



Minutes of the meeting of the Planning Committee
of Broseley Town Council
held at 7.00pm on 26th April 2018
at The Birchmeadow Centre, Broseley

Standard abbreviations to be used throughout:

Shropshire Council:

SC

Telford & Wrekin Council:

T&W

221. PRESENT

Councillors Burton, Childs, M Garbett, Harris and West.

222. IN ATTENDANCE

Mrs T Barrett – Clerk, one member of the public.

223. PUBLIC PARTICIPATION

None.

224. APOLOGIES

Councillor Maltby – other meeting.

225. DECLARATION OF INTERESTS

None.

**226. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22ND MARCH 2018
RESOLVED to approve the minutes of the meeting held on 22nd March 2018.**

**227. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD
ON 22ND MARCH 2018**

Minute 216: update on the Local Plan - a summary document had just been received from SC which contained a section on Broseley. More consultation was to follow.

228. PLANNING APPLICATIONS

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

a. **18/00105/FUL**

Erection of a single storey garage at 6 Harris's Green
The application was no longer on the SC website.

b. **18/01395/FUL**

Erection of attached single garage at 8 Cockshutt Lane.
No objection.

c. **18/01460/FUL**

Conversion of garage into habitable space and erection of first floor extension above garage; erection of detached garage and repositioning of fence at 14 Cockshutt Lane.
No objection.

d. **18/01751/FUL**

Conversion of shop to one dwelling at 26-27 High Street.
No objection.

e. **18/01461/FUL**

Erection of dwelling and erection of two storey apartment over existing restaurant with associated internal and external alterations at proposed dwelling west of 17 Delph Side.

Comments:

a. The application appeared to take no note of the fact that the existing commercial unit was originally part of one building which had been split into two (the other part currently being occupied by Habitat Lettings).

b. Councillors were concerned at the complete loss of customer car parking for the restaurant.

c. The plans appeared to show only two off-road parking spaces rather than the three spaces stated in the Design and Access Statement.

- d. Councillors were concerned that the ground was not stable enough to support the proposed structures.
- e. The materials and design details for the shop front and the rest of the building needed to be carefully matched to the surrounding properties.
- f. Councillors were keen to ensure that the commercial use of the existing premises continued.

229. PLANNING APPLICATIONS TO NOTE

Councillors noted the following application, which was for information only:

18/01665/HHE

Erection of a single storey rear extension to detached dwelling, dimensions 6 metres beyond rear wall, 3.2 metres maximum height and 2.4 metres high to eaves at 1 Church Alley, Church Street.

230. PLANNING DECISIONS

Councillors noted the following planning decision:

18/00757/FUL

Erection of part two storey part single storey extension to side and rear elevations (revised scheme) at 2 Caughley Close. **Grant permission.**

231. APPLICATIONS FOR WORK TO TREES

Councillors considered the following application for work to trees in the Conservation Area and **RESOLVED to respond as noted:**

18/01947/TCA

Fell 1 no. Fir within Severn Gorge Conservation Area at 102 The Knowle, Calcutts Road, Jackfield. **No objection.**

232. DECISIONS ON TREES

Councillors noted the following decision:

18/00675/TPO

Land between Bridge Road and Cobwell Road Junction, Broseley Wood.
Works to trees to include cutting Sycamore regeneration back to previous stump level, coppice all Hazel and cut all trees along boundary of Cobwell Road to 4 foot protected by the Shropshire Council (Land at Bridge Road and Cobwell Road, Broseley Wood) TPO 2017 (Ref: SC/00286/17). **Part approved part refused.**

233. NEIGHBOURHOOD PLAN AND AFFORDABLE HOUSING

A meeting had been scheduled between members of the Neighbourhood Plan Advisory Group and the SC Affordable Housing team to learn more about the process for instigating an affordable housing scheme and whether the consultation required could be dovetailed with the Neighbourhood Plan consultation.

Affordable Housing would also be discussed at the next SC Town and Parish Council Forum, which Councillor West planned to attend.

Work was beginning on grant applications to fund the Neighbourhood Plan.

234. SELF BUILD NEWSLETTER

Councillors noted the Affordable Self Build newsletter issued by Shropshire Council, April 2018.

235. HIGHWAYS

Councillors noted an update on highways matters:

- Complaints had been received about the removal of bus stops in Bridgnorth Road when the highway work had been carried out. It was noted that it was the responsibility of the bus company, Arriva, to re-install the stops.
- The replacement mirror for the junction of Fox Lane and Barber Street had still not been fitted; Councillor Harris would take this up with the responsible SC Officer.
- A copy of the report on the Calcutts Road traffic lights, which had been mentioned by Councillor Harris at the Annual Parish Meeting, was requested.
- SC had issued notification of a 30mph speed limit from Lodge Lane to the junction with Barber Street, which was already in place, for administrative reasons.

Councillor Harris left the meeting.

236. JITTIES

A meeting had been held with the Chair of Telford & East Shropshire Ramblers Association. It had been established that only Bradley Bank had no legal status as a footpath as other jitties were classed as either public rights of way or unclassified roads. A report was being prepared to submit to SC to request that Bradley Bank be designated a public right of way on the basis of historic usage.

237. VISITOR ECONOMY

There was nothing of note to report.

238. ENFORCEMENT MATTERS

No enforcement matters had been notified.

Chairman