



The Gorge Parish Council

Unit C22

Maws Craft Centre

Jackfield TF8 7LS

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www.thegorgeparishcouncil.gov.uk

Minutes of the planning meeting held on Tuesday 7th November 2017 at The Parish Council Office Unit C22 Maws Craft Centre Jackfield TF8 7LS

PL/ 2017/79 Public Session: no members of the public attended

PL/2017/80 Attendance and Apologies: Present Cllrs Bennett, Bragg, Rhoden, Healy, Hobson, Oldershaw. Absent, Cllr Horden

PL/2017/81 Dispensations: there were none recorded

PL/2017/82 The Planning Applications and Decisions

TWC/2017/0871

Woodlands, Lincoln Hill, Ironbridge, Telford, Shropshire, TF8 7NY
Erection of two storey side and rear extension

No Comment

TWC/2017/0873

Land rear of Ye Olde Robin Hood, Ironbridge, Telford, Shropshire
Change of use from existing open land to camping site including the sitting of 6no. glamping pods and associated landscaping

Object. There is no provision for collection of waste or recyclables. With fortnightly collections and 5 pods, that could mean 5 families and there will be considerable waste. Where will it be stored and what provision will be made for collection? It is likely that a commercial contract will be needed. There is very limited parking on Wesley Rd and it is often over subscribed so the suggestion that occupants can park on Wesley Rd is highly optimistic. While there is some parking in the Robin Hood car park, that too fills up at busy times. The current land lord may be happy to share his car park but land lords change and a future one might not be prepared to do so. With 5 pods sleeping 4 it is conceivable that 10 cars might need to be accommodated if couples sharing hire the pods. There is no detail on the foul drainage – a method statement is referred to but is not available to view. Given the steepness of the ground and the land movement in The Gorge we would expect this to be a key part of the application. The description of the pods says there is no kitchen, and occupants will use the local food providers. The pod

vendors description shows a kitchenette. Detail of the specification of the actual pods being proposed should be provided. Whether or not there is a kitchenette some food will be consumed onsite and waste will be generated. BBQ's are a common feature of camping type activity and these bring there own problems with noise and cooking smells impacting on neighbours rather more than the occasional BBQ that permanent residents engage in. We assume that the site will need landscaping and fencing but there is no detail as to how this will look. Is power not being supplied? There is no mention of it.

TWC/2017/0840

The Horse and Jockey, Jockey Bank, Ironbridge, Telford, Shropshire, TF8 7PD

Conversion of public house to 1no. dwelling with replacement of 1no. side window with double doors

Comment

It is many years since the application for change of use was approved yet the Horse and Jockey still operates as a viable public house. Does a new formal change of use application need to accompany the conversion into a dwelling? If so we haven't seen one.

TWC/2016/1038

Site of Severn Garage, The Wharfage, Ironbridge, Telford, Shropshire

Erection of 2no. two storey semi-detached dwellings with associated external works, access and landscaping following demolition of existing garage premises

Object

The Parish Council do not consider that the amended plans satisfy their concerns.

Whilst this is not a listed building, it is the last old industrial building in a key location which displays a "sense of place" of the activity which was located here. There is no evidence of

any archaeological awareness in this application and no consideration that the existing building could be converted.

We agree with the Environmental Agency that, with the location of the Coal Brook as a rapid response catchment in the vicinity of the property, the plans are too optimistic over the risk of

flooding of the property. Properties such as this will find it almost impossible to get insurance so conversion to residential dwellings should not be encouraged.

TWC/2017/0810

25 Church Road, Coalbrookdale, Telford, Shropshire, TF8 7NS

Felling of 6no. Cupressus trees

No Comment

Decisions

TWC/2017/0753 - Tontine Hotel, The Square, Ironbridge, Telford, Shropshire, TF8 7AL

‘Trees in conservation area Granted’

TWC/2017/0768 - Coalbrookdale And Ironbridge Community Centre, Darby Road,
Coalbrookdale, Telford, Shropshire, TF8 7DX
Trees in conservation area Granted

TWC/2017/0563 - 58 Church Hill, Ironbridge, Telford, Shropshire, TF8 7QB
Erection of single storey front/side extension, replacement of all windows,
replacement of windows to lounge and living room with patio doors, raising of side
boundary wall and new gate (Part Retrospective)
Full Granted

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| TWC/2017/0845 | Conversion of a public house to 1 no. residential dwelling, erection of a first floor rear extension and demolition of 2 no. single storey side extensions/out buildings | Withdrawn |
| The White Horse Inn, Lincoln Hill, Ironbridge, Telford, Shropshire, TF8 7NX | | |

PL/2017/83 Any Other urgent planning matters

It was resolved to write to planning enforcement to enquire whether the parking ticket machine at
Bedlam Furnaces has planning permission

It was reluctantly agreed that we would not call in the application for 2a Wesley Rd but would write a
letter to the Service Delivery Manager with responsibility for planning outlining several issues that
TGPC has with planning, some of which are exemplified by this application.

PI/2017/84 Recruitment of Clerk.

As Cllr Hobson is unable to receive and distribute correspondence by email he has stood aside as
chair of the Personnel Committee while the recruitment process is underway. Cllr Bragg has joined
the committee and, as Vice chair of TGPC will chair the Personnel Committee.

It was resolved, after discussion, not to recruit a locum clerk for the time being and to appoint Cllr
Bragg as acting RFO and Cllr Oldershaw as acting Proper Officer.

After significant discussion about the merits of a shorter advertisement and whether to provide the
supporting documents up front it was resolved to use documents as tabled with the adjustment of
hours from 17 to 16 and to use the parish council email and postal addresses for correspondence.

It was resolved that if, in order to advertise via SALC we would have to pay the remaining years
membership fees, we would do so.

PL.2017/85 Co-option update

No candidates have expressed interest to date. Closer to the next FC meeting, it will be publicized
again.

PL/2017/86 Reports from communities:

Cllr Bennett has been approached by a Coalport resident wishing to discuss, with IGMT, the
disturbance caused by the Blists Hill Fireworks. It was determined that the majority of Coalport
residents enjoy the fireworks and that TGPC would not make any approach.

Cllr Rhoden reported on the meeting he attended of the Lightmoor Wildlife Site Steering Group. A Dawley Hamlets Cllr was present and they discussed the possibility of some collaboration between our respective PET operations. The squatters cottage is to be used as an information centre and there will be a link into the group via Facebook.

The Roald Dahl event at Lightmoor School was a success.

Cllr Healy had noted that Newbridge Road has reopened and thought that this was not what had been agreed at the meeting with residents and TWC highways. It was agreed that Cllr Healy would send a draft email to the parish council email address so that the request for clarification came from TGPC.

After an incident on St Luke's Rd involving a lorry using sat nav it has been identified that Google Maps puts the centre of Ironbridge on St Luke's Rd. An email has been sent to Google Maps asking for a correction and TWC have been informed.

It was noted that the toilets in Ironbridge are to be refurbished and TGPC involvement is duly minuted.

Cllr Hobson brought up the problem parking by the housing development in Coalport. He was advised to encourage residents to complain via telephone 101.

Cllr Bragg has been asked why there are new notices at Upper Furnace Pool requiring dogs to be kept on leads. TGPC agreed that she could enquire on our behalf.

Cllr Oldershaw reported that owing to it being in danger of immediate collapse she had reported a dangerous wall on St Luke's Rd. Engineers from TWC went out immediately and removed a section of the wall and partly closed the road.

PL/2017/87 Aga Artifacts

Cllr Bragg reported that there are various artifacts in the Aga site that we would not wish to see lost. A large cooking pot, anvil and benches. TGPC agreed that we would write to Aga asking what the plans for these artifacts were, and if none, express an interest in acquiring them. We would have to work out where to store them in the short term and how to move them if it became necessary. TGPC will also write to IGMT and ask what their plans are for the lights in the courtyard.

PL/2017/88 Dates of next meetings: next Full Council meeting, 21st November 2017 at 7pm; next Planning Meeting, 5th December 2017 at 6pm

The meeting finished at 7.30pm