



# Broseley Town Council

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

## PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held at the **Broseley Library** on **Thursday 25th July commencing** at 7.00pm.

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

**IN ATTENDANCE:** Dr. Kate Howe, Town Clerk and 11 members of the public.

**38. PUBLIC PARTICIPATION**

Members of the public expressed concerns about the proposed development on Cape Street. The splay will provide insufficient visibility for traffic. The 3 parking spaces allocated will be inadequate. Construction vehicles will cause additional havoc. Residents questioned if the character of the proposed house would fit with the Conservation area plan. They were surprised the development had not been put in as bungalows which would fit with other properties in the street. This would have reduced number of objections and loss of privacy for neighbouring properties. It appeared no provision had been made for storage of wheelie bins or a public footpath.

**39. APOLOGIES**

None.

**40. DECLARATIONS OF INTEREST**

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

**41. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27<sup>th</sup> June 2019**

Councillors **RESOLVED** to approve the minutes of the meeting held on 27<sup>th</sup> June 2019.

**42. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27<sup>th</sup> June 2019**

There were none.

**43. HIGHWAYS**

An email had been received from Graham Hollox raising concern regarding T&W proposed removal of traffic lights and the potential of fatal injury. **ACTION:** Clerk to write to Jason Hughes (SC Highways) to oppose the removal of traffic lights on the intersection of Calcutts Road and Ironbridge Road.

**44. PLANNING APPLICATIONS FOR DECISION**

Committee **RESOLVED** to submit the following comments.

**a) 19/02927/FUL**

Erection of a single dwelling house and associated works (amendment to the planning permission reference 13/02939/FUL). **15 Mill Lane, Broseley, Shropshire, TF12 5HG**  
Broseley Town Council has identified two further points on which this application varies from the application approved in 2014, on top of the ten points listed in Lynn Parker's letter to the applicant dated 14<sup>th</sup> June 2019. The first is the insertion of dormer windows into the east- and west-facing roofs of the garden room (shown in the elevations but not on the plan views). The second, possibly more significant, additional change is the conversion of the original garage to a space now labelled 'Services'. The on-street parking available in Mill Lane is already heavily used by the exiting residents and visitors and we are therefore most concerned by the loss of this garage space.

Whilst there will parking space in the rear yard of the property, this must also allow space for vehicles to turn in order to exit safely. If this change is allowed, we request a condition which restricts the residents of this new property and their visitors from parking on Mill Lane.

The proposed new window in the north-facing gable of the attic space will overlook neighbouring property and we request that this be a non-opening window with obscured glass. The window in the west-facing gable of the attic space is now shown as being larger than it was on the original elevation drawing; it was not shown at all on the original plan view. Again, this will overlook neighbouring property and we request that this, too, be fixed, with obscured glass.

Further to our previous correspondence on this site, the Town Council continues to receive strong representations from residents which allege that the new building is significantly closer to the edge of the highway than the buildings it has replaced, thereby increasing the difficulty of vehicle access to the parking area to the rear. We have encouraged residents to submit any evidence about this to yourselves. We request that Shropshire Council investigates this matter so that residents can be reassured that the property has been constructed in the location approved in 2014.

**b) 19/02942/AMP**

Amendments to planning permission 18/04595/FUL – New rear window, blocking up of side window and internal revisions. **27 Cherrybrook Drive, Broseley TF12 5SQ**  
No comments.

**c) 19/03089/FUL**

Erection of a detached garage (part retrospective) **62, King Street, Broseley TF12 5PR**  
No comments

**d) 18/05657/FUL**

Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a front extension (amended description). **5 Cape Street, Broseley**

Received as correspondence. **Committee Resolved:** Chair of Planning Committee to attend site visit of Planning Dept. and SC Planning Meeting.

**e) 19/03171/AMP**

Amendments to planning permission 16/02036/FUL, to include adjustment position of retaining wall, change boundary wall material in one location. Additional external staircase to upper garden re relocate existing proposed staircases to garden lawn area. **Proposed Residential Development Land Adjacent to The Woodlands, Jackfield, Shropshire.**

We wish to reiterate the comments we sent to Julian Beeston on 25<sup>th</sup> May 2019. The original Woodlands development was carefully designed to be sympathetic to its sensitive location within the Ironbridge Gorge World Heritage Site. The proposed retention of this tall reinforced concrete wall, apart from providing a dismal view to the residents of these properties, will significantly detract from the visual amenity of the site. The use of gabion walls on the slope above this wall is also inappropriate for this location.

**f) 19/03208/AMP**

**Committee NOTED:** Amendments to planning permission 18/04727/VAR – Move plot 4 approx 2.0m north east outside of the assumed root protection area of the western boundary. **Proposed Residential Dev. Land off Park View, Broseley.**

**g) 19/03209/DIS**

**Committee NOTED:** Discharge of conditions 6 (site investigation), and 7 (construction method statement) on appeal decision 14/01125/OUT for outline application to include access and layout (scale, appearance, and landscaping reserved) for the residential development of 6 detached houses; formation of vehicular access and estates roads (amended description). **Proposed Residential Dev. Land off Park View.**

**45. PLANNING DECISIONS**

**Committee NOTED** the following planning decision and any others which may come to hand:

a) **19/02153/FUL**

Change of use from A1 (shops) to A2 (Financial and professional services). **Instones Building, Shop 4, The Square, Broseley. APPROVED.**

**46. APPLICATIONS FOR WORK TO TREES**

There were none.

**47. DECISIONS ON TREES**

There were none.

**48. CORRESPONDENCE**

Committee **NOTED** the following correspondence received.

- a) Engagement Briefing re-issued 1 July 2019 Review of 'A' Boards Policy & Process. Current policy allows businesses up to 2 'A' Boards with Town Council permission. Most businesses in Broseley own the ground the boards are placed on. Committee do not feel there is a problem caused by this currently and are happy with the current policy.
- b) Email from Graham Hollox referring to Facebook posting by Carolyn Healey and a residents walk of the Gorge and Jackfield to discuss issues. Planning Committee noted there were a number of issues raised of shared interest and would welcome the opportunity for further cross-boundary discussions. **ACTION:** Clerk to contact Clerk for the Gorge

**31. FOOTPATHS UPDATES**

Nothing to note.

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

No changes have been made to the Broseley and Surrounding Area Plan

**33. AFFORDABLE HOUSING**

Committee **NOTED** the following report.

An invitation had been received from Connexus to view new development of houses in Shawbury. Councillors West, Childs and the Clerk to attend. Councillor West to apply for an exemption on the local connection issue.

**34. NEIGHBOURHOOD PLAN**

There was nothing new to note.

**35. EXCLUSION OF PUBLIC AND PRESS**

Councillors **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:

**36. ENFORCEMENT MATTERS**

Councillors **NOTED** two enforcement issues.

**37. DATE OF NEXT MEETING**

The next Meeting of the Planning Committee will be held on **29<sup>th</sup> August 2019 at 7pm.**

There being no other business the Chair thanked members for their attendance and closed the meeting at 9.40 pm.

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**CHAIR:**

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**DATE:**