

# LAWLEY AND OVERDALE PARISH COUNCIL



## Minutes of a meeting of the **Planning and Environment Committee**

held at Unit 2 West Centre Way  
6.00 p.m. on Tuesday 30<sup>th</sup> September 2014

### **Present:**

Cllr Tony Proctor, Cllr. Darren Blackburn, Cllr Richard Long,

### **In Attendance:**

Steph Morley (Prospective Parish Councillor)  
David Fletcher – TWC Planning Department  
Sue Overton – Parish Liaison Officer (Planning)

### **Clerk:**

Sharon George

### **2014/068P Chair's welcome**

The Chair welcomed everyone to the meeting

### **2014/069P Apologies**

Apologies received from Cllr Alan Hussey  
Apologies **RECEIVED** and **ACCEPTED**

### **2014/070P Declarations of Interest**

Councillor	Interest	Declaration	Minute no.
		NONE	

### **2014/071P Minutes**

The minutes from the meeting held on Tuesday 26<sup>th</sup> August 2014 were **CONFIRMED**.

**PROPOSED** by Cllr Long and **SECONDED** by Cllr Blackburn

It was **RESOLVED** that the minutes be signed and **ADOPTED** as a true record.

### **2014/072P Retrospective Planning Applications**

David Fletcher & Sue Overton from TWC attended the meeting to address the concerns Members had raised in relation to retrospective planning applications.

- Retrospective Planning is the biggest bug bear of all Parish Councils and indeed local Councils
- The National Planning Policy Framework is complicated to assess if/what needs planning permission
- There was a proposal put forward by the Conservative Party to address retrospective applications by proposing a double fee to deter this practice but this has not been passed/implemented
- Total no of planning apps received 1<sup>st</sup> April 2013 to 19<sup>th</sup> June 2013 = 248  
Total no of retrospective apps received = 20  
% of retrospective = 8%
- Total no of planning apps received 1<sup>st</sup> April 2014 to 19<sup>th</sup> June 2014 = 241  
Total no of retrospective apps received = 36  
% of retrospective = 14.9%

So retrospective applications have almost doubled

There could be various reasons for this:

TWC are being more proactive in enforcement so we are finding more people who have completed without getting Planning Permission

We are being alerted to more breaches because of the Pride project

The general public are more confused since all the regulation changed last year about extensions and are building without permission because they think they can

- With regards to the Thomas Telford school query

They put in 2 planning enquiries late last year

Both asking if they need Planning Permission to change the grass pitch to a synthetic pitch and change the light bulbs in the flood lights

From the information they gave us we believed they did not need permission

When they started the job it was obvious that they were doing a much bigger project, which included engineering works, which does need planning permission

The retrospective planning application has been requested and any works they have undertaken will be at their own risk

- Doing a project and getting a retrospective permission is not an offence unless the building is listed.

It was also pointed out that there are a number of 'mobile' hoardings parked around our Parish and we requested that Planning look into which needs permission as they are sometimes parked up without moving for more than 3 weeks which to our mind makes them static which needs advertisement consent. This is to be followed up by TWC

#### **2014/073P      Review of Actions**

Included in agenda items.

#### **2014/074P      History Trail**

There are to be some 'log' seats put around Newdale Pool area on the Trail – the log will be transported from Colliers Way where some clearance works have been completed. There is sufficient for up to 4 seats and Cllr. Blackburn has provided locations for these to be transported/placed by the TWC contractor doing grading works at Colliers Way.

There is also to be maintenance programme for works on the Trail to ensure it is kept accessible for all as part of the PET programme to be discussed with the operatives and Public Realm officer.

A further 500 booklets have been ordered for the Trail as the first 500 'flew off the shelves' This is proving to be a very popular local attraction.

#### **2014/075P      PRIDE Applications**

The applications for Dawley Road and Lawley Community Centre have been submitted and is response is expected by 17<sup>th</sup> November.

#### **2014/076P      Planning Matters**

Planning applications were discussed and comments submitted as the attached appendix to minutes.

Comments sent to TWC website

Planning decisions were **NOTED**

#### **To consider the following:**

##### **2014/077P      Footpath/Bridleway creation orders**

NONE

##### **2014/078P      Footpath/Bridleway Diversion orders**

NONE

##### **2014/079P      Highway Adoption Orders and other Highway notices**

NONE

##### **2014/080P      Correspondence**

None

##### **2014/081P      Agenda Items for Next Meeting**

History Trail

##### **2014/082P      Correspondence**

- Email received from Derek Causer (TWC Enforcement officer) regarding a query about land by Arleston Inn – Western Power have been contacted in relation to the access created of Arleston Lane. They have indicated the access was made to enable plant and machinery to access the site to service an electric tower line. If this is the case then part 10 of the General Permitted development Order enables them to create the access without the need for express permission from the Local Planning authority :

Below is Part 10 of the GPDO:

**PART 10**  
**REPAIRS TO SERVICES**

**Class A**

**Permitted development**

The carrying out of **any works** for the purposes of inspecting, repairing or renewing any sewer, main, pipe, cable or other apparatus, including breaking open any land for that purpose.

- Thank you received from resident Susan Woodvine regarding the consultation meeting we arranged regarding the proposed Park Road development
- Land at Lawley – email received regarding land put forward under the Shaping Places plan 2015 -2031 with an invitation to attend a site meeting to look at the potential of the land. Cllr Hussey and the clerk will attend if available when a meeting is arranged.

**2014/083P                      Date of Next Meeting**

It was **NOTED** that the next meeting of the Planning & Environmental Committee will be held on **Tuesday 28<sup>th</sup> October 2014 commencing at 6.30pm at Unit 2 Lawley Square**

The Meeting closed at 8.45pm

Signed..... CHAIR

Dated.....