

Date: Thursday, 17 January 2019

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND

Contact: Shelley Davies, Committee Officer
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CENTRAL PLANNING COMMITTEE

REPORTS TO FOLLOW – ITEM 2: MINUTES OF THE PREVIOUS MEETING & SCHEDULE OF ADDITIONAL LETTERS

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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Committee and Date

Central Planning Committee

17th January 2019

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 20 December 2018

2.00 - 3.33 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Ted Clarke (Chairman)

Councillors Nat Green (Vice Chairman), Pamela Moseley, Tony Parsons,

Alexander Phillips, Kevin Pardy and David Vasmer

73 Apologies for absence

Apologies for absence were received from Councillors Nick Hignett, Ed Potter and Keith Roberts.

74 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 22 November 2018 be approved as a correct record and signed by the Chairman.

75 Public Question Time

There were no public questions or petitions received.

76 Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they had a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

77 Former Copthorne Barracks, Copthorne Road, Shrewsbury - 18/03637/REM

The Technical Specialist Planning Officer introduced the reserved matters application pursuant to the Outline Planning Permission 16/04228/OUT for the erection of 216 no. dwellings (conditions 15 and 17 amended and 25 removed by 18/01826/AMP)

(Amended description) considered at the meeting of the Central Planning Committee held on 31 August 2019.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from Councillor Peter Nutting, Shrewsbury Town Council, the Agent/Applicant and the Case Officer. The Technical Specialist Planning Officer advised that if Members were minded to approve the application an additional condition in relation to a management plan for both the future maintenance and management of both the play area and the interpretation board as outlined in the Schedule of Additional Letters and the following additional condition in relation to the new boundary wall be included.

Prior to the construction of any new boundary wall samples and/or details of the bricks to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Julian Dean addressed the Committee as the local ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During his statement, a number of points were raised including the following:

- The site was an ideal location for new homes in particular affordable homes;
- It was not clear from the Officer's report if a 20mph speed limit would be imposed or that the road layout would be designed to ensure that speeds above this were not possible;
- He considered a 20mph should be imposed and walking and cycling encouraged; and
- He noted that although there had been extensive consultation during the outline application there had been none in relation to the reserved matters application.

Mr Daniel Wilson, Agent on behalf of the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members requested clarity in relation to the design of the street layout and whether a 20mph speed limit should be imposed. The Technical Specialist Planning Officer advised it was not a planning matter to impose a speed limit and Shropshire Council Highways were satisfied that the speed of traffic would be controlled by the design of the street layout. It was added by the Principal Planning Officer that 30mph was the appropriate speed limit for this type of development and if speeding concerns were raised this would be an issue for Highways and the Police. Following confirmation from the Agent that plateaus had not been proposed as a traffic calming measure, it was agreed that an informative be

added to the decision notice to request that plateaus be installed as a means to calm traffic.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members unanimously expressed their support for the Officer's recommendation, subject to additional conditions in relation to the management of both the play area and the interpretation board and the new boundary wall and an informative being added to the decision notice in relation to traffic calming measures.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to:

- The conditions set out in Appendix 1;
- An additional condition in relation to a management plan for both the future maintenance and management of both the play area and the interpretation board as outlined in the Schedule of Additional Letters;
- An additional Condition in relation to the new boundary wall as outlined in the Schedule of Additional Letters and amended by the Case Officer as follows:

Prior to the construction of any new boundary wall samples and/or details of the bricks to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory; and

- An informative being added to the decision notice in relation to the Committees request that plateaus be installed to calm traffic.

78 Proposed Development Land at Former Bus Depot, Minsterley, Shrewsbury - 18/03583/OUT

The Principal Planning Officer introduced the outline application for mixed use development for residential, retail and business units with associated parking (all matters reserved) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Case Officer in relation to an amendment concerning the reason for Committee determination of the application and noted that if Members were minded to approve the application the recommendation be amended to include a Section 106 legal agreement in regards to affordable housing.

Councillor Susan Lockwood, on behalf of Minsterley Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

James Haslewood, agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members considered that they could not determine the application in the absence of a flood risk assessment and a noise assessment and unanimously expressed the view that the application be deferred to allow the applicant the opportunity to provide these assessments.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the applicant the opportunity to provide details of a flood risk assessment and a noise assessment.

79 182 Monkmoor Road, Shrewsbury - 18/05121/FUL

The Technical Specialist Planning Officer introduced the application for alterations to existing retail unit to form a hot food premises and takeaway premises including flue & ventilation system to include change of use and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Pam Moseley addressed the Committee as the local ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During her statement, a number of points were raised including the following:

- She had concerns in relation to the application regarding traffic movements, parking issues and the proposed opening hours;
- She considered that the premises should close at 12 am in line with other premises in the area; and
- She requested that if Members were minded to approve the application a condition be added to ensure a litter bin was located outside the premises.

Geoffrey Parry, Solicitor on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members echoed the concerns regarding the opening hours and parking issues highlighted by the local ward Councillor. The Principal Planning Officer clarified that the premises would close to the public at 12 am with deliveries

only from 12 am – 2 am. Members considered that due to the premises being located in a residential area the operation of the premises should cease at 12 am.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members unanimously expressed their support for the Officer's recommendation, subject to an amendment to Condition 5 in relation to the opening hours of the premises and an additional condition to request a litter bin outside the premises.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to:

- The Conditions as set out in Appendix 1;
- An additional condition to request a litter bin outside the premises; and
- The following amendment to Condition 5:

The resultant takeaway premises (Use Class A5) hereby approved shall only operate within the hours of 3pm to 12am, Monday to Sunday.

Reason: In the interests of neighbouring amenity.

80 Proposed Dwelling North East Of Waters Edge, Mill Road, Meole Brace, Shrewsbury - 18/04801/OUT

The Technical Specialist Planning Officer introduced the outline application (appearance, access, layout and scale for consideration) for the erection of one dwelling and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Technical Specialist Planning Officer in response to questions from Members clarified that the proposal did not include any outdoor amenity space and that the development would be required to comply with building regulations in relation fire safety issues.

Having considered the submitted plans for the proposal the majority of Members expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to the Conditions as set out in Appendix 1.

81 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 20th December 2018 be noted.

82 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee be held at 2.00 p.m. on Thursday, 17th January 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date:

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date of committee: 17 January 2019		
<p>NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting</p>		
Item No.	Application No.	Originator:
5	18/04674/REM W of Lesley Owen Way	Heathgates Allotments Association
<p>The Association wish to reinforce the previous objections raised on this issue.</p> <p>Many pages have been written about the projection of wild life and the special measures to conserve their habitat, very little seem to have been written on the preservation of the habitat for the important people who are also involved.....These being Allotment holders at Heathgates !</p> <p>We asked the planners to look at this again and take account of the needs of the allotment.</p> <p>The current plans show that bungalows at the north end of the site are wedged in to a very narrow gap--- see the photo and plan attached and you see what we mean. These are just too close for comfort on both sides.</p> <p>The plans also show that the important historical hedge will be ripped out half way up the site, so that the protection this gives to the allotment is lost. We ask that the hedge is retained and the plan adjusted to take account of this need.</p> <p>Running along the hedge is the ditch that drains the allotments this needs to be also taken in to account in the plan, currently there is no detail on how this is to be managed.</p> <p>Photos are attached showing the importance to the hedge line all along the allotment boundary, and the ditch the destruction of which will be of a considerable concern.</p> <p>(Submitted photos attached)</p>		
Item No.	Application No.	Originator:
5	18/04674/REM W of Lesley Owen Way	Case officer
<p>An amended site layout and landscape plan has been submitted. These indicate that the whole of the hedge along the western boundary of the site (east of the allotments) will be retained and trimmed back to the boundary. The recommended condition 4 will ensure that this hedgerow is enhanced with additional planting. This condition does however need amending to refer to both the western boundary and the eastern boundary and to enhancing environmental corridors:</p> <p><i>Notwithstanding the submitted and approved landscaping plan prior to above ground works commencing a scheme to enhance the eastern, western and southern boundary of the development site shall be submitted in writing for the approval of the local planning authority. The submitted scheme shall set out measures proposed to enhance the area for biodiversity and environmental corridors. The agreed planting scheme shall be</i></p>		

implemented in the first planting season following commencement of development and retained thereafter. Any trees planted that are lopped, felled or die within five years of first planting shall be replanted.

Reason: To seek a biodiversity enhancement consistent with Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Policy MD12 and the policies of the National Planning Policy Framework.

The agent has confirmed that a ditch that the allotment holder refers to that runs along the line of the hedgerow will be unaffected by the proposed development.

The Councils Ecologist Nicola Stone has visited the site earlier this week and met with a representative from Shropshire Badger Group. Nicola has confirmed that whilst there is evidence of badgers using the site there is no evidence of the outlier sett being used in the last 12 months.

Item No.	Application No.	Originator:
6	18/04797/FUL	Condover Parish Council

At its meeting on 8th January 2019, Condover Parish Council considered the amended planning application.

The Parish Council gave recognition for the increased length of footpath included in the amendment.

The Parish Council was however still awaiting a response on the other four points included in its earlier submission of 13/11/18, and was concerned these should be addressed before the application was determined by the Shropshire Council Central Planning Committee, specifically:

a) Provision of off-road school parking as part of the development or provision of roadside layby style parking for the full length of the development.

b) The scale of the development to be reduced in size and limited to 10 "affordable" shared ownership properties only. This would on the basis that since SAMDEV came into force, 29 new properties had already received planning permission in Condover (of which 11 are "affordable") against a total provision in the Plan for 24. A further 20 "affordable" homes would be inappropriate, too many, too fast and would affect the sustainability/character of the community. The recent 10-property "Community Led Housing Development" took a considerable period of time to let, and it was the view of the Parish Council that there would insufficient demand from local people who would in practice be eligible for 10 further rented dwellings.

c) As part of the Design and Access statement the developer states "An Affordable Housing Development was completed in the village a few years ago which is highly thought of in the community and it is intended that our proposal will build on the values and significance demonstrated". The Parish Council sought confirmation that the developer was serious about this statement and as such the development would be managed in an identical way i.e. through a community led approach.

d) Local couples without children who meet the eligibility for housing criteria should be able to secure 2 bedroomed properties even though it may be considered as under occupation.

Item No.	Application No.	Originator:
8	18/05041/FUL	Victoria Todd
<p>Would like to make the following comments:</p> <p>1. The Parish Council in approximately 2005 decided the area in front of the village hall and the club needed enhancing. Basically, it had become an eyesore with no one taking any responsibility for the area. The area on both sides of the entrance to the properties was planted at Parish Council expense. A bench was also placed on a concrete plinth, that is under the decking. The placing of the bench against the wall proved to be a magnet for local youths, rowdiness and noise. The Parish Council ultimately removed the bench, to avoid further difficulties associated with its position. However, the plantings flourished and did what it was supposed to do; creating a softer landscape with small and larger flowering shrubs. (both sides were adopted and tended by a local resident and club member).</p> <p>2. On maps of Cressage it will be noted that along that entrance there is a line delineating a separation of the village hall and the club from the road. This line was a picket fence and tubular entrance gate, originally erected by Raby Estates, which was sited behind the phone box to the corner of the club. Because it was derelict its remains were removed to facilitate the plantings.</p> <p>3. Therefore, the decking is situated in front of the club (and village hall boundary) on what can be assumed is 'no man's land'. I would just like to comment and observe that in view of the previous (known) difficulties we have experienced in that area due to behaviour and noise it would be counter to local preferences.</p> <p>Due to previous extensions to the club premises the 'pedestrian' access to the decking is at a 'pinch' point between the two buildings of club and village hall, which does/will present an issue to safety with people and cars mixing.</p>		

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Note:
Feasibility Study subject to topographical survey, site investigation and on site utility services survey, and discussions with Local Planning Authority, Highways, Severn Trust

NOTES:

The copyright of this drawing is vested in the Architect and must not be copied or reproduced without consent.
All Contractors must read the site and be responsible for taking and checking measurements relative to true work. Surface and Subsurface Conditions are to be checked by the Contractor before commencing work and any variation between drawings and site conditions.
DO NOT SCALE OFF THIS DRAWING. IF IN DOUBT ASK

HOUSE TYPE LEGEND

	Type A1/A2 - 2-bed 4p Semi-detached house (77m ² / 1775 sqft)	24No.
	Type B - 2-bed 4p Semi-detached house (53m ² / 1132 sqft)	10No.
	Type C - 2-bed 4p Semi-detached house (64.3m ² / 1392 sqft)	2No.
	Type D - 2-bed 4p Semi-detached house (88.4m ² / 1900 sqft)	2No.
	Type E - 2-bed 4p Semi-detached house (84m ² / 1800 sqft)	2No.
Total Dwellings =		40

Total Site Area (inc. Public open space area)

3.88 Acres

1.58 Hectares

Developable Area:

2.42 Acres

0.98 Hectares

Public Open Space Area:

1.42 Acres

0.58 Hectares

PLANNING ISSUE

NO.	ISSUE	NO.	STATUS
1	ARTICULATE	10	RESOLVED
2	ARTICULATE	11	RESOLVED
3	ARTICULATE	12	RESOLVED
4	ARTICULATE	13	RESOLVED
5	ARTICULATE	14	RESOLVED
6	ARTICULATE	15	RESOLVED
7	ARTICULATE	16	RESOLVED
8	ARTICULATE	17	RESOLVED
9	ARTICULATE	18	RESOLVED
10	ARTICULATE	19	RESOLVED
11	ARTICULATE	20	RESOLVED
12	ARTICULATE	21	RESOLVED
13	ARTICULATE	22	RESOLVED
14	ARTICULATE	23	RESOLVED
15	ARTICULATE	24	RESOLVED
16	ARTICULATE	25	RESOLVED
17	ARTICULATE	26	RESOLVED
18	ARTICULATE	27	RESOLVED
19	ARTICULATE	28	RESOLVED
20	ARTICULATE	29	RESOLVED
21	ARTICULATE	30	RESOLVED
22	ARTICULATE	31	RESOLVED
23	ARTICULATE	32	RESOLVED
24	ARTICULATE	33	RESOLVED
25	ARTICULATE	34	RESOLVED
26	ARTICULATE	35	RESOLVED
27	ARTICULATE	36	RESOLVED
28	ARTICULATE	37	RESOLVED
29	ARTICULATE	38	RESOLVED
30	ARTICULATE	39	RESOLVED
31	ARTICULATE	40	RESOLVED

PROPOSED Residential Development

Land off Laidley Green Way,

Chalfont St Giles, Bucks HP8 4JG

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MATERIALS LEGEND



The Wrekin Housing Trust

SUTTON AND WILKINSON

CHARTERED ARCHITECTS

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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