

**MINUTES OF THE PLANNING MEETING OF BARROW PARISH COUNCIL HELD ON TUESDAY  
2<sup>ND</sup> OCTOBER 2018 AT 6.30PM AT WILLEY VILLAGE HALL.**

**1. PUBLIC PARTICIPATION:**

Shropshire Councillor Turner reported that he had requested that the application be considered at the Southern Planning Committee is necessary. He remained to hear the views of the public and left.

Members of the public will have the opportunity to raise parish matters Between 6.30 p.m. and 6.40 p.m. The session was extended to allow the 11 members of the public present to discuss planning application: - 18/4313/FUL Proposed Camping Land West of The Bayliff's House Spout Lane Benthall Broseley. Use of land for stationing of 8 eco-pods for holiday use with associated car parking (revised scheme).

**2. RECORD MEMBERS PRESENT AND ACCEPT APOLOGIES:**

Councillors Downes, Whiteman, Churchill and Skinner were present along with Shropshire Councillor Turner. Apologies were accepted from Councillor Knott.

**3. DECLARATIONS OF INTEREST:**

To receive and Declarations of Interest, personal or prejudicial. None.

**4. DISPENSATIONS:** None.

**5. PLANNING:** a. Consider New applications.

18/4313/FUL Proposed Camping Land West of The Bayliff's House Spout Lane Benthall Broseley. Use of land for stationing of 8 eco-pods for holiday use with associated car parking (revised scheme). It was RESOLVED to make the following comments:

**18/04313/FUL Proposed Camping Land West of The Bayliff's House Spout Lane Benthall Broseley**

Barrow Parish Council objects to this application and feel that it is totally inappropriate for this site for the following reasons:

1. The proposal is against the policy laid down in the Barrow Parish Plan. The Parish Council feel's that the presence of an eco-pod camping site would be both detrimental and intrusive to the lives of residents through noise and loss of privacy.

2. The change of use referred to in this application is for a project which will not enhance or contribute to the Conservation Area in which it would stand and would clearly infringe on the green spaces which are an integral part of the Conservation Area as well as destroying the special character of the site holding the grade 2 listed building, 'The Bailiff's House'.

3. The roads leading to the site are narrow single track with housing directly bordering the edges of both Spout Lane and The Mines. Being extremely minor roads, the condition is poor on both roads. Access to these narrow roads is via Bridge Road which is barely a two-way highway. All three roads are steep in places and not easy to navigate. A desk top study will not reflect the condition or conditions and The Parish Council would like the person who writes the highways response to find time to visit the area.

4. Barrow Parish Council find it difficult to agree with the suggestion that cars would only enter/leave once each day, given the distance and terrain necessary to reach shops and restaurants. Traffic to and from the site may result in up to 48 extra daily movements of many sorts e.g. pedestrian, car, cycle and so, which will exacerbate the existing challenging highway conditions. The nearest bus top is nearly half a mile from the site, walking to and from the stops involve steep inclines and services are infrequent. Access to the amenities of Broseley and the Ironbridge Gorge are not easily accessed by foot. Wider exploring of the surrounding area would have to be undertaken via wheeled transport.

5. The pasture and the adjacent Workhouse Coppice are havens for a variety of flora and fauna which is not likely to survive the arrival of eco-pods and the ancillary infrastructure required on site to service the eco pods.

6. Although the proposal uses excerpts from CS 16 and SAMDev MD11 to justify the plans, Barrow Parish Council would argue that a fuller reading should lead to their rejection. This proposal is not a diversification of an existing business. The current use of the land appears to be amenity in conjunction with The Bayliff's House. It could be argued this is a change of use without consent in the conservation area.

7. Whilst lighting will be at a low level (Ref Supporting Statement para 9.4 vii) it will create light pollution on the site, causing wildlife to be unable to function in its usual way.

8. The revised plan submitted with this application does not remove the issue of disturbance to neighbouring properties with the car park very close to the neighbouring properties.

9. The view that users on holiday will be inside the pods for 12 hours a night does seem to be speculative. During summer months with long daylight hours users could be enjoying living outside and using local amenities for entertainment and food until later into the evening.

10. The application does not indicated how waste will be dealt with. There are no indications of how the sewage system will be situated within the site. There is no indication where bins for waste will be situated.

11. In the event of an emergency – fire or accident, the restricted access to the site will not enable a swift response from the emergency services.

12. It is understood from residents that the site has been known to flood.

13. The plan does not indicate where hard standing will be built for the pods and what paths will be created to access each pod in a clean and safe manner.

14. Barrow Parish Council supports Shropshire Councillor D Turner's request for this application to be considered by Planning Committee if the planning officer recommends approval. The Parish Council requests that the committee visit the site.

15. If the application is successful the Parish Council would request the following conditions are added.

a). a traffic management plan for the development stage of the building of the site. Including a banksman.

b). a traffic management plan for the day to day use of the site to enable safe use of the highways for every use.

c). restrictions to the time the site should be opened and closed each evening, both during construction and operation. (ref para 3.6 of the Supporting Statement that "Arrivals at the site will not be permitted before 8.00am or after 8.00pm.")

d). that no vehicles can park on Spout Lane or The Mines during the development of the site nor when it is used as a campsite.

16. As of 3<sup>rd</sup> October, the site notice has not been displayed. Residents are concerned that people are unaware of the application as a result.

## **6. FINANCE:**

a. It was RESOLVED to pay the following accounts:

1.1.1.1. Mr N Downes £30.00 chq 870.

1.1.1.2. Mrs J Madeley £59.99 chq 871.

**7. Date of Next Scheduled Meeting Tuesday 20<sup>th</sup> November 2018 6.30pm.** The meeting was declared closed at 7.10pm.