Loggerheads Parish Council

Loggerheads Community Fire Station
Market Drayton Road
Loggerheads
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Minutes of the Planning and Environment Committee 2nd June 2025

Present:- Cllr Love, Cllr Lee, Cllr Wellard, Cllr Hodgkins, Cllr Butterworth, Cllr Roberts, Cllr Swetman, Cllr Swan

1. **To elect a Chairman**
   Nomination from Cllr Swann for Cllr Love
   Proposal from Cllr Lee for Cllr Love
   seconded by Cllr Roberts for Cllr Love
   Unanimous

2. **To elect a Vice Chairman**

   Nominations from Cllr Swetman for Cllr Roberts
   Proposal from Cllr Lee for Cllr Roberts
   Seconded by Cllr Swan
   Unanimous

3. **To receive and consider apologies for absence**
   Cllr Beales, Cllr Fox

4. **To note declarations of Members' interests**
   None

5. **To approve and sign the minutes of the Planning and Environment Committee meeting held on 07.04.2025**
   Proposal Cllr Swann
   Seconded Cllr Swetman
   Unanimous

6. **Public Question Time** – No members of the public present

7. **To consider the planning applications received for comment**. – See below.

8. **To note any planning applications having been decided by NuLBC:**
   Nothing received

9. **To discuss a review of the Neighbourhood Plan –**
The plan needs updating considering NBC local plan is now in progress, future housing needs assessments need revisiting.
Concerns over the NHP not covering the village envelope and housing numbers not allocated to certain sites.
Cllr Love said that there are gaps in the local housing provision, and they need to be addressed via an update to the NHP.

Cllr Swetman suggested deferring the Housing Needs Assessment until the Local Plan was published.
Cllr Swetman suggested that the policies are reviewed and LV1 and LV2 need ringing fencing for community sports areas.
Ashleys village boundary needs to be defined.
Concerns over the lack of retail provision.
GP surgery provision and the lack of facilities were also a concern.
The Clerk would put a notice on the web site for consultation.
Locality funding will be applied for. The clerk would ask Urban Vision to ascertain the process.
Proposal from Cllr Swann for Andy Swetman and Cllr Love to start the process.
Seconded Cllr Lee.
Unanimous

10. **Reserved Matter submission for Mucklestone Wood Lane 25/00352/REM** – Cllr Love would investigate the S278 application to SC Highways with particular regard to the A53 build out to calm traffic.

11. **Outstanding issues raised with Newcastle Borough Council** – nothing to report

12. **Update on the Local Plan examination –** Covered in item 10 Neighbourhood plan.

13. **Update on the LV1 Lease**

Cllr Swetman explained that the Parish Council had asked about purchasing the land and awaited a response from NBC. This had been mentioned to the MP who was coming to the Full Council meeting in June.

14. **To consider the following Member Items:**
Cllr Swetman reported that Bell Orchard play area work was now under way, the preparation work was being carried out. The order has now been placed for installation.

A quote has been received for Knighton play area.

Cllr Roberts – Wain Homes are moving soil off the site – The Clerk would report it to NBC enforcement.

15. **To note the date of the next Planning and Environment Committee**
07.07.2025 NB Clerk will be on annual leave.

Meeting closed at 8:40pm

Works to Trees
Brinzey Tower Road Ashley Market Drayton Shropshire TF9 4PY
Ref. No: 25/00386/TWA | Received: Thu 22 May 2025 | Validated: Thu 22 May 2025 | Status: Pending Consideration
No comments

Works to Trees
Temple Cloud Birch Rise Loggerheads Market Drayton Shropshire TF9 4PZ
Ref. No: 25/00391/TWA5 | Received: Thu 22 May 2025 | Validated: Thu 22 May 2025 | Status: Pending Consideration
No comments

Application for permission in principle for residential development (2-4 dwellings)
Land South East Of Highdown Eldertree Lane Ashley Market Drayton Shropshire TF9 4NE
Ref. No: 25/00370/PIP | Received: Wed 14 May 2025 | Validated: Tue 20 May 2025 | Status: Pending Consideration
No Objections

Single storey rear extension
4 Hunters Point Loggerheads Market Drayton Shropshire TF9 4DQ
Ref. No: 25/00359/FUL | Received: Fri 09 May 2025 | Validated: Mon 12 May 2025 | Status: Pending Consideration
No objections

Planning Objection: Erection of 2 No. Poultry Houses and Associated Infrastructure **Ref. No: 25/00318/FUL**

1. Highway and Traffic Issues

The proposed development raises serious concerns regarding the suitability of the local road infrastructure. The nearby bridges are narrow and not fit to accommodate the increased traffic volume and the size of vehicles anticipated for this project. The additional heavy goods vehicles (HGVs) required to service the site will exacerbate existing traffic issues, leading to potential safety hazards for road users. The suitability of local highways and their ability to withstand the strain of such traffic volumes must be thoroughly assessed before proceeding.

2. Environmental Impact and EIA Requirements

An Environmental Impact Assessment (EIA) must be undertaken to assess the potential environmental effects of the development. The following areas require detailed investigation:

- Odour control: The potential for ammonia emissions from the poultry houses raises concerns about air quality and impacts on neighbouring properties.
- Noise and dust: The operation of the poultry houses could generate excessive noise and dust, affecting local residents' quality of life.
- Manure management: Clear guidelines and robust systems must be in place to manage manure. Without effective measures, there is a risk of environmental pollution and public health concerns.
- Pollution prevention: Measures to control pollution and prevent adverse effects on the local environment must be outlined transparently.

3. Watercourse Contamination

The risk of contamination to local watercourses is a critical concern. The proposed development could create receptor pathways that increase the likelihood of pollutants entering nearby water bodies. This poses a threat to local ecosystems and water quality, which must be fully addressed.

4. Inadequate Waste Disposal and Treatment Systems

The proposed manure disposal system and treatment plant, including the bio-disk, appear to lack the capacity to handle the volume of waste expected from the poultry houses. As such, they are inadequate and do not meet the requirements of the National Planning Policy Framework (NPPF) in ensuring sustainable waste management. A detailed evaluation of the waste disposal plan is necessary to guarantee its effectiveness and compliance with environmental standards.