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

Wednesday 27th March 2024

Dear Councillor,

You are summoned to attend the **Planning and Environment Committee** meeting of **Loggerheads Parish Council** to be held at **7pm on Monday 8th April 2024** 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 4th March 2024

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 8th April 2024** providing their name, email address and an indication of the subject of their question or comment.

5. To consider the following planning applications: -

   Application No: 24/00181/FUL
   Proposal: Application for variation of condition 4 of planning permission 23/00854/FUL to allow the use of a new stone.
   Location: Old Springs Hall Stoneyford Market Drayton

   Application No: 24/00170/PLD
   Proposal: Application for a Lawful Development Certificate for the proposed construction of a rear building extension to the existing detached property in matching materials to the existing
   Location: Tudor Lodge Birks Drive Ashley Heath Market Drayton Shropshire

TF9 4PQ

Application No: 24/00162/OUT
Proposal: Outline planning application for the erection of up to 150 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access. All matters reserved except for means of access.
Location: Land South Of Eccleshall Road Loggerheads Market Drayton

6. To note the following applications having been responded to outside of meetings: -

Application No: 24/00088/FUL
Proposal: Erection of a two bedroomed self-build dormer bungalow.
Location: The Villa Birks Drive Ashley Heath
Action: **Objection**

Application No: 24/00161/OUT
Proposal: Two detached dwellings.
Location: Land Part off Field 3373 Wesleyan Road Ashley Market Drayton Shropshire
Action: **Objection**

7. To note the following planning applications having been decided by NuLBC: -

Application No: 23/00935/FUL
Proposal: Proposed Roof Alterations, Garage Conversion and Workshop/Store with Covered Way Access
Location: 17 St Marys Road Loggerheads Market Drayton
Decision: **Permitted**

9. To consider matters relating to Play Equipment and Play Areas

10. To consider undertaking a review of the Loggerheads Neighbourhood Plan

11. To consider the following Member Items: -

    a. To note the issue of dog fouling in Ashley **– Cllr Brown**

12. To note the date of the next **Planning and Environment Committee** meeting as **7pm, Monday 3rd June 2024** at Loggerheads Community Fire Station.

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

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON MONDAY 4TH MARCH 2024

1. To elect a Chair of the Planning and Environment Committee for March and April 2024

   Resolved: To elect Cllr Love as the Chair of Planning and Environment Committee for March and April 2024.

2. To receive and consider apologies for absence

   There were no apologies for absence.

3. To note declarations of Members' interests

   There were no declarations of Members' interests.

4. To approve and sign the minutes of the Planning and Environment Committee meeting held on Monday 5th February 2024

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

5. Public Question Time

   A resident of Loggerheads addressed the Committee regarding the recent refusal of the 23/00002/OUT – a planning application for 150 homes on Mucklestone Wood Lane – and the likely appeal which is presumed to be forthcoming. It was reiterated the Parish Council objected to the application and would likely centre any further argument around housing allocations in respect of both the Loggerheads Neighbourhood Plan and the Emerging Local Plan.

6. To consider the following planning applications: -

   Application No: 24/00100/AGR
   Proposal: General purpose agricultural building
   Location: Blore Farm Flash Lane Blore Heath

   Resolved: To make no objection nor submit any comment.

7. To note the following planning applications having been decided by NuLBC: -

Application No: 23/00959/FUL
Proposal: Application for variation of condition 2 of planning permission 23/00529/FUL to amend the layout of the approved plans
Location: Napley Lodge Farm Napley Road Napley
Decision: **Permitted**

Noted

8. To consider matters relating to Play Equipment and Play Areas

The Clerk provided the meeting with a verbal update in relation to issues within the existing Play Areas whereby there were several elements of damaged equipment – which has been removed from both Pinfold Lane, Almington and Tadgedale Brook, Loggerheads; but is still to be removed from Knighton Railway Cutting.

An enquiry has been made to the Council's Insurer surrounding potential replacement of existing play equipment, which can be done through paying the excess on the policy, but it is then unknown how that would affect the premium in future years.

A potential supplier recently conducted site visits of all four Play Areas and indicated that full refurbishment would fall somewhere in the region of £50,000. It may be the case that key stakeholders and partner organisations can be approached.

A detailed report will be brought to a future meeting of the Committee as and when information becomes available.

9. To consider the following Member Items: -

NONE

10. To note the date of the next **Planning and Environment Committee** meeting as **7pm, Monday 8th April 2024** at Loggerheads Community Fire Station **(if required)**.

Noted

Chair: Cllr J. Love
Clerk: B. Minshall

Close of Meeting: 19:32pm

Signed…….

AGENDA ITEM 7

Report Statement

Report Purpose:	To consider matters relating to Play Equipment and Play Areas
Version Control:	V1
Author(s):	Parish Clerk

1. Report Summary

The report outlines issues with the current Play Equipment.

2. Position

At the January meeting, it was reported that there were signs of unsafe play equipment at the following sites: -

- Unsafe log walks at Tadgedale Brook, Loggerheads due to exposed fixings.
- Unsafe log walk at Pinfold Lane, Almington due to weather exposure.
- Unsafe rope walk at Knighton due to storm damage.

At present, there are no funds identified within the budget to maintain, repair or replace items of Play Equipment within any of the Council's Play Areas.

Since the February meeting, the damaged equipment at Tadgedale Brook, Loggerheads and Pinfold Lane, Almington has been successfully removed with the only cost being Officer time.

The options are still being explored for how to treat the damaged equipment at Knighton Railway Cutting.

To date, product brochures have been requested from the following Suppliers: -

- Elevate Play Ltd
- Fresh Air Fitness
- Handmade Places
- Image Playgrounds
- Play & Leisure
- Playdale Playgrounds
- Playforce
- Play Innovation
- PMR – Play. Maintain. Repair.
- Rebound Rubber
- Redlynch Leisure
- Sovereign Play Equipment
- Sports and Play Consulting
- Streetscape Products and Services
- Sunshine Gym
- Sutcliffe Play

3. Financial Impact

The financial cost to the Parish Council to date has been in the form of Officer time.

4. Conclusions

It is concluded that as much of the current Play Equipment is circa 10 – 15 years in age and having been exposed to relentlessly changing elements for that duration there is bound to be signs of wear and tear or degradation. It is not believed that any maintenance works have ever been carried out with respect to Play Areas – except for the annual Play Safety Inspections.

5. Considerations Sought

- To consider augmentation of the current Play Equipment.
- To consider complete refurbishment of all Play Areas.
- To consider using identified funds as match funding to source grant funding.
- To determine a priority order for the complete refurbishment of all Play Areas.

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

Tuesday 19th March 2023

Re: – 24/00088/FUL - Erection of a two bedroomed self-build dormer bungalow, The Villa Birks Drive Ashley Heath Market Drayton Shropshire TF9 4PX.

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 grounds that it is in contradiction with the following policies contained in the Neighbourhood Plan: -

- The site is outside the Loggerheads Village envelope and does not meet the exceptions for policy LNPG1 of the Loggerheads Neighbourhood Plan for sites outside the Village Envelope;
- The proposed access on the corner of the plot at the point where Birks Drive meets Tower Road will mean that visibility is obscured; this is not a safe location for an access;
- The proposed dwelling would have a harmful impact on the appearance and character of the area which is the Ashley Heath, with large spacious plots; and,
- The proposed site is covered I trees which are part of the character of the Heath and more than half would have to be removed for this house.

LNPG1: The proposed development sits outside the Village Envelope. It is neither a replacement property, nor does it meet quota for limited infill. This property will be severely constrained due to the presence of a Tree Protection Order (TPO) and have a significant impact on the locality due to the requirement for a 500m woodland buffer and an amber risk to wildlife (Great Crested Newts). It also fails to be categorised as an isolated property meeting special circumstances under paragraph 55 of the National Planning Policy Framework.

LNPP1: This property fails to compliment the established character of the surrounding context in terms of scale, density, massing, height and degree of setback from streets and spaces. It fails to provide attractive, safe and convenient

environments for pedestrians. It fails to respond positively to the local topography. It fails to consider the TPO or outweigh the loss of surrounding trees or hedgerows by discerning them as poor specimens or inappropriate for the locality. It fails to create a strong green infrastructure buffer on the interface between urban and rural to buffer surrounding landscape from development.

LNPP2: This property fails to compliment local context and character – particularly the established character based on housing setback from the road or boundary hedging. It fails to consider the TPO.

LNPP3: This property fails to satisfy the very special requirements associated with Green Belt Policies and its proximity to the Hookgate Nature Reserve whereby new development is strictly ruled against in the Loggerheads Neighbourhood Plan.

LNPT1: This property fails to ensure there is no significant negative impact on road safety and traffic congestion. It fails to provide safe and suitable access for both vehicles and pedestrians. It fails to incorporate well-connected and permeable pedestrian network whereby footways are provided to link the site to the existing footway network.

We are happy to work cooperatively with both the Planning Authority and the Developer to ensure that any such issues can be addressed in a manner which either achieves a suitable outcome for all parties or upholds the Neighbourhood Plan where this cannot be achieved.

Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer

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

Monday 25th March 2024

Re: – 24/00161/OUT - Two detached dwellings, Land Part Of Field 3373 Wesleyan Road Ashley Market Drayton Shropshire.

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 grounds that it is in contradiction with the following policies contained in the Neighbourhood Plan: -

LNPG1: The proposed development sits outside the Village Envelope. These are neither replacement properties, nor does it meet any quota for limited infill. These properties also fail to be categorised as isolated properties meeting special circumstances under paragraph 55 of the National Planning Policy Framework.

LNPP1: These properties fail to compliment the established character of the surrounding context in terms of scale, density, massing, height and degree of setback from streets and spaces. These properties fail to provide attractive, safe and convenient environments for pedestrians. These properties fail to create a strong green infrastructure buffer on the interface between urban and rural to buffer surrounding landscape from development.

LNPP2: These properties fail to compliment local context and character – particularly the established character based on housing setback from the road or boundary hedging.

LNPT1: These properties fail to ensure there is no significant negative impact on road safety and traffic congestion. These properties fail to provide safe and suitable access for both vehicles and pedestrians. These properties fail to incorporate well-connected and permeable pedestrian network whereby footways are provided to link the site to the existing footway network.

We are happy to work cooperatively with both the Planning Authority and the Developer to ensure that any such issues can be addressed in a manner which either achieves a suitable outcome for all parties or upholds the Neighbourhood Plan where this cannot be achieved.

Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer

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AGENDA ITEM 9

Report Statement

Report Purpose:	To consider matters relating to Play Equipment and Play Areas
Version Control:	V1
Author(s):	Parish Clerk

1. Report Summary

The report outlines issues with the current Play Equipment.

2. Position

At the January and February Committee meetings, it was reported that there were signs of unsafe play equipment at the following sites: -

- Unsafe log walks at Tadgedale Brook, Loggerheads due to exposed fixings.
- Unsafe log walk at Pinfold Lane, Almington due to weather exposure.
- Unsafe rope walk at Knighton due to storm damage.

The effected pieces at Tadgedale Brook have been successfully removed; however, it has been confirmed these were not actually play equipment, and therefore were incorrectly installed by someone else at another point in time.

The effected piece at Pinfold Lane has been successfully removed after having become susceptible to rot.

The effected piece at Knighton Railway Cutting has been successfully removed after sustaining damage due to a previous bout of storm weather.

To date, site visits have been carried out in conjunction with the following Suppliers: -

- Playdale Playgrounds
- Sovereign Play Equipment
- Elevate Play (TBD)

It was confirmed during the site visits on 29th February that all existing play equipment was installed in 2009, except for three pieces at Bell Orchard, where the assumption is those were installed around the same time – certainly no earlier, and not much later. The working idea going into and coming out of those site visits was complete refurbishment of all four play areas.

The site visits on 12th March examined the structural integrity of the current equipment and potential altered the working idea to one of retention and augmentation. In respect of Knighton Bell Orchard, Knighton Railway Cutting and Pinfold Lane it would be feasible to retain much of the existing equipment with select replacements, augmentations and the topping up of place surfaces.

On 14th March, the Parish Council contacted Newcastle-under-Lyme Borough Council to

discuss the license for the Parish Council to hold play equipment at Tadgedale Brook. The working idea for Tadgedale Brook is complete refurbishment through consolidation of the equipment onto a much more accessible and user-friendly part of the site with significantly reduced risks and increased visibility. Considering that any agreement is likely to be historical in nature to some extent it was stated that further research will be required to provide any insight as to the viability and feasibility of this going forward. In the meantime, those pieces of equipment which have exceeded their lifespan or pose any level of exposure to hazards are to be removed immediately.

3. Financial Impact

The financial cost to the Parish Council for complete refurbishment of all play areas is estimated to be an amount in the region of £50,000.

The financial cost to the Parish Council for partial retention and augmentation of most play areas and complete refurbishment of one is estimated to be an amount in the region of £20,000 - £30,000.

4. Conclusions

It is concluded that as much of the current equipment is structurally viable, except for Tadgedale Brook, the more sustainable and cost-effective approach is retention and augmentation rather than complete refurbishment. This will keep costs low and provide a more sustainable, cost-effective timeframe for funds to be accrued over other financial years to account for more equipment becoming perished.

5. Considerations Sought

- To consider retention of the existing equipment, with minimal additions and augmentations as a sustainable future direction for all play areas.

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AGENDA ITEM 10

Report Statement

Report Purpose: To consider undertaking a review of the Loggerheads Neighbourhood Plan

Version Control: V1

Author(s): Parish Clerk

1. Report Summary

The report outlines the potential need to undertake a review of the existing Loggerheads Neighbourhood Plan.

2. Position

Follow a 6-year process, the Neighbourhood Plan became "made" in February 2019. In December 2023, changes to the National Planning Policy Framework (NPPF) came into effect, one of which was to extend the viability of Neighbourhood Plans from 2 years to 5 years.

Considering the Neighbourhood Plan was "made" a little over 5 years ago, now is the time to undertake a review to ensure it still reflects national policies, local policies and our local communities.

In March 2024, the following suppliers were contacted: -

Andrea Pellegram Ltd	Providing an options-based quote.
Alison Eardley	
Cheshire Community Action	Referred to an alternative supplier on the list.
Collective Community Planning	
Oneill Homer	Declined to quote on this occasion.
Place Studio	
Parker Planning Services	
Rachel Leggett & Associates	LPC is too far outside of the catchment area.
Urban Vision Enterprise	£9,826 - £11,560 + VAT.
Your Locale	LPC is too far outside of the catchment area.

3. Financial Impact

The financial cost to the Parish Council depends on which quote is accepted; however, there is thought to be the opportunity to leverage in funding of up to £18,000.

4. Conclusions

It is concluded that undertaking a review of the Neighbourhood Plan will be prudent.

5. Considerations Sought

- To consider undertaking a review of the Loggerheads Neighbourhood Plan.

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