

## ERCALL MAGNA PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on 3<sup>rd</sup> November 2022 at 7.30pm in High Ercall Village Hall.

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

In attendance: Councillor S Noyes-Thomas (until 2022.11.162)  
Katrina Baker, Clerk

### 2022.11.155 **Welcome & Introductions**

The Chairman, Councillor Wickson, welcomed members and thanked them for attending. All Members of Ercall Magna Parish Council had been invited to this meeting in order to discuss the Roden Road Safety Scheme.

### 2022.11.156 **Public Session**

Councillor Noyes-Thomas had no comments but was interested to hear the views of colleagues, especially as the Roden Safety Scheme had been delayed for so long and the Parish Council had been pressing for this from TWC for a number of years.

### 2022.11.157 **Apologies for Absence**

Councillor S Taylor	No comments on the Roden Safety Scheme
Councillor A Price	Family commitments
Councillor M Ward	Family Commitments

**RESOLVED that these apologies be accepted.**

Councillor C Purves	Family Commitments – received after the meeting
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### 2022.11.158 **Declarations of Interest**

Councillor G Barrow	Roden Safety Scheme	Resident
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### 2022.11.159 **Minutes of the last meeting held on 10<sup>th</sup> May 2022**

It was proposed by Cllr Barrow and Seconded by Cllr Connor, that the Minutes of the last Planning Committee meeting, held on 10<sup>th</sup> May, 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.**

### 2022.11.160 **Matters Arising**

**TWC/2022/0342 Land adjacent to the rear of Sharcott, Stackstones and The Grove**

There had been significant correspondence regarding the proposals within this application – details are available on the TW e-planning portal. The Planning Officer has informed the Parish Council that, having taken all of the information into consideration, it is her intention to recommend that the application is refused.

### **2022.11.161 Roden Road Safety Scheme**

Copies of the Roden Lane (B5062), Roden Highway Safety Scheme and Speed Review Scheme Review Report (dated October 2022) ref NM22-CP04 had been circulated to all members for their comments prior to a public consultation.

Councillor Ward was unable to attend this meeting but had forwarded her comments, for consideration:

*'All sounds and looks sensible. I think the 'gateway' scheme is a good one - however I'm aware that this isn't always a popular measure with residents, so the views of members from Roden should perhaps take priority'.*

The proposal includes three measures and TW reasoning:

1. Speed Limit Changes, including a 50 and 40mph buffer zone travelling Eastbound into Roden.
2. Gateway features to highlight vehicles to the approaching village
3. Refresh all signing and lining throughout the review as necessary.

The proposal also included possible advantages and disadvantages and the estimated cost. Members recalled that this scheme is to be funded from the Section 106 funding provided to TWC as part of an application to provide a poultry unit on land in Roden Lane, Roden.

Throughout the discussions with Highways Officers over a number of years, the speed of traffic through the village has been highlighted as a concern and the Parish Council had been pleased to hear that Speed Indicator Devices were to be included. The sites for these had been identified in a site visit in April of this year, so members questioned why they were not included in the proposed scheme.

Members also believed that the 30mph zone should be extended to include the entrance to Roden Nursery.

Members would like to see a form of advance warning (buffer) from High Ercall, after Mill Bend to forewarn of the 30mph - maybe using countdown signs or a 40mph zone?

It is also necessary to include in the response that it is noted in the final point in Section 5.1, reference urgency of time constraints and the Parish Council will urge TWC to bring this forward as soon as possible and therefore within the time limit as this has been pending for a number of years.

The Chairman confirmed that this is an initial consultation, with the Parish Council only, prior to the public consultation. It will be important that residents of Roden respond when they have their opportunity.

Members also agreed to enquire about the scheme to provide a pedestrian crossing near to the Care Home, as this too is an important project and could be implemented at the same time.

*Councillor Noyes-Thomas left the meeting*

### **2022.11.162 Chairman's Report**

Councillor Wickson had recently updated Members on recent determinations. However, TWC/2022/0601 - Walton Grange, Walton, Telford, Shropshire, TF6 6AR had been approved.

**2022.11.163 Planning Applications for consideration**

**TWC/2022/0853 Stackstones, Shrewsbury Road, High Ercall**

Provision of a car port and 1.85m wooden and 1.85m metal gates

The Chairman had visited the site to 'understand' the location plan.

The car port is not visible from the highway or from the neighbouring property.

The provision of gates had been subject to a pre-application consultation and it was pleasing to note that the Planning Officer had taken the comments submitted into consideration, having asked questions of the applicant which has now brought forward this application.

**RESOLVED that the Parish Council will support the application to provide a car port and gates at the property.**

**TWC/2022/0864 Land south east of the poultry unit, Roden Lane, Roden**

Outline application for one rural worker's dwelling. All matters reserved.

Members are aware of the Local Plan Policy H10 and the emerging Ercall Magna Neighbourhood Plan. Whilst wanting to support and encourage business growth in the Parish, there must be justification for such a dwelling in this location.

**RESOLVED that Ercall Magna Parish Council would support in principle the provision of a rural worker's dwelling to enable a worker to be permanently on site for the business. However, the indicative designs included in the documentation appear to exceed the requirements of the Local Plan. Therefore the Parish Council looks forward to scrutinising the detail of the proposed dwelling within the reserved matters application.**

**2022.11.164 Other Matters**

**Ercall Magna Neighbourhood Development Plan**

Telford & Wrekin Council has confirmed:

***Ercall Magna Parish Neighbourhood Development Plan Submission - Open Consultation***

*Ercall Magna Parish Council have submitted their Neighbourhood Development Plan to Telford & Wrekin Council for publication and formal consultation before it is independently examined. The consultation begins on the 7th November 2022 and will run to 16th December 2022. The Ercall Magna Neighbourhood Development Plan is accompanied by supporting documents including a Basic Conditions Statement and a Consultation Statement.*

*The Ercall Magna Neighbourhood Development Plan establishes a long term view for the Ercall Magna area and will help to deliver the local community's aspirations and needs for the plan period 2020 - 2031. The Plan deals with a wide range of social, economic and environmental matters such as housing, employment, conservation, heritage, transport, environment and landscape. The Plan addresses the matters that were brought to the attention of the Parish Council during numerous public consultations and engagement that began in 2011. The objectives and policies set out within the plan if adopted will be used to help determine planning applications in the Ercall Magna area.*

*A copy of the submitted Ercall Magna Parish Neighbourhood Development Plan and supporting documentation can be viewed on line. Copies are also available at TWC offices and at High Ercall Stores (with thanks to the proprietor).*

**2022.11.165 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

Signed .....Date .....