

ERCALL MAGNA PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on Monday, 3rd February 2020 in High Ercall Village Hall at 7pm.

Present: Councillor K Connor (Chairman)
Councillor C Purves
Councillor G Barrow
Councillor M Ward
Councillor R Wickson
Councillor E Aston

2020.02.001 Welcome & Introductions

The Chairman welcomed members and thanked them for attending.

2020.02.002 Apologies for Absence

Edward Davies, Clerk

Members were pleased to hear from Cllr Wickson that Edward is doing well and is in good spirits with a view to returning to work in March 2020.

2020.02.003 Declarations of Interest

None

2020.02.004 Minutes of the last meeting

It was proposed by Cllr Purves and Seconded by Cllr Barrow, that the Minutes of the previous Planning Committee, be accepted. All were in favour and thus it was unanimously

RESOLVED that the Minutes of the last Planning Committee be signed as a true record.

2020.02.005 Matters Arising

Dairy Crest Site

The Clerk will remind TWC of the request for a feasibility study regarding increased traffic from local developments, including Dairy Crest and the Sugar Beet Factory site. The cumulative effect will make a difference at Crudgington Crossroads and Shawbirch.

2020.02.006 Planning Applications for consideration

TWC/2020/0049 73 Talbot Fields, High Ercall

Change of use from Doctors Surgery back to Residential

RESOLVED that Ercall Magna Parish Council would support the application to return the property to residential use, particularly as we had exhausted the opportunities to retain a Doctors Surgery in the village.

TWC/2020/0054 Brentwood, 1 City Road, Ellerdine

Two storey rear extension

Members were aware of the location of this property, in open countryside and were therefore conscious of the fact that it will be very visible on the landscape when travelling towards the village. Members would request assurance from the Planning Officers that the design and materials are appropriate for a rural setting and that the development will not be austere.

RESOLVED that the Parish Council would support the proposed extension in principle, but would request that any comments from neighbours are taken into consideration and that the officers must be satisfied that the design and materials are appropriate for such a rural setting.

TWC/2020/0085 High Ercall Hall

Felling of 30 Poplar Trees

These trees form the boundary between the grazing land and tennis courts and Members understood the need for felling. This site is within the Conservation Area and it is good to see that other planting has previously take place before the trees are to be felled.

RESOLVED that Ercall Magna Parish Council has no objections to the felling of the Poplar Trees.

2020.02.007 Ercall Magna Neighbourhood Plan

a) **Housing Needs Survey**

Over 70 completed questionnaires have been returned and thanks were extended to Cllr Hughes for her work to collate the responses. A 10% return is average for this type of survey. So far, the analysis is showing support for smaller, more affordable homes, available for people with local connections. A number of forms mentioned the need to retain a Public House in the village. There are various views on where any new development could be located, but it appeared clear, so far, that there was little support for the expansion of existing settlement boundaries would could mean that any infil sites could be used. There is also mention of using brownfield sites, before green fields.

Within the comment boxes, there is a need to improve infrastructure, including highways, footpaths and leisure facilities, as well as public transport.

Members are keen to remember that it is not just about houses, but that it is important to have spaces around and between the houses – particularly in rural areas.

b) **Neighbourhood Plan**

Members were disappointed at the lack of response from the consultant in recent months as the next step should have been to receive his report, and draft NP before Christmas. Cllr Purves would contact him for an update, but if this is not successful, the Parish Council must contact him officially as he is in contract with the authority and the terms of reference are not being met.

Members took the opportunity to informally discuss the recent document received from TWC regarding possible sites for housing development. This will appear on a future agenda for detailed discussions, as this will feed into the NP.

2020.02.008 Other Matters

a) **Pre-Application Advice**

A draft document had been circulated which outlined the process for pre-application advice. A model document will be available for the Parish Council to have on its website to encourage possible landowners and developers to approach the Parish Councillors to discuss proposals at the earliest possible opportunity in order that discussions on the impact can take place and to consider community gain initiatives, where possible.

b) **Roden – Water Tower**

Members look forward to seeing any proposals for this important site in the village, which has recently been sold.

c) Anaerobic Digester Site, Rowton

There have been numerous concerns and complaints regarding the site at Barns Farm. The work on site bears no similarity to the original planning application which has developed into an enormous operation, on a massive site causing immense disruption to the residents of nearby villages. This is an industrial site set in an inappropriate rural area for the size and scale of the operation. Despite concerns expressed earlier in the process, it has not been possible to ascertain details of any policy that allows such developments and this needs to be taken up with TWC (as the authority which granted permission), SALC as our Association that has links to NALC and to Government.

Further concerns have been raised regarding public safety – this is a large scale industry, which has massive gas and electrical supplies and outlets. It is important to know who has responsibility for the safety of the public in this vicinity.

Further investigations will take place and the Clerk will report back to Members as soon as possible.

d) Coopers of Roden

It is disappointing to see that the replacement roof does not reflect the original design. The Clerk will ascertain if this was undertaken under permitted development and if building regulation approval is in place.

There being no further business, the Chairman closed the meeting at 8.10pm.

SignedDate