

Ercall Magna Parish Council

PLANNING COMMITTEE

Minutes of the meeting held in High Ercall Village Hall on Wednesday, 15th August 2018 at 7pm.

PRESENT: Cllr R Wickson (Chairman)
Cllr K Connor
Cllr A Williams
Cllr C Purves
Cllr M Ward

In Attendance: Katrina Baker (Acting Clerk)

Welcome

The Chairman welcomed Members to the meeting of the Planning Committee to discuss applications that could not wait for the next Full Council meeting.

001/18.P Apologies

Cllr S Walker	No reason given
Edward Davies	Holiday

002/18.P Declarations of Interest

Cllr C Purves	TWC/2018/0599	Pecuniary Interest
	TWC/2018/0564	Pecuniary Interest
Cllr K Connor	TWC/2018/0650	Personal Interest
Cllr R Wickson	TWC/2018/0650	Personal Interest

003/18.P Urgent Items

There were none

004/18.P Planning

a) Applications for consideration

- TWC/2018/0599 Rowton Stables**
Councillor C Purves declared a pecuniary interest in the application and left the meeting.

This is the site of a successful business, with potential for growth. The proposed dwelling is of a sympathetic design, appropriate for the location. There have been no comments received from neighbours.

RESOLVED to support the application for a detached dwelling, but to ask TWC to take into consideration any comments they receive from neighbours as part of the consultation process.

Councillor Purves returned to the meeting.

2. **TWC/2018/0614 The Old School House, Heath Lane, Ellerdine**
Essential work to a Mature Oak Tree (TPO) to lift the crown and remove dead wood.

RESOLVED to support the proposed work in order to preserve and enhance this Mature Oak Tree.

3. **TWC/2018/0624 High Ercall Poultry Unit**
To provide a static caravan for a period of 3 years.
Members discussed this application at length and in particular assessed the criteria for the need for the temporary residential caravan for an employee.

RESOLVED to have no objections to a static caravan, for a period of 3 years, but to take any comments received from neighbours into consideration.

4. **TWC/2018/0641 Sharcott, Shrewsbury Road, High Ercall**
Significant work to a number of trees, some with TPOs, sited within the Conservation Area.
Members discussed the significance of this property and would welcome these improvements within the garden area.

RESOLVED to support this application to various work to trees within the garden area of the property and to ask TWC to take any comment received from neighbours into consideration.

5. **TWC/2018/0646 Sunnyside Farm**
Members discussed the proposals which had insufficient information regarding evidence of need or future plans. There is currently no business use. The proposals are outside of the TW Local Plan and NPPF and as there is no guidelines or evidence of need to support consideration of an 'exception to policy' application, Members resolved to object to the proposals.

RESOLVED to object to this application for further conversion of outbuildings.

6. **TWC/2018/0650 Lyndene, Heath Lane, Ellerdine**
Councillors K Connor and R Wickson declared a personal interest in the application.
To extend the existing single brick garage to attach to an existing permitted development extension.

RESOLVED to have no objections to the proposals, but to ask TWC to take any comments received from neighbours into consideration.

Other Planning Matters**a. TWC/2017/0385 Greenhouse's Site at Osbaston**

Members are aware of a revised site plan, reference M14074/A/035 revised B, which is an out of date site plan which gives an inaccurate view of the layout of the site. Members understood the need for a 'holding area' but were clear in their view that the proposed site, just outside of the main gate, is inappropriate as it will further affect the neighbours.

It remains essential that TWC / Greenhouses and the Parish Council continue to discuss the implications of the site and its business which is having a detrimental and adverse effect on local residents which is impacting on their living conditions.

The recent Phase II application, which has not yet been determined is a new application and as such it MUST be considered within the guidelines of the TW Adopted Local Plan. This Plan places new responsibilities on TWC (see Section 9) for the welfare of local residents.

Taking this, in particular, into consideration, the Parish Council strongly believes that TWC cannot grant permission. The proposals will affect the health, safety and welfare of local residents who will also be affected by noise and disruption.

On behalf of local residents, the Parish Council although supportive of the company and its business on this site, must put forward the concerns especially in regard to the effect of the traffic, which is having a significant detrimental effect on the area than first thought, but also the safe-guarding issues which have become evident as a result of inappropriately parked vehicles, close to properties overlooking gardens and into bedroom windows as well as the lack of toilet and washing facilities.

<p>RESOLVED that Ercall Magna Parish Council will ensure that all these points are brought to the attention of the Case Officer and Enforcement Team and that they encourage Greenhouses to meet with and work with TWC, the Parish Council and local landowners to bring forward an acceptable proposal, which addresses the issues and concerns in order that the company can continue to use the site for its business but without the detrimental effect on the local residents and surrounding areas.</p>

b. TWC/2018/0564 Response to the initial consultation

Councillor C Purves declared an interest and took no part in the discussion

Members were concerned that this application has been determined (on 13th August) despite the Parish Council requesting an extension to allow the application to be considered at tonight's meeting. This has resulted in only one comment on the e-planning site (from Shropshire Fire & Rescue). The application has been granted permission.

c. Pre-application Consultations

It was confirmed that when the details are received, they will be shared with Cllr Connor and Cllr Hughes, who will respond independently to the Clerk and these comments will be forwarded on behalf of the Parish Council.

d. Planning Committee

Members had found this meeting useful and believed that the introduction of regular Planning Committee meetings would assist in keeping the Parish Council meetings shorter and give members more opportunity to discuss the details of the applications before commenting. It was therefore

RECOMMENDED that the Planning Committee, comprising Cllr Wickson, Cllr Ward, Cllr Connor, Cllr Purves, Cllr Williams and Cllr Walker, will meet on a Monday evening two weeks prior to Full Council to consider any Planning Applications that have been received. Any substantial or controversial applications can be included on a Full Council agenda. The Minutes of the Planning Committee Meetings will be presented to Full Council, for information only.

e. Roden Nurseries

Applications TWC/2018/0391 and 0392 have been withdrawn.

006/18.P Next Planning Sub-Committee Meeting

Monday 3rd September 2018 at 7.00 pm in High Ercall Village Hall.

There being no further business, the Chairman thanked Members for their important contributions to a successful meeting and closed the meeting at 8.15pm.

Signed

Dated.....