

**ALBRIGHTON PARISH COUNCIL
MINUTES OF MEETING**

Thursday 6th November 2014 at 7.15 pm in the Red House

Minutes of the Albrighton Parish Council planning meeting held on Thursday 6th November 2014 at 7.15 pm in the Red House.

PRESENT: Cllrs. S Pledger (Chair), P Harrison (Vice Chair), D Beechey, S Hall, C Hassall, S Jarvis, M Medlyn, M Pate, A Robinson.

In attendance: Councillors from Donington with Boscobel Parish Council.
Mr M Ward, Clerk to Albrighton Parish Council.

PRESENTATION BY MR TOM ARMFIELD, SENIOR PLANNER FOR BARTON WILLMORE, AND TWO REPRESENTATIVES OF BOVIS HOMES REGARDING A PROPOSED DEVELOPMENT ON LAND TO THE EAST OF NEWPORT ROAD AND WEST OF RECTORY ROAD, ALBRIGHTON.

Mr Armfield briefly introduced the procedure relating to the possible extension of the SAMDev system which is to be initiated on 11th November 2014. The materials that he provided to members did not constitute a planning application but they were based on the Shropshire Core Strategy document. The question being posed was whether the housing requirement across Shropshire was based on a sound grounding and whether or not it needed to be increased. Albrighton sits high in the hierarchy of need as demand is high in the east of the county and the county could be asked to provide additional housing in the area. The site to the east of Newport Road and west of Rectory Road had been identified by Shropshire Council as a potential housing area in the future and the Concept Plan provided by Bovis Homes was a starting point which attempted to take account of local needs.

Cllr. Pate criticised the proposals saying that they failed to take account of the existing plans for new housing on the white land at Kingswood Road and Shropshire Council had very recently achieved its housing land supply target set by the Government. He asked what the justification was for an additional allocation.

Mr Armfield replied that the five year housing allocation might need to be increased and if this was accepted the site in question, which consisted of approximately 29 acres which would accommodate 150 – 200 traditional homes, could be the area where extra provision might be located.

Cllr. Beechey was concerned that if housing was allowed on the Newport Road it could lead to further pressure on land to the east of Rectory Road and in his opinion Cross Road offered better possibilities for development if additional housing was needed. Cllr. Hickman from Donington with Boscobel Parish Council was concerned that the nature reserve would be threatened by the proposed development, that surface water would be a problem in an area that was prone to flooding and the sewage plant was already working to capacity and would not be able to accept additional input on this scale. Members also mentioned

potential difficulties with increased traffic, the pressure on school places and shortage of car park space in the village. In addition, the possible closure of RAF Cosford at some point in the future could release a large amount of additional housing which could become available for civilian use. Cllr. Hurlstone indicated that Donington with Boscobel Parish Council would be likely to recommend that any future application on this site should be rejected.

At the end of the presentation the Chair thanked Mr Armfield and his colleague from Bovis Homes for their input and bringing the matter to the attention of the two Councils.

PUBLIC SESSION

Prior to Mr Armfield's presentation with his colleague from Bovis Homes a number of residents were present with questions regarding the proposed housing development east of Newport Road and west of Rectory Road. They asked about the SAMDev allocation, the forthcoming examination by an inspector the following week and when the inspector's report would be available (February 2015). Residents noted that there was no number on the proposed new homes and there was discussion on potential drainage problems in the area.

The Chair suggested that the best way to proceed was to let Mr Armfield and his colleague from Bovis Homes make their presentation and then allow a further public session when residents could ask any outstanding questions and comment on the proposals.

After the presentation it was established that there would be a range of possible homes ranging from two to five bedrooms and there was concern that the proposed development would link Cosford and Albrighton bringing the two communities together. The developers were urged to take steps to ensure that the corridor between the two communities was preserved if this site was to be developed in the future. Discussion also related to the proposed employment opportunities indicated in the area close to the railway bridge and the impact of the new I54 development involving Jaguar/Land Rover was also debated. Final comments concerned the location of a new surgery/medical practice if the proposals were given approval.

1. APOLOGIES:

Cllrs. P Griffin (social event), P Illes (holiday), S Kirkland (holiday), K Pledger (work commitments), S Pate (ill health).

Each apology was accepted by Council.

2. PLANNING

Planning applications:

Reference: 14/04366/FUL (validated: 29/09/2014)

Address: 7 St. Marys Close, Albrighton, Wolverhampton, WV7 3EG

Proposal: Erection of single storey front extensions

Applicant: Mr & Mrs Thomas Maguire

Cllr. Beechey proposed that the application should be approved which was seconded by Cllr. Medlyn and unanimously agreed by Council.

Reference: 14/04327/FUL (validated: 02/10/2014)

Address: Former Weighbridge Former Mckean Smith And Co Ltd, Station Road, Albrighton, Wolverhampton, Shropshire, WV7 3EA

Proposal: Conversion and extension of the existing weighbridge to an office

Applicant: Mr P Jemmett (Mayfield, Middle Lane, Kemberton, Shifnal, Shropshire, TF11 9

Cllr. Harrison proposed that the application should be approved but there was no seconder for the motion.

Cllr. Pate proposed that the application should be rejected on the grounds that it could add to the flooding problem in the area and that it could also exacerbate the parking difficulties in the vicinity of the primary school, the railway station and the doctors' surgery. Cllr. Hassall seconded the motion which was agreed 4 – 1 with 4 abstentions.

Reference: 14/04795/SCR (validated: 23/10/2014)

Address: Land To The West Of, County Lane, Albrighton, Shropshire

Proposal: Proposed construction of solar photovoltaic farm with associated infrastructure

Applicant: Donna Udall (1 Chapel Street, Warwick, CV34 4HL

Cllr. Jarvis reported that there were virtually no details on the web site relating to this application and it was difficult to even establish where the proposed farm was to be located.

Cllr. Robinson proposed that in the circumstances the application should be rejected on the grounds that it was not possible to reach a considered opinion which was seconded by Cllr. Pate and unanimously agreed by Council.

Reference: 14/04641/FUL (validated: 14/10/2014)

Address: Whiston House , Holyhead Road, Albrighton, Wolverhampton, WV7 3BT

Proposal: Erection of a single storey rear extension and relocation of oil tank and enclosure following demolition of existing single storey lean to extension

Applicant: Mr & Mrs Will Sherwin

Cllr. Pate declared an interest in this application as it concerned a neighbour.

Cllr. Beechey proposed that the application should be approved which was seconded by Cllr. Harrison and agreed by Council 7 – 0 with 2 abstentions.

Reference: 14/04642/LBC (validated: 14/10/2014)

Address: Whiston House , Holyhead Road, Albrighton, Wolverhampton, WV7 3BT

Proposal: Internal and external alterations in connection with erection of a single storey rear extension following demolition of existing and relocation of oil tank and enclosure affecting a Grade II Listed Building

Applicant: Mr & Mrs Will Sherwin

Cllr. Beechey proposed that the application should be approved which was seconded by Cllr. Harrison and a tied vote was recorded 2-2 with 4 abstentions. Cllr. Pledger used her casting vote as Chair in favour of the proposal.

Grant permission

Reference: 14/00622/FUL (validated: 20/02/2014)

Address: Field House , Beamish Lane, Albrighton, Wolverhampton, WV7 3JJ

Proposal: Change of use of existing detached swimming pool building within the grounds to Field House into 1no. dwelling to include extension over existing roofed patio to create additional internal habitable space

Decision: Grant Permission

Received and noted. Cllrs. Pate and Beechey recorded their regret over this decision by the planning authority which they felt was misguided.

Reference: 14/03694/FUL (validated: 14/08/2014)

Address: 2 County Lane, Albrighton, Wolverhampton, Shropshire, WV8 1RG

Proposal: Application under Section 73a of the Town and Country Planning Act 1990 for the erection of single storey garage/workshop (Retrospective)

Decision: Grant Permission

Received and noted.

Reference: 14/03546/FUL (validated: 14/08/2014)

Address: 26 Bushfield Road, Albrighton, Wolverhampton, WV7 3PD

Proposal: Erection of first floor front and rear extensions

Decision: Grant Permission

Received and noted.

Reference: 14/04087/TCA (validated: 09/09/2014)

Address: White Lodge, Newport Road, Albrighton, Wolverhampton, Shropshire, WV7 3EH

Proposal: Fell 1No. Holly Tree and 1No. Yew Tree within Albrighton Conservation Area

Decision: No Objection

Received and noted.

Reference: 14/04160/TCA (validated: 15/09/2014)

Address: 31 - 32 High Street, Albrighton, Wolverhampton, Shropshire, WV7 3JF

Proposal: To fell 1 no. Prunus tree within Albrighton Conservation Area

Decision: No Objection

Received and noted.

Reference: 14/03764/FUL (validated: 20/08/2014)

Address: 20 St. Cuthberts Crescent, Albrighton, Wolverhampton, WV7 3HW

Proposal: Erection of part two storey/part single storey extension to side

Decision: Grant Permission

Received and noted.

Planning Enforcement Cases for 20/10/2014 relating to parish of: Albrighton

Date Received: 20/10/2014

Reference: 14/04458/ENF

Status: Pending Consideration

Address: 16 Bush Close, Albrighton, Wolverhampton, Shropshire, WV7 3PB

Description of Issue: Installation of clear glazed window in side elevation

Case Officer: Thomas Cannaby

Area Office: South - Bridgnorth

Contact Details: 0345 6789004

Email: planningenforcement@shropshire.gov.uk

Received and noted.

Date Received: 22/10/2014

Reference: 14/04462/ENF

Status: Pending Consideration

Address: Henri's, 88 High Street, Albrighton, Wolverhampton, Shropshire, WV7 3JT

Description of Issue: Erection of extension to shop front onto public footpath

Case Officer: Julian Beeston

Area Office: South - Bridgnorth

Contact Details: 0345 6789004

Email: planningenforcement@shropshire.gov.uk

Received and noted.

3. ITEMS FOR THE AGENDA FOR THE ALBRIGHTON PARISH COUNCIL BUSINESS MEETING ON 20TH NOVEMBER 2014.

In addition to items already requested at an earlier meeting Cllr. Medlyn asked that an item should be placed on the next agenda concerning the use of the current Albrighton Facebook page and the possible establishment of a Council Facebook site.

4. DATES AND TIMES OF FUTURE MEETINGS

- **Albrighton Parish Council business meeting Thursday 20th November 2014 at 7.15 pm in the Red House.**
- **Albrighton Trader’s Christmas Extravaganza Thursday 27th November 2014.**
- **Albrighton Parish Council planning meeting Thursday 4th December 2014 at 7.15 pm in the Red House.**

There being no further business the meeting closed at 8.57 pm.

Signed.....Date.....

Chair