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

T: 01630 673426
E: clerk@loggerheads-pc.gov.uk
W: www.loggerheads-pc.gov.uk

Thursday 24th August 2023

Dear Councillor,

You are summoned to attend the **Planning and Environment Committee** meeting of **Loggerheads Parish Council** to be held at **7pm on Monday 4th September 2023** at Loggerheads Community Fire Station, Market Drayton Road, Loggerheads, Market Drayton, Shropshire TF9 4EZ

Yours Sincerely,

B. Minshall

Parish Clerk

AGENDA

1. To receive and consider apologies for absence

2. To note declarations of Members' interests

3. To approve and sign the minutes of the Planning and Environment Committee meeting held on Monday 7th August 2023

4. Public Question Time
   A period of 15 minutes for Members of the Public to ask questions or submit comments

   Any members of the public wishing to participate in public participation during the meeting should email clerk@loggerheads-pc.gov.uk before **9am** on **Monday 4th September 2023** providing their name, email address and an indication of the subject of their question or comment.

5. To consider matters relating to the budget for the financial year 2024/25

6. To consider the following planning applications: -

   NONE

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

   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 Shropshire TF9 2PE
Decision: **Permitted**

Application No: 22/00722/FUL
Proposal: Proposed cart shed and log store
Location: The Latches Pinewood Road Ashley Market Drayton Shropshire TF9 4PR
Decision: **Permitted**

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

9. To receive an update in relation to plans for a Cycle Track inside The Burntwood Forest

10. To receive and note the Annual Play Area Inspections Reports

11. To consider the following Member Items: -

    NONE

12. To note the date of the next **Planning and Environment Committee** meeting as being held at **7pm, Monday 2nd October 2023** at Loggerheads Community Fire Station

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

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON MONDAY 7TH AUGUST 2023

1. To receive and consider apologies for absence

   Apologies were received from Cllr Sedgley 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 3rd July 2023

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

4. Public Question Time

   There were no Members of the Public in attendance

5. To consider matters relating to the budget for the financial year 2024/25

   The meeting discussed the current draft budget proposal of £143,319.36. The proposal was analysed line by line and will be discussed at every meeting between August and December whereby the final decision will be taken as to the overall budget proposal for 2024/25.

6. To consider the following planning applications: -

   Application No: 23/00529/FUL
   Proposal: Agricultural worker's dwelling
   Location: Land Adj Arbour Farm Napley Road Napley

   Resolved: To make no objection nor submit any comment

   Application No: 23/00623/OHL
   Proposal: Replace approximately 210m of existing open wire low voltage overhead lines with new ABC bunched conductor and associated 5 wooden pole (like for like), highlighted pink on associated plan. New wooden pole (same as existing wooden poles), 2 new stays and approximately 20m of new ABC bunched conductor,

highlighted green on associated plan.
Location: Manor House Farm Park Lane Ashley Market Drayton Shropshire TF9 4EH

Resolved: To make no objection nor submit any comment

7. To note the objection by the Parish Council to the following planning application, having occurred outside of a Planning and Environment Committee meeting:

Application No: 23/00421/PLD
Proposal: Change of use from Dwellinghouse to use class C5
Location: 9 Heathcote Avenue Hook Gate Market Drayton

Noted

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

Application No: 23/00396/FUL
Proposal: Two storey side and single storey rear extension.
Location: 4 Smithy Lane Knighton Market Drayton
Decision: **Permitted**

Noted

Application No: 23/00266/FUL
Proposal: Demolition of existing garage blocks and erection of 2no. dwellings
Location: Land Adjacent To 27 Esselie Avenue Ashley Market Drayton
Decision: **Permitted**

Noted

Application No: 21/00536/FUL
Proposal: Application for variation of conditions 20 and 21 of planning permission 15/00015/OUT to include the wording "other than that required to undertake remedial works"
Location: Tadgedale Quarry Mucklestone Road Loggerheads
Decision: **Permitted**

Noted

Application No: 22/00923/FUL
Proposal: Conversion of existing chapel to single residential dwelling
Location: Congregational Chapel Chapel Lane Ashley
Decision: **Permitted**

Noted

Application No: 22/00924/LBC
Proposal: Conversion of existing Chapel to single residential dwelling
Location: Congregational Chapel Chapel Lane Ashley
Decision: **Permitted**

Noted

Application No: 23/00356/FUL
Proposal: Internal alterations, single storey front/side and rear extensions, alterations to external materials of dwelling.
Location: Bowgate Birks Drive Ashley Heath
Decision: **Permitted**

Noted

Application No: 22/00961/FUL
Proposal: Erection of essential staff housing for Bearstone Stud
Location: Land Adjacent Bearstone Stud Mucklestone Road Market Drayton
Decision: **Permitted**

Noted

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; however, those matters are now resolved, and it is anticipated that the final lease is imminent.

10. To consider matters relating to the CPRE Hedgerow Heroes Project

    Resolved: To nominate The Burntwood Community Area as an available site for the CPRE Hedgerow Heroes Project

11. To note the updated Loggerheads Neighbourhood Plan Monitoring Report for 2023

    Noted

12. To note the date of the next **Planning and Environment Committee** meeting as being held at **7pm, Monday 4th September 2023** at Loggerheads Community Fire Station

    Noted

Chair: Cllr D. Coulson
Clerk: B. Minshall

Close of Meeting: 19:27pm

Signed…….

BUDGET PLANNING 2024 - 25

	2023 - 2024	2024 - 2025	VAR
Payroll	36,000.00	55,000.00	(19,000.00)
Tax and NI	0.00	11,800.00	(11,800.00)
Pension	0.00	4,000.00	(4,000.00)
Payroll Admin	300.00	300.00	0.00
Grounds Maintenance Officer	18,000.00	0.00	18,000.00
Allotments	1,100.00	1,100.00	0.00
Consultancy & Legal	2,000.00	2,000.00	0.00
Expenses	300.00	2,000.00	(1,700.00)
Grounds Maintenance	8,000.00	7,400.00	600.00
IT / Stationery / Printing	4,000.00	6,300.00	(2,300.00)
Insurance / Audit	2,000.00	3,000.00	(1,000.00)
Loan Repayment	1,600.00	1,600.00	0.00
Loan Repayment	2,500.00	0.00	2,500.00
Parish Events	1,000.00	10,000.00	(9,000.00)
Play Equipment	0.00	16,000.00	(16,000.00)
Room Hire	400.00	400.00	0.00
S137 Grants	10,000.00	10,000.00	0.00
SIDs	2,100.00	6,000.00	(3,900.00)
Subscriptions	1,000.00	2,300.00	(1,300.00)
Training	1,000.00	2,000.00	(1,000.00)
Utilities	1,000.00	1,000.00	0.00
TOTAL	**92,300.00**	**142,200.00**	(49,900.00)
	93,419.36		
	94,000.00		

EARMARKED RESERVES	
Loggerheads Library	1,000
Elections	4,000
TOTAL	5,000

INCOME	
Allotments	660.00
Burntwood	800.00
Council Tax Support Grant	2,408.00
Wayleave	12.64
TOTAL	**3,880.64**

TOTAL REQUIRED	**143,319.36**

Precept 2023/24	46.12365064	
		24.19988224
Precept 2024/25	70.32353288	

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Planning and Development Department
Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Monday 31st July 2023

Re: – 23/00421/PLD – Change of use from Dwellinghouse to use class C5 at 9 Heathcote Avenue Hook Gate Market Drayton

Dear Planning Department,

Loggerheads Parish Council is the corporate body which is responsible for the Loggerheads Neighbourhood Plan. We object to this proposal on the following grounds: -

LNPT1 To be supported new development comprising new homes, employment units or community facilities must, subject to viability considerations, demonstrate a balanced and sustainable approach to transport, including:

- Providing for different modes of transport, including walking and cycling including incorporating secure, covered storage space for cycles.
- Providing electric car charging points.
- Ensuring there is no significant negative impact on road safety and severe traffic congestion.
- Providing safe and suitable access for both vehicles and pedestrians.
- Incorporating well-connected and permeable pedestrian networks; where not already in place, footways (pavements) are provided to link the site to the existing footway network.

It is believed the Applicant intends to establish a Care Home with associated staff, services, medical and other traffic at Heathcote Avenue for commercial purposes. There are nine households which will be affected by this. Ultimately, and because of the potential impact to already narrow access, inadequate parking, increased vehicular traffic and rural character of the area we oppose the application.

Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer

AGENDA ITEM 10

Report Statement

Report Purpose: To consider matters relating to the CPRE Hedgerow Heroes Project

Version Control: V1

Author(s): Parish Clerk

1. Report Summary

The report outlines the opportunity for a hedgerow planting activity supported by community involvement.

2. Position

CPRE Staffordshire, the countryside charity, has recently received funding from national CPRE's Hedgerow Heroes project. We have ambitious plans to plant up to 4km of hedgerow around Staffordshire over the autumn and winter.

Nominations are open for suitable sites where volunteer planting events could be organised if the parish council is aware of any land that might be suitable for hedge-planting. The associated funding would cover the cost of whips, tree guards, stakes, and tools. CPRE Staffordshire would provide risk assessments and landowner partnership agreements and would be able to help with publicity and social media.

3. Financial Impact

The financial implication to the Parish is considered to be nil; however, there could be an element of match funding.

4. Conclusions

It is concluded that The Burntwood Community Area should be nominated as an available site, subject to the lease with the Borough Council being secured.

5. Considerations Sought

- To consider nominating The Burntwood Community Area as an available site which would benefit from the CPRE Hedgerow Heroes Project

Loggerheads Parish Council



Loggerheads Neighbourhood Plan

2013-2033

MONITORING REPORT

JULY 2023

INTRODUCTION

Following the successful outcome at referendum on 10th January 2019 the Loggerheads Neighbourhood Plan was 'made' by Newcastle-under-Lyme Borough Council on 15th February 2019 and forms part of the development plan for the area, together with the Newcastle-under-Lyme and Stoke on Trent Core Spatial Strategy 2006 – 2026 (adopted October 2009), the Newcastle-under-Lyme Local Plan 2011 (adopted in 2003), the Minerals Local Plan for Staffordshire(2015 -2030) and the Staffordshire and Stoke-on-Trent Waste Local Plan (2010 to 2026).

NEIGHBOURHOOD PLAN VISION

The following Vision encapsulated the main issues identified by evidence on the local area and issues raised by the community. It was important that residents felt that this statement reflected their wishes for the parish over the lifetime of this Plan and is still valid 4 years after the Plan was written.

To create an enhanced sustainable rural community that provides for people of all ages

The vision was supported by five aims, which were then translated into the policies in the Neighbourhood Plan.

Aim	Update
Aim 1: Heritage & Place To promote, protect and enhance natural and built heritage and improve access where this does not conflict with conservation of the assets.	Application made to designate Ashley Heath as a Conservation Area in 2019 but this was refused by Newcastle-under-Lyme Borough Council. Request to include in Local Plan Policy submitted in 2020. All applications for development considered against this Aim and relevant comments submitted to the Borough Council.
Aim 2: Transport & Movement To enhance and maintain local walking routes, access to public transport and connections to local towns and employment centres without reliance on cars.	Footpaths maintained and Loggerheads Loops walk leaflets reproduced annually and available free to residents. Bus service maintained at pre-covid level. Limited progress with other connections.
Aim 3: Housing To provide a sustainable place to live with a range of housing that meets local needs.	2021 +78 2, 3, 4 and 5 bed homes being built on Mucklestone Road, 20%"affordable". +44 bungalows being built on Eccleshall Road. In 2022 56 houses were permitted on the site adjacent the Loggerheads Fire station and 22 houses on the site adjacent to Hookgate on Eccleshall Road. Two sets of three self-build developments have

	been permitted outside the village envelope. An additional 28 houses have been permitted to be bult as infill in the last 12 months.
Aim 4: Health & Wellbeing To cultivate social cohesion and healthy lifestyles through the provision of public, recreational and community spaces.	All designated green space has been protected. All play areas have been kept open during covid. Allotments fully used. Changing facilities & toilets provided at the Burntwood sports field in early 2021. Lease being negotiated for site for community facilities on Market Drayton Road.
Aim 5: Economy To provide and create an environment that is attractive to employment and visitors	Applications for dwellings that are not in keeping with the local area have been objected to. Footpaths & green space maintained. Possible new use of car wash site to improve appearance of Loggerheads centre. Memorial area created in 2020.

NEIGHBOURHOOD PLAN POLICIES

The following of policies were developed to manage the future development of Loggerheads to achieve the vision, objectives, and strategy of the Neighbourhood Plan. All applications for development have been considered by the Parish Council against these policies since the Plan was made in February 2019. Most are considered to conform to these policies, so the PC submits a no objection response, those that are considered not to conform are objected to with an explanation as to which policy(s) is not being complied with. Newcastle under Lyme Borough Council includes reference to the relevant Neighbourhood Plan policies in all applications for development in the parish.

The policies are separated into five themes:

- Housing Growth & Mix
- Heritage & Place
- Transport & Movement
- Sport, Health, and Community Facilities
- Economy

Policy	**Update**
LNPG1: New Housing Growth New housing development will be supported within the village envelope of Loggerheads village as defined in this Neighbourhood Plan. Outside of the village envelope, housing development will be supported where:	The full list of permitted housing development in the parish and the progress against this up to August 2023 is attached in detail at Appendix 1. There have been 430 dwellings permitted since the start of the Plan

• It is a replacement dwelling, or limited infill housing, or within a built frontage of existing dwellings; and • It will reflect the character of surrounding dwellings and will not lead to significant loss of garden space; and • It will not cause significant harm to residential amenity; or • It is a new isolated home in the countryside that meets the special circumstances described in paragraph 55 of the Framework.	(2013) and of these 396 are under construction.
LNPG2: Housing Mix To be supported, proposals for ten or more houses must include a mix of types of accommodation to meet requirements identified in the latest assessment of local housing needs including accommodation suitable for first time buyers and the elderly. At least a third of new homes, unless it can be demonstrated there is not a need for this level of provision must comprise a combination of: • One or two bedroomed properties and • One or two bedroomed properties suitable to provide independent living for the elderly	Housing developments of over 10 houses at Mucklestone Road and Eccleshall Road which are under construction have a mix of one- and two-bedroom properties. The bungalows at Eccleshall Road are suitable for independent living for the elderly. The proposals permitted for Market Drayton Road and Tadgedale Quarry include a mix of 2-, 3- and 4-bedroom houses. The PC objected to the Tadgedale reserved matters application as the housing mix being less than the third required by this policy. The application was permitted as it was considered that the 7 3 bed bungalows would be suitable for the elderly which brought the total of small dwellings to 30.5%. The development at Hookgate for 22 which had been permitted included a mix of sizes.
LNPP1: Urban Design and Environment To be supported, new development must demonstrate high standards of design. This includes: 1. Designing buildings, streets, spaces, landscaping, and planting to create attractive, safe and well-functioning environments, with a sense of place. 2. Comprising site-specific design solutions to complement, but not necessarily imitate, the surrounding context.	The Parish Council has cited this policy (or parts of) in several objections in the rural area, i.e. Horse walker at Winnington, Garage at Park Hill Cottage, Garage at Pinewood Drive, Ashley. The Borough Council has permitted all applications with explanations as to why they have not agreed with the PC's objection. The application for 12 apartments in Loggerheads on the car wash site has been permitted

3. Complementing the established character of the surrounding context in terms of scale, density, massing, height, and degree of set-back from streets and spaces. 4. Providing active frontages to overlook public streets and spaces from inhabited rooms. 5. Creating attractive, safe, and convenient environments for pedestrians. 6. Responding positively to local topography. 7. Retaining trees and hedgerows (unless it is demonstrated the need for, and benefits of, development in that location clearly outweigh the loss or they are judged to be poor specimens or species not appropriate to the area) and providing high quality planting and landscape design. 8. Creating a strong green infrastructure buffer on the interface between urban and rural to buffer surrounding landscape from development 9. Providing a mix of overlooked parking provision, as an integral part of layout, so that parking does not dominate streets and space. 10. Designing open spaces to be safe, attractive, and functional as an integral part of layout. 11. Clearly distinguishing between public and private spaces, avoiding placing rear garden fences adjacent to street frontages. 12. Provide convenient, well-screened storage space for bins and recycling. 13. Include high quality materials, to complement those used in the surrounding context. 14. Designing residential garages so that they do not obscure or dominate frontages and are in or behind the building line.	

15. Providing shopfronts to commercial and retail properties, reflecting the character of the area. 16. Ensure fencing and lockable gating is used to deny un-authorised access to the rear of properties, positioned as close to the front of the building line as possible.	

LNPP2: Local Character & Heritage
New development must complement and reinforce the local character of the area and non-designated heritage, including conserving buildings and their setting and comprising high-quality, site-specific design. A balanced judgement will be required having regard to the scale of any harm or loss to a non-designated heritage asset and the significance of the heritage asset. Potential non-designated heritage of sensitivity is listed in the Loggerheads Heritage book. This includes taking account of the following requirements for the main Character Areas.
• Loggerheads Village: opportunities must be taken to improve legibility by creating distinctive new townscape and buildings.
• Ashley Heath: in complementing local context and character, particular attention must be paid to:
  • complementing the established character, based on housing set-back from the road, often with front boundary hedges
  • Preserving protected trees.
• Ashley: must complement the immediate context, including:
  • the Radburn layout of housing off Charnes Road
	There have been 2 applications for changes to Listed buildings since 2019. Both have been supported by the PC; one in December 2019 for the conversion of derelict barns to dwellings in Ashley was seen as an improvement to the site.
	Proposals for changes to Oakley Hall were supported as they would improve the exterior.
	An application in December 2019 for the conversion of 3 agricultural building to houses at Forge farm was objected to as being close to a heritage asset, the application was permitted.
	An application to build a large garage at a new house on Ashley Heath in April 2020 was objected to as not complementing the local context. The application was permitted.

• Adding to the diversity of character created by a number of listed buildings.	
LNPP3: Local Green Space: The following areas (identified on the maps below) are designated as Local Green Space where new development is ruled out other than in very special circumstances consistent with policy for Green Belts: • Land along Tadgedale Brook between Chestnut Road and Brookfield. • Land at Kestrel Drive. • Land at Hugo Way. • Allotments behind Eccleshall Road. • Turner Powis Nature Reserve on Ashley Heath; • Bell Orchard Play Area, Ashley • Almington Play Area; and • Knighton Play Area.	All continue to be protected and maintained and enjoyed by residents as local green space. Two developments have been permitted resulting in S016 Agreements for improvements to play areas at Hugo Way (£80,000) and Tadgedale Brook (£64,000). The Parish Council are negotiating to take over the Hugo Way and Tadgedale Brook areas from NULBC.
LNPT1: Sustainable Transport To be supported new development comprising new homes, employment units or community facilities must, subject to viability considerations, demonstrate a balanced and sustainable approach to transport, including: • Providing for different modes of transport, including walking and cycling including incorporating secure, covered storage space for cycles • Providing electric car charging points • Ensuring there is no significant negative impact on road safety and severe traffic congestion • Providing safe and suitable access for both vehicles and pedestrians	New houses at Mucklestone Road have charging points on external walls. LPC is monitoring conditions on applications for road safety & pavements and links from sites to existing path network closely. Mucklestone Road site – the developer applied to have the condition removed which requires a footpath from top site to bottom which would provide connectivity along one side of Mucklestone Road. The PC objected and the application was refused. The footpath is not yet complete; this is being pushed by LPC. Eccleshall Road – the application for +3 houses opposite the Coop included a condition to build a footpath along the side of the Loggerheads pub from the A53 to link to the path that will then be built by the developer for the +44 bungalows. This path is critical for road safety. Unfortunately, the plan submitted and permitted omitted this path and it

• Incorporating well-connected and permeable pedestrian networks; where not already in place, footways (pavements) are provided to link the site to the existing footway network	was missed by Planning Department & Highways and this will be a major issue in the future if the pedestrian crossing conditioned for Tadgedale Quarry application goes ahead. The PC continues to press the Borough for a resolution to this. Eccleshall Road +44 bungalows condition 10, the Road safety Audit recommended a formal pedestrian crossing, developer is proposing tactile crossings. The PC has objected to this proposal. Tadgedale quarry application has a condition to build a pedestrian crossing across the A53 but on the side to the pub not to the car wash which will leave pedestrians on the wrong side of Eccleshall Road with no help to cross this road. The PC continues to press the County Council for a better coordinated plan for this vicinity. **ACTION: LPC continue to press the Borough and County Council's for a coordinated plan for road safety for Loggerheads village (A53 and Eccleshall Road in particular).** Charging points are being included on new builds in most cases.
LNPS1: Community Infrastructure To be supported new development more than 10 dwellings must demonstrate that existing community infrastructure (meeting and activity space, medical facilities, open space, highway infrastructure including footways) is adequate to accommodate the new development, or subject to viability considerations provide or support new community infrastructure where necessary.	Until July 2021 all applications for more than 10 dwellings were permitted before the Neighbourhood Plan was made. For the amended application for +22 homes on Eccleshall Road at Hookgate submitted in July 2021, LPC has asked for the Section 106 to be reinstated to provide a financial contribution to improving play facilities in Loggerheads. LPC was disappointed that the company who has purchased the land at Market Drayton Road has chosen to propose provision of a Local Area for Play (LAP) rather than a financial contribution to the improvement of play facilities in

	Loggerheads which could have been used towards a MUGA or LEAP (both of which are lacking in the area). LPC has reminded the Borough Council to recognise that improvement is needed in play provision for older children.
LNPS2: Site Allocation for Multi-Sport and Community Facility and Sports Pitch Sites LV1 and LV2 fronting Market Drayton Road in Loggerheads Village (See Maps 16 & 17) are allocated for community sports and recreational uses, subject to the following: • Site LV1 is allocated for built development for a mixed-use community and sports facility, which may include uses falling within planning Use Classes D1 and D2, together with ancillary uses, including a cafe. • Site LV2 is allocated for sports pitches, where the open character of the site is maintained. Limited built development may be considered for approval immediately adjacent to Site LV1, where it is directly related to the primary use as sports pitches and where it would not compromise the open character of the site. The sites will be protected for community and sports purposes. The impact on residential and visual amenity, highway safety and on features of the natural environment adjacent to the sites, are acceptable. The sites will incorporate sustainable / natural drainage systems.	The Parish Council has negotiated a 99-year lease for £1 with Newcastle under Lyme Borough Council, who own LV1 on Market Drayton Road. The paperwork for the formal agreement is expected in September 2022. This agreement has yet still to be signed, A group set up a Community Interest Company in 2019 to progress grant applications for a community facility but were stalled by the lack of a lease and then covid. It is hoped that by 2022 grants will become available again for new projects. In the meantime, the Parish Council has met with the developer of the site between LV1 and the fire station and discussed how play and sport facilities could be provided on LV1 until a community building can be started. This paperwork is still awaited some 30 months after it was resolved by the Parish Council to enter into the lease agreement, NULBC have yet to agree to the wording of the lease.
LNPS3: Sports Pitches Planning permission for development on existing open space and sports pitches will be supported only where it can be	No applications made for these 2 pitches

demonstrated that the facility is no longer required to meet local need or where an equivalent similar or better facility is provided in a sustainable location elsewhere in the Loggerheads area or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. Existing pitches subject to this policy are: • The football field at the Burntwood • The cricket pitch at Hales	
LNPE1: Employment New development or change of use to create enterprise and employment space (Use Class B1) will be supported, providing it has no significant adverse impact on residential amenity or on the local environment and open character of the rural environment. Suitable locations for B1 employment development are: • within existing employment sites • in the Mucklestone Nurseries & Business Centre • agricultural buildings, to support diversification • on existing brownfield sites • within the Loggerheads village envelope Within Loggerheads village envelope development comprising new or expanded B2 and B8 uses will be supported on existing industrial or brownfield sites, where there would be no adverse impact on residential or visual amenity and the open character of the rural environment.	4 applications have been received since the Plan was made relating to employment, 3 were supported as being within this policy, 1 objected to as having significant adverse impact on residential amenity (no parking). March 2020 application for a beauty salon on St Johns Road in Ashley was supported and permitted. October 2020 application for change of use from vet to a sandwich shop on Eccleshall Road, Loggerheads was supported and permitted. March 2021 application to convert a disused Telephone Exchange to a dance studio in Hales was supported but refused. August 2021application for change of use from the vet to a fish and chip shop on Eccleshall Road was objected to as no parking. This has been permitted in July 2022. The change of use from a dance studio to a convenience store has been permitted in February 2022.
LNPE2: Retail New retail development will be supported within or immediately adjacent to the existing retail area.	Only two applications for retail development since the Plan was made. An application to open a Sandwich shop in what was the vets in Loggerheads

Development proposals involving existing retail sites will be supported where the retail use is retained as the primary use of the site.	was supported by LPC in October 2020, this was permitted but post covid a new application in August 2021 has been submitted for a fish and chip shop at this location and parking is a concern. This was permitted in July 2022. The change of use from a dance studio to a convenience store has been permitted in February 2022
LNPE3: Broadband To be supported, residential and commercial development proposals must, unless it can be demonstrated to be not viable, establish that on-site provision for high-speed broadband connection will be made prior to occupation of any building.	This is the case for the developments for more than 10 houses. Availability of superfast broadband has improved in the more built-up areas of the parish closer to a telephone exchange but in the more remote areas of the parish it is not as good as residents need for home working.

NON-NEIGHBOURHOOD PLAN ISSUES

Section 7 of the Neighbourhood Plan deals with issues that are not part of the statutory Neighbourhood Plan and not therefore subject to independent examination and referendum and not matters for planning policy to address. However, it covers those issues that residents have said are important to them. These include the following initiatives, which the Parish Council has taken the lead on with an update on progress.

7.1 Place and Heritage: To develop a case for a Conservation Area on Ashley Heath

Rationale: The protection of the area known as Ashley Heath is important to residents and Conservation Area status will provide extra protection of the area's special architectural or historic interest.

Evidence: The residents of Ashley Heath supplied information about the land use and history of this area as part of the evidence gathering for the Neighbourhood Plan, which highlighted that this area has special architectural or historic interest.

Update: A business case to designate Ashley Heath as a Conservation Area was submitted to Newcastle under Lyme Borough Council in 2019 but this was refused on the grounds that the buildings were not of architectural importance. The advice was to pursue this through the Borough Council's Local Plan process to try to get Ashley Heath included in any policies that may protect areas of special interest. If this is not successful, the Parish Council would also consider including this as a policy in the first

review of the Neighbourhood Plan (which is likely to be when the Borough Council's Local Plan policies are agreed (sometime in 2022).

7.2 Place and Heritage: Encourage opportunities for improving the appearance of the centre of Loggerheads village, including the car wash area, car sales area and bus shelters.

Rationale: The centre of Loggerheads village looks untidy and run down and this affects the way residents feel about their local area.

Evidence: Feedback was received during pre-submission consultation that the Plan did not address the major eye sore that was the car wash and the damaged bus shelters. From the Residents Survey results, receiving the most single mentions when asked about the "worst thing about living in the area" is the appearance of the centre of the village around the mini roundabouts, particularly the car wash and the semi-derelict building behind it. From the young people's survey results, 16% of young people did not want the car wash.

Update: The Parish Council have continued to press Staffordshire County Council to maintain the bus shelters to a better standard and report all damage and graffiti to get it repaired as soon as possible. A planning application for the car wash area for apartments has been submitted in July 2021 which would, if permitted, make a significant improvement to removing the derelict looking buildings and petrol station forecourt. However, the Parish Council has concerns about the proposed facia of the apartments as they are not in keeping with the Neighbourhood Plan policy LNPP1: Urban Design and Environment.

7.3 Transport and Movement: Speak to the education and highways authorities on problems with school parking at Hugo Meynell School

Rationale: Inconsiderate parking near the school has been raised by residents of adjacent estates and by customers at the Co-op as a safety issue for children.

Evidence: From the Residents survey one in three people indicated problems concerning parking and there were two main areas: inconsiderate and dangerous parking around the school which affected both the main road and Hugo Way and parking on pavements causing obstructions with Chestnut Road mentioned a number of times. A few people also referred to parking at the Co-op being inadequate at times but this was of much less concern than the school parking issues.

Update: Parking at the school continues to be an issue. Extra signs have been placed on Hugo Way and the yellow lines repainted.

7.4 Transport and Movement: Discuss the potential for traffic calming with the Highways Authority

Rationale: Issues of concern from residents relating to the road network were primarily speeding, and the layout of some roads and junctions.

Evidence: From the Residents survey the topic of greatest concern (70%) was speeding on the roads within the Parish. It was mentioned relatively more often by the women in the sample and those over 60. Additional comments highlighted the A53,

especially through the village itself, and there were some specific mentions of the motorbikes, which frequently pass through the village. There were also a few mentions of speeding in particular areas of the Parish, Hookgate coming up most frequently. Another issue, which was mentioned by almost half the sample, was the layout of roads and junctions. Much of the additional comment was about the mini roundabouts in the centre of Loggerheads so it is no surprise that as many as 61% of those living in Loggerheads expressed concern. There are perceived to be problems of poor visibility when approaching from certain routes, Mucklestone Road. However, the basis of most comment was the danger caused by those on the main road, especially Lorries, failing to stop at the roundabouts. There were several stories of “near misses” and people described this as “an accident waiting to happen”. Another junction which attracted quite a lot of comment was that for Mucklestone Wood Lane/A53 and Gravelly Hill where visibility is particularly difficult.

Update: The Parish Council has invested in Speed Indication Devices on all main routes into Loggerheads, A53 at the junction of Gravelly Hill and Mucklestone Road is the most recent, fitted in 2020. Others are on A53 at Burntwood View, Mucklestone Road and Eccleshall Road, at Hugo Meynell School and coming into the village at Hookgate. This was a total investment of £15,000, with grants received from Safer Staffordshire Road Partnership for £6,000. Speed watch is active in Mucklestone and Knighton as well as Loggerheads. Efforts have been made to meet with Staffordshire County Highways and Newcastle Borough Planning to discuss the impact of the new housing developments on road safety and the proposed pedestrian crossing at the double roundabouts in Loggerheads (a requirement of the Tadgedale Quarry planning application) but this has, the plans were submitted in August 3022.

7.5 Transport and Movement: Speak to bus service providers about improving services

Rationale: Issues relating to inadequate bus service and a need to improve the balance of transport options.

Evidence: Also receiving significant criticism from residents were the local bus services, which 45% felt were inadequate. Several issues were raised; the service was too infrequent, did not run on Sundays and in the evenings and did not run early enough to be suitable for work travel. This was all felt to limit opportunities for employment, leisure, and social activities. Most of these comments related to the Newcastle route but some people also commented on the lack of options to travel to other destinations such as Stafford or Shrewsbury. For those residents in Mucklestone and Tyrley there was often reference to there being no service at all.

Update: The service has not deteriorated further but no progress has been made in improvement of the service.

7.6 Transport and Movement: Examine the potential for car sharing arrangements

Rationale: This would help to reduce the number of single occupancy journeys to centres of employment.

Evidence: Congestion at key junctions could be reduced and this could assist with the poor public transport provision.

Update: No progress.

7.7 Transport and Movement: Progress the project for community transport provision

Rationale: Some areas have access to a minibus that helps to reduce the impact of poor public transport. Loggerheads parish does not currently have such provision.

Evidence: The Parish Council set up a Community Transport Working Group in February 2016 to review the need for such provision and consider the options for providing community transport in the parish. In 2016 the Group gathered evidence to look at demand.

Update: Parish Council agreed to lease a minibus for community use and took delivery in September 2017 on a lease basis but during Covid when the bus was not able to be used for a year it was returned to the lease company. The Staffordshire County Council supported Rural Runabout minibus is available for people to book in the rural area for local journeys. The Loggerheads Voluntary Car Scheme, supported by the Parish Council, operates in the area to take residents who have a medical related appointment but no means of their own to travel to it.

7.8 Sport, Health & Community Facilities: Contact health providers to encourage expansion of services in the area

Rationale: This would help to offer resident's improved health services in the local area.

Evidence: Another key area of concern for residents was local health services; some 58% described services such as chiropody, physiotherapy, and blood test arrangements as inadequate. The main problem is that residents need to travel outside the area for these services, sometimes quite a distance. This was both time consuming and potentially difficult for older people and/or those without their own transport. There was some awareness that Ashley surgery was now doing blood tests, but the overall impression was one of inconvenience in relation to these services. The older age groups were more critical than those under 45 (60% of those 45 – 60 and 59% of those over 60 compared with 52% of the under 45's). Also, those in Tyrley were less likely to regard these services as inadequate, possibly because they obtained more in Market Drayton than in Loggerheads. In addition, there seems a good deal of frustration with local GP services at Ashley Surgery; one in three people regard these as inadequate. Quality does not seem to be in question; the issue is one of capacity. Comments were made about how difficult it was to get an appointment in a reasonable time, how the lists were now closed, and people had to go to doctors in Market Drayton, which some suggested were now also becoming stretched, and how physical access and travel to Ashley surgery could be difficult. These factors lead some people to suggest that what was needed was a health centre situated in

Loggerheads itself, nearer to the main base of population.

Update: The surgery based in Ashley was contacted as was the relevant NHS body seeking to engage them in sharing the proposed community facility in Loggerheads but there has been no interest shown.

7.9 Sport, Health & Community Facilities: Develop projects to improve sports, recreation, and community facilities

Rationale: Sports facilities in Loggerheads Village do not meet the Fields in Trust standard. There are no dedicated community facilities in Loggerheads Village. Any improvements would give residents opportunities within walking distance of their homes.

Evidence: A feasibility study for improving sports and community facilities in Loggerheads Village has been written. Work on accessing grants is underway.

Update: A group of Councillors and residents set up a Community Interest Company in 2018 to pursue grants to build a community centre and provide sports facilities in Loggerheads. The first challenge was the need to show that they had access to land to build a community centre or sports facilities on. The Parish Council entered negotiations with Newcastle-under-Lyme Borough Council and has secured an agreement for a 99-year lease for £1 for land on Market Drayton Road at the end of the site that is owned by the Borough Council and is up for sale. The second challenge was Covid when all granting bodies withdrew offers of grants for new projects and focused funding at keeping existing projects afloat. As soon as this reverts to pre-covid grant giving, the CIC will become active again. During this time the Parish Council also negotiated to extend the lease on the football field at the Burntwood in Loggerheads to allow Loggerheads Football Club to apply for a grant from the Football Association to provide changing facilities at the field. The Parish Council applied for planning permission for 2 containers converted to include showers, toilets and changing facilities for home and away teams and for use by other community groups. This involved the supply of power and water to the containers. The FA also stopped giving grants for new projects, so the Parish Council took the decision to apply for a low interest loan from the Public Works Loan Board. This was successful, so in January 2021 the Parish Council commissioned the installation of 2 containers. The facilities have been used during lockdown by the cubs and scouts so that they could meet up in the open air after a year of using zoom. The Football Club finished the 20/21 season on their improved pitch with proper facilities for the first time in 40 years and are training for the start of the 21/22 season with an FA compliant pitch and changing facilities. At the start of the 22/23 season a youth were added to the players of the Loggerheads FC.

7.10 Economy: Lobby providers to install faster broadband throughout the area

Rationale: Access to Superfast Broadband had the highest level of criticism for service provision in the area, 66% regarding it as inadequate.

Evidence: There was a great deal of comment but all on the same theme, that it was

slow or occasionally “dropped out” or that there simply was no Superfast Broadband. Criticism was least in Ashley (50% inadequate), which perhaps suggests that the on-going works are having some impact.

Update: Broadband speeds in Loggerheads and Ashley have improved with the implementation of superfast but there remain areas that have poor broadband speeds. In the west half of the parish future improvement is possible with Airband Community Internet company focussing on rural areas in Shropshire (which covers part of the parish for this purpose).

7.11 Economy: Lobby providers to encourage improved mobile coverage

Rationale: The final question in the business survey asked whether there was anything that could be provided within the Parish which would help their business to develop over the next ten years.

Evidence: Response was given predominantly by those whose business is currently based within the Parish, either at home or in premises. The overwhelming requirements were for better Broadband speeds (88%) and improved mobile signals (88%).

Update: Mobile phone coverage in the Loggerheads and Ashley area has improved. The surrounding rural area is mixed, depending on the provider of the service.

Appendix 1: Housing permissions and builds started since 2013

Appendix 1 4: Housing permitted & built since 2013 up to 1st August 2023 in the Parish of Loggerheads

Location	No.	Type	Started
Oak Tree barn, Knighton Farm	1	4 bed	1
The Croft, Newcastle Rd, Loggerheads	1	3 bed	1
19A Newcastle Rd, Loggerheads	1	4 bed	1
Rowney Close, Loggerheads	6	6 x 2 bed Affordable	6
The Crofts, Pinewood Road, Ashley	1	4 bed	1
36-38 Kestrel drive	1	3 bed	0
Land adjoining Owl House, Tower Rd, Ashley	1	3 bed	1
Southeast Of Hollycroft Farm Barn At Land Off Lordsley	1	4 bed	1
Rowney Farm conversion granny flat to separate house	1	3 bed	1
Former Fire Station, Church Road, Ashley.	2	4 bed	2
Mucklestone Road	78	58 4/5 bed 20x 3 bed Affordable	78
Silver Birch, Birks Drive, Ashley Heath	1	3 bed	1
Llysfaen, Newcastle Road, Loggerheads	2	3 bed	2
Land Adjacent Halcyon, Tower Road, Ashley	4	4 bed	4
Eccleshall Road, Hookgate	16	12 4/5 bed 4 x 3 bed affordable	22
The Crescent Pinewood Drive	1	3 bed	Plan out of date
Land To The North East Of Birks Drive North West Of Tower Road Ashley	1	4 bed	1
Lee Croft Pinetrees Lane	1	4 bed	1
Land Adjacent To St Georges Pinewood Road Ashley	1	3 bed	1
178 Lower Road Ashley	1	4 bed	1
Hollycroft Farm, Lordsley Lane, Ashley	1	4 bed	1
Braeholme, Pinewood Road, Ashley	2	5 bed	2
Park Hill Cottage, Flash Lane, Hales (replacement)	0		0
Sunnyside, Pinewood Drive, Loggerheads (+ 1 replacement)	1	3 bed	1
Tadgedale quarry (on appeal)	128	32 Affordable 2/3 bed	128
Land Off Eccleshall Road Loggerheads	55	14 2 /3 bed affordable	44
Meadowside, Pinewood Road, Ashley	1	4 bed	Plan out of date
Land at Selbourne, Pinewood Road, Ashley	2	4 bed	2
Loggerheads Hotel	3	4bed	3
Halcyon, Tower Road, Ashley	1	4 bed	1
Land adjacent 14 Tadgedale Avenue, Loggerheads	3	2 bed	

			Plan superceded
The Grange, Brodder Lane, Peatswood	1	4 bed bungalow	1
Land Adjacent 133 Smithy Lane Knighton	1	4 bed	1
Parsons Pools Home Farm Berrisford Road,	1	3 bed	0
The Gables, Gravelly Hill, Ashley	1	4 bed	1
Sunnyside, Pinewood Drive, Loggerheads	1	4 bed	1
Fields Farm, Wharmadine Lane, Ashley	1	3 bed	1
Old Springs Hall, Old Springs,	2	3 bed	2
Selbourne, Pinewood Road, Ashley	1	5 bed	1
Eccleshall Road, Hookgate (increased from 16 to 22)	+6		0
Land adjoining 27 Esselie Avenue, Ashley	1	3 bed	Plan out of date
Land off Doctors Bank Rear of The Steps, Church Road, Ashley	1	4 bed	1
Land at Halcyon, Tower Road, Ashley	1	4bed	1
111 London Road, Knighton	1	4 bed	1
Selbourne, Pinewood Road, Ashley	1	5 bed	1
Land off Birks Drive	1	4 bed	1
Rockwoods, Newcastle Road, Loggerheads	0	replacement	1
The Rowans, Rowan Lane, Ashley Heath	1	5 bed	1
Silver Birch, Birks Drive, Ashley Heath	1	4 bed	1
Green Bungalow & Acorns Bungalow, Newcastle Road, Loggerheads	3	4 bed	3
Winnington Forge Farm, Willoughbridge Lane, Willoughbridge.	1	4 bed	0
Land Off Eccleshall Road Loggerheads	-10		
Shetland Rise, Top Rock Road, Ashley	2	4 bed	0
40 Acres, Mucklestone Wood Lane, Loggerheads	0	Replacement	0
Spindlebank Pinewood Road, Ashley (replacement)	0	4 bed	0
Forge Farm, Forge Lane, Norton-in-Hales (replaced application for +3)	1	4 bed	0
Land off Market Drayton Road	65	Mix 14 affordable	56
Land Opposite Meynell Arms, Church Road, Ashley.	2	3 bed	2
Rowan Lane Ashley	3	2 x 5 1x 4 bed	3
Tadgedale Avenue, Loggerheads	3	2 bed	3
Selbourne, Pinewood,Road	3	3 bed	0
Adjacent to 5 Orchard Close	1	3 bed	1
Land off Birks Drive	1	4 bed	1
Charnes Road	3	4 bed	0
Birks Drive	1	5 bed	0
Land off Market Drayton Road	-9		
Land off School Lane	3	1x3 2x4 bed	3
Molescombe Hose, Charnes Road	1	3 bed	0

Manor Farm	3	3 bed	0
Castle Hill, Winnington	1	I bed granny flat	0
Esselie Avenue	2	2 x 2 bed	0
Congregational Chapel	1	1 x 2 bed	0
Bearstone Stud	4	3x2, 1x3 bed	0
CarWash	12	8x2, 4x1 bed	0
Total	430		396

AGENDA ITEM 9

Report Statement

Report Purpose:	To receive an update in relation to plans for a Cycle Track inside The Burntwood Forest.
Version Control:	V1
Author(s):	Parish Clerk

1. Report Summary

The report outlines the advice which has been received from both Forestry England and Newcastle-under-Lyme Borough Council concerning the proposal for a purpose-made Cycling facility to be situated inside The Burntwood Forest.

2. Position

Historically, there is a site in Heath Grove (land owned by the Parish Council), used as a mountain bike, which has caused some issues to the safety of residents as part of the track is also a footpath. The Council is seeking to provide similar facilities in an area that is not crisscrossed by public rights of way.

The proposed location is an area to the south side of the football pitch measuring about 1.5 acres.

The plan is to engage various outside bodies who have experience of designing this type of facility to see what can be achieved. It is also planned to engage those bikers currently using the Heath Grove area.

Advice which has been received from Forestry England is as follows: -

"…Fundamentally, providing the right facility in the right place makes sense and where that can be facilitated and managed appropriately it is a much better solution in terms of positive social engagement as well as health and wellbeing than either providing free reign or blocking all opportunities…there is a need to be certain of the constraints on the site. These may include other users, designations, ancient, historic or ecological factors and any need for planning permissions etc. It would also need consideration for users access to and from the site, likely in more than one direction…it is understood that the council hold the land and therefore have the right to explore how it can be used? There are clearly elements of landowner liabilities that would need careful consideration and buy in to ensure the Council are satisfied those responsibilities are being fulfilled. As it appears, there will already be some liabilities around the self-built track in Heath Grove…there is also the design, construction and maintenance of such a track. The CDM Regulations do require consideration here (both in terms of removing the existing track in Heath Grove and developing the new one). These would apply even where the council decide that the local people are best placed to create new trails (a self-build), as opposed to a contractor-built provision…"

The Construction (Design and Management) Regulations 2015 legislate for the overall duties of those who are responsible for works being carried out, health and safety duties

and the general requirements for a construction site.
Advice which has been received from Newcastle-under-Lyme Borough Council is as follows: -

"…The Use Classes were revised in 2020 and Use Class D2 was replaced by Class E (which includes indoor sport, recreation or fitness) and Class F2 (which includes an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms). I'm happy that the use itself fits into Class F2 and therefore doesn't require planning permission for change of use but permission may be required for engineering operations. Will movement of earth be required to create jumps/hills/plateaux etc? If so, then my view is that planning permission would be required…"

In short, no relevant party is against the proposal for purpose-made Cycle Track in principle, but further investigation will need to be carried out to ensure the Council meets all the obligations, including compliance with legislation, as outlined in the advice above.

3. Financial Impact

The financial implication to the Parish is yet to determined.

4. Conclusions

It is concluded that whilst there is broad support for the proposals pertaining to a purpose-made facility, further examination and exploration surrounding the overall viability and feasibility still need to be carried out to ensure that the Council can fulfil all the obligations – including compliance with existing legislation – and further updates will be provided as soon as practicable.

5. Considerations Sought

- **NONE**