

ERCALL MAGNA PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on 17th August 2023 at 7.00pm in High Ercall Village Hall.

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

In attendance: Katrina Baker, Clerk
Cllr L Hughes
Cllr S Noyes Thomas

2023.08.200 Welcome & Introductions

The Chairman, Councillor Wickson, welcomed members and thanked them for attending.

2023.08.201 Apologies for Absence

None

2023.08.202 Declarations of Interest

None

2023.08.203 Minutes of the last meeting held on 14th June 2023

It was proposed by Cllr Barrow and Seconded by Cllr Connor, that the Minutes of the last Planning Committee meeting, held on 14th June, be accepted. It was noted that Cllr Aston had not submitted apologies, but was not aware of the meeting. All were in favour and thus it was

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

2023.08.204 Matters Arising

None

2023.08.205 Planning Application Determinations

The Chairman confirmed that TWC/2023/0505 – TPO at Roden had been approved.

TWC/2023/0464 – Rural dwelling had been approved and it was noted that permitted development rights had been removed, which had been requested by the Parish Council.

TWC/2023/0367 – Chicken Farm at Ellerdine - ongoing

2023/08/206 Updates

Ercall Magna Neighbourhood Development Plan

The referendum will take place on 7th September with voting at Ellerdine, High Ercall and Rodington Village Halls.

A newsletter had been produced to promote the referendum – thanks were extended to the Councillors who have distributed them to every house in the Parish.

The Referendum Version and associated documents are available online, at Darby House, Wellington Library and a copy is available in High Ercall Shop.

Members noted that this document has been a long time in development and it does include all the areas of planning and development as requested by local residents throughout the various stages of its creation. It is now supported by TWC and the Independent Examiner and, if successful, will form part of the TW Local Planning Policies for Ercall Magna Parish.

2023.08.207 New Application for Consideration
TWC/2023/0308 RAF Sick Quarters, Cotwall
Amended Line Boundary

SUPPORT

Ercall Magna Parish Council continues to support the proposals for this site, the details as per previously submitted include that the historic features of the site should be retained wherever possible.

TWC/2023/0552 Osbaston Cottage
Erection of a front porch and two storey rear extension

SUPPORT

Ercall Magna Parish Council supports the proposals for this remote cottage which are proportionate and will improve and upgrade the property.

TWC/2023/0555 19 Park Lane, High Ercall
Reduction of entire canopy by approximately 2m, one Beech Tree

SUPPORT

Ercall Magna Parish Council supports the proposed work but would ask that it be carried out by a professional tree surgeon under the direction of the TW Tree Officer.

TWC/2023/0583 Land to the rear of Sharcott, Stackstones and The Grove, Shrewsbury Road, High Ercall
Outline application for up to ten self-build dwellings, all matters reserved

A lengthy discussion took place regarding this application which has been re-submitted having previously been refused.

Members referred to the previous application, the documents and the reasons for refusal. There are inconsistencies within the documentation which refers to 10 properties but five self-build.

The proposal remains contrary to the TW Local Plan and the Ercall Magna Neighbourhood Plan, which is now at Referendum stage and carries significant weight.

The Parish Council still has concerns regarding any proposed development on this site, which is within the Conservation Area. Referring to Policy BE5 of the TW Local Plan, it was noted that (under 9.2.3.7) *'In order to determine the effect of any new building in a CA, the Council will require the submission of detailed plans. The Council will expect applications to be accompanied by a design and access statement and a heritage significance statement'*. The

design and access statement is absent from the application, although there is a heritage significance statement.

Details within the supplied statement (4.15 and 4.16) cannot refer to this field, as this is NE of the Old Rectory. The assertion is therefore untrue.

'Self Build' enables each owner / developer to design to their own requirements, therefore the assertions in the application cannot be guaranteed.

It was noted that within the application form, certificate of ownership, not all landowners have been notified or included.

The Transport Statement is the one from July 2022 which TW determined as inadequate as stated in the determination letter which states

'The Local Planning considers that the proposal would have a detrimental impact upon road users and pedestrians and would not provide any improvements to the pedestrian facilities surrounding the site. The proposal is therefore considered to be contrary to policies C4 of the Telford & Wrekin Local Plan 2011-2031.'

OBJECT

Ercall Magna Parish Council once again objects to the application as the reasons previously submitted remain valid. The Parish Council is supportive of self-build in the correct places in the Parish and this is supported by the emerging Neighbourhood Plan. The NP has identified this site and the adjacent land as a designated local green space - it is sacred and unique as it is the only untouched green space in the High Ercall Conservation Area and the village and it should therefore be protected from development.

The Parish Council feels strongly about the future of this historic site and in order to continue to support the local community in their objection, the application will be called-in for determination by the Planning Committee.

2023.08.208 Date of the next meeting
As required.

SignedDate