

PLANNING/WORKING COMMITTEE MINUTES

MINUTES of the Wrockwardine Wood & Trench Parish Council Planning/Working Committee Meeting held on Monday 7th January 2014 at the Parish Council Centre, Church Road, Wrockwardine Wood at 7.30pm.

PRESENT: Cllr's. C.F. Smith – Chair, K. Hanmer, D. Plant, K.R. Watkins and S.A. Watkins

P/806 Apologies

RESOLVED – to accept apologies from Cllr. H. Smith (Family Commitments).

P/807 Disclosable Pecuniary Interests

There were no Disclosable Pecuniary Interests declared.

P/808 The Minutes of the Planning/Working Committee Meeting held on 2nd December 2013 were confirmed as a correct record and signed by the Chairman.

P/809 To consider Planning Application W2013/0965 – Outline application with all matters reserved for the construction of two dwellings at Pleasant View, Cockshutt Road, Wrockwardine Wood

The Chair said that he will invite members of the public to speak about this application.

The Chair said that he has concerns about this application which is sited via a very narrow road which is not adopted by TWC.

Cllr. K. Watkins said that he is concerned that Cockshutt Road is an unmade road and he has walked this area and found the road to be unstable and the ground unsuitable for housing.

Cllr. D. Plant said that the applicant has cleared the ground and chopped down trees at the side of the Cockshutt and asked if he obtained permission to carry out this work.

Cllr. S.A. Watkins said that she agrees that the area is unstable and doesn't think a building would stand up that long on the site.

Cllr. K. Hanmer said that she agrees with committee members that the area is unsuitable.

A resident of Cockshutt Road said that TWC have been misled by the applicant regarding the ownership of the road of which a third is privately owned by one of the residents who was kept out of the consultation process. The resident said that there is a retaining wall on the left hand side of the road which was constructed in the 1940's and this road was not meant for holding heavy lorries. The resident asked if TWC would be liable if the road collapsed. The resident said that bushes and large trees on the site of the old canal have been removed by the applicant who has chopped them up and burnt them on site over the last six months.

A resident expressed concern that the proposed houses are to be built at the top of an 8 foot dirt bank at the rear of their garden and they are worried the houses may collapse into their garden. The resident said that the applicant took out the fencing from the rear of their property while they were out.

A resident said that according to the planning application the applicant is to demolish a garage that belongs to her. The resident said that the applicant has stated that the road is all unadopted but she knows that it isn't as she owns a third of the road plus the car park.

The Chair urged residents to write in with their objections and advised that they will be able to attend the TWC Planning Meeting which will probably be held in February to make their objections there.

RESOLVED – to object to this application as it appears that the top third of the road is privately owned and has been for a considerable number of years. The trees are being cut down and burnt and no permission has been seen for this work. The road is very narrow and unstable. There are two known mineshafts on the plans and probably more in this area. The applicant is riding roughshod over other resident's property and demolishing other people's property. We are fearful of a landslide endangering properties below the proposed buildings. The proposed properties will be sited on the old canal which probably holds a lot of water which if disturbed could cause a landslide. The Council have formed a Friends of the Cockshutt Group who are endeavouring to preserve the Cockshutt as a Nature Reserve for people to enjoy in future year. It was agreed to point out that we do not want any encroachment onto the Cockshutt and this appears to be an encroachment.

P/810 To consider any Planning Applications received after publication of the Agenda.

There were no further Planning Applications for consideration.

P/811 Any other items of information or for the next agenda

There were no further items.

P/812 Date of the next meeting As and when required.

The meeting closed at 7.50pm.

Signed
Chair

Date