

# GREAT HANWOOD PARISH COUNCIL

## Minutes of Extraordinary Council Meeting held on 11<sup>th</sup> June 2019

### At St Thomas Church Community Room, Hanwood at 7.30pm

**Present:** Cllr. Evans (Chairman), Cllrs. Bromage, Davies and Lewis

**Absent:** None

**Clerk:** Mrs R Turner

**Public:** 7

19/1920 **PRESENT & APOLOGIES FOR ABSENCE**

Apologies received from Cllrs. Percival and Fox.

20/1920 **DISCLOSURE OF PECUNIARY INTERESTS**

None declared.

21/1920 **DISPENSATION REQUESTS**

None.

22/1920 **PUBLIC PARTICIPATION SESSION**

A member of the public asked for clarification re the purpose of the meeting ref the planning application. The chairman clarified that the PC is a consultee and the decision maker is SC. If SC take a contrary view to the PC, it may go to a SC Planning Committee but normally is decided by officers under delegated powers.

Parish council has done a site visit to enable a more informed decision and this meeting is to give residents opportunity to pass comments.

A resident said the two properties themselves are not an issue in terms of design and position. Main concern is additional traffic that would be generated and junction is a hazard at present, being an intersection of access to Weir Rd, shop, Orchard Lane, the garage and the pedestrian crossing. It was noted that parking for the car sales garage is often restricting access on/around the junction – the parish council will raise this with SC Public Protection.

A further member of the public said that initially when he moved to the area there were 15 dwellings on Orchard Lane, now 21/22 but little has been done to maintain or improve the road surface.

A member of the public spoke re Highfields and the construction period, expressing concern that the lane will be churned up and asking what compensation will there be for this? It was noted that Orchard Lane is unadopted and residents paid for drainage a few years ago.

It was clarified that the site is not presently in the development boundary for Hanwood, as defined in SAMDEV.

The applicant spoke:

- Lived there 29 years ago, feel garden becoming too much so want to reduce its size
- Land has potential for future development in LP Review
- Two quality homes
- Thought put into location and on the banks so house footprint covering the banks – maximise use of otherwise unusable space.
- Split level dwelling gives flat amenity areas to front and rear
- Not visible from the south or east.
- Appear no larger than dormer bungalow from outside
- Have looked after the bridleway.

- When flooding began in Weir Rd, applicant directed runoff from farmland across curtilage as a goodwill gesture to community to stop runoff on Orchard Lane. This land drainage on site means no need to use Orchard Lane for surface water drainage.
- SC drainage officer has no objections.

The chair asked what the deeds say re upkeep and managing impact of construction vehicles. The applicant was not clear on this. The applicant said he would hope that builders would restore the lane to its original condition rather than residents needing to. It was noted that this is a civil matter not a planning matter.

A member of the public was concerned re 4 more cars being on the lane and highlighted that it is difficult for cars to cross on the lane at present anyway.

A resident said she had not seen the site notice but the applicant confirmed the planning officer had placed it on his gate.

#### 23/1920 **PLANNING APPLICATIONS - FOR COMMENT**

- 1) 19/02205/FUL - Proposed Residential Development Land South Of The Hawthorns, Orchard Lane, Hanwood, Shrewsbury, Shropshire  
Proposal: Erection of two split level detached dwellings  
Comments: It was **RESOLVED** that whilst in principle the parish council does not object to the proposal in terms of siting of the houses or their design, it cannot support the application until the following issues are addressed:

- 1) Orchard Lane is unadopted and in poor condition and access to the site is inadequate. Adding further properties to this access is a concern.
- 2) Concerns re access to the public highway as Orchard Lane/Weir Rd/A488 junction is dangerous and close to a pedestrian crossing with a history of accidents / near misses. This development would put increased pressure on the junction exacerbating the safety concerns.

24/1920 **PLACE PLAN**  
Deferred to July meeting.

25/1920 **PCC ANNUAL PARISH COUNCIL SURVEY**  
Deferred to July meeting.