

DAWLEY HAMLETS PARISH COUNCIL
PLANNING & ENVIRONMENTAL COMMITTEE

Minutes of a meeting of the above committee held on Monday 5th August 2002
at Horsehay Village Hall at 7.30 p.m.

PRESENT Cllr. A. Jeffs (Chairman)
Cllrs. D. Gibson, R. Haire, R. Pritchard
and S. Woodvine.
Mr M. Goldstraw (Clerk)

There were six members of the public present.

PUBLIC SESSION

The public expressed concerns over planning proposals (W02/0757) for outline permission for an industrial unit on Doseley Industrial Estate, Frame Lane, Doseley. The Chairman gave details of the application (the public were allowed to view the plans) and explained that the Council would listen to any concerns in the Public Session and would then discuss the application (and decide any course of action) under the appropriate agenda item in the meeting proper.

Concerns expressed by the public were that the building would be running across the rear of cottages in Frame Lane, that it would be approx. three metres higher than the land on which existing cottages are built and the proposed use of the building. There was a general agreement amongst the public present that there was enough nuisance suffered by the residents of Doseley from the estate as it existed and any increase in activity would surely exacerbate the problems. Complaints were presented about the use of chemical cleaning sprays (acid) which was used to clean HGV's and which spread to neighbouring properties and that vehicles were continually entering and leaving the site in defiance of agreed operating hours. Various examples were given to Members.

The Chairman clarified what was meant by "outline" planning permission and explained that the intended use of the building would not become clear unless and until "full" planning permission was applied for.

Mrs. Kinnersley asked if it would be possible to apply for the weighbridge on the site to be listed. Brief historical details were given and the Clerk agreed to make enquiries.

The Chairman thanked the public for bringing their concerns over the application to the attention of the council.

02/85 APOLOGIES

Apologies were received from Cllr. A. Hickie, Cllr. A. Chetwood
and Cllr. G. Onions.

02/86 STROWP

There were no rights of way matters to be discussed.

02/87 The Minutes of the meeting held on 1st July 2002 were approved as a true record and signed by the Chairman.

02/88 Items Pending

Bus Shelter Southall Road

The Clerk reported that he was still having difficulty finding suitable builders who were willing to quote for a brick bus shelter and informed Members that he had drafted a newspaper advertisement to be placed inviting tenders for the work.

Maintenance work Doseley Bank

This had now been completed satisfactorily.

Wild Flower Meadow

Members were given details of a quote from contractors to trim and clear the land. The Clerk felt that the quote was excessive and Members agreed.

The Clerk stated that he would try to obtain a quote for the required work from Telford & Wrekin Services.

02/89 Lightmoor Development

The Clerk reported that there had been no further news on the matter.

Cllr. Pritchard gave Members details of a press report which outlined the pressure that T&WC was under to fill the required quota of new housing stock and comments from Government Ministers about the regeneration of new towns.

02/90 Village Improvements

a) Grounds maintenance within the parish

Members agreed that the Aqueduct part of the Parish was currently looking tidy, however Doseley was looking a mess. The Chairman stated that the footpath down the side of Johnston's Pipes factory was almost unpassable because of the hedge which was growing through the fence. The footpaths and roads were full of dead leaves which were never cleared and there was a general look of neglect about the area.

The Clerk was asked to write to T&WC to request action.

02/91 Traffic Matters

Doseley

The meeting was informed that the council was still awaiting a proposal from T&WC based upon the suggestions submitted by the Parish. The Clerk stated that although it was known that Mrs. Fitzwalter was on maternity leave, he had written to Neil Roderick, her colleague, asking if the matter could still be progressed with urgency as it was now some months since the matter was first instigated.

02/92 Play Sites within the Parish

The meeting heard that T&WC had undertaken a review of its Play Sites and as a consequence, sites of low value had been identified.

Two sites had been identified as either having a single item (i.e.. a parallel bar), not having a safe surface or having a low play value. These were off Houseman Close and off Passmore Close. The nearest quality site to these was identified as adjacent to 99 Pageant Drive. On these sites, nearby residents would be notified that it was proposed to remove the equipment and return the site to appropriate landscaped detail.

One site, adjacent to 46 Pageant Drive was identified as being of low play value, not having an appropriate safety surface and being strategically poorly located. The nearest alternative quality site being adjacent to 99 Pageant Drive. This would be dealt with as those previously mentioned.

Phase two of the proposals concerned the safe surfacing of the remaining sites and phase three of the proposal is to retain or improve and develop the remaining strategically located play areas. It was anticipated that following phase three the key Dawley Hamlets Play Areas would be:

Adjacent 120 Pageant Drive - retained as a Local Area for Play.

Adjacent 99 Pageant Drive - retained as a Neighbourhood Equipped Area for Play.

Adjacent to 24 Pageant Drive - Upgraded to a Local Equipped Area for Play.

It was anticipated that it would take a number of years to complete the exercise.

Members were content with the proposals.

The Clerk read to the meeting two letters which had been received from children of Aqueduct Village requesting that the council provide a Skate Park for safe play. Members agreed to forward the letters to T&WC for their attention and the Clerk was asked to write to the children thanking them for their enquiry.

02/93 Appeal by UK Coal Mining Ltd. (formerly RJB Mining (UK) Ltd.)

The Meeting was informed of the appeal by UK Coal Mining Ltd. against the refusal for open cast mining at the Dawley II site. The council had been one of the original objectors to the proposal and had therefore been notified of the appeal. Members agreed that although the site was outside the parish, it would have an impact on the parish so the original objections should be re stated.

02/94 Correspondence

- a) Annual Report of West Mercia Constabulary - Cllr. Pritchard.
- b) Public Transport News - noted
- c) CPRE Landscape magazine - Cllr. Jeffs.

d) T&WC Best Value Plan - noted/on file.

02/95 Planning Applications

The following applications were received:

W02/0757 Proposed (outline) Industrial Unit, Doseley Industrial Estate, Frame Lane, Doseley. Resolved to object to the application. Members also agreed that the Clerk should write to the Traffic Commissioners about the operation of the site outside the permitted hours and the recurring problems with the site.

The following permissions were noted:

W02/0566 Proposed single storey extension - Manuka Croft, Lightmoor.

W02/0543 Proposed conservatory to rear 19 Clydesdale Drive, Horsehay.

W02/0610 Erection of ground and first floor side extensions dwelling adjoining Unicorn Public House Holly Road Little Dawley.

W02/0573 Grant Listed Building Consent Internal alterations, installation of new bathroom window and replacement of existing asbestos garage with brick and tile garage. 3 New Row, Horsehay.

W02/0572 Internal alterations, installation of new bathroom window and replacement of existing asbestos garage with brick and tile garage. 3 New Row, Horsehay.

W02/0320 Erection of one pair of semi detached dwellings and provision of three additional parking spaces (outline). Land off Chapel Lane, Aqueduct.

There were no refusals.

02/96 Countryside Officers Report

There were no matters to report.

02/97 Other Items of Information

Cllr. Jeffs reported that another illegal sign had appeared in the area, this one advertising the All Labour in Vain Public House which was under new management. The JDM signs were still in situ. The Clerk was asked to once again report the illegal signs to T&WC in the hope that one day something will be done.

02/98 Date of next meeting 2nd September 2002 at Horsehay Village Hall at 7.30 p.m.

There being no further business, the meeting closed at 8.33 p.m.

Signed..... Date.....
Chairman