



### Committee and Date

Central Planning Committee

18 June 2015

## **CENTRAL PLANNING COMMITTEE**

### **Minutes of the meeting held on 21 May 2015**

**2.00 - 3.50 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Linda Jeavons

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### **Present**

Councillor Vernon Bushell (Chairman)

Councillors Andrew Bannerman, Dean Carroll, Jane MacKenzie, Pamela Moseley, Peter Nutting, Kevin Pardy, David Roberts and John Everall (Substitute) (substitute for Tudor Bebb)

### **5 Apologies for absence**

Apologies for absence were received from Councillors Ted Clarke and Tudor Bebb (substitute: John Everall).

### **6 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 9 April 2015 be approved as a correct record and signed by the Chairman.

### **7 Public Question Time**

There were no public questions, statements or petitions received.

### **8 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.

With reference to planning applications to be considered at this meeting, Councillors Andrew Bannerman, Jane MacKenzie and Peter Nutting stated that they were members of the Planning Committee of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

With reference to planning application 15/00724/OUT, Councillors Andrew Bannerman, Vernon Bushell, Dean Carroll and Kevin Pardy stated that they had been contacted by an objector but had given no opinion on the matter and remained open-minded.

With reference to planning application 15/00842/FUL, it was noted that the applicant was a Member of Shropshire Council. All Members, with the exception of Councillor Jane MacKenzie, who left the room in accordance with her declaration set out below, remained in the room during consideration of this item.

With reference to planning application 15/00842/FUL, Councillor Jane MacKenzie declared that she was the applicant and she would leave the room prior to consideration of this item.

With reference to planning applications 15/00490/OUT and 15/00491/OUT, Councillor Pam Moseley declared that she was Shrewsbury Town Council's representative on the Shropshire Playing Fields Association.

With reference to planning application 15/00724/OUT, Councillor Pam Moseley declared that she was acquainted with the Head Teacher of Longden C of E Primary School.

With reference to planning applications 15/00490/OUT and 15/00491/OUT, Councillor Kevin Pardy declared that he was a member of the Shropshire Playing Fields Association.

With reference to planning application 15/00724/OUT, Councillor David Roberts declared that members of his family owned land in the area and he would leave the room prior to consideration of this item.

#### Local Ward Member

With reference to planning application 15/00724/OUT, Councillor Roger Evans declared that he was a Governor at Longden C of E Primary School.

### **9 Land Off Horsebridge Road, Minsterley, Shrewsbury, (14/03670/OUT)**

With reference to Minute No. 114, the Area Planning Manager introduced the application and with reference to the drawings displayed, drew Members' attention to the location, indicative site layout and sewer plan.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed an objection from a member of the public. The Area Planning Manager verbally reported that Severn Trent had confirmed via email that both foul and surface water flows could be accommodated in the sewerage system.

Members had undertaken a site visit on a previous occasion and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members considered the submitted plans.

**RESOLVED:**

That, as per the Officer's recommendation, delegated authority be granted to the Planning Services Manager to grant outline planning permission, subject to:

- The conditions as set out in Appendix 1 to the report; and
- A Section 106 Legal Agreement to secure the provision of affordable housing.

**10 The Onslow Hotel, Pensfold, Bicton Heath Shrewsbury (14/04195/FUL)**

The Area Planning Manager introduced the application and with reference to the drawings displayed, drew Members' attention to the location, layout and elevations.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed further comments from the agent.

Members had undertaken a site visit on a previous occasion and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members considered the submitted plans.

**RESOLVED:**

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

- A Section 106 Legal Agreement to secure two affordable dwellings on site and the balance of 0.4 as an affordable housing contribution (AHC);
- The conditions as set out in Appendix 1 to the report of this committee held on 12 March 2015; and
- Additional conditions to ensure that no development takes place until full details of landscape works have been approved in writing by the local planning authority and to ensure the implementation and future maintenance of the approved landscaping.

**11 Radbrook Campus, College Gardens, Shrewsbury (15/00490/OUT)**

The Principal Planner introduced the application and with reference to the drawings displayed, drew Members' attention to the location and indicative layout. He drew Members' attention to the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed further comments from Sport England, Shropshire Playing Fields Association and the College Gardens Residents' Association. A copy of the Minutes of a meeting of the Governors of the Radbrook Foundation held on 14 February 1992 was also circulated, a copy of which would be appended to the signed minutes; and, with reference to these minutes, he explained that if a site had not been in use as a playing pitch for the last five years it

would not have to be referred to the Secretary of State for a decision. He suggested that to ensure provision of a convenient link to the existing walking and cycle network and to encourage sustainability, Condition No. 8 attached to planning application 15/00491/OUT be replicated and also attached to this planning application (15/00490/OUT).

Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Mr P Thomas, representing the College Gardens Residents' Association, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr J Williams, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In response to questions from Members, the Principal Planner reiterated that this was an outline application with only the principle of development and access to be considered. He explained that it was normal practice to attach a condition which indicated that layout was indicative only at this outline stage.

In the ensuing debate, Members considered the submitted plans and expressed the view that when submitting any subsequent planning application for reserved matters the applicant should give consideration to pedestrian safety, density, retention of trees, provision of appropriate recreational and open space, a pitch-sized playing area and allotments.

#### **RESOLVED:**

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

- The conditions as set out in Appendix 1 to the report;
- An additional condition as set out at condition No. 8 in Appendix 1 to the report of planning application 15/00491/OUT;
- A Section 106 Legal Agreement to secure the relevant affordable housing contribution at the reserved matters stage and a financial contribution towards learning & skills; and
- Any subsequent application for reserved matters to be considered by this Committee.

#### **12 Radbrook Centre, Radbrook Road, Shrewsbury (15/00491/OUT)**

The Principal Planner introduced the application and with reference to the drawings displayed, drew Members' attention to the location and indicative layout.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed further comments from Sport

England, Shropshire Playing Fields Association and the College Gardens Residents' Association.

Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members considered the submitted plans.

**RESOLVED:**

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

- The conditions as set out in Appendix 1 to the report;
- A Section 106 Legal Agreement to secure the relevant affordable housing contribution at the reserved matters stage and a financial contribution towards education; and
- Any subsequent application for reserved matters to be considered by this Committee.

**13 Proposed Development Land South Of Plealey Lane, Longden (15/00724/OUT)**

In accordance with his declaration at Minute No. 8, Councillor David Roberts left the meeting and did not return.

The Principal Planner introduced the application and with reference to the drawings displayed, drew Members' attention to the location.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed further comments from the agent and members of the public.

Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Mr P Arnold, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor N Evans, representing Longden Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr M Parrish, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.1) Councillor Roger Evans, as local Member, participated in the discussion and spoke against the proposal but did not vote. During which he raised the following points:

- With reference to the Schedule of Additional Letters, he reiterated that it was the Governors of the school who would make a decision on a planning application and not the Head Teacher;
- Expressed concerns regarding access arrangements;
- Would extend the boundary, constitute overdevelopment and be contrary to the Parish Plan and Site Allocations and Management Development Plan (SAMDev); and
- The school had objected to the diversion of the footpath.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members expressed concerns regarding the narrow, twisting country access roads, which would become clogged by cars at the beginning and end of the school day and considered that the proposed footpath link would not be conducive to pedestrian connectivity from the site and to the services in the village.

**RESOLVED:**

That, contrary to the Officer's recommendation, planning permission be refused for the following reasons:

- The proposal would fail to satisfy the three dimensions to sustainable development defined within the National Planning Policy Framework: the economic, social and environmental roles. Given the Council's current five year housing land supply position, the proposed scheme is not considered necessary to meet Shropshire Council's housing development requirements of the community and would therefore undermine the strategy for the location of housing. Furthermore, the development would extend into the countryside and would fail to protect or enhance the natural environment by way of a contrived vehicular and disjointed pedestrian access to the services in the village. Accordingly the proposal would fail to accord with the aims and requirements of saved policy H3 of the Shrewsbury and Atcham Borough Plan, adopted Core Strategy policies CS4, CS5, CS6 and CS17, and emerging Site Allocation and Management of Development Policies MD1 and MD3.

**14 37 Regents Drive Shrewsbury (15/00842/FUL)**

In accordance with her declaration at Minute No. 8, Councillor Jane MacKenzie left the room during consideration of this item.

The Area Planning Manager introduced the application and with reference to the drawings displayed, drew Members' attention to the location, layout and elevations.

Members considered the submitted plans.

**RESOLVED:**

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

**15 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 21 May 2015 be noted.

**16 Date of the Next Meeting**

**RESOLVED:**

That it be noted that the next meeting of the Central Planning Committee would be held at 2.00 p.m. on Thursday, 18 June 2015 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....