

Ercall Magna Parish Council

PLANNING COMMITTEE

Minutes of the meeting held in High Ercall Village Hall on Monday, 11th April 2019 at 7pm.

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

In Attendance: Cllr Stephen Bentley

065/19.P Apologies

Apologies for absence were received from Cllr's C. Purves (poorly), S. Walker and the Parish Clerk (attending another meeting).

066/19.P Declarations of Interest

There were none.

067/19.P Minutes

Proposed Cllr R. Wickson
Seconded Cllr E. Aston

Resolved: that the minutes of the planning sub-committee meeting held on the 1st April 2019 be approved as a correct record.

068/19.P Urgent Items

There were none.

069/19.P Planning

Application for consideration

Application number	Site Address	Description of proposal
TWC/2019/0267	Site of Roden Hall Care Home, Roden Lane, Roden, Telford, Shropshire	Partial demolition and refurbishment of existing care home and conversion into 7no. apartments and erection of 12no. bungalows including associated parking and landscaping

Resolved: to object to this application on the following grounds;
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- 1. Ercall Magna Parish Council recognises the need for additional specialist housing in the Borough and accepts that there is some capacity within the Roden Hall site for further development, providing that development is proportionate and appropriate. We support the proposal to retain the original Roden Hall Victorian country house and convert this into age-restricted apartments.**
- 2. However, Ercall Magna Parish Council objects to the proposal to also build 12 bungalows within the grounds. This density of new buildings is too great for the site in question and would require the destruction of over a third of the trees currently in situ (15 trees and 1 tree group to be removed out of 43 trees and 1 tree group in total). Critically, 9 of the trees proposed for removal are protected by TPOs.**
- 3. The majority of TPO-protected trees under threat would be removed in order to make room for bungalows number 16/17 and 18/19. Ercall Magna Parish Council proposes that these buildings are deleted, reducing the number of bungalows to 8 while allowing the majority of protected trees to be retained and creating a large, tree-filled, garden area to the East of the site.**
- 4. Ercall Magna Parish Council also notes that although the apartments and bungalows will be age-restricted, they will be sold (leasehold) on the open market and will not benefit from any additional staff to support residents. We therefore feel that it is disingenuous to describe the development as a Care Village - as no care assistance is being proposed.**
- 5. Although the application states that the buildings will be served by mains sewers, the capacity of the sewerage system in Roden is questionable. Officers will wish to assure themselves that sufficient capacity exists without prejudice to new or existing residents before recommending approval.**

There being no further business, the Chairman closed the meeting at 8.00 pm.

Signed
(Chairman)

Dated.....