



**Committee and Date**

Central Planning Committee

16<sup>th</sup> March 2017

**CENTRAL PLANNING COMMITTEE**

**Minutes of the meeting held on 16 February 2017**

**2.00 - 5.45 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

**Present**

Councillor Vernon Bushell (Chairman)

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

**93 Apologies for absence**

Apologies for absence were received from Councillors Tudor Bebb, Amy Liebich (Substitute: Jon Tandy) and Peter Nutting (Substitute: Tim Barker).

**94 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 22<sup>nd</sup> December be approved as a correct record and signed by the Chairman subject to the following amendment to the third paragraph of Minute 88:

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Alan Mosley addressed the Committee as the adjoining ward Councillor.

**95 Public Question Time**

There were no public questions or petitions received.

**96 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.

Councillor David Roberts declared that he had a predetermined view of planning applications 16/03786/VAR – Land at Oteley Road, Shrewsbury and 16/04201/VAR

– Greenhouse Meadow, Oteley Road, Shrewsbury and therefore would leave the meeting during consideration of these items.

**97 Land West Of Lesley Owen Way, Shrewsbury - 16/00476/OUT**

The Technical Specialist Planning Officer introduced the outline application for mixed residential development to include affordable houses; formation of estate roads and vehicular access from Lesley Owen Way and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area. The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a letter of support from the Shrewsbury & Newport Canals Trust.

Mr Stuart Holt, Local Resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a comment from Councillor Kevin Pardy, local ward Councillor, the Technical Specialist Planning Officer stated that the representation from the Shrewsbury & Newport Canals Trust was not in support of the application as she had previously stated.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Kevin Pardy addressed the Committee as 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, a number of points were raised including the following:

- The area, although privately owned, was valuable green space;
- The findings from a previous appeal that the piece of land gave a sense of countryside to an urban area were still valid;
- The development would affect bat habitats;
- Additional houses would put a strain on infrastructure such as school places and water supplies; and
- The loss of green space was not justified.

Mr David Parker, on behalf of the Applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Technical Specialist Planning Officer, in response to a number of issues raised by the speakers confirmed that a European Protected Species three tests matrix had been completed in relation to the application, there was no public right to access the site, the whole of the site was on flood zone 1, and noted that conditions had been included which would provide ecological enhancements to the site.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Some Members expressed the view that the proposal failed to protect the natural environment contrary to policy CS6 of the Core Strategy

and considered that more information was required regarding the impact on badger setts.

**RESOLVED:**

That Members are minded to refuse this application on the basis that the proposed development fails to protect, restore, conserve and enhance the natural environment contrary to policy CS6 of the Core Strategy. In accordance with paragraph 17.4 of the Local Protocol for Councillors and Officers dealing with Regulatory Matters the application stands deferred to a future meeting.

**98 Sunderton Farm, Uffington, Shrewsbury - 16/04518/EIA**

The Technical Specialist Planning Officer introduced the outline application for the erection of four poultry sheds, feed bins, solar photovoltaic panels and ancillary equipment, creation of access tracks to the site and alterations to existing vehicular access (Amended scheme). The Technical Specialist Planning Officer confirmed that European Protected Species three tests matrix had been completed in relation to the application and referred to the impact of the proposal on designated heritage assets as outlined at paragraph 6.5 of the report.

The Technical Specialist Planning Officer requested that if the Committee were minded to approve the application that delegated powers be granted to the Area Planning Manager to grant permission subject to there being no objections received following a 14 day re-consultation of dwellings on the access road affected by the revised scheme and the rewording Condition 4.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Claire Wild addressed the Committee on behalf of the local ward Councillor. During her statement, a number of points were raised including the following:

- The site was low lying and surrounded by woodland and an ideal location for a poultry unit;
- The Parish Council fully support the application; and
- There had only been one objection received in relation to the proposal.

Having considered the submitted plans and listened to the comments made by the speaker, Members unanimously expressed their support for the officer's recommendation.

**RESOLVED:**

That delegated powers be given to the Area Planning Manager to grant planning permission subject to:

- The Conditions as set out in Appendix 1 of the report;
- The rewording of condition 4; and
- There being no objections received following a 14 day re-consultation of dwellings on the access road affected by the revised scheme.

**99 Stapleton Grange, Longden, Shrewsbury - 16/04891/FUL**

The Area Planning Manager introduced the application for the retrospective siting of Solar Array Panels and confirmed that the Committee had undertaken a site visit that morning where Members were able to assess the impact of the development on neighbouring properties and the surrounding area.

Councillor Neil Evans, on behalf of Longden Parish Council spoke in objection to the proposal in accordance with Shropshire 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 15.1), Councillor Roger Evans addressed the Committee as the local ward Councillor. During his statement, a number of points were raised including the following:

- The application was supposed to be a temporary solution for 2 years;
- There have been several applications for this site and the community wondered what the intentions for it were;
- There should be safeguards from unplanned development; and
- The barn where the solar panels should have re-located has now been demolished;

Mr Martin Parrish, on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans and listened to the comments made by all the speakers, the majority of Members expressed their support for the Officer's recommendation.

**RESOLVED:**

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

**100 The Rowans, 46 Upper Road, Shrewsbury - 16/05264/FUL**

The Area Planning Manager introduced the application for the change of use from Children's Care Home (C2) to 5 Bedroomed Care Home for Adults with learning Difficulties (C3(b)) and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the officer's recommendation.

**RESOLVED:**

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

**101 Proposed Dwelling On The East Side Of Primrose Drive, Shrewsbury - 16/05410/FUL**

The Area Planning Manager introduced the application for the erection of single detached dwelling and garage; formation of vehicular access and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Ted Clarke, as local ward Councillor left the table, took no part in the debate and did not vote on this item.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Jon Tandy addressed the Committee as 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, a number of points were raised including the following:

- The proposal was overdevelopment of the site and would result in a loss of privacy for neighbouring properties;
- The garden would be too small for a dwelling of this size; and
- The plot size of the second application was smaller but the footprint of the dwelling was larger and closer to Primrose Drive than the previous application that was refused by Officers.

In response to comments from Members, the Area Planning Manager explained that it was a balanced decision and that Officers considered that this application overcome the previous reason for refusal as detailed at paragraph 6.3 of the Officer's report.

Debate ensued with the majority of Members expressing the view that the proposal was overdevelopment of the site and was out of keeping with the surrounding neighbourhood.

Having considered the submitted plans for the proposal the majority of Members expressed their objection to the proposal contrary to the Officer's recommendation.

*Councillor David Roberts left the meeting at this point.*

**RESOLVED:**

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

Members considered the proposal to be overdevelopment of the site, noting that the scale and design of the proposed development would have an adverse impact on the

local street scene being out of keeping with the surrounding neighbourhood. As such the proposal is contrary to Policy CS6 of the Shropshire Core Strategy and Policy MD2 of the Shropshire Site Allocations and Management of Development.

## 102 Land at Oteley Road, Shrewsbury - 16/03786/VAR106

The Principal Planning Officer introduced the application for the variation of the Section 106 Legal Obligation pursuant to SA/02/0278/F which had been deferred at the meeting held on 24th November 2016.

*Councillor Jon Tandy left the meeting at this point.*

Mr David Kilby, on behalf of the Shropshire Playing Field Association spoke against the proposal in accordance with Shropshire 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 15.1) Councillor Ted Clarke, as 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, a number of points were raised including the following:

- He agreed with the previous speaker and felt that granting delegated powers to Officers to approve the application was inappropriate;
- He referred to the history in relation to the community pitch and the lack of effort to develop the area in line with the legal agreement; and
- He noted the lack of responsibility by Shrewsbury and Atcham Borough Council and Shropshire Council to enforce the legal agreement.

Mr Stuart Thomas, agent for the applicant, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans for the proposal, the majority of Members unanimously agreed to defer the application to allow Sport England the opportunity for further information about the replacement pitch and for Members to consider the terms of the Section 106 legal agreement.

### **RESOLVED:**

That consideration of the application be deferred.

**103 Greenhous Meadow, Oteley Road, Shrewsbury - 16/04201/VAR**

The Principal Planning Officer introduced the application for the variation of Condition 2 attached to Ref: 14/00587/VAR dated 17/03/2016 to relocate the community football pitch which had been deferred at the meeting held on 24th November 2016.

Having considered the submitted plans for the proposal, the majority of Members **unanimously** agreed to defer the application to allow Sport England the opportunity for further information about the replacement pitch and for Members to consider the terms of the Section 106 legal agreement.

**RESOLVED:**

That consideration of the application be deferred.

**104 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 16<sup>th</sup> February 2017 be noted.

**105 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, 16<sup>th</sup> March 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....