

# BROSELEY TOWN COUNCIL

## PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Thursday 31<sup>st</sup> January 2019 commencing at 7.00pm in the Library, Broseley.

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

**OFFICER PRESENT:** Paul Russell, Locum Clerk.

**ALSO PRESENT:** Two members of the public.

### 135 PUBLIC PARTICIPATION

Two members of the public were present. Concern was expressed regarding the proposed development at the former Rosewood Pet Products site as one of the dwellings proposed directly overlooked an existing property. Suggestions had been submitted to Shropshire Council to alleviate the issue but to no avail. There was also concern that the promised letters indicating a further consultation in August 2018 had not been received by a number of properties adjacent to the site.

Committee agreed to bring this item forward:

Following discussion, it was **RESOLVED:**

- To reiterate the comments submitted by the Town Council to Shropshire Council in September 2018 as they did not appear on the website;
- To highlight the confusion that had been reported regarding the additional consultation letters that were allegedly sent to residents in August 2019;
- To fully support the objections raised by residents and the mitigations proposed.

### 136 APOLOGIES

Apologies were received and accepted from Cllr Singh-Mohr. Committee noted that Cllr Singh-Mohr would be stepping down from the Committee with immediate effect due to work commitments. A replacement would be nominated at the Annual Town Council meeting in May 2019.

### 137 DECLARATIONS OF INTEREST

The following declaration of interest was made:

- Cllr West: Planning application 19/00152/TCA

### 138 MINUTES OF THE PLANNING COMMITTEE MEETING

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 20<sup>th</sup> December 2018 be agreed and signed as a correct record.

### 139 MATTERS ARISING

There were no matters arising.

### 140 PLANNING APPLICATIONS FOR DECISION

Committee considered the following planning applications and **RESOLVED** to respond as follows:

#### a. 18/05824/FUL

Erection of replacement dwelling with revised vehicular access. 11 Woodlands

Road, Broseley, Shropshire, TF12 5PU: **No objection provided consideration was given to the development using more sympathetic materials as the proposal was in the Conservation Area, and that the comments submitted regarding it being a Heritage site were recognized by the Planning Authority.**

**b. 18/05657/FUL**

Application under section 73A of the Town and Country Planning Act 1990 for the erection of a greenhouse to the front of the property. 5 Cape Street, Broseley, TF12 5NQ: **Recommend refusal to this development as the proposal was not a greenhouse but a conservatory and living space. The application incorrectly describes the proposed development and some concern was expressed that it may not meet building regulations.**

**c. 19/00092/VAR**

Variation of condition no.2 (approved plans) pursuant of 14/04740/FUL to allow for: amendments to site boundary; reduction in the number of dwellings (replace one pair of semi-detached with one detached); amendments to each house type; improvements to access; improvements to site layout; and improvements to public open space. Proposed Residential Development Land of Calcutts Road, Jackfield: **No comment.**

**141 PLANNING DECISIONS**

Committee noted the following planning decisions:

**a. 18/00105/FUL**

**Erection of single storey garage.**  
6, Harriss Green Broseley Shropshire TF12 5HJ. **Granted**

**b. 18/04595/FUL**

Conversion of a detached garage to a one bedroom dwelling. **Granted.**

**c. 18/00771/OUT**

Outline application for the erection of 6 dwellings to include scale following demolition of existing dwelling on site. 44 Ironbridge Road, Broseley, Shropshire, TF12 5AF. **Appeal Lodged. Committee RESOLVED to submit the following comments:**

- **To reiterate its previous objections;**
- **The proposed development was outside the existing development boundary;**
- **There was no identified need for the type of housing being proposed;**
- **There were serious concerns regarding the access to the site as the site was on a steep hill in-between two junctions.**

**142 APPLICATIONS FOR WORK TO TREES**

Committee considered the following tree applications and **RESOLVED** to respond as follows:

**a. 19/00152/TCA**

Remove 1no. Norway Spruce within Severn Gorge Conservation Area. Stone Lee, Calcutts Road, Jackfield.: **No objection.**

**143 DECISIONS ON TREES**

There were no decisions to consider.

**144 CIL UPDATE**

Committee noted the correspondence from Shropshire Council extending the deadline for expression for interest.

**145 AFFORDABLE HOUSING**

Committee noted that interest had been expressed at the recent Neighbourhood Plan meeting to develop affordable housing on a possible site in Dark Lane. The site was currently being evaluated and Broseley Town Council would be involved in the setting of the criteria for future tenants if the project went ahead. Other sites were also being considered.

**146 CORRESPONDENCE**

Committee noted the following correspondence:

- Former Rosewood Pet Products site: Discussed under Minute 135;
- Dropped kerb, Acorn Rise: Cllr West would respond.

**147 FOOTPATHS UPDATES**

Committee noted the issue raised regarding the Bradleys Bank footpath. It appeared that this as not designated a footpath but unadopted public highway. It was agreed to confirm this with Shropshire Highways Department.

**148 NEIGHBOURHOOD PLAN**

Committee noted a Neighbourhood Plan meeting had taken place on 29<sup>th</sup> January 2019. It had been a very positive and well attended meeting.

**149 HIGHWAYS**

Committee noted that there were no highways matters to consider.

**150 STREETLIGHTING**

Committee noted that the Streetlighting survey by Jones Lighting had been delayed due to illness. This was being chased up and should be available in February 2019.

**151 VISITOR ECONOMY**

Committee noted that the Mayor had recently attended a meeting to discuss the Shropshire Local Economic Growth Strategy upgrade. Following discussions, it had been agreed to involve Broseley in the development of the Tourism element of the Strategy due to the history and heritage to be found locally that was not widely known or publicised. Tourism workshops were being arranged and three attendees from Broseley Town Council would be invited.

**152 EXCLUSION OF PUBLIC AND PRESS**

**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 items of business, on the grounds they involve the likely disclosure of exempt information as defined in the Acts.

**153 ENFORCEMENT MATTERS**

Committee noted current enforcement action being taken and agreed to request enforcement action on the issue raised.

There being no other business the Chair thanked members for their attendance and closed the meeting at 8:16pm.

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**CHAIR**

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**DATE**