



### Committee and Date

South Planning Committee

4 July 2017

## **SOUTH PLANNING COMMITTEE**

### **Minutes of the meeting held on 6 June 2017**

**2.00 - 3.08 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), Gwilym Butler, Simon Harris, Madge Shineton, Robert Tindall, Tina Woodward and Michael Wood (Substitute) (substitute for William Parr)

## **5 Apologies for Absence**

Apologies for absence were received from Councillors Andy Boddington, Nigel Hartin, Richard Huffer and William Parr (Substitute: Councillor Michael Wood).

## **6 Minutes**

### **RESOLVED:**

That the Minutes of the meetings of the South Planning Committee held on 4 April 2017 and 18 May 2017 be approved as a correct record and signed by the Chairman.

## **7 Public Question Time**

There were no public questions or petitions received.

## **8 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.

## **9 Land To The South off Albrighton Bypass, Albrighton, Shropshire (16/01925/FUL)**

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations. He confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area. He appraised Members of 13 further objections that had been received from Albrighton residents following the publication of the Schedule of Additional Letters.

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 Malcolm Pate, as local Ward Councillor, made a statement. He took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- This particular site was a particularly sensitive part of the Green Belt area; he had spent the last 40 years protecting the Green Belt; and without this designation Albrighton would have become part of Tettenhall;
- It was close to the Albrighton bypass and children would have to walk along a busy road to get to school;
- Permitting this application would set a precedent;
- Albrighton Parish Council had raised objections; and
- He urged refusal.

Mr J Salt, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to a question from Members of the Committee, he explained that services and schools would be accessed by private car.

In the ensuing debate, Members noted the comments of all speakers and considered the submitted plans. Members expressed concerns regarding the close proximity of the Albrighton bypass but were reassured to know that children would travel to school via private car. In response to comments, the Principal Planner explained that a condition could be added to stipulate where caravans should be stationed within the site and provided further clarification regarding conditions which limited occupation.

#### **RESOLVED:**

That, as per the Officer's recommendation, planning permission be granted as a departure, subject to:

- The conditions as set out in Appendix 1 to the report, subject to the following additional condition:
  - All caravans shall only be stationed on the enclosed landscaped hardstanding areas at the eastern end of the site shown on the approved site plan (Drawing number 15\_759\_003 Rev A.).

Reason: To define the permission and to minimise the impact of the development on the openness of the Green Belt."

#### **10 Proposed Dwelling To The North of 37 High Street, Broseley, Shropshire (16/05697/FUL)**

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. He confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area. He further explained that during the site visit it had become evident that there were errors in the Planning Officer's report and plans as follows:

- (1) The Officer report incorrectly stated that the proposed dwelling was to be positioned 3 m from the 37 High Street extension. It scaled off at 1.75m; and
- (2) The existing double garage should be drawn 1m closer to the proposed dwelling than was shown on the plans.

Officers had considered that this had no impact on their existing recommendation to permit but suggested that an amended plan be submitted before Members of this Committee made a decision to refuse or permit the proposal.

Members then considered the best way forward and decided that it would be more beneficial to the applicant for them to discuss their views on the principle of development, design and layout.

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

- The members of the current Broseley Town Council Planning Committee had only recently been appointed and had not had the chance to consider the proposal;
- There was poor visibility and a very tight turn into and out of the site onto Fox Lane;
- The site could be seen when travelling up through the town; and
- The turning space provision on site would make the manoeuvring of vehicles difficult.

In the ensuing debate, Members noted the comments of all speakers and considered the submitted plans. Members raised no objection in principle to development on the site but raised concerns regarding the design, layout, elevations and access; the current design did not sit well within the Conservation Area; and more thought should be given to the proposed planting.

**RESOLVED:** That,

- This application be deferred to a future meeting in order for the applicant to give further consideration to the layout and design;
- In addition, the Committee Members requested that a further site visit be made prior to any decision being made and the site to be marked and pegged-out accordingly; and
- **To aid the decision-making process, any sites for abstruse applications be marked and pegged-out accordingly prior to any site visit being made.**

## 11 Schedule of Appeals and Appeal Decisions

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 6 June 2017 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, 4 July 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....