



## Broseley Town Council

The Library Building, Bridgnorth Road, Broseley, Shropshire, TF12 5EL

### PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held at the **Broseley Library** on **Thursday 29th August** commencing at 7.00pm.

---

**MEMBERS PRESENT:** Councillors West (Chair), Goodall, Childs, Harris (left at 8.30) & Burton.

**IN ATTENDANCE:** Dr. Kate Howe, Town Clerk and 3 members of the public.

**56. PUBLIC PARTICIPATION**

Residents queried if fields adjacent to the proposed Dark Lane affordable housing development were likely to be developed. The Chair responded that there is an indicative display in the library which confirms the site and proposed plans as known to BTC. From the Neighbourhood Plan (NP) process BTC understand that the landowner has no current interest in offering the adjacent fields towards the town for development. The NP is investigating whether any of those fields might be designated as valued green space. Committee share public concerns about this but can give no absolute guarantees. Residents were told that various options have been considered by the developer for affordable housing, some rented and some shared equity. The same rules on priority for those demonstrating local connection apply to both. Committee assured residents that, to their knowledge, no further social housing developments sites have been proposed for Broseley.

**57. APOLOGIES**

Councillor Michael Garbett.

**58. DECLARATIONS OF INTEREST**

There were no additional declarations of interest that had not been previously entered in the member's register of interests.

**59. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25<sup>th</sup> July 2019**

Councillors **RESOLVED** to approve the minutes of the meeting held on 25<sup>th</sup> July 2019.

**60. MATTERS ARISING FROM THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25<sup>th</sup> July 2019**

There were none.

**61. HIGHWAYS**

- a) Committee considered the consultation on the 7.5 tonne weight limit on Bridgnorth Road and clearly understood the problems impacting Broseley. Council **RESOLVED** to support it. **ACTION:** Chair of Committee will write a supporting letter on BTC letterhead in the Clerk's absence.
- b) Councillor Harris updated Committee on works being undertaken on Coalport Road. As work has progressed more faults have been identified which has held up progress. Work should be finished by Monday. SC Highways are repairing the road but not resurfacing in this phase of works. The surface of the road will be slightly raised. **ACTION:** Councillor Harris to contact Andy Wilde and obtain written report on timescales for further work to be undertaken.
- c) Committee **NOTED** the Clerk's report that Mark Barrow (SC Head of Place) had been in contact and intended to attend a Full Council meeting in the next couple of months, date to be confirmed.
- d) Alun Morgan had promised Full Council that Gurnek Singh would attend the September meeting. When Councillor Harris spoke to Gurnek Singh he was told that he would attend a BTC Full Council meeting when he had something specific to report, but this was not likely to be in September. **ACTION:** Chair will draft a report on Ironbridge Road for Town Talk.
- e) Committee noted the Clerk's report that Jason Hughes had phoned her regarding the Calcutts Road traffic lights. It is understood that SC have stopped T & W removing them and they are still in operation. SC have offered to take them on by Monday 2<sup>nd</sup> September. SC are still awaiting a confirmed decision from T & W.

- f) Concerns were expressed that despite BTC office spending a great deal of time reporting to Highways issues, questions and concerns to SC very few responses were received. Frustration is growing about the lack of response to resident's genuine concerns about road safety. **ACTION:** Committee **RESOLVED** that the BTC office will direct all Highways issues reported to them direct to Councillor Harris. Councillor Harris will then respond to each issue direct to the BTC office.
- g) Committee **NOTED** that Waterloo Road was being closed for 40 days from September 30<sup>th</sup> to replace sewers. **ACTION:** BTC Admin Officer to find any further information available and add this to the BTC website.
- h) Committee **NOTED** SC notification of Calcutts Road closure for overhead work to the electricity network on 7<sup>th</sup> and 8<sup>th</sup> November. **ACTION:** Admin Officer to add to BTC website.

## 62. PLANNING APPLICATIONS FOR DECISION

Committee **RESOLVED** to submit the following comments.

### a) 19/03545/FUL

#### **Erection of a single storey rear and side extension. 6, Cape Fold, Broseley.**

The application states that the proposal has no effect on existing parking arrangements, yet the extension replaces an existing garage. Broseley Town Council does not object to this proposal provided it can be demonstrated that adequate alternative parking arrangements exist.

### b) 19/03639/REM

#### **Application for approval of all reserved matters pursuant of 14/04019/OUT (allowed on appeal 16/02438/REF) for mixed residential development of 16 dwellings; and employment development of one block of three offices including parking area.**

- Broseley Town Council Planning Committee **NOTED** the increase in the total number of houses from 12 indicated in the outline application to the current 16, but welcomes the inclusion of three affordable market houses.
- Provision of small office units on this site is consistent with Broseley's Town Plan, and Committee believe that these would be a significant asset to the Town. However, this development takes up all of the 1ha currently allocated for employment use in Broseley, so Committee would be expecting it to provide a greater number of employment opportunities than the three small office units shown on the plan would afford. The Design and Access Statement refers to the provision of eight office units, so this discrepancy needs to be clarified. Broseley Town Council Planning Committee **RESOLVED** that they can therefore only support this application if:
  - it includes office units or other appropriate employment use on the whole of the 0.46ha remaining of the 1ha originally designated for employment use.
  - There is a legal agreement to ensure that the employment land development is completed no later than the residential development.
  - Committee **RESOLVED** they are unable to support this development in full without the provision of details of the access from Avenue Road.
  - The Planning Inspector supported the comments made by Shropshire Council's Historic Environment team in requesting a condition requiring a programme of archaeological investigation on the site, but Committee **NOTED** this is not mentioned in the Design and Access statement.

## 63. PLANNING DECISIONS

Committee **NOTED** the following planning decisions:

### a) 18/05657/FUL

Application under Section 73A of the Town and Country Planning Act 1990 for the erection of a front extension (amended description). **5 Cape Street, Broseley. REFUSE**

### b) 19/01024/FUL

Erection of a two storey side extension and repositioning of driveway. **12, Woodlands Road, Broseley. GRANTED**

- c) **19/02716/FUL**  
Erection of a single storey front extension. **18 Cherrybrook Drive, Broseley, Shropshire. GRANTED**
- d) **Appeal Ref: APP /L3245/W/19/3226433**  
**Fifield, Barratts Hill, Broseley. Appeal Dismissed and PLANNING REFUSED.**
- e) **18/04550/FUL**  
Demolition of existing workshop; erection of four dwellings, 2 detached garages and formation of vehicular access. **Land adjoining Padman House, Cape Street, Broseley – revision of plans.**
- f) **19/03089/FUL**  
Erection of a detached garage (part retrospective). **62, King Street, Broseley TF12 5PR. GRANTED**
- g) **19/03569/DIS**  
Discharge of condition 4 (arboriculture) on planning permission 19/02311/FUL for the erection of a single storey extension and glazed canopy that will be used as secure lobby and parent waiting area; removal of two trees and the construction of a retaining wall with railings. **John Wilkinson Primary School. GRANTED**
- h) **19/03208/AMP**  
Amendments to planning permission 18/04727/VAR - Move Plot 4 approximately 2.0m north east outside of the assumed root protection area of the western boundary. **Proposed Residential Development Land Off Park View Broseley Shropshire. GRANTED**
- i) **19/02942/AMP**  
Amendments to planning permission 18/04595/FUL - New rear window, blocking up of side window and internal revisions. **27 Cherrybrook Drive Broseley TF12 5SQ. GRANTED**
- j) **19/02614/DIS**  
Discharge of conditions 3 (materials), 5 (roof lights), 6 (landscape), 7 (landscape), 16 (contamination), 18 (construction method statement), 20 (ecology), 23 (stability) relating to planning permission ref: 16/04774/FUL for the erection of 3No detached dwellings and alterations to existing vehicular access. **Development Site Adjacent Stone Lee Calcutts Road Jackfield Shropshire TF8 7LG. DISCHARGE CONDITIONS PART APPROVED.**

**64. APPLICATIONS FOR WORK TO TREES**

Committee considered the following tree applications and **RESOLVED** to respond as follows:

- a) **19/03628/TCA**  
Works to 7no Hawthorn, 1no Holly and 1 no. Birch within a Conservation Area. **7 Quarry Road, Broseley TF12 5QE. No objection.**
- b) **19/03817/TCA**  
Fell one Leylandii and 1no Ash within Broseley Conservation Area. **Penns Meadow House, Broseley. No objection.**

**65. DECISIONS ON TREES**

Committee **NOTED** the following decisions on tree applications:

- a) **TPO SC/00332/19**  
Land South of Coalport Road.

**66. CORRESPONDENCE**

Committee **NOTED** the following correspondence received.

- a) Michael Donald had invited Committee to visit his property at 15 Mill Lane. **ACTION:** Clerk to respond thanking him for invitation, if Committee have any further queries they will contact him.
- b) A request for confirmation of local connection by Councillor Mark Garbett was considered. Committee **RESOLVED** to support it. **ACTION:** Clerk to write letter of confirmation.

**67. FOOTPATHS UPDATES**

Committee **NOTED** that Pugh's Jitty remains closed. SC have put the legal obligation for rectification onto the owner of the site.

**68. BROSELEY AND SURROUNDING AREA PLACE PLAN**

No changes have been made to the Broseley and Surrounding Area Plan

**69. AFFORDABLE HOUSING**

An application for the development on Dark Lane is expected to be validated and published before the next meeting of this Committee (see item 73 below).

**70. NEIGHBOURHOOD PLAN**

Committee **NOTED** that consultation finishes tomorrow. The next Advisory Group meeting is on 9<sup>th</sup> September. A meeting with the consultant to agree his plan of work is scheduled for next Monday.

**71. EXCLUSION OF PUBLIC AND PRESS**

Councillors **RESOLVED** that by the Public Bodies (Admission to Meetings) Act 1960 and under Section 100(A) of the Local Government Act 1972, the public and press be excluded for the following item of business, on the grounds it involves the likely disclosure of exempt information as defined in the Acts:

**72. ENFORCEMENT MATTERS**

Councillors **NOTED** two enforcement issues.

**73. DATE OF NEXT MEETING**

The next Meeting of the Planning Committee will be held on **26<sup>th</sup> September 2019 at 7pm at the Birchmeadow Centre.**

Committee **NOTED** that as the Dark Lane planning application is expected to be considered there is likely to be significant public participation. To ensure residents have a full opportunity to speak this section of the meeting will be 30 minutes or as required.

**ACTION:** In the Clerk's absence, the Chair will arrange for a larger meeting room to accommodate the public and arrange suitable technology is in place.

There being no other business the Chair thanked members for their attendance and closed the meeting at 9.45 pm.

---

**CHAIR:**

---

**DATE:**