



Committee and Date

Central Planning Committee

8th December 2010

Item/Paper

2

Public

**Minutes of the meeting held on Thursday 4th November 2010
3.00 p.m. – 6.40 p.m. in the Shrewsbury Room, Shirehall, Shrewsbury**

Responsible Officer Ken James
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PRESENT

Councillors:

T. Bebb (Chairman)

T. Durnell (Vice-Chairman)

T. Barker, K. Burgoyne, V. Bushell, T. Clarke, R. Evans, J. Everall, M. Kenny, L. Parsons and C. Wild.

103. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M. Price (Substitute: Councillor K. Burgoyne).

104. MINUTES

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 7th October 2010 be approved and signed by the Chairman as a correct record.

105. PUBLIC QUESTION TIME

There were no public questions.

106. DECLARATIONS OF INTEREST / PREDETERMINATION

The following declarations of interest were made:

PERSONAL:

MEMBER/OFFICER	ITEM	REASON
Councillor K. Burgoyne	Applications nos. 10/03230/FUL 10/03233/LBC 10/03237/OUT	She was a member of the Friends of the Flax Mill.
Councillor T. Clarke	Application no. 10/02202/COU	He knew the public speaker.
Councillor T. Clarke	Applications nos. 10/03230/FUL 10/03233/LBC 10/03237/OUT	He was a member of the Friends of the Flax Mill.
Councillor T. Durnell	Applications nos. 10/02451/FUL 10/02790/FUL 10/03230/FUL 10/03586/FUL	He knew objectors.
Councillor T. Durnell	Applications nos. 10/03230/FUL 10/03233/LBC 10/03237/OUT	He used to work at the Flax Mill.
Councillor T. Durnell	Applications nos. 10/02790/FUL 10/03230/FUL 10/03233/LBC 10/03237/OUT 10/03586/FUL 10/04065/FUL 10/04139/FUL	He was a substitute member of the Planning Committee of Shrewsbury Town Council. He indicated that his views on the applications when considered by the Town Council had been based on the information presented at that time and he would now be considering the applications afresh based on the information as it stood at this time.
Councillor R. Evans	Application no. 10/02202/COU	He knew many members of Condover Parish Council.
Councillor R. Evans	Applications nos. 10/02790/FUL 10/02833/FUL	He knew the public speakers.

Councillor R. Evans	Application no. 10/03586/FUL	He was a member of the Telepost Sports Club.
Councillor R. Evans	Application no. 10/04139/FUL	He knew one of the objectors.
Councillor J. Everall	Application no. 10/03523/FUL	He knew the applicant.
Councillor M. Kenny	Application no. 10/02202/COU	He knew one of the youth workers.
Councillor M. Kenny	Applications nos. 10/02790/FUL 10/04139/FUL	He knew one of the objectors.
Councillor M. Kenny	Application no. 10/03586/FUL	He was a member of the Telepost Sports Club.
Councillor A. N. Mosley	Applications nos. 10/03230/FUL 10/03233/LBC 10/03237/OUT	He was a member of the Flax Mill Steering Committee and a member of the Friends of the Flax Mill.
Councillor L. Parsons	Applications nos. 10/03230/FUL 10/03233/LBC 10/03237/OUT	She was a member of the Friends of the Flax Mill.
Councillor L. Parsons	Application no. 10/04139/FUL	She knew one of the objectors.
Councillor C. Wild	Application no. 10/03230/FUL	She knew the public speaker for the Shrewsbury/Newport Canal Trust.

PERSONAL AND PREJUDICIAL:

MEMBER	ITEM	REASON
Councillor C. Wild	Application no. 10/03523/FUL	The applicant was her son. She left the room and took no part in the proceedings during the consideration of and voting on the application.

PREDETERMINATION:

MEMBER	ITEM	REASON
Councillor T. Clarke	Application no. 10/02833/FUL	He declared that he had predetermined the issue in respect of the proposal as he had submitted objections. He left the room and took no part in the consideration of or voting on the item.
Councillor R. Evans	Application no. 10/03065/FUL	He declared that he had predetermined the issue in respect of the proposal. He left the room and took no part in the consideration of or voting on the item.
Councillor M. Kenny	Application no. 10/03586/FUL	He declared that he had predetermined the issue in respect of the proposal. He left the room and took no part in the consideration of or voting on the item.

107. LAND REAR OF BROOK CLOSE, CONDOVER - 10/02202/COU

The Central Area Development Manager drew Members' attention to the late representations that had been received on this application. In introducing the application, the Central Area Development Manager confirmed that the Committee had undertaken a site visit that morning to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area. He drew specific attention to the comments from the Council's Natural Environment Team included in the schedule of late representations which indicated no objection to the scheme provided certain additional conditions were included.

The Central Area Development Manager emphasised that the need identified in the Condover Parish Plan for more accessible green space and the plan's aim to facilitate and support the provision of a play area in Condover were material considerations. The visual impact of the scheme and its impact on amenity were also key issues in the consideration of the application.

Mr. A. Lowe spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Mr. D. Lane representing Condover Parish Council, the applicant, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Members considered the submitted drawings for the proposed development and exchanged views about the suitability of the site for the proposed play area and its effect on the amenity of neighbouring residential properties.

RESOLVED:

That, subject to the inclusion of additional conditions relating to the protection of wildlife and the provision of appropriate fencing/screening of the site from neighbouring residential properties, planning permission be granted in accordance with the Officer's recommendation.

108. HEATH FARM, YOCKLETON ROAD, FORD - 10/02451/FUL

Further to Minute 93, the Central Area Development Manager introduced the application and drew attention to the additional information from the applicant included in the schedule of late representations, addressing the concerns raised by Members at the Committee's previous meeting on 7th October 2010.

The Chairman indicated that the Committee had visited the site prior to their previous meeting on 7th October 2010, at which consideration of the application had been deferred for further information from the applicant.

During discussion it was noted that the applicant's Environment Agency Licence would require variation for the fishing lake to be topped up from his borehole.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation.

109. LAND BETWEEN BARKER STREET AND HILLS LANE, BARKER STREET, SHREWSBURY - 10/02790/FUL

In introducing the application, the Central Area Development Manager confirmed that the Committee had undertaken a site visit that morning to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Central Area Development Manager drew Members' attention to the comments from West Mercia Police on this application included in the schedule of late representations. He stressed that crime and disorder issues were material considerations and the comments from the Police should be taken into account in considering the application.

Mr. A. Shrank spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Helen Ball, representing Shrewsbury Town Council, spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

The Central Area Development Manager confirmed that the provision of covered cycle stands was a condition of the planning consent for the adjacent Morris development.

Members considered the submitted drawings for the proposed development and expressed concern that the provision of covered cycle stands in the proposed location would encourage anti-social behaviour and asked that a variation of the condition be pursued to allow the provision of uncovered cycle hoops in suitable places.

RESOLVED:

That planning permission be refused against the Officer's recommendation for the following reasons:

The proposed development would have an adverse impact upon the setting of Rowley's House as a Grade 1 Listed Building. Accordingly the proposal is contrary to saved Policies GP1 and HE7 of the adopted Shrewsbury and Atcham Borough Local Plan 2001

The proposed development would increase opportunities for crime and anti-social behaviour and is therefore contrary to the requirements of saved Policy GP1 of the adopted Shrewsbury and Atcham Borough Local Plan 2001

110. LAND AT CROSS LANE, BAYSTON HILL - 10/02833/FUL

Councillor T. Clarke spoke in accordance with paragraphs 6(7) and 6(8) of the Members Code of Conduct on planning matters in Part 5 of the Council's Constitution and then left the room in accordance with his declaration of predetermination in Minute 106 above.

Further to Minute 95, the Central Area Development Manager introduced the application and drew Members' attention to the late representations that had been received.

The Central Area Development Manager indicated that the applicant's proposal to enter into a unilateral undertaking to improve the surface of the lane accessing the site to a suitable standard once the development had been completed was considered to be acceptable.

Mr. L. Tritton spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

During discussion Members exchanged views on the suitability of the access to the site and noted that arrangements for the future maintenance of the lane, which was required to be improved by the applicant to a suitable standard on completion of the development, was a civil matter.

RESOLVED:

That, subject to the applicant entering into a unilateral undertaking to improve the surface of the lane accessing the site to a suitable standard once the development had been completed, planning permission be granted in accordance with the Officer's recommendation.

Councillor C. Wild left the room during part of the consideration of the application so took no part in the voting.

111. RYTON FARM, LITTLE RYTON - 10/02928/FUL

Further to Minute 96, the Central Area Development Manager introduced the application and drew Members' attention to the comments of the applicant included in the schedule of late representations.

The Chairman indicated that the Committee had visited the site prior to their previous meeting on 7th October 2010, at which consideration of the application had been deferred for the submission of a traffic routing plan.

Mr. A. R. Tudor, representing Condoover Parish Council, spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

In response to concerns raised by the public speaker and Members, the Central Area Development Manager stated that the proposed Condition 5 could be amended to limit the goods permitted to be stored in the building to those specified in paragraph 1.4 of the application report. He also highlighted the undertaking given by the applicant, in the schedule of late representations, to fund the provision of directional signs for site traffic.

Members indicated that they were satisfied that their concerns raised at the Committee's previous meeting on 7th October 2010 had been addressed.

RESOLVED:

That, subject to the applicant entering into a unilateral undertaking or suitably worded planning condition to fund the provision of directional signs for site traffic and an amendment to Condition 5 to limit the goods permitted to be stored in the building to those specified in paragraph 1.4 of the application report, planning permission be granted in accordance with the Officer's recommendation.

112. RYTON FARM, LITTLE RYTON - 10/03032/FUL

Further to Minute 97, the Central Area Development Manager introduced the application and drew Members' attention to the comments of the applicant included in the schedule of late representations.

The Chairman indicated that the Committee had visited the site prior to their previous meeting on 7th October 2010, at which consideration of the application had been deferred for the submission of a traffic routing plan.

Mr. A. R. Tudor, representing Condoover Parish Council, spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

In response to concerns raised by the public speaker and Members, the Central Area Development Manager stated that the proposed Condition 5 could be amended to limit the goods permitted to be stored in the building to those specified in paragraph 1.4 of the application report. He also highlighted the undertaking given

by the applicant, in the schedule of late representations, to fund the provision of directional signs for site traffic.

Members indicated that they were satisfied that their concerns raised at the Committee's previous meeting on 7th October 2010 had been addressed.

RESOLVED:

That, subject to the applicant entering into a unilateral undertaking or suitably worded planning condition to fund the provision of directional signs for site traffic and an amendment to Condition 5 to limit the goods permitted to be stored in the building to those specified in paragraph 1.4 of the application report, planning permission be granted in accordance with the Officer's recommendation.

113. THE OAKLANDS, HANWOOD BANK, HANWOOD - 10/03065/FUL

Councillor R. Evans spoke in accordance with paragraphs 6(7) and 6(8) of the Members Code of Conduct on planning matters in Part 5 of the Council's Constitution and then left the room in accordance with his declaration of predetermination in Minute 106 above.

Further to Minute 99, the Central Area Development Manager introduced the application and drew Members' attention to the late representations that had been received on this application.

The Chairman indicated that the Committee had visited the site prior to their previous meeting on 7th October 2010, at which consideration of the application had been deferred for discussions with the applicant on road improvements on the A488 to improve pedestrian access to the site and road safety.

Alan Walklett spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Mr. M. Roughan, representing Great Hanwood Parish Council, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

The Central Area Development Manager confirmed that the officers recommended approval of the application and considered that the provision of the traffic safety measures on the A488 should be covered by a Section 106 Agreement.

RESOLVED:

That, subject to a Section 106 Agreement for a commuted sum of £25,000 towards the provision of highway improvements on the A488, planning permission be granted in accordance with the Officer's recommendation.

114. FLAX MILL, ST MICHAELS STREET, SHREWSBURY - 10/03230/FUL

The Central Area Development Manager drew Members' attention to the late representations that had been received on this application. In introducing the application, the Central Area Development Manager confirmed that the Committee

had undertaken a site visit on Tuesday 2nd November 2010 to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Central Area Development Manager emphasised the international significance of the Flax Mill buildings and how the three applications submitted to the Committee for consideration at this meeting represented a comprehensive package of improvements for the repair and reuse of the existing buildings and an outline masterplan for the redevelopment of the frontage of the site. It was considered that the proposals were a high quality innovative solution for the redevelopment of the site and the proposed uses of the buildings would not adversely affect the residential amenity of existing dwellings in the area.

The Central Area Development Manager confirmed that it was proposed to grant a ten year permission for the proposals. However, every endeavour would be made for the proposals to be implemented as early as possible.

Kathryn Alexander spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Brian Nelson, representing the Shrewsbury and Newport Canal Trust, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Tim Green Smith, the applicant's agent, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Councillor A. N. Mosley spoke on the proposal in accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of the Council's Constitution.

The Committee asked the Central Area Development Manager and Tim Green Smith to respond to the concerns raised by Kathryn Alexander in her address to the Committee. The Central Area Development Manager indicated that 74 car parking spaces would be provided at the site to the rear of Marshalls Court to serve the various uses to be provided within the buildings. The temporary car park with 100 spaces on the site of the existing bus depot would disappear when the proposals for that location were implemented. In addition, a travel plan for the site would seek to actively reduce the reliance on car transport for employees and customers visiting the site. Tim Green Smith explained that the boreholes dug were part of exploratory work to test the extent of site contamination. Work was being undertaken across the site to address any issues identified.

Members considered the submitted plans for the proposed development and welcomed the proposals for the repair and reuse of the existing Flax Mill buildings which would further enhance the northern entrance to the town. A member requested that efforts be made for the site to be linked to the existing town centre CCTV system as soon as possible.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation.

115. FLAX MILL, ST MICHAELS STREET, SHREWSBURY - 10/03233/LBC

The Central Area Development Manager drew Members' attention to the late representations that had been received on this application. In introducing the application, the Central Area Development Manager confirmed that the Committee had undertaken a site visit on Tuesday 2nd November 2010 to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Central Area Development Manager emphasised the international significance of the Flax Mill buildings and how the three applications submitted to the Committee for consideration at this meeting represented a comprehensive package of improvements for the repair and reuse of the existing buildings and an outline masterplan for the redevelopment of the frontage of the site. It was considered that the proposals were a high quality innovative solution for the redevelopment of the site and the proposed uses of the buildings would not adversely affect the residential amenity of existing dwellings in the area.

The Central Area Development Manager confirmed that it was proposed to grant a ten year permission for the proposals. However, every endeavour would be made for the proposals to be implemented as early as possible.

Councillor A. N. Mosley spoke on the proposal in accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of the Council's Constitution.

Members considered the submitted plans for the proposed development and welcomed the proposals for the repair and reuse of the existing Flax Mill buildings which would further enhance the northern entrance to the town.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation.

116. FLAX MILL, ST MICHAELS STREET, SHREWSBURY - 10/03237/OUT

The Central Area Development Manager drew Members' attention to the late representations that had been received on this application. In introducing the application, the Central Area Development Manager confirmed that the Committee had undertaken a site visit on Tuesday 2nd November 2010 to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Central Area Development Manager emphasised the international significance of the Flax Mill buildings and how the three applications submitted to the Committee for consideration at this meeting represented a comprehensive package of improvements for the repair and reuse of the existing buildings and an outline masterplan for the redevelopment of the frontage of the site. It was considered that the proposals were a high quality innovative solution for the redevelopment of the site and the proposed uses of the buildings would not adversely affect the residential amenity of existing dwellings in the area.

The Central Area Development Manager confirmed that it was proposed to grant a ten year permission for the proposals. However, every endeavour would be made for the proposals to be implemented as early as possible.

Kathryn Alexander spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Tim Green Smith, the applicant's agent, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Councillor A. N. Mosley spoke on the proposal in accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of the Council's Constitution.

Councillor J. M. Williams spoke on the proposal in accordance with Rule 6.2 of the Council Procedure Rules contained in Part 4 of the Council's Constitution.

Members considered the submitted plans for the proposed development and stressed that the redevelopment of the frontage of the site should not detract from the setting of the existing Flax Mill buildings or obstruct their view from St. Michaels Street and Spring Gardens.

The Central Area Development Manager concurred that the redevelopment of the frontage of the site had to be dealt with sensitively and be appropriate to the setting of the existing Flax Mill buildings. He confirmed that this would be addressed in the consideration of the reserved matters application.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation.

117. PROPOSED DWELLING EAST OF 66 CANTLOP, SHREWSBURY - 10/03523/FUL

Councillor T. Clarke left the room taking no part in the proceedings during the consideration of and voting on the application.

Councillors R. Evans and M. Kenny proposed that, in view of the Committee's connection to the applicant through his mother being a Member of the Committee; and in the interests of transparent decision making, the application be referred to the Strategic Planning Committee for determination.

The Committee considered the proposal and voted against, following advice from the Solicitor (Standards and Ethics) on matters which could be referred to the Strategic Planning Committee under the Council's Constitution.

In addition, the Solicitor (Standards and Ethics) advised that any potential close association was with Councillor C. Wild and not her son. He stressed that the Committee had to be mindful of whether its decision on the application would have any impact on Councillor C. Wild rather than her son, as she was not the applicant.

The Central Area Development Manager confirmed that the application site was not owned by Councillor C. Wild.

Councillors R. Evans stated that it was still his view that the application should be referred to the Strategic Planning Committee for determination. He then left the room taking no part in the proceedings during the consideration of and voting on the application.

The Central Area Development Manager introduced the application and confirmed that the Committee had undertaken a site visit that morning to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

Members considered the submitted drawings for the proposed development and expressed concern about the lack of an undertaking to retain the proposed property as an affordable dwelling in perpetuity; whether the provision of a double garage was in keeping with an affordable dwelling; and queried whether the proposal complied with the affordable housing criteria.

The Central Area Development Manager indicated that it was proposed that the retention of the property as an affordable dwelling in perpetuity should be covered by a Section 106 Agreement.

RESOLVED:

That, subject to a Section 106 Agreement for the retention of the property as an affordable dwelling in perpetuity, planning permission be granted in accordance with the Officer's recommendation.

(Councillor M. Kenny wished it to be recorded that he voted against the application.)

(Councillor T. Barker wished it to be recorded that he took no part in the debate and had abstained from voting on the application.)

118. LAND AT REAR HOLY CROSS ALMS HOUSES, ABBEY FOREGATE, SHREWSBURY - 10/03586/FUL

Councillor M. Kenny spoke in accordance with paragraphs 6(7) and 6(8) of the Members Code of Conduct on planning matters in Part 5 of the Council's Constitution and then left the room in accordance with his declaration of predetermination in Minute 106 above.

The Central Area Development Manager drew Members' attention to the late representations that had been received on this application. In introducing the application, the Central Area Development Manager confirmed that the Committee had undertaken a site visit that morning to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

Roy Timmins spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Helen Ball, representing Shrewsbury Town Council, spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

A representative of the Shrewsbury Drapers – the applicant, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

The Central Area Development Manager confirmed that there was already an approval for the proposed scheme on the site allowed on appeal by the planning inspectorate in 2008 and the current application was necessary to meet more recent affordable housing standards which had required a redesign of the internal layout.

Members considered the submitted plans for the proposed development which were displayed at the meeting.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation.

119. 16 SHELTON HALL GARDENS, SHREWSBURY - 10/04065/FUL

In introducing the application, the Central Area Development Manager confirmed that the Committee had undertaken a site visit that morning to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Central Area Development Manager drew Members' attention to the comments of the local Member and neighbour on this application included in the schedule of late representations.

Members considered the amended plans for the proposed development which were displayed at the meeting and noted that the local Member and neighbour supported the amended scheme.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation.

120. LAND AT REAR OF 239 WENLOCK ROAD, SHREWSBURY - 10/04139/FUL

The Central Area Development Manager introduced the application and confirmed that the Committee had undertaken a site visit that morning to view the site and assess the impact of the proposed development on neighbouring properties and the surrounding area.

Janet Harper spoke against the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Mr. D. Knight, the applicant, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees.

Members considered the submitted plans for the proposed development and expressed the view that the proposed dwelling would be cramped on the site and adversely affect the amenity of neighbouring properties.

RESOLVED:

That planning permission be refused against the Officer's recommendation for the following reasons:

The size of the site is not capable of adequately accommodating the proposal without having a detrimental impact on the surrounding area and the amenities of neighbouring properties. Accordingly the proposal is contrary to saved Policy GP1 (i) (ii) of the adopted Shrewsbury and Atcham Borough Local Plan 2001.

The scale and design of the dwelling would detrimentally affect the character of the area and existing buildings. Accordingly the proposal is contrary to saved Policy GP1 (x) of the adopted Shrewsbury and Atcham Borough Local Plan 2001.

121. DEFERRAL OF ITEMS

Due to the short time remaining before the Central Area Development Manager had to attend another meeting it was:

RESOLVED:

That consideration of the Schedule of Appeals and Appeal Decisions for the Central area as at 1st November 2010 and the Planning Enforcement Quarterly Report be deferred to the next meeting.

122. DATE OF NEXT MEETING

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee be held at 3.00 p.m. on Wednesday 8th December 2010 in the Shrewsbury Room, Shirehall, Shrewsbury.

123. DATE OF JANUARY 2011 MEETING

RESOLVED:

That it be noted that due to the Special Council Meeting called for Thursday 13th January 2011, the meeting of this Committee due that day be held at 3.00 p.m. on Friday 14th January 2011 instead.

CHAIRMAN:.....

DATE:.....