

## Ercall Magna Parish Council

### PLANNING COMMITTEE

Minutes of the meeting held in High Ercall Village Hall on Monday, 7th January 2019 at 7pm.

**PRESENT:** Cllr E Aston  
Cllr K Connor  
Cllr M Ward  
Cllr R Wickson

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

#### 001/19.P Apologies

Apologies for absence were received from Cllr's C. Purves (poorly) and S. Walker (holiday).

#### 002/19.P Declarations of Interest

Cllr Elaine Aston declared an interest in item 05/19.P ref app TWC/2018/1046.

#### 003/19.P Minutes

**Proposed** Cllr E. Aston  
**Seconded** Cllr R. Wickson

<b>Resolved:</b> that the minutes of the planning sub-committee meeting held on the 3rd December 2018 be approved as a correct record.
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#### 004/19.P Urgent Items

There were none.

*Cllr Mel Ward arrived at 7.04 pm.*

#### 005/19.P Planning

##### Applications for consideration

*Deferred from Council Meeting on the 17th December 2018*

<b>Application number</b>	<b>Site Address</b>	<b>Description of proposal</b>
<b>TWC/2018/1025</b>	Site of Windy Oak Farm, 66 Ellerdine Heath, Telford, Shropshire	Conversion of existing outbuildings into 5no. residential properties, including associated landscaping, access and drainage works

<b>Resolved:</b> to object to this application as it is contrary to policies 77, 78 and 79 of the NPPF and also Telford & Wrekin Council Local Plan policies HO 10 & HO 11. The Windy Oak listing in the Shropshire HER applies to the farmstead in general (noted as a Monument) and not specifically the subject outbuildings.
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**The Shropshire HER does not apply any protected status to the site and we do not believe that the HER entry infers any presumption in favour of housing development on the site. On the contrary, EMPC believes that the conversion of the outbuildings into a residential development would detract from the heritage aspects of the site. Given that the application tries to justify housing development solely on heritage asset grounds, we are surprised that the T&WC Built Heritage Conservation staff have not been included as consultees. Additionally, the application cites several local amenities including public transport and shops/services as within walking distance. This is overly optimistic, to the point of being misleading. The closest that the No 64 bus service comes to the site is 2.3 miles. This would entail a walk of about 45 mins along a narrow busy road with no footpath, usable verges or lighting. The WR 3 service runs to/from Wellington very infrequently on selected days of the week only. The only retail establishments within walking distance are a public house and a garden centre. All other services: shops, doctors, dentists, schools, library etc, would require motor transport. In sum, EMPC believes that the development of 5 open market houses (likely to appeal to families with multiple cars per house) in this remote rural location is unnecessary and is contrary to policies within both the NPPF and T&WC Local Plan.**

#### **New Applications for consideration**

<b>Application number</b>	<b>Site Address</b>	<b>Description of proposal</b>
<b>TWC/2018/1046</b>	Site of Roden Nurseries, Roden Lane, Roden, Telford, Shropshire	Reserved matters application for the erection of 9no. dwellings pursuant to TWC/2015/0220 including details for access, appearance, landscaping, layout and scale

**Resolved: to object to certain aspects of these reserved matters, which are as follows; Close proximity of Plot 1 to No. 8 Roden Lane resulting in a loss of privacy. Some of the semi mature trees should be saved by lifting and replanting on site. Materials, which are not specified, should maintain the character of the existing village and be sympathetic to adjoining properties. If the access road is un-adopted what arrangements will the developer put in place for refuse collections?**

#### **Schedule of pre applications**

The Parish Clerk reported that there had been no pre-applications received since the last planning/council meeting.

#### **006/19.P Housing Needs Survey**

As regards the contents of a future housing needs survey for the parish, the parish clerk had forwarded to Cllrs two local examples for them to consider. Other examples would be looked at. Agreed to be an agenda item at next meeting.

#### **007/19.P Other Planning Matters**

Cllr Ray Wickson reported that a site visit was planned with officers from TWC on the Galliers site off Walton Avenue and further discussions planned with planning officers on Roden Hall and Greenhous Village.

There were no other matters for consideration.

**008/19.P Next Planning Sub-Committee Meeting**

Monday 4th February 2019 at 7.00 pm in High Ercall Village Hall.

There being no further business, the Chairman closed the meeting at 7.58 pm.

Signed .....  
(Chairman)

Dated.....