

BRERETON AND RAVENHILL PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at the Parish Hall, Ravenhill Park, Brereton, on Tuesday, 1st November 2016.

Present

Councillors TA Jones (Chairman), Mrs P Ansell, PA Fisher and GN Molineux.

Apologies for absence were received from Councillors N Parton and Mrs HJ Southwell.

Mr PG Davies, the Parish Clerk, was also in attendance.

1. DECLARATIONS OF INTEREST

No declarations of interest were given at the commencement of the meeting.

2. MINUTES

RESOLVED

That the minutes of the meeting held on 4th October 2016, be approved and signed as a correct record.

3. PLANNING DECISIONS

The Committee noted details of the following planning decision:-

Approvals

CH/16/0304

Proposed two-storey rear extension
33 Birch Lane.

CH/15/13

Construction of a new classroom extension and staff room extension, provision of 14 additional parking spaces, new pedestrian path and wall and new hard-surfaced playground to convert existing school to a 1 Y2 FE Primary School
Hob Hill C of E Primary School, Armitage Lane.

CH/16/333

Installation of evaporative cooler plant and roof extract cowls, installation of 2 turnstiles to existing security fence, provision of a new double door to existing main entrance screen and new fire escape door and stair
Amazon, Towers Business Park, Power Station Road.

CH/16/094

Proposed conversion of public house and erection of 4 dwellings
Hope and Anchor, 27 Redbrook Lane.

4. PLANNING APPLICATIONS

The Clerk reported that following consultation with the Chairman and Members of the Committee, it had been decided not to make any further comments in respect of the following planning application:-

CH/16/239

Residential development: erection of 6 two-bedroom semi-detached dwellings
Land at Coulthwaite Way [Amended Plans].

The Planning Committee considered one further planning application in respect of the former Talbot Public House, Main Road. The Clerk circulated a copy of a letter of objection which had been submitted to the District Council by the Heritage Committee.

RESOLVED

1. That the action taken in respect of CH/16/239 be approved and confirmed.
2. That the Clerk submit the following objection in respect of the planning application in respect of development at the former Talbot Public House:-

“Brereton and Ravenhill Parish Council [“BRPC”] strongly objects to the above proposal. The Talbot Inn is a longstanding and valued historic building. As your Council’s Conservation Area Appraisal rightly states, it is pre-1840, not as the Applicant wrongly claims late 19th century.

BRPC endorses the CA Appraisal’s assessment of the existing building as making a positive contribution to the Conservation Area and draws attention to and endorses the following comments in the appraisal:-

“At the southern end of the Conservation Area the car parks of the Red Lion and Talbot Inn form a gentle transition from urban to rural land use, and the juxtaposition of village and countryside contributes to the character positively.” [Page 7]

“The Talbot is almost certainly named after the Earls Talbot family, whose family crest includes a ‘Talbot’, a white hound. Although subject to 20th century alterations, the symmetrical two-storey frontage of the Inn retains its sturdy traditional appearance, with the remains of an old painted sign on the Armitage Lane façade, the lettering carefully emphasised with shadowing.” [Page 8]

The Talbot is locally listed in the Parish Plan, and also in the emerging Neighbourhood Development Plan, as a building of importance.

BRPC is concerned that problems common to many historic buildings have been given a greater significance than they merit. This concern has been confirmed by someone experienced in the problems that historic buildings often have. Parish Councillors used the Talbot pub and the restaurant that came after it without there being any indication of problems. The former Nursery would, of course, have been required to meet certain standards.

With regard to the Design and Access Statement, we don’t have public transport to and from Shrewsbury. The “public consultation was a single 5-hour event during the August holiday period. The marketing refers to “restrictions of other uses”. The relevant restriction would be restrictions to uses for which there is or would be likely to be planning permission. For example, your council has recently granted planning permission for conversion of the ‘Hope and Anchor’ in Redbrook Lane to housing without objection [once the proposal to demolish was removed] from BRPC.

The proposed new building would not be appropriate in the Conservation Area, nor would it be an appropriate structure on one of the most important gateways both to Brereton and to the Rugeley/Brereton build-up area.”

[Chairman]