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

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

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON MONDAY 8TH APRIL 2024

1. To receive and consider apologies for absence

   Apologies were received from Cllr Beales (Work)

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 4th March 2024

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

4. Public Question Time

   A resident commented on the need for a Conservation to be established within Ashley Heath; however, a previous study found that only one property meets the criteria for such. The Committee was asked whether it will make representation to the Borough Council seeking this matter be reconsidered.

   It was proposed by the Chair to suspend Standing Orders to allow for a full discussion.

   Resolved: To suspend Standing Orders to allow for more than 15 minutes of Public Question Time.

   The same resident asked a further question of the planning permission concerning the Car Wash on Eccleshall Road. It was highlighted the Parish Council responded to the consultation exercise relating to the Emerging Local Plan to have the planning permission rescind the residential designation in favour of retail or employment. It was advised the Clerk can write to the Borough Council to clarify the status of the proposed development.

   A resident made comment about the state of developments in the Ashley Heath area.

   A resident commented on the intention of other residents to submit an objection to any further planning applications along Eccleshall Road.
   It was proposed by the Chair to reinstate Standing Orders.

Resolved: To reinstate Standing Orders and proceed with the remainder of the business to be transacted.

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

Resolved: To make no objection nor submit any comment.

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

Resolved: To make no objection nor submit any comment.

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

Resolved: To object to the abovementioned development on the grounds of LNPP1 (Urban Design and Environment and LNPT1 (Transport and Movement) in the Loggerheads Neighbourhood Plan.

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**

Noted

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

Noted

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**

Noted

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

Resolved: To defer the item to the Planning and Environment meeting in June.

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

It was stated that there is a balance to be struck between ensuring the robustness of the existing Neighbourhood Plan, against what might happen with the Emerging Local Plan. The Council will continue to seek advice surrounding what the most effective means of ensuring the robustness of the existing Plan would be.

11. To consider the following Member Items: -

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

Cllr Brown provided the meeting with a verbal update regarding a perceived increase in dog fouling, particularly in the vicinity of Sovereign Lane, in comparison to other parts of Ashley. The Clerk will liaise with the Borough Council to ascertain whether there are any materials can be provided which would further highlight the issue.

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

Noted

Chair: Cllr J. Love
Clerk: B. Minshall

Close of Meeting: 20:20pm

Signed…….

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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

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.

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.