



Committee and Date

South Planning Committee

24 May 2016

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 26 April 2016

2.00 - 3.00 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

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Present

Councillor David Evans (Chairman)

Councillors David Turner (Vice Chairman), Nigel Hartin, John Hurst-Knight, Madge Shingleton, Robert Tindall, Tina Woodward and Gwilym Butler (Substitute) (substitute for Cecilia Motley)

123 Apologies for Absence

Apologies for absence were received from Councillors Andy Boddington, Richard Huffer, Cecilia Motley (Substitute: Gwilym Butler) and William Parr.

124 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 1 March 2016 be approved as a correct record and signed by the Chairman.

125 Public Question Time

126 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 application 15/01819/FUL, Councillor Nigel Hartin declared that he knew of the applicant and would take no part in the consideration of, or voting on, this application.

With reference to planning application 15/04296/FUL, Councillor John Hurst-Knight declared that he had previously expressed views against development on this site. As local Ward Councillor he would make a statement and then leave the table, take no part in the consideration of, or voting on, this application.

127 The Lodge, Camp Lane, Ludlow, Shropshire, SY8 1EQ (15/01819/FUL)

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, previous layout and elevations, and the revised scheme.

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.

Ms A Mills, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees and responded to questions from Members of the Committee.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

RESOLVED:

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

128 Proposed Dwelling To The East Of Ludlow Heights, Bridgnorth, Shropshire (15/04296/FUL)

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

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

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting.

With the permission of the Chairman, the following speakers were permitted to speak:

Mrs C Baines, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

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

In accordance with his declaration at Minute No. 126 and in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor John Hurst-Knight, as local Ward Councillor, made a statement against the application. If granted, he expressed concern regarding the potential for damage to the Oak tree and reiterated the need for the Oak tree to be protected. He then left the table, took no part in the debate and did not vote on this item.

In response to comments suggesting designation of the area as a Conservation area, the Principal Planner confirmed that this was not a matter for Planning Committee nor Development Management and reiterated that even if the area was granted Conservation Area status and an Article 4 Direction made it would not prevent any further planning applications being submitted in the future, but given the adopted Shropshire Sites Allocations and Management of Development (SAMDev) Plan and the TPO he suggested that sufficient controls existed to prevent development of this site.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

RESOLVED:

That, as per the Officers recommendation, planning permission be refused for the following reason:

- By reason of its location and siting the proposed development would prejudice the retention of the prominent oak tree at the site which is protected by The Salop County Council (Ludlow Road Bridgnorth) TPO 1974 due to the likely pressure from the occupants of the proposed dwelling for work to be carried out to safeguard their amenity and safety. The amenity and safety of the proposed dwelling to this oak tree would be impacted upon by the overbearing presence of the tree within their garden area along with a substantial degree of overhanging branches and the amount of detritus discarded by a tree of this size and maturity. The high probability of loss or erosion by way of lopping/pruning/felling of this high value amenity and natural asset provided by this tree would not protect or enhance local distinctiveness. In addition the siting of the proposed dwelling so close to the proposed southern boundary of the site on a raised platform would result in likely pressure to have the existing third party owned Leylandii hedge lopped or removed to provide solar gain to the proposal which in turn would result in a material loss of amenity to the occupiers of both 17 Stretton Close and 44 Conduit Lane. The proposal would therefore be contrary to the NPPF, CS6 and CS17 of the Core Strategy and MD2, MD3 and MD12 of the Shropshire Sites Allocations and Management of Development (SAMDev) Plan.

129 Simpro Ltd, Recycling Centre, Woodhouse Lane, Redhill, Shifnal (15/05598/VAR)

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

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

Councillor R Harrop, representing Shifnal Town Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Kevin Turley, as local Ward Councillor, made a statement, took no part in the debate and did not vote on this item. During which the following points were raised:

- He expressed grave concerns regarding the impact of this application on the town of Shifnal and commented that traffic restrictions that had been attached to previous permissions were being flouted; and
- Expressed environmental concerns relating to potential contamination of Wesley Brook.

Mr M Marshall, the applicant, spoke for the proposal in accordance with the Council’s Scheme for Public Speaking at Planning Committees and responded to questions from Members of the Committee.

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and noted that the Environment Agency and Shropshire Council Highway Officers had raised no objections.

RESOLVED:

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

130 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 26 April 2016 be noted.

131 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday, 24 May 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: