



Committee and Date

Central Planning Committee

30 June 2016

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 26 May 2016

2pm – 4.35pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Michelle Dulson

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Present

Councillor Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Dean Carroll, Miles Kenny, Pamela Moseley, Peter Nutting, Kevin Pardy, David Roberts and Tim Barker (Substitute) (substitute for Tudor Bebb)

1 Election of Chairman

RESOLVED:

That Councillor Vernon Bushell be elected Chairman for the ensuing municipal year.

2 Apologies for absence

Apologies for absence were received from Councillors Tudor Bebb (substitute: Tim Barker) and Amy Liebich.

3 Appointment of Vice-Chairman

RESOLVED:

That Councillor Ted Clarke be appointed Vice-Chairman for the ensuing municipal year.

4 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 28 April 2016 be approved as a correct record and signed by the Chairman.

5 Public Question Time

There were no public questions, statements or petitions 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.

With reference to planning application 15/04859/EIA, Councillor Tim Barker declared that he was the Chairman of the Armed Forces Community Covenant Partnership and an Armed Forces Member Champion.

With reference to planning applications to be considered at this meeting, Councillors Andrew Bannerman 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 applications 16/00370/VAR and 16/00371/VAR, Councillor Dean Carroll declared that he was personally acquainted with the owner but had never discussed the applications with him.

With reference to planning application 15/04859/EIA, Councillor David Roberts declared that he was acquainted with the applicant. 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.

With reference to planning applications 16/00370/VAR and 16/00371/VAR, Councillor Andrew Bannerman, as local Ward Councillor, would make a statement and then leave the table, take no part in the consideration of, or voting on, this application.

With reference to planning applications 16/00370/VAR and 16/00371/VAR, Councillor Miles Kenny declared that he had spoken to the applicant and that he knew one of the objectors to planning application 16/00371/VAR.

7 Ashleys Wine Bar Ltd, 9 Shoplatch, Shrewsbury, Shropshire (16/00370/VAR)

The Technical Specialist Planning Officer introduced this application and with reference to drawings displayed, he drew Members' attention to the location and layout.

Mr M Evans, Secretary of the Shrewsbury Town Centre Residents Association, 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 Andrew Bannerman, 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 the following points were raised:

- He asked that Members recommend deferring this item pending the issue of guidance around concerns over the late night economy;
- He reminded Members that a review of the licence had been undertaken due to disturbance after 10pm;
- ~~He requested that a condition be attached to cease serving and the premises be emptied by 12midnight in order to safeguard amenities and the locality which he felt were no longer relevant as economic progress was considered more important;~~ He questioned why the phrase 'to protect the amenities of the locality' had been dropped from Planning Officers' parlance and why economic expansion was considered more important;
- He stated that 95% of town centre pubs did stop serving at 11 and emptied by 12midnight and that residents had a good relationship with the vast majority of pubs in the locality;
- He queried why the issue of opening hours could no longer be controlled through conditions;
- He felt that if permitted, more pubs would apply to stay open longer causing more nuisance;
- ~~He stated that residents were worth more than the economy;~~ He stated that residents were worth far more to the economy than late night drinking.
- Visitors had complained on Trip Advisor about the noise in the town after midnight; and
- If this application were permitted there would be a tiny increase in the economy but a very big risk to the amenities/locality.

Mrs L Davies, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members noted the comments of all speakers. In response to comments, the Technical Specialist Planning Officer explained that Public Protection deal with licensing issues and also advised Planning on Health and Safety matters.

RESOLVED:

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

8 Ashleys Wine Bar Ltd, 9 Shoplatch, Shrewsbury, Shropshire (16/00371/VAR)

The Technical Specialist Planning Officer introduced this application and with reference to drawings displayed, he drew Members' attention to the location and layout.

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

Mr C Dowse, a local resident, 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 Andrew Bannerman, 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 the following points were raised:

- The planning regime no longer took responsibility for the amenity of the area;
- He felt that outdoor seating should be restricted to 10pm due to noise disturbance issues;
- The visitor economy was being affected as well as the residents;
- He felt that due to the position of the premises so close to residents that it should not be part of the late night economy.

Mrs L Davies, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members noted the comments of all speakers. The Technical Specialist Planning Officer clarified that the current planning condition permitted the use of the pavement seating area until 11.30pm. He explained that the variation being requested was for the tables, chairs and other equipment associated with the pavement seating area to be cleared and stored within the building between the hours of 2.30am and 8am instead of 11.30pm and 8am.

RESOLVED:

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

9 Land Adj 38 Longden Road, Shrewsbury, Shropshire (15/05091/FUL)

The Principal Planner introduced the application and with reference to the drawings displayed, she drew Members' attention to the location, layout and elevations. The Principal Planner explained that reference to the Section 106 agreement in the recommendation should be removed as it no longer fell within the affordable housing criteria.

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

Ms H Bruce, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

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

In the ensuing debate Members considered the submitted plans and noted the comments of all speakers. Members felt that photographs of the view from the other side of the valley would have been of great benefit.

RESOLVED:

That, contrary to the Officer's recommendation, this application be deferred to a future meeting subject to receiving a visual montage of the view from the Rad Valley.

10 Ensdon Farm, Holyhead Road, Montford, Shrewsbury (15/04859/EIA)

The Technical Specialist Planning Officer 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 that morning 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.

The Technical Specialist Planning Officer reported two further objections relating to noise levels, suffering of birds, the concerns of Natural England and concerns around waste and harmful emission.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15), Councillor David Roberts, the local Ward Councillor, spoke in support of the application and then left the table, 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.

RESOLVED:

That Members delegate authority to the Planning Manager to grant planning permission for the proposed development, subject to:

- The conditions as set out in Appendix 2 to the report;
- The replacement of conditions 5 and 6 in Appendix 2 with conditions proposed by Highways England;
- Additional conditions relating to a HGV passing place and design of site access; and
- Satisfactory resolution of issues raised by Highways England regarding A5 junction improvements.

11 Land South Of Calverton Way, Shrewsbury, Shropshire (15/04910/OUT)

The Area Planning & Enforcement Officer introduced this application and with reference to the drawings displayed, she 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.

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

In the ensuing debate Members considered the submitted plans and noted the comments of all speakers. They expressed concern that a residential development was being proposed in a commercial area which they felt would change the nature of the area and have a detrimental effect on the pub.

The Principal Planning Officer explained that the proposal was only for a small part of that community space and that the social, environmental and economic benefits from the additional housing outweighed this loss.

It was proposed that the application be refused as it would affect the viability of the pub and would mean a loss of community space and therefore went against Planning Policy CS8.

RESOLVED:

That Members be minded to refuse this application and for it to come back to a future meeting with advice as to the reasons for refusal.

12 2 Oak Lane, Bicton Heath, Shrewsbury (16/00882/FUL)

The Area Planning & Enforcement Officer introduced this application and with reference to the drawings displayed, she drew Members' attention to the location, layout and elevations.

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

The Area Planning & Enforcement Officer reported further objections relating to loss of privacy, scale, overbearing, outlook and overlooking.

RESOLVED:

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

13 Schedule of Appeals and Appeal Decisions

Members considered the Schedule of Appeals and Appeal Decisions for the Central area as at 26 May 2016.

RESOLVED:

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

14 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 30 June 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: