

PLANNING/WORKING COMMITTEE MINUTES

MINUTES of the Wrockwardine Wood & Trench Parish Council Planning/Working Committee Meeting held on Wednesday 1st June 2011 at the Parish Council Centre, Church Road, Wrockwardine Wood at 7pm.

PRESENT: Cllr's. K. Hanmer, M. Hanmer, C.F. Smith, S.A. Watkins & K. Watkins.
Clerk: Mrs. Y. Taylor

P/738 Election of a Chairman

RESOLVED – To elect Cllr. C.F. Smith as Chair for the forthcoming twelve months.

P/739 Election of a Vice Chairman

RESOLVED – To elect Cllr. K.R. Watkins as Vice Chair for the forthcoming twelve months.

P/740 Apologies **RESOLVED** – to accept apologies from Cllr. H Smith (holiday).

P/741 Declarations of Interest

There were no declarations of interest in any item specified in the agenda.

P/742 The Minutes of the Planning/Working Committee Meeting held on 14th December 2010 were confirmed as a correct record and signed by the Chairman.

P/743 To consider Planning Application W2011/0409 – Determination under Part 24 of the GPDO for the erection of a 12.5m high telecommunication mast with 6 no. antennas, 1 no equipment cabinet and associated works on land off Trench Road.

The Chair welcomed Mr. Sarson from Mono Consultants Limited and thanked him for attending the meeting at such short notice.

It was **RESOLVED** to open the meeting to the public so that they can question Mr. Sarson and inform him of their concerns.

Before Mr. Sarson addressed the meeting, The Chair, Cllr. Smith pointed out that when considering objections Telford & Wrekin Council will not be able to take health issues into account.

Mr Sarson informed everyone present that Vodaphone and O2 have agreed to the shared use of sites to avoid a proliferation of new masts in the future. Residential areas are being considered because the use of phones is changing and people now want to use their phones for downloading music etc and mobile operators need to increase coverage.

Mr. Sarson said that other sites were considered including the TA Centre, the roof of a shop at One Stop Shopping Centre and the bell tower at Holy Trinity Church, Wrockwardine Wood. The church were reluctant to proceed because of the likely community response and the proximity of the school. Mr. Sarson said that the site at Trench Road was chosen because the pavement is sufficiently wide to still allow access for pushchairs and the area is less residentially developed than other areas that were considered.

A resident expressed concern that the mast will only be 6 feet away from his garden and said it will be a danger to oncoming traffic and it will narrow the footpath for pushchairs.

Cllr. Smith said that local Councillors have previously pointed out that the proposed mast is in the wrong location.

A resident asked why the mast could not be put on the shop roof and Mr. Sarson explained that it would require substantial bracings which would make it a larger pole.

A resident pointed out that they are not against a mast, just the proposed location.

Residents expressed concern about drainage in the area and pointed out that every time it rains Trench Road gets very flooded. Mr. Sarson was asked why the Railfreight Depot was not considered

as a mast would be less intrusive in that area. A resident asked if it is correct that if a mast is under 15m, planning permission is not required.

Mr. Sarson said that any development less than 15m requires a permitted development order and the process is to apply to the Borough Council and they have 56 days to consult with residents and determine the application. Mr. Sarson said that it should be early July before the planning authority makes any decision on this application. Regarding the drainage, Mr. Sarson said that a ground scan has been carried out and they are aware there is a main sewer and most services run under the road, with only minor services running under the pavement.

A resident expressed concern about the volume of traffic on Trench Road, the number of pedestrians including schoolchildren and pointed out that HGVs use the road and have problems negotiating Church Road corner.

Mr. Sarson said that the Railfreight Depot is too close to an area approved for a mast at Hortonwood and building a further mast at the Railfreight Depot would only do half a job.

Mr. Sarson urged residents to put their concerns in to the planning authority as there is still a full calendar month before the application is determined. Mr. Sarson said that if a proposed site causes public outcry they will not build there.

A resident suggested building a mast where there are trees so it is not so visual.

Mr. Sarson said that he appreciates that in some cases there is no 'best fit' to place a mast and Trench has proved to be a difficult area as it is 95% residential and they have tried to find the best area under the circumstances. Regarding the safety issue, a resident said that although there is no proven health risk, her grandchildren, aged 16 and 17 have expressed concern over the possibility of cancer being caused by masts. Mr. Sarson pointed out that most findings urge you to limit the use of handsets to reduce any possible risks. Mr. Sarson also pointed out that signals for mobiles are non ionising like radios, television and wi fi which means they do not change molecular structures.

Cllr. Smith asked Mr. Sarson if the mast could be sited on the raised land at the back of the Railfreight Depot. Mr. Sarson said that there is a mast in situ at the Globe Bingo so this would be too close to an existing site. Cllr. Smith pointed out that the land he is referring to is directly north of the proposed site and the Globe is East so that argument is invalid. Mr. Sarson said this would be too much of an overlap. Mr. Sarson said that if the planning authority refuses this application he will have to re-visit the area and may have to look further away. Mr. Sarson pointed out that they are trying to achieve most coverage with the least amount of sites. A resident asked if they would appeal if the application was refused and Mr. Sarson replied only if they feel it was unjustified or the reasons for refusal are unreasonable, but he is not aware of any mobile phone group ever suing a council. In many cases Mr. Sarson said they resist the urge to appeal.

Cllr. Smith said that an earlier report on mobile phone masts said that waves should not pass over schools and this mast would cause waves over St. Lukes School and we need to make sure planners are aware of this. Cllr. Smith said that we should also ask Mr. Sarson to consider siting the mast on land along the new Trench Road. Cllr. Smith commented that the Government have decreed that street clutter should be reduced and this mast and an unsightly cabinet would be adding to the street clutter on Trench Road. Cllr. Smith pointed out that there is also a safety aspect as vehicles exiting Church Road would have their line of sight blocked further. When the planning report comes out Cllr. Smith said that residents need to see it before it goes before the plans board.

Councillors and residents in attendance thanked Mr. Sarson for coming out to meet them and Mr. Sarson left the meeting.

A resident said that she rang the planning officer Elizabeth Attwood and was informed she will write her report by 9th June and if it recommends the mast is given permission it will go to the plans board on 22nd June. The resident asked if Cllr. Smith will submit a green card to enable one of them to address the plans board meeting. Cllr. Smith agreed to this request and said he will email Elizabeth Attwood tomorrow to say he want this application heard by the plans board and that people will want to address the board and he will also inform her that she will be receiving further letters of objection from residents.

The Planning Committee considered the application for a mast on Trench Road and it was **RESOLVED** – to object to this application because of the street clutter, the proximity to two schools, the large box blocking the footpath and problems exiting Church Road because of the line of sight

being impaired. It was agreed to request that the Plans Board determine this application and not the planners.

P/744 To consider Planning Application W2011/0395 – Erection of 6 dwellings and 22 apartments (comprising 1 no. 2 storey block of 2 flats over garages, 1 no. 3 storey block of 4 flats over garage and 1 no. 3 storey block of 16 flats) and formation of new estate road and car parking following demolition of a pair of semi-detached dwellings at Erindale, Moss Road.

RESOLVED – to object to this planning application because it is an overdevelopment of the site, the buildings will be too tall and not in keeping with the area and it will cause more traffic congestion on St. Georges Road.

P/745 To consider Planning Application W2011/0434 – Erection of 2 no. dwellings with associated parking on land adjacent to 1 Furnace Lane, Trench.

RESOLVED – that there are no objections to this planning application.

P/746 To consider any Planning Applications received after publication of the Agenda.

There were no further planning applications.

P/747 Correspondence

The following decision notices were received for Planning Permission Granted:

W2011/0340 – Single storey rear extension at 131 Woodhouse Crescent, Trench.

W2011/0184 – Extension to provide new integral garage and utility room and first floor granny flat at 12 Summer Crescent, Wrockwardine Wood.

W2011/0165 – Change of use from business, storage & distribution to business, general industry and storage & distribution at Gibson House, Hortonwood 30.

W2011/0593 – Conversion of Methodist chapel to form 4 no. 2 bed flats and erection of 1 no. 3 bed detached dwelling at the former Methodist Chapel, Wrockwardine Wood.

W2011/0101 – Erection of an external canopy at St. Lukes Catholic Primary School.

W2011/0180 – Installation of 5ft water tank to service an automatic irrigation system for bowling green (retrospective) at Wrockwardine Wood Bowling Club.

W2010/0046 – Display of illuminated signs and totem pole sign at T.J. Vickers & Sons.

W2010/0090 – Proposed wood burning plant to heat factory at Vogel & Noot Products, Hortonwood.

Planning Permission was refused for W2010/0829 – variation of condition no. 4 on planning permission W2011/0213 to amend the opening hours to 12 noon to 12 midnight seven days a week at Unit 4, 107A Trench Road.

Planning application W2011/0079 – Erection of conservatory/games room, entrance porch, smoking shelter & extension of car park at the Pheasant Inn, Lincoln Road, Wrockwardine Wood was withdrawn.

P/748 Any other items of information or for the next agenda There were no further items.

P/749 Date of the next meeting As and when required.

Signed
Chairman

Date