Loggerheads Parish Council
Loggerheads Community Fire Station
Market Drayton Road
Loggerheads
Market Drayton
Shropshire
TF9 4EZ

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In attendance: Cllrs Brown, Butterworth, Coulson, Fox, Hodgkins, Lee, Love, Roberts, Swan, Swetman, and Tomson

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON MONDAY 3RD JULY 2023

1. To receive and consider apologies for absence

   Apologies were received from Cllr Swinnerton and Beales.

2. To note declarations of Members' interests

   There were no declarations of Members' interests.

3. To approve and sign the minutes of the Planning and Environment Committee meeting held on Monday 5th June 2023

   Resolved: To sign the Minutes of the previous meeting as a true and accurate record.

4. Public Question Time

   There was one of Member of the Public in attendance who made no statements nor asked any questions.

5. To consider the following planning applications: -

   Application No: 23/00254/FUL
   Proposal: Two storey side/front extension with balcony at first floor level
   Location: 127 Jug Bank Ashley Market Drayton

   Resolved: To make no objection nor submit any comment.

   Application No: 19/05127/EIA
   Proposal: Construction of two poultry sheds, feed bins and associated ancillary works
   Location: Land South of Hollins Lane Newport Road Woodseaves Market Drayton Shropshire

   Resolved: To make no objection nor submit any comment.

   Application No: 23/00520/FUL
   Proposal: Application for variation of condition 2 of planning permission 22/00736/FUL to allow the size of the garage at Top Lodge to be

extended for ease of manufacture and consistency.
Location: Old Springs Hall Stoneyford Market Drayton

Resolved: To make no objection nor submit any comment.

Application No: 23/00356/FUL
Proposal: Internal alterations, single storey front/side and rear extensions, alterations to external materials of dwelling. (Revised description and plans)
Location: Bowgate Birks Drive Ashley Heath

Resolved: To make no objection nor submit any comment.

7. To note that the following planning applications have been considered by NuLBC: -

Application No: 23/00304/PLD
Proposal: Wrap around rear dormer loft conversion
Location: 43 Mucklestone Wood Lane Loggerheads Market Drayton Shropshire TF9 4ED
Decision: **Permitted**

Noted

Application No: 23/00318/FUL
Proposal: Erection of self-contained granny annexe
Location: Castle Hill 63 Mucklestone Road Market Drayton Shropshire TF9 4DW
Decision: **Permitted**

Noted

Application No: 23/00431/COU
Proposal: Change of use from C3 dwelling to C2 residential care home (for 3No. children), including alterations to existing hardstanding area
Location: 3 Pheasant Walk Loggerheads Market Drayton Shropshire TF9 2QZ
Decision: **Withdrawn**

Noted

Application No: 22/01100/FUL
Proposal: Proposed agricultural steel framed building, concrete block to 2metres, box profile steel plasticoat roof sheets, box profile steel plasticoat cladding. Roller shutter and personnel door.
Location: Wrekin Mucklestone Wood Lane Loggerheads
Decision: **Permitted**

Noted

8. To consider the response to the public consultation for the DRAFT Local Plan

The Chair provided the meeting with an update on a previously held Task and Finish Group meeting which generated a written document, which the Clerk circulated to Members during the meeting.

Resolved: To recommend the document, subject to amendment, to Full Council as a formal response to the First Draft Local Plan Consultation.

9. To receive an update in relation to the Burntwood Community Area

It remains the case that the Parish Council has yet to take formal occupation of the land due to new, and as yet unresolved, matters in relation to both contractual and commercial aspects; however, one of those matters has since been resolved and resulted in the Parish Council receiving £17,500 which will be reserved for future development of the site once the lease has been delivered.

10. To consider matters relating to sport and recreation facilities in The Burntwood

Since a manmade cycle track was first created inside Heath Grove it has become increasingly utilised by local young people; however, it is now believed to a pose a risk to health of safety.

Members undertook a site visit to The Burntwood and believe that a potential site has been identified whereby a more suitable, purpose-built facility.

It was noted that Staffordshire County Council currently has an initiative aimed at promoting walking and cycling which could be a source of information and industry-specific advice to be accessed.

Resolved: To defer the item to the next available meeting of the Planning and Environment Committee pending further information being sought.

11. To note the date of the next **Planning and Environment Committee** meeting as being held at 7pm, Monday 7th August 2023 at Loggerheads Community Fire Station

Noted

Chair: Cllr D. Coulson
Clerk: B. Minshall

Close of Meeting: 19:25pm

Signed…….

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Response to the First Draft Local Plan

Loggerheads Parish Council is the corporate body which is responsible for the Loggerheads Neighbourhood Plan. Therefore, Council submits this formal response to the First Draft Local Plan from Newcastle-under-Lyme Borough Council: -

In broad terms, Council supports the strategic objectives and policies contained in the Plan – more specifically those in the areas of sustainable transport and biodiversity – however, considers several others not to be particularly descriptive, extensive, or encompassing in relation to such aspects as health and wellbeing, climate change or the allocation and preservation of open and recreational spaces.

Policy PSD 3: Distribution of Development: -

Policy PSD 3: Distribution of Development	
1.	The strategic centre of Newcastle-under-Lyme is expected to accommodate in the order of 4,800 new homes.
2.	The urban centre of Kidsgrove is expected to accommodate in the order 900 new homes.
3.	The rural centres are expected to accommodate development as shown below: -
4.	a. Audley and Bignall End (joint): in the order of 250 new homes b. Betley & Windhill (joint) and Madeley & Madeley Heath (joint): in the order of 200 new homes c. Loggerheads: in the order of 500 new homes d. Keele and Keele University (joint): in the order of 600 new homes

Council acknowledges the figures above, specifically that in relation to Loggerheads Parish, considers those developments which either have been, or are currently being built since 2020; however, proposes the wording of *'…in the order of…'* is changed to *'…no more than….'*. Ultimately, the figures stated in the plan do not make sense as it stands – because with everything which has been built, and all planning applications currently on the system Loggerheads stand to gain in the region of an additional 639 dwellings.

Loggerheads Neighbourhood Plan contains within it a Housing Needs Assessment which identified a need for 396 dwellings between 2013 – 2033 – a number which has already

been overreached in the last three years – however, the Draft Local Plan is seeking to identify a further need for 354 additional dwellings per annum.

Council proposes that instead of the 142 dwellings that the abovementioned sites amount to, Loggerheads Parish will consent to 49 dwellings based on infill of 7 dwellings per year, over the next 7 years.

Policy PSD 4: Development Boundaries and the Open Countryside: -

Policy PSD 4: Development Boundaries and the Open Countryside	
1.	Development boundaries for the Strategic Centre, Urban Centre and Rural Centres are defined on the draft Policies Map. Outside of these centres, Other Settlement Village Boundaries are also identified and defined on the draft Policies Map. Open countryside is defined as land outside of the development or Other Settlement Village Boundary.
2.	Within Development or Other Settlement Village Boundaries, development proposals will be supported where they are in keeping with the scale, role, and function of that settlement and do not conflict with any other relevant policy in the Local Plan.

Council is concerned that defined boundaries, which were given effect in 2019 but backdated to 2013, can so easily be changed to accommodate what is the suspected approval of planning application 23/00002/OUT for up to 200 dwellings at Mucklestone Wood Lane. If this is not the intended purpose for the preferred site *'LW53'*, Council asks what exactly is being considered for the future use of that site?

Policy PSD 6: Health and Wellbeing: -

Policy PSD 6: Health and Wellbeing	
1.	Supports public health initiatives and encourages healthy lifestyles and environments to tackle health inequalities and: a. Is supported by a rapid health impact assessments (HIA) as part of the application process on all major development proposals. This will include a review of the potential health impacts of a policy or proposal. Following the screening assessment, a full health impact assessment may be required. b. For housing developments, achieves Building for a Healthy Life Standard (or as updated). c. Provides opportunities for healthy living and promote mental wellbeing through the encouragement of safe and accessible walking and cycling, good housing design (including the minimisation of social isolation and creation of inclusive communities) and access to services. d. Does not result in the unnecessary loss of open spaces identified in the Open Space Strategy e. Provides appropriate access to sports facilities and opportunity for recreation and leisure f. Supports schemes that encourage life-long learning and skills training g. Supports initiatives that seek to reduce obesity across the Borough, including for schemes that require planning permission by i. Ensuring hot food takeaways within 400 metres of a primary or secondary school are not open to the public before 17:00 on weekdays and there is no over the counter sales before that time

	ii. Reducing the clustering of hot food takeaways by ensuring that no more than 2 hot food takeaways are located adjacent to each other in the town centres of Newcastle-under-Lyme and Kidsgrove iii. Ensuring any proposals for hot food takeaways are subject to a full health impact assessment, at the cost of the developer.

Council seeks further and more detailed information concerning this policy – specifically whether there is a mechanism for the abovementioned points to be achieved retrospectively, and how those can be ensured in future. Clause 'e' is vague and ambiguous in that it does not carry a set of defining parameters in the same way that clause 'g' does. It would also appear the Draft Local Plan is not reflective of other previously undertaken studies such as *'Beyond the 6 Acre Standard'* by Fields in Trust as one example.

11: Infrastructure and Transport: -

Policy IN 1: Infrastructure	
3.	Development should be located so as to make the best use of existing infrastructure. Where new or improved infrastructure is required to meet needs arising directly from a development or to mitigate any adverse impacts of a development on existing infrastructure, the development will make provision either through the direct allocation of land and / or financial contribution through Community Infrastructure Levy (CIL) regulations or planning obligation made under Section 106 of the Town and County Planning Act 1990 or any other future 'developer contributions' regime towards the provision of infrastructure.
4.	Development should have regard to the latest Infrastructure Delivery Plan (IDP). The areas potentially subject to direct provision and / or contributions include but are not limited to: a. Affordable housing. b. Highway and transport infrastructure including sustainable transport measures. c. Flood prevention and surface water drainage including future maintenance. d. green infrastructure, including future maintenance. e. Education. f. Health care provision. g. Biodiversity net gain

With specific reference to Community Infrastructure Levy (CIL), Council asks that greater consideration is given to ensure that CIL contributions are properly applied to relevant planning applications. Typically, the way S106 contributions have been applied has inconsistent, nonsensical, and often end up not being actioned. Is there any way in which this can be retrospectively applied to developments where planning conditions for infrastructure improvements went unsatisfied and / or were allowed to lapse?

Council seeks answers to the following questions: -

1. Based on the overall scale and scope of development which has taken place within Loggerheads Parish over recent years, what is the threshold for integrating improvements, enhancements and augmentations to infrastructure, amenities, and services?

2. If that threshold has already been reached, what is the justification for this not having been duly considered?

3. Given that existing and emerging developments have either failed to deliver on, or breached planning conditions what will be the mechanism in future for ensuring this cannot happen?

Council notes the reference to an existing Infrastructure Delivery Plan (IDP), but cannot see how this is relevant to Loggerheads Parish or where it has been applied? Furthermore, there is not mention within this policy of plans to develop **Retail Outlets,** sports and recreation facilities, parks and play areas or car parking. Council therefore requests a copy of the Infrastructure Delivery Plan, with specific reference to Loggerheads Parish, as soon as practicable.

Policy IN 2: Transport and Accessibility	
1.	Development proposals which contribute towards an accessible, efficient, and safe transport network that offers a range of transport choices for the movement of people and goods and improves accessibility through sustainable modes of travel will be supported. All developments should demonstrate, where appropriate, that they have had regard to the following criteria: a. Located where travel can be minimised, and the use of sustainable transport modes maximised. b. Minimise additional travel demand with measures such as travel planning, safe and convenient public transport and associated infrastructure, car clubs, walking and cycling links, and integration with existing infrastructure. c. Make allowance for low and ultra-low emission vehicle refuelling infrastructure. d. Protect, and where possible, enhance public rights of way. e. Not cause unacceptable highway safety problems. f. Avoid severe residual impacts on the road network, either direct and / or cumulative.

Council requests detailed information as to how the abovementioned considerations can be retrospectively applied to Loggerheads Parish, and detailed information concerning how these can be implemented for the benefit of Loggerheads Parish going forward.

Policy SE4: Open Spaces, Sports, and Leisure Provision: -

In addition to other comments surrounding the creation of open spaces, greenspaces, sports and recreations facilities as well as leisure provision the Council notes the Draft Local Plan has made no effort to follow existing designations within existing Neighbourhood Plans – such as *'LV1'* and *'LV2'* within Loggerheads Parish.

'LV1', which is known to the Borough Council as *'Land off Market Drayton Road*, and the Parish Council as *'The Burntwood Community Area'* is presently subject to legal discussions between the Parish and Borough Councils with respect to its ongoing future, and the intention to have community-based amenities and facilities on the site.

'LV2' is privately owned land, which is designated as open space, with the only other acceptable use being for sports recreation facilities.

Council requests the next iteration of the Draft Local Plan demonstrates an emphasis on echoing existing Neighbourhood Plans, many of which have been in place a lot longer than

any Boroughwide Local Plan. There needs to be a longer term plan for locations and infrastructure, and not a piecemeal approach on a site-by-site basis.

SO-IX	Support activity, including sport and recreation. Maintain the vast majority of the wide variety of open spaces in urban areas and improve green corridor linkages, one of the Borough's greatest unique assets to help enhance health and wellbeing.
Policy SE4: Open Space, Sports, and Leisure Provision	
1.	The Council will work with developers and other stakeholders to provide, enhance, and maintain open space across the Borough to meet the needs of existing and future residents and aid the Council's strategy of Carbon Capture Areas.
4.	The direct provision of or contributions towards sports and leisure provision will be sought in line with Playing Pitch Strategy (2019) and the Sports England Sport Pitch Calculator. Leisure provision should also refer to the Retail and Leisure Study (2019).

The abovementioned strategic objective seeks to support the creation, inclusion and enhancement of sports and recreation facilities.

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL
STRATEGY & ACTION PLAN

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales [16]	Cost[17]	Aim
3	The Burntwood	Football	Parish Council	One poor quality adult pitch which is played to capacity. Loggerheads Parish Council is applying for planning permission in order to install basic changing rooms to accommodate Loggerheads FC's senior team. Loggerheads Parish Council also has plans to create additional football pitches to allow for the future growth of the club.	Improve pitch quality through enhanced maintenance regime. Support the Parish to provide changing facilities on site. Explore the feasibility of assisting Loggerheads Parish Council in the creation of additional grass football pitches and small size floodlit 3G pitch.	Parish Council SFA FF	Local	L	L	M	Protect Enhance Provide

The Playing Pitch Strategy and Action Plan, December 2020, stated that the support of strategic partners and key stakeholders would be given to assist the Parish Council in developing a 3g pitch facility. To date, this has not happened.

15: Residential and Employment Allocations: -

LW53	Land corner of Mucklstone Wood Lane & Rock Lane, Loggerheads	Rural Centre (Loggerheads)	8.35	Around 130	n/a	The delivery of the site should be masterplan led The site should be supporte

						d by infrastructure delivery strategy, which includes setting out the approach to supporting community and health infrastructure
LW87	Former Petrol Station, Eccleshall Road, Loggerheads	Rural Centre (Loggerheads)	0.19	Around 12	n/a	

Council is concerned that defined boundaries, which were given effect in 2019 but backdated to 2013, can so easily be changed to accommodate what is the suspected approval of planning application 23/00002/OUT for up to 200 dwellings at Mucklestone Wood Lane. If this is not the intended purpose for the preferred site *'LW53'*, Council asks what exactly is being considered for the future use of that site?

Considering the abovementioned request for further clarification, it is too important not to reiterate the request as first stated in relation to Policy PSD 4 above; and, furthermore, Council ask that *'LW53'* is removed from residential allocation on the basis that where any planning application were to be granted permission it would have to be rejected due to a perceived conflict with other policies should those be applied as stipulated.

In addition, Council asks that *'LW87'* is also removed from residential allocation and redesignated for retail or employment allocation, as the site is completely unsuitable for residential development. The reasons being the current limitations of the highways network locally due to a planning condition for a crossing still not having been actioned; the limitations of the public footway network locally due to planning conditions for the installation of footpaths still not having been actioned; the extensive, and well known, car parking issues along Eccleshall Road during School drop-off and pick-up times as well as the increasing problems with speeding motorists along Eccleshall Road.

Appendix 1: Monitoring Framework

Appendix 1: Monitoring Framework	
1.1	A monitoring framework has been developed, as set out below, to effectively monitor the policies of the Local Plan. On adoption of the Plan, the monitoring framework will be included in the Council's yearly authority monitoring report (AMR).
1.2	It is considered that any one of the following circumstances would require the Council to consider a review of the plan or to bring sustainable alternative / additional sites forward, as appropriate: a. A failure of the Plan to meet its Strategic Objectives SO I - XII and a failure to deliver the amount of development required by policy PSD 1. b. Evidence established through another LPA local plan process that its unmet strategic requirements can only be accommodated within the Borough of Newcastle-under-Lyme c. Significant changes in national planning policy or Ministerial Statements that mean one or more of the plan's policies can no longer be effectively applied. d. Evidence in the Authorities' Monitoring Report that one or more Plan policies are not achieving the plan's objectives or are working contrary to the effective planning of the Borough of Newcastle-under-Lyme.

The explanation at page 75 concerning how the Borough Council will measure and monitor a variety of deliverables against the Draft Local Plan is believed to be woefully inadequate as it does nothing to explain to the reader what the standards for measurement of those deliverables will be, and how the person on the street can know these things are being accurately measured, the nature of any follow up actions or how the mechanism for reporting standards which fall below that which is expected. Council requests that further iterations of the Draft Local Plan rectify this with significantly greater detail.

In closing, Council is concerned that Loggerheads Parish and its residents will continue to have none of the associated or fringe benefits conferred upon them – whatever those may be. In recent years, the Parish and its residents have been blighted by new development which borders on overdevelopment; no improved or additional infrastructure; no improved or additional amenities; no improved or additional services as well as unnecessary delays to, and outright loss of investment due the policies which decide how S106 monies are decided.

Council welcomes the progress which is being made in relation to the Draft Local Plan, and whilst it is understood this is a first draft, Council feels there is a significant degree of scope for more to still be incorporated.
Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer