

ERCALL MAGNA PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on 10th May 2022 at 7.00pm in High Ercall Village Hall.

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

In attendance: 41 Members of the Public
Katrina Baker, Clerk

2022.5.144 **Welcome & Introductions**

The Chairman, Councillor Wickson, welcomed members and thanked them for attending. Thanks were also extended to all local residents who have taken time to attend to share their views regarding current planning applications.

2022.5.145 **Public Session**

TWC/2022/0342 Land Adjacent to the rear of Sharcott, Stackstones and The Grove
Outline permission for 10 dwellings with reserved matters

By Everyone had an opportunity to share their views and to ask questions of the Parish Council. way of an introduction, Councillor Connor explained that a Parish Council is a statutory consultee for planning applications and it is a requirement of the Planning Authority to take the response from a Parish Council into consideration when they determine the application. It was confirmed, however, that it is vitally important that local residents submit their own individual responses direct to Telford & Wrekin Council.

Important points included:

- This is only an outline application, details will be included in a reserved matters application at a later date. At this point, the proposals could be significantly different.
- The site is within the Conservation Area and therefore any development must preserve or enhance the Conservation Area
- The red line boundary is incorrect and no notice has been served on adjacent landowners
- Shropshire Historical Environment questions the status of the land
- There is no identified need for such homes in High Ercall
- Recent developments have more than fulfilled the needs of the Parish
- Access to the site and loss of the pavement is a concern – the entrance is over double yellow lines
- Over-development of a small paddock, too close to neighbouring properties and will overlook nearby bungalows – loss of privacy and security
- Development should cause no net loss and should gain wherever possible
- This paddock is the most important wildlife habitat in the village, it is species rich
- Conflicts with other permissions / conditions within the village
- Wildlife adversely affected – the field is a forage area and its loss will affect the ability for wildlife to survive and thrive

2022.5.146 Apologies for Absence
Councillor C Purves Holiday Accepted

2022.5.147 Declarations of Interest
None

2022.5.148 Minutes of the last meeting held on 31st March 2022
It was proposed by Cllr Ward and Seconded by Cllr Aston, that the Minutes of the last Planning Committee meeting, held on 31st March, 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.

2022.5.149 Matters Arising
None

2022.5.150 Chairman's Report
Councillor Wickson shared information regarding the determinations which included

TWC/2021/1194	Oak Apple Cottage	Permission Granted
TWC/2021/1276	Rose Cottage	Permission Granted
TWC/2022/0205	Roden Care Home	Permission Granted

The Parish Council will question why it was not consulted on application TWC/2022/0308 Hayfield House – however, it was unlikely that the PC would have objected. Permission has been granted.

2022.5.151 Outstanding Planning Matters
a) The Barn, Mill Bend
The Chairman confirmed that Councillor Steve Bentley, our Ward Member, had met with the Planning Officers to gain an assurance that the Enforcement Notice remains in place and that legal action will be taken as necessary. The team are working with the Ecology Officers to re-home the bats so that work can commence on the building.

b) Ercall Magna Neighbourhood Development Plan
Councillor Connor gave an update on the Regulation 15 document, which is being updated in accordance with the response from TWC. Councillors Wickson and Purves have joined him to review all the comments and agree the appendices. A final version will be circulated to all re being submitted back to TWC for the Regulation 16 consultation. The Parish Council is hopeful that the referendum can take place before the end of 2022.

2022.5.152 Planning Applications for consideration
TWC/2022/0340 The Cleveland Arms
Conversion of a public house to a class 3 dwelling
An update had been provided for the recent Annual Parish Meeting.
It was confirmed that the Asset of Community Value remains in place and the Parish Council is aware that there is still a need for a public house in the village.
It appears that the owner has made little effort to maintain the building and it has been left to decay.

The Parish Council, and Ward Member, will liaise with the Planning Department to ensure that the process, including the outstanding enforcement, be allowed to complete.

The application has been scrutinised and much of the information included is inaccurate, the arguments are inappropriate and the asking price is unrealistic based on the market value.

RESOLVED that the Parish Council will strongly object to the application, especially as nothing has changed, the proposal is not in keeping with the Conservation Area, the ACV is still in place and the information included in the application is inaccurate. It was further agreed that the Parish Council would CALL-IN the application to be determined by the Planning Committee and not delegated to an officer. However, if the officer's recommendation is to refuse the application, the Parish Council will consider withdrawing the Call-In at that time.

RECOMMENDED that the Parish Council submits an application to extend the Asset of Community Value to enable the process to continue.

TWC/2022/0342 Land adjacent to the rear of Sharcott, Stackstones and The Grove
Outline permission for 10 dwellings with reserved matters

RESOLVED that Ercall Magna Parish Council would strongly object to the principle of development on this site, which is an important green space in the centre of the village and should be protected.

The current infrastructure is not adequate for further development of this scale - the lack of transport and the withdrawal of the Doctors surgery are key points.

There is no established need for further housing. Recent developments have increased the size of High Ercall by 12% and the recent Housing Needs Survey did not identify a need for further homes such as those proposed.

The information and plans submitted are inaccurate, there has not been sufficient consultation within the agreed radius and affected landowners have not had an opportunity to comment. There has been no notice served for additional private land use.

The site is within the Conservation Area and, as such, any application must preserve or enhance the area. The historical value of the site must be protected.

Concerns remain regarding the access to the site, the close proximity to a dangerous junction, on a narrow lane without pavements will result in putting pedestrians and road users at risk.

The outline application is over-development of the site, properties are too close to neighbours and there will be loss of privacy and light. The proposals do not preserve or enhance the area and therefore the application does not meet the needs of the Conservation Area Management Plan and should be refused.

The Planning Committee will be urged to take into consideration the important points within the Historic Environment and Ecology reports.

RESOLVED that the application will be CALLED-IN to ensure that the Planning Committee have all the relevant information available for them to determine this unacceptable application.

TWC/2022/0354 Windy Oak Farm, 66 Ellerdine Heath

Conversion of existing outbuildings to 5 residential properties, including access, landscaping and drainage.

RESOLVED that although under normal circumstances the Parish Council does not support retrospective applications, the detail of this application is necessary because the original application has timed-out and therefore the Parish Councillors support the application to regularise the site.

TWC/2022/0357 63 Coppice Drive, High Ercall

Replacement garage and erection of a rear conservatory

RESOLVED that the Parish Council would support the application, but would ask that the Planning Officer takes into consideration all matters raised by neighbours to the site.

2022.5.153 Other Matters

None

2022.5.154 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 8.10pm

SignedDate