

**ERCALL MAGNA PARISH COUNCIL
PLANNING COMMITTEE**

MINUTES of the Planning Committee meeting held on 7th April 2025 at 6.30pm in High Erccall Village Hall.

PRESENT:

Councillors	R Wickson (Chairman) K Connor C Grant
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In attendance: Katrina Baker (Clerk)
Cllr L Hughes

P25/024 Welcome & Introductions

The Chairman, Councillor Wickson, thanked members for attending and welcomed Cllr Grant to his first meeting of the Planning Committee. It is some time since we had the need for a Planning Committee meeting, as we have been able to include applications for consultation on Full Council agenda, when time permits.

P25/025 Apologies

None

Absent

Councillor C Purves
Councillor E Aston

P25/026 Declarations of Interest

Members **None**

Cllr L Hughes CAMP

P25/027 Minutes of the meeting held on 20th August 2024

It was proposed by Councillor Connor, seconded by Councillor Wickson, with one abstention, all were in favour and thus it was

RESOLVED that the Minutes be signed by the Chairman as a true record.

P25/028 **Matters Arising**
Housing Needs Survey

We are waiting to hear from Craig Bethell, Community Resources, to ascertain how much help he can offer towards the Housing Needs Survey for Erccall Magna Parish.

A questionnaire will be created – these will need to be distributed around the Parish. The data collected will be analysed and used in the future monitoring and review of the Neighbourhood Plan.

P25/029 Planning Application Determinations since the last meeting

None – a report was presented to the last Full Council meeting

P25/030 New Applications for consideration:

TWC/2025/0199 **Rose Cottage, Green Lane, Ellerdine**

Erection of a 3-bay barn, to house a touring caravan, haystore and covered walkway

RESOLVED to support the application as this will be useful addition to the property.

RESOLVED to support this application as it is in keeping and sympathetic to the location.
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P25/031

Other Matters

a) TW Local Plan – Regulation 19 Consultation

This is an opportunity for Members to consider the document, for soundness and legality, before the version is sent to the Inspector by TWC.

It is important that the document is factually accurate and therefore any response will include information relating to the UKSPF – this is for community use and not for use by the Local Authority.

Members agreed that the ‘tone’ of the Plan is improved and the inclusion of themes: green and open spaces, climate and sustainability etc. are welcomed. The rural housing / conservation policies are improved. It is not overly prescriptive and the inclusion of sustainable policies is also a positive.

However, Members raised concerns about the lack of detail relating to highways and infrastructure regarding the proposed large scale sustainable communities. The addition of thousands of houses on the North Rural boundary of the Borough is a concern, especially the capacity of the A5223, B5062 and A442. The capacity of the road network, the E/W links and lack of a public transport scheme are all important factors.

These roads are not capable of incorporating the additional traffic, without significant re-design and investment.

Similarly, the drainage around the Weald Moors and Wappenshall areas will not support this significant development.

In addition to these, thought should be given to employment, education, hospital, welfare and leisure facilities.

Finally, there are many brown-field, previously-allocated sites in the South of Telford – additional development would be welcomed here, and the infrastructure is already in place – highways, public transport, leisure and recreation, doctors and dentists, shops etc.

Members also took the opportunity to mention the need for a policy relating to the expansion of agricultural land into large (livestock, especially poultry) units on an industrial scale in rural areas.

b) Conservation Area Management Plan

TWC has confirmed that it is likely to be the Autumn before resources will allow time for the review of the CAMP for High Ercall.

There being no further business, the meeting closed at 7.55pm

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