

Buildwas Parish Council
EXTRAORDINARY MEETING – PLANNING APPLICATIONS
Monday 26TH JULY 2021
Buildwas Village Hall

MINUTES

Present: Cllr. S Cox, Cllr. S Heath, Cllr. R Jones, Cllr. R Ling, Cllr. R Wilcox

In attendance: Mrs S. Morris (Clerk), Cllr C Wild (Shropshire Council)

In the absence of the Chair, Councillor S Heath, Vice Chairman, chaired the meeting

1. Public Session

There were no members of the public present.

2. To receive apologies for absence

Apologies were received from Cllr L Pratt and Cllr E Jackson

3. To receive disclosures of disclosable pecuniary interests and dispensation requests in respect of items on the agenda

None.

4. Planning applications for comment

- i) 21/02012/FUL – Ironbridge Power Station Change of use of existing railway track to a demonstrator track for very light rail

Further to the initial discussion of this application at the meeting held on 19th July, Councillor Heath had spoken to the Planning Officer to clarify some details and advised that the proposal would use a siding and not the main line, and would not impact on the proposal for use of the train line to remove extracted sand and gravel from the site. It was noted that the proposal include erection of a dummy platform and small building which would all be levelled at the end of three years. Councillors queried the improvements to the local community which are cited in the application, given that the site would return to the original condition at the end of the three years. However, Councillors felt that it was a positive project looking at developing electric transport links.

RESOLVED to make representations, that no objections were raised, subject to care being taken to mitigate against any negative impact of the project on the wildlife present on the site.

- ii) 21/03090/FUL – Buildwas Leisure Site Change of use of land to create a holiday caravan site

The Parish Council noted a number of initial concerns with the proposal:-

- Flooding. There are existing issues with flooding along the access road which has a negative impact on the properties here. Drainage along the road should be improved prior to any development.
- Access. The access road is at the bottom of a steep hill (Buildwas Bank) where vehicles regularly have difficulty slowing and a junction that is already prone to accidents. Councillors have concerns about caravans waiting to turn right at this point. There are also concerns about the potential impact of future engineering of this junction as proposed in the planning application for the power station site. Councillors also queried whether the access road was sufficiently wide to allow two caravans to pass each other.
- Size of the development. The area of land to be developed is disproportionate to the size of the village in which it sits. This will impact on the rural character of the parish, will have some visual impact for some current residents, and impacts on the following points.
 - Loss of fields in a rural area bordering an Area of Outstanding Natural Beauty.
 - Increase in traffic which would be a significant increase on the current traffic levels when considered for this application alone. The Parish Council also has significant concerns about the future cumulative impact when added to the potential increase in traffic in and through the parish arising from the proposed development on the power station site.
 - Potential impact on dark skies which is a valued characteristic of the parish.
 - Potential noise disturbance from the site, as the parish is situated in a valley in which noise travels easily. This will have an amenity impact on neighbouring properties, and potentially on the wider parish area.

It was agreed that Councillors would conduct a site visit to discuss the plans in more detail. It was noted that the deadline to submit comments would fall during the Clerk's planned leave. It was therefore **RESOLVED** to request an extension to the deadline to submit comments to allow for further comments following the site visit to be agreed.

iii) 21/03179/FUL – Greenacre, Buildwas Bank Erection of detached garage

It was **RESOLVED** to submit a comment of no objections.

Meeting closed at 8.18pm