

**ERCALL MAGNA PARISH COUNCIL
PLANNING COMMITTEE**

Minutes of the meeting held on 1st November 2023 at 7pm in High Ercall Village Hall.

Present: Councillor R Wickson (Chairman)
Councillor K Connor
Councillor G Barrow
Councillor C Purves
Councillor L Hughes
Councillor S Taylor
Councillor R Bruckshaw

In attendance: Katrina Baker, Clerk
11 Members of the public

2023.11.218 Welcome & Introductions

The Chairman, Councillor Wickson, welcomed members and thanked them for attending. It had been necessary to call a Planning Meeting as the closing date for the consultation on one of the applications is 2nd November.

2023.11.219 Apologies for Absence

Councillor E Aston	Holiday
Councillor R Hartshorn	Holiday
Councillor S Bentley	Member of the Planning Committee, TWC
Councillor S Noyes-Thomas	Previous Engagement

RESOLVED that the apologies be accepted.

2023.11.220 Declarations of Interest

None

2023.11.221 Minutes of the last meeting held on 5th October 2023

It was proposed by Cllr Barrow and Seconded by Cllr Purves, that the Minutes of the last Planning Committee meeting, held on 5th October, 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.

2023.11.222 Matters Arising

None

2023.11.223 Planning Application Determinations

The Chairman confirmed that TWC/2023/0721 – crown reduction of a tree in Church View and TWC/2023/0645 – removal of a T1 Tree in Shrewsbury Road had been approved.

2023.11.224 New Application for Consideration

a) **TWC/2023/0367 Ellerdine Grange Farm
Erection of 2 barn egg-laying units including all associated works**

Amended application – screening opinion and amended plans submitted

Members had an opportunity to discuss the amendments included in this revised application. However, there were no significant changes that would address the concerns previously submitted.

Concerns remained regarding the road size and structure, the heritage impact statement and the noise impacts.

Most of the technical documents still lack details. We note that the full tracking exercise of a 16.5m articulated lorry negotiating the road space between the site access and the A442/A53, required by the LHA, has still not been provided in the Transport Assessment.

Members are aware of the 'cumulative effect' of the number of similar sites – but noted that two are missing from the plan submitted. This is also contrary to the Ercall Magna Neighbourhood Plan.

RESOLVED that Ercall Magna Parish Council will continue to object and the following will be submitted:

Ercall Magna Parish Council is aware of the amendments within this revised application. However, they do not significantly change the proposal and therefore, the Parish Council cannot support the application.

Most of the technical documents are still lacking in detail. The Kipster Concept Brochure (included in the application) is a generic advertisement and has no information relevant to this application or this site.

Since the last consultation, the Ercall Magna Neighbourhood Development Plan has been confirmed through a referendum and been endorsed by the Council's Cabinet. It, therefore, forms part of Local Planning Policy.

Ellerdine Lakes is designated an an Open Space in the Ercall Magna NDP. Policy EG2 states that: 'New development will be supported where it does not have a significant adverse impact on the open spaces identified in the map at paragraph 15.6.21'

Comments from respondents including Fish Legal and the Battleback Centre, as well as the owners of the Ellerdine Lakes Fishery, indicate that this proposed development would have a significant adverse impact on the designated Open Space. The application is therefore contrary to Ercall Magna NDP Policy EG2.

The Parish Council's original consultation response (attached) remains relevant. We are also aware of changes in National Planning Policy regarding 'cumulative effect'. This now needs to be taken into consideration and is particularly relevant with this application. You may have already identified that two other sites are missing from the plan included in the application. No modelling assessment has been provided, as requested within the Transport Plan. It was noted that other similar sites do have good transport routes and are not sited on a 'No Through Road' close to rural dwellings and buildings. The lanes are narrow, with no passing places. It is impossible to comply with the recent changes to the Highway Code - it will not be possible to have 1m between the lorries and bicycles.

Our Call-In request remains valid and Members of the Parish Council will attend any Planning Committee meeting to object to the proposals.

Local residents are encouraged to submit a new response on the e-planning portal.

**b) TWC/2023/0813 Osbaston Cottage, Crab Tree Lane
Erection of a self-build dwelling and alterations to access**

Members noted the inconstancy in the application which it described as a Full Application although the Design & Access Statements states that it is an Outline application. There is no justification for a self-build on the site and the descriptions included states that once the bungalow has been granted permission and constructed, the intention is to sell the property (for a sale price of £450k or above). This is not in accordance with a self-build as defined in the Self-building and Custom Housebuilding Act 2015.

The application does not meet the legal definition of self-build nor does it comply with TW Local Plan policies, HO10 or HO11 for housing in the rural area.

RESOLVED that Ercall Magna Parish Council objects to the application which does not meet the legal definition of self-build and is contrary to TW Local Plan policies HO10 and HO11.

2023.11.225 Other Matters

None

2023.11.226 Exclusion of Press and Public

It was proposed by the Chairman, seconded by the Vice Chairman, all were in favour and thus it was

RESOLVED that pursuant to section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, because of the commercially sensitive nature of the business to be discussed and transacted, the public and press were asked to leave the meeting during the consideration of the provision of a Community Asset.

2023.11.227 Date of the next meeting

As required.

SignedDate