

ERCALL MAGNA PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on 31st March 2021 via Zoom at 7.30pm.

Present: Councillor K Connor (Chairman)
Councillor G Barrow
Councillor R Wickson
Councillor C Purves

In attendance: Katrina Baker, Acting Clerk

2021.3.091 Welcome & Introductions

The Chairman welcomed members and thanked them for attending.

2021.3.092 Apologies for Absence

Councillor Aston apologies received after the meeting

2021.3.093 Declarations of Interest

None

2021.3.094 Minutes of the last meeting held on 25th February 2021

It was proposed by Cllr Barrow and Seconded by Cllr Wickson, that the Minutes of the previous Planning Committee meeting, held on 25th February, be accepted. All were in favour and thus it was

RESOLVED that the Minutes of the last Planning Committee be signed as a true record at the next available opportunity.

2021.3.095 Matters Arising

JBM – Myttons Solar Farm – Community Benefit Funding

The Parish Council has received confirmation that a one-off payment of £50,000 will be made available as a contribution to the refurbishment of the play area in Roden and towards the provision of a footpath, with lighting from the B5062 to Marlbrook Way.

Whilst this is significantly below the amount requested, the Parish Council will acknowledge with thanks the offer.

A Deed of Gift document will be required. The details included in the draft are subject to negotiation at this time. It was proposed by Councillor Connor and seconded by Councillor Wickson that a request be forwarded to enquire if an amount can be made available at an early opportunity to enable the work on the play area, rather than having to wait until the first electricity is sent to the grid. All were in favour and thus it was

RESOLVED that the Clerk will request an earlier payment.

2021.3.096 Planning Applications for consideration

TWC/2021/0227 6 Tern Cottages, Crudgington

Erection of a two-storey side extension, balcony and front porch

RESOLVED that Ercall Magna Parish Council would have no objections to this proposal.

TWC/2021/0241 Woodside, Green Lane, Ellerdine

Erection of a two-storey rear extension

There is a history of applications available for this site. Members enquired as to how this application fits in with recent permissions. Members were not in a position to comment until additional information is available with regards to the permission granted in 2020.

TWC/2021/0245 Barnes Farm, Rowton

Erection of an Agricultural Building for dairy cows

RESOLVED to support this application.

TWC/2021/0256 1 Jubilee Cottages, Roden

Erection of a single storey rear extension

RESOLVED to support this application.

2021.3.097 Ercall Magna Neighbourhood Development Plan

All the comments received within Regulation 14, including the detailed response from TWC, are now with the Planning Consultant. The Parish Council will need to respond to each comment, propose any changes or explain why no change is necessary.

2021.3.098 Other Matters

The site of Roden Nursery

Members took the opportunity to consider further, this key site in Roden. Members had resolved to support in principle the regeneration of the site and following a lengthy discussion, it was agreed that it would be in the best interests of the Parish Council, in support of the community, to engage with the developers at an early stage in the process.

Early dialogue will be an advantage and the opportunity to encourage pro-active discussions will be suggested in order to understand the aspirations and to jointly consider the design, materials and opportunity for employment and revenue.

TWC Planning Officer

Councillor Purves informed Members that following a discussion with a planning officer at TWC, it was good to hear that they have recognised that this parish council is interested and committed to the environment.

2021.2.090 Date of the next meeting

To be advised, as required.

There being no further business, the chairman thanked everyone for their important contributions to a successful meeting, and closed the meeting at 8.20pm.

SignedDate