

## **Minutes of the Planning Committee meeting held on Monday 3rd February 2025 at 8.30pm in the Village Hall.**

### **25/P/001 ELECTION OF CHAIRMAN**

It was resolved that Cllr John Harrison be elected Chairman of the Planning Committee (Prop: AB, Sec: AM, unanimous).

In the absence of Cllr Harrison (due to illness), Cllr Laura Tarburton was elected to Chair this meeting (Prop: AM, Sec: HJ, unanimous).

### **25/P/002 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE**

**Present:** Cllrs Andy Brisbourne, Harmesh Jassell, Andrew Marston, Laura Tarburton (Chair).

**Apologies:** Cllr John Harrison

**Clerk:** Alison Utting

**Also:** 10 members of the public.

### **25/P/003 DECLARATIONS OF INTEREST – None.**

**25/P/004 MINUTES –** It was resolved that the Chairman should sign the minutes of the last Planning Committee meeting held on 24th October 2024 as a true and correct record of that meeting.

### **25/P/005 PUBLIC PARTICIPATION SESSION**

Questions were raised on the following matters:

*What are the Hadnall Place Plan updates?* These were submitted to SC in November 2024. We are waiting for confirmation that they have been accepted. (Details at 24/P/015 (b) and (c) Planning Committee Minutes 24/10/2024)

*Should letters have been sent to neighbouring properties by SC Planning? This policy has not been in place for several years (see 22/064 HPC Minutes 11/07/2022).*

*Problems with logging in to Planning Portal to submit response – LT and Clerk offered to help anyone who is having problems in order to ensure that their responses can be considered.*

*Has the Parish Council had any response from Severn Trent? Councillors have recently been provided with a designated ST email address to use. Cllr Tarburton used it immediately to request the information we need on flow rates, drainage maps, etc. No response received to date.*

*Is there any connection between planning applications 24/04834/FUL (development) and 25/00216/FUL (school extension)? None that HPC is aware of.*

## **25/P/006 PLANNING APPLICATIONS**

The committee considered the following planning applications:

### **a) 24/04834/FUL Land south of Wedgefields**

DEVELOPMENT PROPOSED - Construction of 45 dwellings, vehicular access via Shrewsbury Road, school car park, public open space, landscaping and planting, associated infrastructure and enabling works.

The Planning Committee reviewed the application with reference to the Material Considerations and resolved to object to it (Prop: AM, Sec: HJ, unanimous) on the following grounds:

1. Under the existing Adopted Local Plan, Hadnall is designated Open Countryside and is therefore not identified as a settlement to accommodate market residential development. The proposed Local Plan (2016-2038) which would designate Hadnall as a Community Hub cannot currently be regarded as an emerging Plan.
2. The Parish Council is in full support of the Pre-Application Decision (Jane Preece, January 2023) and all of the points raised therein.
3. The appeal decision for a development on the same site is still applicable: APP/L3245/W/15/3003781 (July 2015) - appeal dismissed.
4. The Parish Council is very concerned about the additional pressures on infrastructures, in particular drainage and sewerage. Existing flooding problems are yet to be solved and additional development could reasonably be expected

to worsen these problems. The projected figures regarding demand for school places also raises issues, with the primary school already struggling for classroom space.

5. Highway safety is a serious concern, with additional vehicular access to the A49 and pedestrian walkways along the side of the same. There is no provision for pedestrian walkways to access village amenities other than along this busy road.

6. The proposed school car park is not close enough to the school to be of use and again pushes children and carers onto a pavement next to heavy traffic.

7. There is no provision for recreation facilities in the proposal, which are a significant need in the village and a key item on Hadnall's Place Plan submission (2024), informed by previous Community Led Plans.

8. It is noted that the Tree Team cannot support this application as 'it would be contrary to the principles of sustainable development'.

#### **b) 25/00216/FUL Hadnall C Of E Primary School**

PROPOSED: Extension to enlarge classroom and headteacher's office.

The Planning Committee resolved to support this application (Prop: AM, Sec: AB, unanimous), noting that it is important for the community that the school is able to extend its buildings to accommodate pupils and staff appropriately.

#### **25/P/007 PROPOSED CHANGES TO RECORDING OF PLANNING MATTERS**

The Planning Committee resolved to formalise its current practice of considering all applications with reference to the Material Planning Considerations (available to view on HPC website). Minutes will continue to record key information and any outcomes or decisions.

The meeting closed at 9.35pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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