



Committee and Date

South Planning Committee

19th July 2016

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 21 June 2016

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

Responsible Officer: Shelley Davies

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Present

Councillor David Evans (Chairman)

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

13 Apologies for Absence

Apologies for absence were received from Councillors Richard Huffer, William Parr and Tina Woodward (Substitute: Councillor Cecilia Motley).

14 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 24th May 2016 be approved as a correct record and signed by the Chairman subject to Minute No. 10, paragraph eight, being amended as follows:

- 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.

15 Public Question Time

There were no public questions received.

16 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.

17 Proposed Residential Development Land to the South Of Rocks Green, Ludlow (15/04158/OUT)

The Principal Planning Officer introduced the addendum report to outline planning application 15/04158/OUT Proposed Residential Development Land to the South of Rocks Green, Ludlow for the erection of 2 detached dwellings (all matters reserved). The Principal Planning Officer explained that there had been a significant change in national policy on affordable housing since this application was approved by the Committee on 2nd February 2016 and the affordable housing contribution should no longer apply.

In the ensuing debate, Members considered the submitted plans and noted that there was a need for a wider debate in relation to applications of this type that have been reviewed in light of the change in national policy on affordable housing.

RESOLVED:

That the requirement for an affordable housing contribution accompanying the approval resolution for the application at the 2nd February 2016 committee is removed on the basis that there has been a subsequent material change to national affordable housing policy.

18 Barn To The North Of Woodfield House, St Mary's 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 and noted that at the meeting of the South Planning Committee held on 24th May 2016, Members resolved to defer the application 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. He added that an amended scheme had been received which deleted the first floor and therefore addressed the concerns raised regarding the raising of the roof.

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

Mr Rhys Davies, Owner of adjoining property, 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 David Turner, as local Ward Councillor, made a statement and then left the meeting, 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:

- He welcomed the applicant's decision not to increase the existing roof ridge and eaves height;

- He remained concerned about the roof lights and questioned the need for them when balanced against the amenity of neighbours; and
- He requested that if the Committee was minded to approve the application that great care was exercised in considering Condition 5 which refers to parking of vehicles and a traffic management plan and Condition 11 in relation to construction works and deliveries.

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 and that Condition 11 be amended to read:

Demolition, construction works or deliveries shall not take place outside 8am - 6pm Monday to Friday, and 8am - 1pm on a Saturday, with no work taking place on Sundays or bank or public holidays.

19 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 and noted that at the meeting of the South Planning Committee held on 24th May 2016, Members resolved to defer the application with a request to the developer to come back with further amendments in relation to elements of the application that Members expressed concern about.

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

A statement from Councillor Heather Kidd (local Ward Councillor) was circulated to the Committee, a number of points were raised including the following:

- She raised concern that building on the site does not follow the planning permissions in place and noted that the detached properties now have hipped roofs which look better but do not have permission;
- She raised concern about the drives being tarmacked noting that there was a flooding problem below these houses and increased run off would exacerbate this issue.
- She requested that the work be completed on site as soon as possible but not at any cost and asked the Committee to balance the improvements put in place against the possibility of the site work stopping altogether which could happen in some circumstances; and

- She asked the Committee to make recommendations for future planning policy and noted the stress on the local residents, asking the Committee to balance the pain of the residents against the development of the site.

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.

Mr Wayne Sidell, 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. The Committee raised concern in relation to the situation on the monitoring and enforcement of the development on the site .

Councillor Andrew Boddington left the meeting at this point.

RESOLVED:

That planning permission be granted, subject to the conditions set out in Appendix 1.

(In addition to the resolution, the Committee made the following requests:

- That the development be completed within 3 months;
- That Officers monitor the site twice a week;
- That the condition in relation to drainage be reaffirmed;
- The case be referred to the relevant Scrutiny Committee.)

20 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 21 June 2016 be noted.

21 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, 19 July 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed _____ (Chairman)

Date: _____

