Anna Brennand of Ironbridge Gorge Museum Trust to discuss the World Heritage Site Plan and was awaiting a response.

208. PLANNING APPLICATIONS

Councillors considered the following applications and resolved to respond as shown:

- a. 16/01197/FUL
Erection of a single storey rear extension at 6 Field Close
No objection.

- b. 16/00624/FUL
Amendments to the above proposal for the erection of a rear single storey extension at Clove Hitch, Coalport Road. **No objection**
- c. 16/01048/DIS St Winefrides Presbytery Barber Street Broseley, Shropshire TF12 5NR
Discharge of condition 3 (parking) on planning permission 15/02510/FUL for the change of use from Church Hall (D1) to Storage and Distribution (B8). **Noted**

209. PLANNING APPEAL

Committee noted that an appeal had been made to the Secretary of State against the decision of Shropshire Council to refuse to grant planning permission for the following proposal and that the appeal will be determined on the basis of written representations.

15/00614/FUL Erection one block of six apartments on land adjacent to the apartment block, The Woodlands, Jackfield.

Resolved. BTC Planning Committee would make a submission on the appeal to the planning inspector. BTC strongly endorses the comments by SC that the density is too high resulting in inadequate accommodation for the apartments and insufficient private, usable amenity space.

210. PLANNING DECISIONS

- a. 14/02683/FUL
Erection of two dwellings including the creation of new vehicular access on the land to the south of 14 Legges Hill. Permission Granted. **Noted.**
- b. 15/03304/FUL
Erection of a dwelling attached to existing building at 37 High Street. Withdrawn. **Noted.**
- c. 15/05226/FUL
Erection of a two storey side extension and single storey rear extension following removal of existing garage at 6 Caughley Close. Permission Granted. **Noted.**
- d. 16/00746/CPL
Certificate of lawful development for the proposed single storey side extension and loft conversion including installing four rooflights on the rear, replace all windows for white PVC double glazed sash windows and rebuild front wall to existing height and using matching bricks, centralizing the gate to be in line with the front door at 103 The Knowle, Calcutts Road, Jackfield. Withdrawn. **Noted.**
- e. 15/03822/VAR The Fish Shop, High Street, Broseley, Shropshire, TF12 5ET. That subject to the conditions set out in the Appendix 1 to the report, planning permission be granted in accordance with the Officers recommendation. The timetable for colouring the brick was **Noted.**

211. TREES

16/00746/FUL

To cut to trunk level 1 no. conifer tree; cut back from driveway 1 no. damson tree and remove lower branches from 1 no pine tree at Cherry Tree House, Cobwell Road.

Comment. Committee felt this would be better to do this work in autumn rather than spring. Applicant should leave cutting back until July to avoid nesting birds in the conifer.

212. DECISIONS ON TREES

No decisions on trees have come to hand.

213. UPDATE ON ENFORCEMENT MATTERS

Nothing to report.

214. DRAFT SUPPLEMENTARY PLANNING DOCUMENTS (SPD) CONSULTATION

Committee noted that there were three draft SPD documents. Councillors would take a lead in drafting responses as follows: Councillor Smith – Type and Affordability of Housing; Councillor Cooke – Natural Environment; Councillor Pickles – Historic Environment. Consultation closes on 29th April 2016.

215. REVIEW OF THE COMMUNITY INFRASTRUCTURE LEVY (CIL) PRIORITIES

Councillors agreed to restate previous priorities with the exception of a.ii, creation on new 20mph zone and physical traffic calming outside John Wilkinson School.

Councillors agreed that item a.iii; measures to improve the safety of the Dark Lane and High Street Junction, should be taken to full council as Alice Dilly had not yet come back with proposals.

216. DARK LANE DEVELOPMENT

Councillor Jones had received complaints from neighbours of the development that the piling was too close to the boundary and not adhering to the landscape buffer on land to the east of the development. Kelvin Hall has viewed the map residents received from the developer however, this document was publicity material for residents and not as appears on the planning application. He confirmed that the developer was adhering to the plans.

217. HIGHWAYS

a. Councillor Jones had no further news on Harris Green and the junction of the bank.

Councillor Jones reported that a letter had been sent to John Wilkinson School parents and local residents regarding proposed child safety measures on the Coalport Road. These are to include the following:

- Squaring off tapered layby to prevent cars parking with part of vehicle obstructing road.
- A raised platform for children to cross
- Existing zig-zags to be mandatory and not advisory
- More visible signage

Comment Councillors commented that this will cause displacement of cars and questioned the effect it might have on the Rosewood site. It was also recognised that the proposed work would be undertaken in the summer and that this would be a difficult time for the town given the number and size of vehicles needing to use the route over this period.

Resolved Councillor Jones to ask if Councillor Harris could also attend the next meeting with Highways officers.

b. Councillor Pickles raised the issue of signage for HGVs. Currently there only appeared to be signs for Tonbrie. He had been copied into an email from Gemma Lawley to Taylor Wimpey to remind them that all construction traffic should avoid the town centre.

Photographs of number plates of contractor vehicles have been passed to Shropshire Council and Kelvin Hall has indicated that he will stress the importance of using approved routes.

218. ADVERTISING 'A' BOARDS

Councillors noted that a complaint had been made about the number of 'A' boards in the town. **Resolved** to monitor the situation and take action if needed.

219. POWER STATION ARTEFACTS

Councillors noted that several potential sites for the sculptures had been identified and were being followed up with the landowners as well as technicalities of siting the sculptures and their long term care.

Resolved to report to full Council on the feedback from landowners and other findings.

Chairman