



Committee and Date

South Planning Committee

21st June 2016

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 24 May 2016

2.00 - 4.40 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor David Evans (Chairman)

Councillors David Turner (Vice Chairman), Andy Boddington, Nigel Hartin, Richard Huffer, John Hurst-Knight, Madge Shingleton, Robert Tindall and Tina Woodward

1 Election of Chairman

RESOLVED: That Councillor David Evans be elected Chairman for the ensuing municipal year.

2 Apologies for Absence

An apology for absence was received from Councillor G. Butler (Councillor Celia Motley Substitute)

3 Appointment of Vice-Chairman

RESOLVED: That Councillor David Turner be appointed Vice Chairman for the ensuing municipal year.

4 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 26 April 2016 be approved as a correct record and signed by the Chairman.

5 Public Question Time

There were no public questions received.

6 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.

7 Barn To The North Of Woodfield House, St Marys Lane, Much Wenlock, Shropshire (16/00642/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.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor David Turner, as local Ward Councillor, made a statement. He expressed concerns in relation to a lack of parking within Much Wenlock town centre. He highlighted that overspill parking at the Raven Hotel would be unlikely as it was often full, especially at weekends and he emphasised the need for members to taking into account the timings of the holiday let in the adjacent properties and the timings of the Raven Hotel. He then left the meeting, took no part in the debate and did not vote on this item.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members of the Committee expressed concern in relation to the proposal to raise the roof and the potential harm that could be caused to the historic fabric of an old building that was within a conservation area.

RESOLVED:

That consideration of the application be deferred to a future meeting to enable further discussion with the developer on the need for and potential harm to the historic fabric that could result from the proposed raising of the roof.

8 Land North East Of Stone Drive, Shifnal, Shropshire (16/00645/REM)

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, which included additional comments made by Shropshire Councillor Stuart West, as local ward councillor.

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

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

Mr Bob Haddon, Chairman of the Shifnall Flood Partnership, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillors Robert Harrop and Andy Mitchell (who shared the three minute speaking time), Shifnall Town Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr Andy Williams, Agent on behalf of the application, spoke in support for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. The Chairman allowed Mr Williams six minutes within which to speak as there were two speakers speaking against the proposal in addition to the Town Council.

David Edwards, Shropshire Council's Flood and Water Manager responded to concerns expressed by the public speaker. Mr Edwards explained that issues in relation to flooding at Silvermere Pool existed separately to this development, indeed proposals to develop the site would improve any flooding issues in the area.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members agreed that the proposed scheme was very well designed, with greenspaces and mature trees incorporated within the design.

RESOLVED:

That Planning Permission be granted, subject to the conditions set out in Appendix 1.

9 Land North East Of Stone Drive, Shifnal, Shropshire (16/00646/REM)

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:

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

Ms. J. Smith, Scheme Designer, spoke in support for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In response to concerns expressed by the public speaker in relation to potential issues relating to crime and public safety, Ms. Smith explained that the scheme had

been designed to include properties which over looked the open spaces, to include a level of surveillance.

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

RESOLVED:

That Planning Permission be granted, subject to the conditions set out in Appendix 1.

10 Proposed Residential Development at Old Mill Close, Worthen, Shropshire, SY5 9JT (16/00952/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.

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

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

Councillor Kim Golden on behalf of the Worthen and Shelve Parish 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 Heather Kidd, as local Ward Councillor, who spoke against the proposal. Councillor Kidd explained that she wanted the council to take action to ameliorate the impact on local residents whose properties had been devalued and were overlooked by the development.

Mr Stuart Taylor, agent on behalf of the applicant spoke in support of the proposals in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members considered the submitted plans, the proposed amendments to the originally approved scheme and noted the comments of all speakers. Concern was expressed in relation to elements of the application including the amendments to the conservatories on plots 1 and 2, the addition of hips to the roofs, the increase in floor levels on plots 3-6, the reduction of the pitch of the dormers and with regards to overall site layout consideration should be given to careful tree planting.

Councillor Cecilia Motley left the meeting at this point.

RESOLVED:

That consideration of the application be **deferred** to a future meeting of the South Planning Committee with a request to the developer to come back with further amendments in relation to elements of the application that members expressed concern about.

11 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 24 May 2016 be noted.

12 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, 21 June 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: