



# Broseley Town Council

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

## PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Thursday 30<sup>th</sup> May 2019 commencing at 19:06 hours in the Birchmeadow Centre, Broseley TF12 5LP.

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**MEMBERS PRESENT:** Councillors West (Chair), Burton, Childs, Harris (left at 8.30pm), Michael Garbett and Goodall.

**IN ATTENDANCE:** Dr K Howe, Town Clerk and 4 members of the public.

### 1. PUBLIC PARTICIPATION

Three members of the public expressed concerns about the development of the property at 15 Mill Lane, Broseley. They believed the owner had made additional alterations to the house which were outside the planning permission. The garage appeared to have become living accommodation. New higher levels windows proposed in non-material amendment application would overlook neighbouring properties. The development of the site was so intensive that it appeared to have exceeded its' curtilage. Questions were also raised about the availability of parking for the property as the site has limited parking space and is now re-purposing the garage. Numerous photographs were produced to evidence these concerns. Committee assured those present that these concerns would be reflected in their response to the application.

### 2. ELECTION OF CHAIR & VICE CHAIR

Committee unanimously elected Councillors West as Chair and Childs as Vice Chair.

### 3. APOLOGIES

There were no apologies for absence.

### 4. DECLARATIONS OF INTEREST

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

### 5. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25<sup>th</sup> April 2019

**RESOLVED** to approve the minutes of the meeting held on 25<sup>th</sup> April 2019.

### 6. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25<sup>th</sup> April 2019

The following matter was noted:

- a) The Clerk, Mayor and Councilor Harris had attended a Stakeholders Consultation presentation at Ironbridge Power Station and informally raised some points with representatives of Haworths. Paper copies of the consultation document had been placed in the library and the consultation was now open for the public to comment on line, with a closing date of 14<sup>th</sup> June.
- b) BTC had been invited to participate in a further event focusing on traffic concerns to be held on 18<sup>th</sup> June. The Clerk and Deputy Mayor would be representing BTC.

### 7. HIGHWAYS

The following matters were noted:

- a) The traffic lights on the Ironbridge Road will be required long term. There is an 80 ft long crack in the road and the kerb has given way. It is a major repair project and SC have to find a way of funding it. It is a long process as the project requires an ecology report, permission to bring equipment to site and commence drilling. It was suggested the work would not be completed for a minimum of 12 months. Councillors were concerned to hear that there was not yet a timetable set for investigative work prior to project commencement. Public concerns had been widely reported of the traffic lights frequently breaking down endangering road user's safety. Councillors were assured the lights were not breaking down, they were reverting to safe mode in response to some motorists running the lights on a regular basis. When engineers attended they regularly had to re-set them for this reason.  
**Action:** Clerk to write to Mark Barrow, SC Director of Place to request a Highways Officer to attend the July Full Council meeting to explain the delay in dealing with this matter.
- b) As the Coalport Road pothole would require full road closure the repair was to be scheduled for the long summer holiday to allow this to be done at the same time as the roadway outside the school.
- c) Although SC have responsibility for Bridgnorth Rd all the accesses are owned by Star Housing who are

looking to shrink the island to allow freer access for bin lorries. The island contains gas and electric feeds and so this is a more complex job than it may initially appear.

**8. PLANNING APPLICATIONS FOR DECISION**

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

**a. 19/01998/FUL**

Erection of new 2.5 high galvanised steel palisade fencing along west boundary, as shown on drawings, following site clearance ready for development. **Former Oakley Arnold Site, Cockshutt Lane, Broseley TF12 5NE. Sypsal Ltd.**

**No objection** subject to the **following conditions** being met reflecting public comments as the proposed grey galvanised steel palisade fence borders an important green route. It is suggested the fence be powder coated in green and if the line of the fence is within the property boundary a planting scheme should be associated with it to soften its harsh visual impact.

**b. 19/01744/FUL**

Application under Section 73A of the Town and Country Planning Act 1990 for change of use from butchers shop/delicatessen to restaurant and installation of kitchen extract equipment located on the rear flat roof of the property (retrospective). **The Butchers Kitchen Limited, The Bakery, Rear of 2 Barber Street Broseley Shropshire TF12 5NR**

**No objections.**

**c. 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.**

**No objections.**

**d. 19/02153/FUL**

Change of Use from A1 (shops) to A2 (Financial & Professional Services). **Instones Building, Shop Unit 4 The Square Broseley TF12 5EW**

**No Objections.**

**e. 19/02191/AMP**

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

**Committee questioned whether these are non-material amendments.** It is refuted that the proposed round window in the North gable echoes that which was there previously, this is not true. The window overlooks neighbouring properties. If SC Councillors are minded to approve this window BTC Councillors would request that it be obscured glass and non-opening. Councillors suggest that the architect drawings no. 12288.01 are incorrectly labelled. The window shown in the gable in West elevation appears to have been installed at a higher level than approved plans allow for and now overlooks neighbouring properties which the residents object to. The replacement of garage doors with a glazed window and installation of an extractor fan suggests use for habitation rather than a workshop. The loss of the garage leads Councillors to question whether sufficient parking space will be left on site. As the site development appears to have encroached onto the road extending beyond the property's curtilage Councillors request that Shropshire Council staff go to site and survey to check compliance with approved plans.

**f. 18/03001/FUL**

**Proposed Affordable Dwelling North of Balls Lane, Broseley.**

**To note:** this application will be considered again at the South Shropshire Planning Committee on 4<sup>th</sup> June and to consider any additions to previous comments.

Committee recognises that this remains a controversial proposal within the Town for reasons which are not planning matters but have **nothing further to add to their previous comments.**

**g. 19/02311/FUL**

**Proposed development - John Wilkinson Primary School, Coalport Road, Broseley TF12 5AN**

Erection of a single storey extension and glazed canopy that will be used as a secure lobby and parent waiting area; removal of two trees and the construction of a retaining wall with railings.

**No objection.**

**9. PLANNING DECISIONS**

The following planning decisions were noted:

**a. 19/00887/FUL**

Erection of a single storey side extension.

7, The Woodlands, Jackfield, Telford, Shropshire, TF8 7LN. **Permission Granted.**

**b. 19/02689**

44 Ironbridge Road, Broseley.

Appeal of the decision to refuse this application. **Appeal refused.**

**c. 19/00706/FUL**

The Old Store, The Instones Building, Bridgnorth Rd, Broseley, TF12 5EL

Conversion of commercial units (4A, 5, 6) into 2 no. residential units. **Permission Granted.**

**d. 19/01697/FUL**

The Old School House, Bridgnorth Rd, Broseley, TF12 5EQ

Erection of single storey extension following demolition of existing old wooden conservatory.

**Permission Granted.**

**10. APPLICATIONS FOR WORK TO TREES**

**a. 19/02241/TPO**

To carry out the reduction of lateral limbs on roadside by 3.5m and remove unstable deadwood over road 1No Oak Tree (T1) protected by Shropshire Council (Land at Penns Meadow, Broseley) TPO 2016. **10, Freshfields, Speeds Lane, Broseley, TF12 5RQ**

**10, Freshfields, Speeds Lane, Broseley, TF12 5RQ**

No objections.

**11. DECISIONS ON TREES**

There were none.

**12. CORRESPONDENCE**

A request had been received from the charity SCOPE to recommend a location in Broseley for the siting of a textile recycling bank. **Action:** The Clerk to write with response that BTC are not minded to have any more recycling banks located in the Town at present, as there is currently a textiles recycling point located in the Coop carpark.

**13. FOOTPATHS UPDATES**

Committee noted the following correspondence received on footpaths:

Public complaint made about repeated instances of horse manure on **Clenchacre Alley** evidencing the use of this public footpath by horse riders.

**Action:** The Clerk to contact Broseley and District Bridleways Association requesting that they publicise this matter on their Facebook page alerting members to the complaint on the grounds that it is a public safety issue as the footpath is not wide enough to allow pedestrians and riders to pass each other. BTC want to work with horse riders on developing bridleways in the area but this is not one of those designated.

**14. BROSELEY AND SURROUNDING AREA PLACE PLAN**

The following matters were noted:

**Action taken:** The Clerk had responded to request for **comments** on the Place Plan to Tracy Johnson as requested and noted in minutes of last meeting.

**15. AFFORDABLE HOUSING**

**The following matter was noted:**

At the Neighbourhood Plan meeting on 15<sup>TH</sup> May people requested a meeting with the Chair of BTC Planning Committee to discuss the Dark Lane site. **Action:** Councillor West to make contact with the members of the public to arrange a meeting. The public can talk to other Councillors at the Meet the Councillors event.

**16. NEIGHBOURHOOD PLAN**

No further update.

**17. EXCLUSION OF PUBLIC AND PRESS**

As certain items were expected to include the consideration of exempt information Committee **RESOLVED** that, in accordance with 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.

**18. ENFORCEMENT MATTERS**

Committee noted the enforcement update received.

**19. DATE OF NEXT MEETING**

The next Planning Committee will be held at 7pm on the **27<sup>th</sup> June in the LIBRARY.**

There being no other business the Chair thanked members for their attendance and closed the meeting at 8.55 pm.

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**CHAIR:**

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**DATE:**

For Approval