



Minutes of a meeting of the
Planning and Environment Committee

held at Leonard Smith House, West Centre Way
6.00 p.m. on Tuesday 26th May 2015

Present:

Cllr Darren Blackburn, Cllr Charles Dillon, Cllr Gary Duncombe, Cllr Bill Gilmour, Cllr Mike Phillips

In Attendance:

Residents: Amanda Nguyen-Xuan, Lee Vidor, Mr & Mrs John Russon, Ken Brewer, Hazel Bexon

Clerk:

Sharon George

2015/001P Election of Chairman/Vice Chairman of Planning & Environmental Committee

Cllr Darren Blackburn put himself forward for Chairman of this committee as he has been a serving Councillor on the Planning & Environmental Committee and would keep consistency. All members were in favour. Cllr Charles Dillon was put forward as Vice Chairman of the committee and all Members were in favour.

2015/002P Chair's welcome

The Chair welcomed everyone to the meeting

2015/003P Apologies

No Apologies

2015/004P Declarations of Interest

Councillor	Interest	Declaration	Minute no.
		NONE	

2015/005P Minutes

The minutes from the meeting held on Tuesday 28th April 2015 were **CONFIRMED**.

PROPOSED by Cllr. Blackburn and **SECONDED** by the Clerk as no other returning Members were present.

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

2015/006P Wrekin View Development TWC/2015/0339

The Clerk advised Members that this application is expected to go to Planning Committee on 24 June but we cannot register to speak until a date has been confirmed. The Clerk will keep members informed and Cllr Blackburn has agreed to speak on the Members behalf when we can register.

2015/007P Planning Matters

Residents had attended the meeting to express concerns regarding the application for development of 31 houses on land South of The Priory (TWC/2015/0352)

Main points of contention raised by the residents are:

- Issues of speeding on Dawley Road/ Vehicles driving in excess of present 30MPH limit. Potential increase in number of vehicles will further raise profile that action is required to curb speeding and improve Dawley Road for pedestrian/vehicle safety as previous measures such as signage; dragon's teeth painted on brow of hill on approach to St John's from Lawley Furnace/Wellington have had minimal effect. An effective traffic calming plan should be implemented before any new development along Dawley Road is even remotely considered.
- Additional access for new development is in poor location; too near to already existing access/egress points for Church Hill/The Meadows/Glendale/ The Stannage, Little House Road/ Village Drive and access for St John's/Church Hall/Priory.
- Potential to further exasperate issue of parked cars on main Dawley Road between crossroads and just after St John's cemetery when special services and events are held at Church and Church Hall.
- Further development presses the need for an adequate pedestrian crossing point.
- More potential noise and disruption during construction on proposed Priory site which will additionally add to distress, frustration and problems already experienced by local business and village residents during building of phases (1,1B, 3, 4, Lawley Square and 6 in LSUE since 2005.

- More potential loss of valued green space and potential adverse effect on local wildlife in nearby Short Woods and hedgerows along Church Hill.
- No guarantees of safety of mature trees in Church grounds as previous works – e.g. near to Lawley School resulted in loss of several mature trees due to non-compliance of building regulation parameters.
- No cast iron guarantee that PROW L02/ Wrekin Trundle will be kept in situ as previous PROW's on LSUE sites (Such as L05 from adjacent St John's passing through land occupied by Lawley Farmhouse circa 2005 onwards) have been extinguished at later phases. Account should be noted that extensive funding for improvements to the Trundle was made for path resurfacing and access. The land would be better utilized to compliment the rural aspect of this Western boundary of Lawley and Overdale Parish.
- Further development will hinder even more spaces for children at existing and new school academy, already potentially full, at dental and medical practice and other amenities.
- Previous applications within the "rural area" locality such as TWC/2014/0612 were refused on grounds that 'The site lies in countryside outside the built up area of Telford, as defined on the Wrekin Local Plan Proposals Map, where new development is to be controlled'. As such this application as it falls within the area should adhere to the same principal and be refused
- The [Local Green Infrastructure Needs Study - June 2013](#) clearly indicates in appendix 1 that the proposed site is designated [agricultural land](#). For many years this field was in regular agricultural use with a variety of crops being grown and sustained a variety of wildlife. In recent years however it has been left to its own devices, which has encouraged even more wildlife. Development will render this principal asunder and set a precedent that if passed, more potential development projects could be realized for other nearby sites on the same side of Dawley Road.
- [Policy CS11 Open Space](#) seeks to protect and enhance formal and informal areas of open space and [Policy CS12 Natural Environment](#) states that the natural environment will be protected and enhanced. Many people invested a lot of time and effort to raise the funds required to complete the first phase of "The Wrekin Trundle". The proposed development will thusly contradict these 2 policies if granted.
- [Telford & Wrekin Five Year Housing Land Supply Statement 2014-2019](#) published 20th March 2015. Appendix 1 is a Schedule of sites with planning permission at April 2014. [Of the 4,709 total deliverable supply, 2014-19, 1,009 are allocated to the Lawley area, this provides over 21% of the total required for the period with a remainder provision of 1499 already allocated for the period after 2019.](#) In comparison the next largest contributor to the deliverable supply is the Lightmoor area with 471 (10% of the total required) and a remainder of 291 after 2019. So Lawley is by far the biggest contributor to the deliverable supply until 2019 and possibly beyond.
- Findings of the report from [Peter Brett Associates \(PBA\)](#) published [March 2015](#) concludes that 'The result of the assessment delivery and likely supply over the next five years, compared to the five year housing requirement, demonstrates that the Council has a minimum of five years' worth of housing supply.'
- The [Wrekin Local Plan](#), which is valid up to 2016 indicates that the built up area for Telford & Newport is delineated to the East of Dawley Road and therefore 'The rural area is defined as all land outside of the built up areas of Telford and Newport' this includes this field as it is to the West of the demarcation. Relevant policies in the [Telford and Wrekin Core Strategy 2007](#) say: 'Rural Area: Development within the rural area will be limited to that necessary to meet the needs of the area. It will be focussed on the settlements of High Ercall, Tibberton and Waters Upton. Outside of these settlements development will be limited and within the open countryside will be strictly controlled.'
- [Open Space](#): Within the context of the development needs of the Borough, this policy seeks to protect and enhance areas of open space, both formal and informal. Development on open space will only be permitted if it can be demonstrated that: [There will be significant community and environmental benefits delivered by the proposal and; the land does not contribute to the open space standards set to meet the requirements of the local population.'](#)
- The [Strategic Housing Land Availability Assessment 2012 \(SHLAA\)](#). The SHLAA 2012 Lawley site map clearly indicates that this particular field is not even [considered within the scoping project](#).
- Losing the Trundle (the disabled-accessible path from Dawley Road beside St John's Church that leads to New Works Lane) would be devastating to me, and I imagine to other disabled people and to parents using pushchairs. I have multiple sclerosis and a spinal injury which for the last 17 months has meant that most days I can't walk unaided more

than 50 yards, and am in considerable pain. We all have life challenges and I'm certainly not asking for your sympathy, but one of the main reasons we chose to relocate to Lawley Farm was the close proximity of the fabulous Trundle and I strongly object to the new plans if they remove or materially affect the Trundle disabled facility. The Trundle is my ONLY opportunity to get out into countryside independently on the mobility scooter that I've recently had to start using (after nearly 20 years living with MS without one) and is a valuable (unique, I think) local amenity for the disabled. I've just discovered that this new development being proposed on the field by Dawley Road will swallow up the Trundle, taking away this great facility - and removing the opportunity for the disabled, as well as parents with pushchairs, to get out into the countryside in Lawley Farm. The Trundle was (I think) largely created with the help of lovely local volunteers - how sad for their work to go to waste. Please take the prospect of the loss of the Trundle into consideration

- Further loss of identity as a village.
- 31 houses planned already exceed the allocated allowance for Lawley and Overdale area outlined in the Shaping Places Local Plan 2011-2031.

Members fully concurred with the residents and will 'green card' the application and raise their objections on the Planning Portal. The Clerk will advise residents of the date the application will be determined at Planning Committee at T&W Council.

Other 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:

2015/008P Footpath/Bridleway creation orders

None

2015/009P Footpath/Bridleway Diversion orders

None

2015/010P Highway Adoption Orders and other Highway notices

None

2015/011P Correspondence

Correspondence received from:

- Email received from resident regarding BMX/Skateboarders causing nuisance in Birchfield Way. The Clerk has informed the local Police and sent a copy of the complaint to the LPA and the Developer Group to see what actions can be taken.

2015/012P Agenda Items for Next Meeting

To be advised

2015/013P Date of Next Meeting

It was **NOTED** that the next meeting of the Planning & Environmental Committee will be held on **Tuesday 7th July 2015 commencing at 8.00pm at Leonard Smith House, Lawley Square (following a full Council Meeting at 6.00pm)**

The Meeting closed at 8.10pm

Signed..... CHAIR

Dated.....