

Minutes of a meeting of the Planning Committee held at 6.30pm on Monday 27 February 2012 in the Memorial Hall.

- Present **Chair: Cllr Hindson.** Cllrs Mrs Jones, Mrs Lewis and Moraghen
- In attendance Anne Chalkley – Clerk. Cllr Clarke and Mr O Jones (Architect to the Fox Planning Application)
- The Chair, Cllr Hindson, welcomed Mr Jones and Cllr Clarke to the Planning Meeting.
- P84.11 **APOLOGIES** – None.
- P85.11 **DECLARATION OF INTEREST** - *To receive declarations of Interest of personal and prejudicial interest on any item on the agenda in accordance with Section 50-52 of the Local Government Act and The Local Authorities (Model Code of Conduct) England Order 2007.* There were none.
- P86.11 **MINUTES** – It was **proposed** by Cllr Mrs Jones and **seconded** by Cllr Moraghen that the minutes dated 6 February 2012 be signed as a true record. **All agreed.**
- P87.11 **MATTERS ARISING** – Cllr Mrs Jones asked the Clerk if a decision had been made for Planning Application 12/00325/FUL, Tregantle, Lythwood road – Extension of a first floor extension over existing bungalow to provide additional bedrooms and bathroom: erection of single storey extension to side providing new garden room and garage. The Clerk reported to the committee that there had been no decision from Shropshire Council Planning Department. It was noted by Cllr Clarke that the Clerk is automatically informed of planning decisions.
- P88.11 **PUBLIC SPEAKING/QUESTIONS AT COUNCIL MEETINGS** – There were no public present.
- P89.11 **Planning Applications** – *Please see schedule for detail of application.*
- a) 12/00618/FUL – The Fox Inn, Hereford Road. Cllr Hindson handed over to Mr Jones the Architect for the Fox Inn Planning Application. In response to concerns raised by the Parish Council he informed the committee that a poster had now been put over the display board at the Fox Inn with ‘Proposed Planning’ and he explained the history of the site and showed an amended plan of the site.
- The original plan was three houses then a gap and a further three houses. The amended plan now show four houses then a gap and a further two houses to enable the waste bins to be taken around the back of the properties and stored in their gardens. There was also a

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place allotted for the waste bins and recycling boxes for the collection day inside the entrance to the site.

Mr Jones recognised that there were two concerns – the flow of traffic and drainage run off.

Mr Jones explained the planning categories:- A1 is for shops, A2 Financial such as banks and building societies and A3 was for Restaurants and cafes. He explained that from the Highways Agency survey of the site stated: *The site has a permitted change of use from category A4 (Drinking Establishment) to C3 (Dwelling Houses) to include 8 properties at The Fox Inn site.*

He referred to the Highway Agency response to the proposal that concluded that ‘...the proposal for housing represents a net reduction in peak and overall traffic generation. Under the scenario for a pub use, housing represents a small increase in the morning peak but an overall reduction in vehicle movement’.

He explained that the access would be widened to 7½ metres width enabling two cars to pass and there be unimpeded vision. The houses although not affordable, they will be marketed at approximately £115,000 each.

He also understood as displayed on Shropshire Council Planning website that there were concerns with the drains and access into and out of the site.

He explained that there would not be a problem with the drains as they were putting in a continuation system that drains water that collects away from the side.

Mr Jones confirmed that the CiL for this would be around £17,000.

Questions from Councillors focused on concerns about the traffic flow and especially the fact that turning right out of the housing development, into the Village and turning into the development from the A9 would involve crossing lines of traffic in a potentially dangerous manner.

Cllr Hindson thanked Mr Jones for attending the meeting and he left.

After Mr Jones left the meeting there were further discussions about traffic flows and safety issues and it was felt that the development gave the Parish Council an opportunity to pursue a long term objective of redesigning the junction with the A49 to create a safer entrance to the Village generally.

It was **proposed** by Cllr Mrs Jones and **seconded** by Cllr Mrs Lewis agree in principle to the plans of the development, but object with the Highway Issues with regard to the A49 junction. **All agreed.**

It was further agreed that the Clerk and Councillors pursue opportunities with the developers and appropriate Shirehall and Highways Agencies with a view to the possible redevelopment of

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the junction as has been suggested on a number of previous occasions.

- b) 12/00504/FUL – Proposed Dwelling of The Old School, Cross Lane – After discussion it was **proposed** by Cllr Mrs Lewis and **seconded** by Cllr Mrs Jones that although there are no objections to the development itself, there were concerns that the plans are deficient of the ‘Conditions’ laid down in the ‘Decision Notice’ 10/02833/FUL dated 2 July 2010. It was further proposed that unless these same conditions are included in the planning application the Parish Council would object to this planning application. After a vote there were one abstention, the motion was carried.

Meeting closed at 7.30pm

P89.11 PLANNING APPLICATIONS - Schedule

Ref No	Location	Proposal	Decision
12/00618/FUL	The Fox Inn, Hereford Road	Change of use from A4 Drinking Establishment to C3 Dwelling houses to include erection of eight 2 bed terrace properties, associated car parking, landscaping following demolition of the existing public house and first floor residential accommodation.	The Parish Council agree in principle to the plans of the development, but object with the Highway Issues with regard to the A49 junction.
12/00504/FUL	Proposed Dwelling of The Old School, Cross Lane	Erection of one dwelling with attached indoor swimming pool; detached double garage with playroom/office use.	Although the Parish Council agree to the development, they had concerns that the plans are deficient in relation to the ‘Conditions’ laid down in the ‘Decision Notice’ 10/02833/FUL dated 2 July 2010 and unless these same conditions are included in the planning application the parish council object to this planning application.

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