



Minutes of a meeting of the
Planning and Environment Committee

held at Unit 2 West Centre Way
6.30 p.m. on Tuesday 24th March 2015

Present:

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

In Attendance:

Helen Barker (Asst. Clerk)
Laurren Wood-Bennett (Asst. Clerk)
Mrs Sue Woodvine (Resident)

Clerk:

Sharon George

2014/151P Chair's welcome

The Chair welcomed everyone to the meeting

2014/152P Apologies

No Apologies

2014/153P Declarations of Interest

Councillor	Interest	Declaration	Minute no.
		NONE	

2014/154P Minutes

The minutes from the meeting held on Tuesday 24th February 2015 were **CONFIRMED**.

PROPOSED by Cllr Hussey and **SECONDED** by Cllr. Blackburn

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

2014/155P Park Road Development

The development of this site has already had an application approved as per previous minutes but there is an amended application come forward which reduces the density of the development but no other infrastructure changes shown. Members discussed the application at length as this has been a 'shambles' from the time the initial application came in due to a plethora of errors on behalf of the LPA. This application continues to cause issues and the contractors are currently on site working in breach of any pre planning conditions being met. This is monitored by the LPA enforcement officers.

This application will be 'called in' by the Parish as we strongly object as we did to the original application where we were denied the opportunity to share our concerns with Planning Committee due to administrative errors by TWC.

We are objecting on the grounds of:-

- Highway issues
- Noise and disturbance
- Wildlife (ecology), trees and landscaping
- Layout and density of design, visual appearance, character of the area
- Play area provision

We are also citing conflicts with planning proposals T22 & LR6 of the Wrekin Local Plan.

A statement for planning Committee is to be prepared and shared with Members for approval. A date for Planning Committee is to be advised.

.A statement as below has been prepared for approval by committee for Cllr Blackburn to read on behalf of the Members.

Wrekin View TWC/2015/0039

The following is a statement on behalf of Lawley and Overdale Parish Council objecting to application TWC/2015/0039 on the following 6 points:

1 - Increased traffic flow/ parking issues on Milners Lane.

Milners Lane is a primary route into Dawley Bank from Old Park Island used by 4 bus route; a bus stop located by the proposed site. Several residential properties are close by, some on which do not have driveways, whilst bungalows opposite the site, under WHT control have disabled access and egress via a ramp.

There are presently no restrictions on a 30MPH limit traffic flow. On occasions when the Wrekin View's Public House's custom has been high, the present car park with 58 spaces (2 disabled) has coped. However, with the proposed shop reducing spaces by 23 as per allocations proposed by the applicant gives potential for additional congestion.

The Parish Council believes it would be necessary to impose parking restrictions on Milners Lane subject to a TRO review. Proposals for a crossing and means to safeguard usage of the bus stops haven't been considered. From resident comments it's clear that significant safety concerns regarding potentially increased traffic flow haven't been given consideration, especially in regards to deliveries. An example of this is congestion that frequently occurs by the Bull's Head Public House some 150 yards away on the Station Road crossing.

Proposals not to amend, or alter the present access/egress points for the site could cause concern as any deliveries to the shop would have to take up allocated spaces earmarked for the premises, or opt to use Milners Lane, potentially blocking the bus stop and exacerbating traffic flow. The same applies during construction of the proposed development. Highways will need to do a revaluation of the outline proposals for this application.

2 - LEAP/Play Area – contravenes National Playing Field Strategy guidelines

The area, known as "The Rockery", has had a play area for over 50 years, in existence well before the building of the modern housing estate Hill Fold built by TDC in the 1970's. Additional play equipment was added making it a NEAP, part of the LSUE. The site is well used, including a small open space used for football.

The store building itself would be within the 'good practice' guidelines of 30m clearance to any play area/equipment. The rear fencing could be subject to potential vandalism and an off licence within the premises would elevate anti socials concerns and safety for residents who allow their children, pre-school to juniors, to use the NEAP.

Concerns any earthworks in construction that may infringe into the NEAP could cause ground risk and safety, especially in lieu of concerns raised by the Coal Authority. The application will also affect social activities on the NEAP which over years has been utilized on several occasions for community events.

3 – Public Right of Way/ Impact on footpath.

Amendments to the footpath route indicated on plans (Doc 57374.pdf) to be diverted in front of the proposed shop will place pedestrians on the car parking area. In addition, no note has been made of PROW10 as per the Definitive Map, mentioned by Telford and Wrekin Local Access Forum. This would be subject to consultation for a potential diversion order if the application was granted.

This path serves as a primary access for Hill Fold to/ from Milners Lane – for the bus stops and serves as access/egress to the Hill Fold LEAP, regularly used by local children.

4 - Coal Authority risk assessment

The authority has confirmed the site is within a high risk zone for the area to which the applicant has noted. However the authority feels this has not been adequately addressed. It is known locally that there are several capped mineshafts in vicinity from past mining when the area was part of the Princes End/ Old Park collieries. It has objected to the application as it currently stands.

5 - Retail Impact Statement/ Policy S25.

Support of this application as per Policy S25 of the Wrekin Local Plan, denoting that provision of the new shop will not have adverse effect on existing retail premises. The document forwarded doesn't merit existence of the present local community shop, Premier owned by Mr Goyal (formerly CA Walkers) which has been in existence for over 50 years "around the corner". Only referenced are Dawley Local Centre (1.1 km South) and TTC (1.3 km East). Shops in the Lawley Development on Birchfield Way are also not mentioned. It is also likely that should the proposed shop have an off-licence – could affect the only other existing public house in vicinity. This development will contradict national policy viewpoint that should support and protect small businesses thriving in small Parish communities like Dawley Bank.

6 - Noise disturbance/ Viability & Sustainability

Litter, elevated Noise pollution, potential anti-social concerns and other environmental issues that the new shop will have on the existing environment have not been adequately covered or considered.

The local community does not support this application and we and they have repeatedly asked the applicants for a meeting which has not been forthcoming.

A strong objection and comments from local residents online and supported by a petition of 250 plus signatures collected by Mr Goyal from the Premier store many of whom have lived in the community for several decades deeply concerned for the existing shop's future.

They do not want the new Co-op or its proposed amenities; unwilling to be part of the 55% projected footfall the proposed shop requires to be a viable business. Again we rationalise that unlike the aim of the applicant to "improve local retail facilities and allow for increased choice and competition", this will in actuality cause the loss of an established and thriving retail business and fail to deliver to a community that has democratically chosen not to support it.

Therefore we urge Planning Committee to reject this application.

2014/157P Street Names

Members were asked to bring forward nominations for street names for upcoming phases of the Lawley development. The Clerk is to collate all names previously put forward that have been approved/not approved and those used to give a clear indication of what we have already. This will be sent to Members in the very near future.

The Clerk also confirmed that Bryce Way is the preferred name for the road adjacent to the new school and has been approved.

2014/158P Planning Matters

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

Comments sent to TWC website

Planning decisions were **NOTED**

The Clerk informed Members of the application regarding 8 The Crescent that was rejected by the LPA and for which we have received an appeal notice. We had no objections to the application. Reason as follows:

The Local Planning Authority considers that the proposed development, by virtue of its location and developable area, would result in a poor quality of urban design which would fail to reinforce local distinctiveness or project a positive local image. The scale of property and associated amenity area would be unsatisfactory within the context of the site to comfortably accommodate this development; and would adversely affect the visual amenities of the immediate surrounding area by virtue of appearing cramped in its position creating an intrusive feature within the street scene. Furthermore the proposal would result in the loss of an important visual gap currently provided between the two distinct areas, to the detriment of character created by the current urban extension of Lawley. Accordingly, the proposal is contrary to policy CS15 of the Core Strategy, 'saved' policy UD2 of the Wrekin Local Plan and guidance contained within the National Planning Policy Framework.

To consider the following:

2014/159P Footpath/Bridleway creation orders

None

2014/160P Footpath/Bridleway Diversion orders

None

2014/161P Highway Adoption Orders and other Highway notices

- Temporary road closure New Works Lane 13/4/15 – 17/4/15
- Temporary road closure Mossey Green Way 20/4/15 – 24/4/15
- Overdale shop frontage works Ercall View – 2 weeks commencing 30/3/15

2014/162P Correspondence

Correspondence received from:

Telford Samaritans re AGM – apologies to be sent re existing commitments

2014/163P Agenda Items for Next Meeting

To be advised

2014/164P Date of Next Meeting

It was **NOTED** that the next meeting of the Planning & Environmental Committee will be held on **Tuesday 28th April 2015 commencing at 6.30pm at Leonard Smith House, Lawley Square**

The Meeting closed at 8.35pm

Signed..... CHAIR

Dated.....