

## Ercall Magna Parish Council

### PLANNING COMMITTEE

Minutes of the meeting held in High Ercall Village Hall on Monday, 1st October 2018 at 7pm.

**PRESENT:** Cllr K Connor  
Cllr C Purves  
Cllr M Ward  
Cllr R Wickson  
Cllr A Williams

**In Attendance:** Edward Davies (Parish Clerk)

**015/18.P Apologies**

There were none presented

**016/18.P Declarations of Interest**

There were none.

**017/18.P Minutes**

**Proposed** Cllr R. Wickson  
**Seconded** Cllr C. Purves

<b>Resolved:</b> that the minutes of the planning sub-committee meeting held on the 3rd September 2018 be approved as a correct record.
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**018/18.P Urgent Items**

There were none

*Cllr M. Ward arrived at 7.08 pm.*

**019/18.P Planning**

**Applications for consideration**

<b>Application number</b>	<b>Site Address</b>	<b>Description of proposal</b>
<b>TWC/2018/0646</b>	Site of Sunnyside Farm, Ellerdine Heath, Telford, Shropshire	Conversion of existing two storey barn and alterations to existing single storey barn including raising roof to provide annex (Additional information provided)

Cllr K. Connor went through the amendments in the Design Statement which has not changed anything as regards the views of the parish council in the past. As regards the annex, this shows a kitchen which one can only take as a separate residential unit.

**Resolved: to object to this application on the grounds that this annex, which shows a kitchen, will form a separate residential unit.**

<b>Application number</b>	<b>Site Address</b>	<b>Description of proposal</b>
<b>TWC/2018/0781</b>	Stackstones, Shrewsbury Road, High Ercall, Telford, Shropshire, TF6 6BE	Felling of 3no. Sycamore trees.

**Resolved: to support this application**

*Cllr M. Ward arrived at 7.15 pm.*

<b>Application number</b>	<b>Site Address</b>	<b>Description of proposal</b>
<b>TWC/2018/0786</b>	Roden Nurseries, Roden Lane, Roden, Telford, Shropshire, TF6 6BP	Change of use of part of horticultural nursery to garden centre use.

**Resolved: to support this application**

<b>Application number</b>	<b>Site Address</b>	<b>Description of proposal</b>
<b>TWC/2018/0809</b>	Sugden Farm, Sugden Lane, Sugden, Telford, Shropshire, TF6 6NA	Erection of 1no. poultry building and associated feed bins

**Resolved: to make no comment as this application was on the parish border with Rodington PC who should be the ones to comment.**

<b>Application number</b>	<b>Site Address</b>	<b>Description of proposal</b>
<b>ENF/2015/0314</b>	The Cleveland Arms, High Ercall, Telford, TF6 6AE	Without planning permission, the unauthorised change of use of the land from public house (Use Class A4) to a dwelling house (Use Class C3)

**Resolved: to support Telford & Wrekin Council's enforcement action on this property as the applicant is now blocking the progress of the Community Asset procedure.**

## 020/18.P

### Other Planning Matters

Cllrs were asked to consider the proposed redesign for Planning Consideration at Roden by Martin Ward and Keeling Limited (previously circulated).

Having considered these proposals Cllrs agreed the Council would consider this favourably if the build was as per plan and block plan subject to seeing a full planning application from Telford & Wrekin Council

There were no other planning matters that had arisen since the last meeting.

**021/18.P Retrospective Planning Applications**

Cllrs were asked to consider a revised criteria for commenting on retrospective planning applications.

**What is Retrospective Planning Permission**

If you have failed to obtain consent, or have committed a planning breach, you will need to submit an application for retrospective planning permission.

**When do you need retrospective planning permission?**

Not all building projects require planning permission. However, if you build something that would ordinarily require consent, but you did not apply for permission before work began, you will need to make a retrospective application.

The same will apply if you were granted consent, but you have not stuck to the terms and conditions set out by planning officers. This is called a planning breach.

There are many reasons that your build might require retrospective planning permission. You may not have realised that you needed planning permission at the time, or the logistics of the build might have meant building later would be impossible (scheduling conflicts for the builders, or building equipment arriving earlier than planned), or the build might have been a more substantial undertaking than you realised at first.

**Proposed** Cllr K. Connor  
**Seconded** Cllr R. Wickson

**Resolved:** that retrospective planning applications should not be penalised simply for being retrospective. They should be considered on merit, in the same was as all mother planning applications. However, Cllrs should consider the reason(s) why the application is retrospective when making their comments/recommendations to the LPA.

**022/18.P Next Planning Sub-Committee Meeting**

Monday 5th November 2018 at 7.00 pm in High Ercall Village Hall.

There being no further business, the Chairman closed the meeting at 7.40pm.

Signed .....  
(Chairman)

Dated.....