

EDGMOND PARISH COUNCIL

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PLANNING COMMITTEE

MINUTES of the meeting held on **Monday 22nd June 2015** in Edgmond Village Hall at 7pm.

Present: Councillor G Jones
Councillor D Ryan
Councillor M Barton
Councillor M Hughes
Councillor R Higginson
Councillor K Humphreys
Councillor P Doherty
Councillor P Hughes

In attendance: Katrina Baker (Clerk)

P2015/24 Welcome

The Clerk welcomed members to the first meeting of the Planning Committee of this municipal year.

P2015/25 Election of Chairman

It was proposed by Cllr P Hughes and seconded by Cllr R Higginson that Councillor Jones be Chairman for 2015/16. All were in favour and thus it was

RESOLVED that Councillor Gwyn Jones be elected as Chairman.

P2015/26 Declaration of Acceptance of Office

Councillor Jones read and signed the declaration, witnessed by the Clerk.

P2015/27 Apologies for absence

Councillors Bentley and Burrell were attending a Planning Committee meeting at TWC.

P2015/28 Election of Vice Chairman

It was proposed by Cllr D Ryan and seconded by Cllr M Barton that Councillor Higginson be Vice Chairman for 2015/16. All were in favour and thus it was

RESOLVED that Councillor Robert Higginson be elected as Vice Chairman.

P2015/29 Declarations of Acceptance of Office

Councillor Higginson read and signed the declaration, witnessed by the Clerk.

P2015/30 Terms of Reference

Members confirmed the Terms of Reference which were signed by the Chairman.

P2015/31 Declarations of Interest

TWC/2015/0252/0465/0454

All Members declared an interest in the applications regarding Edgmond Stores and also the Shrewsbury Road application, due to the fact that any significant application, such as 0454 for 28 homes would affect them.

TWC/2015/0489 39 High Street Cllr P Doherty (neighbour)

P2015/32 New Planning Applications for consideration

TWC/2015/0252 Village Stores, High Street – erection of an illuminated fascia sign

TWC/2015/0465 Edgmond Stores – retrospective application for a new shop front

RESOLVED that the following statement be submitted for both applications. Edgmond Parish Council has found these applications difficult to consider. As Local residents the Members had all declared an interest as they use the facility and are very much aware of the excellent service provided by the facility. Having said that, there was concern that the applicant may have received inappropriate advice regarding the need for planning advice – hence the retrospective applications. This location is in close proximity to the Conservation Area and needs careful consideration and we look to the Planning Authority and Conservation Officer for a relevant decision for this site. At this moment in time, the Council's only comment is that there is no requirement for an illuminated sign. The Parish Council is aware that the design and access statement submitted is not in relation to the current building. This needs amending before any decision is made.

TWC/2015/0334 21 Mentone Crescent – single storey extension

RESOLVED that Edgmond Parish Council would have no objections to the proposals but would ask that TWC takes all comments received from neighbours into consideration.

TWC/2015/0401 2A Robin Lane – single storey extensions

RESOLVED that Edgmond Parish Council would have no objections to the proposals.

TWC/2015/0408 15 Waterloo Road – single storey garage

RESOLVED that Edgmond Parish Council would have no objections to the proposed garage.

TWC/2015/0445 16 Shrewsbury Road – pruning one yew tree

RESOLVED that Edgmond Parish Council would have no objection as long as the work is undertaken under the advice of the Tree Specialist.

TWC/2015/0454 Land adjacent to Egremont House – 28 property development

The Parish Council has already received many comments from local residents, all of whom have been encouraged to put their views on the planning website. In line with the Planning Principles of Edgmond Parish Council, a public meeting will take place on Saturday 27th June in the Village Hall where all residents will be invited to share their opinions with the Parish Council.

Members spent time considering the proposal and agreed that they should issue a statement of their initial views for announcing at the public meeting. There were many elements taken into consideration and the following statement was agreed.

Edgmond is not a key settlement identified within the current policies of TWC. The existing policies will not support such a development. It is situated in the Conservation Area and the existence of a 5 year land supply dictates that such an 'estate' would not be approved.
The infrastructure gives cause for concern especially regarding access, the closeness to existing play provisions and listed building.
The comments from the Parks & Open Spaces officer are significant and must be taken into consideration.
The local school is at capacity. Any extension would be met with resistance as there comes a point in time when it outgrows its 'rural' school identity.
There is no evidence to support a need for a development of this size or mass. The last rural housing needs survey identified no significant need for affordable homes in the village.
The offer of a village green is not an acceptable community gain as it brings along further concerns regarding aspect, future use, maintenance, management and access.
All in all Edgmond Parish Council cannot support this application.

TWC/2015/0480/81 Egremont House – amended plans

RESOLVED that the Parish Council continued to support the work at Egremont House as it is believed it will improve and enhance this wonderful building.

TWC/2015/0487 HAU – 2nd Water Tank

RESOLVED to support the application for a second water tank.

TWC/2015/0489 39 High Street – felling of a yew tree
Councillor Doherty declared an interest

RESOLVED to request that the work only be undertaken if no further options available having requested the advice of the Tree Officer. The views of the neighbours are also important.

P2015/33 TWC/2015/0454 – Public Meeting

Members discussed the event to take place on 27th June 2015 at 5pm in Edgmond Village Hall. All Members are invited to attend and will sit in the front row in order that all comments from residents can be heard and taken into consideration. The Chairman would welcome everyone to the meeting and set the scene. The Clerk will read the agreed statement from the Parish Council as previously agreed. There will be a presentation by PHE. The Chairman will invite all comments, over and above those already submitted to TWC. It will be stressed that comments for and against the scheme are welcomed. The Chairman will sum up at the end of the meeting,

confirming that the Parish Council will discuss this further at its next meeting when a final statement will be agreed, taking all the comments received into consideration.

P2015/34 Planning Policy & Principles

Members recognized the need for more discussions to take place before a final document is produced. However the core principles, have full support from the community and can be referred to when considering current applications. It is the wording and detail that need further consideration.

There being no further business, the Chairman closed the meeting at 8.20pm.

SignedDate