



**Committee and Date**

Central Planning Committee

28 September 2017

**CENTRAL PLANNING COMMITTEE**

**Minutes of the meeting held on 31 August 2017**

**2.00 - 5.50 pm in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Shelley Davies

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

**Present**

Councillor Ted Clarke (Chairman)

Councillors Dean Carroll, Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts and Roger Evans (Substitute for David Vasmer)

**38 Apologies for absence**

An apology for absence was received from Councillor David Vasmer (Substitute: Councillor Roger Evans).

**39 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 27<sup>th</sup> July 2017 be approved as a correct record and signed by the Chairman.

**40 Public Question Time**

There were no public questions or petitions received.

**41 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 16/04590/FUL Land at 117/125 Wenlock Road, Shrewsbury - Councillor Roger Evans stated that the owner of 117 Wenlock Road was known to him but this would not affect his opinion when considering the application.

42 **Shrewsbury College Of Arts And Technology, Radbrook Road, Shrewsbury, Shropshire, SY3 9BL (17/00823/COU)**

The Planning Services Manager introduced the application for the change of use of the land to form domestic curtilage land and formal public open space including the construction of a footpath and confirmed that Members had undertaken a site visit on 27<sup>th</sup> July 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. It was explained that at the Central Planning Committee meeting held on 27<sup>th</sup> July 2017, Members resolved to approve two associated applications for the site, however this application was deferred to request the applicant to consider the provision of a play area or areas on site rather than an off-site contribution.

The Planning Services Manager drew Members' attention to the Schedule of Additional Letters which included a two representations in relation to this application and a response from the Case Officer. It was added by the Planning Services Manager that the Officers' recommendation should read - play areas in the locality rather than the Radbrook ward'.

Mr David Kilby, Shropshire Playing Fields Association spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Mr Helen Ball, Shrewsbury Town Clerk spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr John Williams, Agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Keith Roberts as the local ward Councillor, left the table during consideration of this item, took no part in the debate and did not vote on this item.

Having considered the submitted plans and listened to the comments made by the speakers, the majority of Members expressed their support for the Officer's recommendation subject to an amendment to the recommendation to refer to play areas in the locality rather than the Radbrook ward.

**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; and
- A S106 to secure a sum of £60,000 to contribute to the development of the existing infant and junior play areas in the locality.

**43 Land At 117/125 Wenlock Road, Shrewsbury, Shropshire (16/04590/FUL)**

*Councillor, Ted Clarke as local ward Councillor vacated the Chair. Councillor Nat Green as Vice-Chairman presided as Chairman for this item.*

The Technical Specialist Planning Officer introduced the application for the erection of 32 retirement living apartments including communal facilities, landscaping and car parking; formation of vehicular access following demolition of existing property (amended description) and confirmed that the Committee had undertaken a site visit on 27<sup>th</sup> July 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Technical Specialist Planning Officer explained that at the Central Planning Committee meeting held on 27<sup>th</sup> July 2017, Members resolved to approve the application subject to the final detail of the Section 106 legal agreement in relation to affordable housing being brought back to this Committee.

Dr David Cannell, Local Resident 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 Tony Parsons addressed the Committee as the local ward Councillor, 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:

- There should be provision for affordable housing on-site;
- The off-site contribution offered was inadequate;
- The developer was very successful and in a strong financial position;
- This type of accommodation was needed in Shrewsbury.

Ms Lisa Matthewson, Agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate Members raised concern in relation to the point made by one of the speakers regarding an error in relation to the figures quoted in paragraph 5.6 of the report. The majority of Members expressed the view that the application should be deferred to seek clarification on this matter.

**RESOLVED:**

That consideration of the application be deferred to seek clarification on the figures in paragraph 5.6 of the report regarding the size of the plot and the threshold land value calculations.

#### 44 **Former HMP Prison, The Dana, Shrewsbury, Shropshire (17/02809/OUT)**

*Councillor, Nat Green as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.*

The Planning Associate introduced the outline application for the redevelopment of the Dana into a mixed use development including converting the existing prison buildings (defined as use class C2a) into student accommodation (sui generis), residential dwellings (C3), A1/A3, B1/D1, D2 use along with significant landscaping works across the site (all matters reserved). The Planning Associate drew Members' attention to the Schedule of Additional Letters and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

It was explained by the Planning Associate that Members had resolved to refuse a previous application on this site at the meeting held on 22nd December 2016 and this revised proposal had taken into consideration the views expressed by the Committee. The Planning Associate advised Members that if they were minded to approve the application authority should be delegated to the Head of Planning Services to grant approval subject to the rewording of Conditions 24, 25, 26, 29 & 31, the amendment of Condition 27 and an additional condition in relation to the provision of electric vehicle charging points.

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 local ward Councillor for part of the application site. During his statement, a number of points were raised including the following:

- He outlined his concerns in relation to the previous application for this site;
- He considered that the scheme now put forward to be substantially better; and
- He had no objections at present but noted that there would be issues to be addressed at the reserved matters stage.

In response a comment from a Member in relation to the Student Accommodation Accreditation Scheme, the Planning Associate advised that it was not appropriate to impose a condition to request that the accommodation met the criteria of the scheme but it could be included as an informative.

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

#### **RESOLVED:**

That delegated authority be given to the Head of Planning Services to grant planning permission subject to:

- The Conditions as set out in Appendix 1 of the report;

- The rewording of Conditions 24, 25, 26, 29 & 31;
- An amendment to Condition 27; and
- An additional condition for the developer to provide electric vehicle charging points.

**45 Former Copthorne Barracks, Copthorne Road, Shrewsbury, SY3 8LZ (16/04228/OUT) - TO FOLLOW**

The Technical Specialist Planning Officer introduced the outline application (including access) for residential development and associated open space for up to 228 dwellings (C3 use) (including up to 45 apartments for retirement living and the conversion of the Armoury (the 'Keep') to provide up to 9 residential apartments) with landscaping, layout, scale and appearance reserved for later approval (amended description). The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Mr Norman Mcguigan, Light Infantry Veteran 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 Julian Dean addressed the Committee as the local ward Councillor. During his statement, a number of points were raised including the following:

- The majority of residents welcome the development of the site;
- The number of dwellings proposed would cause highway issues on Copthorne Road; and
- He believed that this was a lost opportunity to do something with the site that was creative and useful for the community.

Mr Peter Leaver, Agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate Members noted that they were not in objection to the principle of development on the site but had a number of concerns in relation to the proposed development including the impact on local schools which were already at capacity; the proposed demolition of the Officers' Mess and the need for a memorial to reflect the history of the site.

In response to Members concerns the Technical Specialist Planning Officer clarified that Condition 18 requested the developer to include an appropriate commemoration to explain the history of the site and the developer had agreed a primary and secondary education financial contribution in line with the policy. It was further

pointed out by the Area Planning Manager that that Education department had calculated a sum deemed adequate to address the issues in relation to education and it would not be appropriate to request the developer to contribute above what was set out in the policy.

Having considered the submitted plans and listened to the comments made by the speakers, the majority of Members expressed their support for the Officer's recommendation subject to reserved matters application being considered by the Central Planning Committee.

**RESOLVED:**

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

- The conditions as set out in Appendix 1;
- A S106 to secure affordable housing, the funding for the provision of a controlled pedestrian crossing on Copthorne Road, a financial primary and secondary education contribution, a financial contribution to be used for improvements to Frankwell County Ground for compensation for the loss of the playing field on site and a financial contribution for use at nearby recreational grounds to compensate for a reduced level of public open space on site; and
- The Reserved Matters Application to be considered by the Central Planning Committee.

*The meeting was adjourned at 16:40 for a comfort break and reconvened at 16:53.*

**46 Radbrook Hall Court, Radbrook Road, Shrewsbury, Shropshire (16/04883/FUL)**

The Planning Associate introduced the application for the erection of ten (1 block of 4 and 2 blocks of 3) dwellings; formation of estate road and parking areas (modification to approved scheme SA/06/0333/F) (Amended Description) and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Planning Associate advised that if Members were minded to approve the application an additional condition for the provision of electric vehicle charging points should be added to any permission granted.

Councillor Keith Roberts as the local ward Councillor, left the table during consideration of this item, took no part in the debate and did not vote on this item.

Having considered the submitted plans the majority of Members expressed their support for the Officer's recommendation subject to an additional condition for the developer to provide electric vehicle charging points.

**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; and

- An additional condition for the developer to provide electric vehicle charging points.

**47 Sunderton Farm, Uffington, Shrewsbury, Shropshire, SY4 4RR (17/02522/VAR)**

The Technical Specialist Planning Officer introduced the application for the variation of condition number 2 (approved plans) attached to planning application reference 16/04518/EIA dated 07/03/2017 to allow alterations to the layout of sheds 1 and 2 (amended description). It was explained that Members approved application 16/04518/EIA at the meeting held on 16<sup>th</sup> February 2017 and Members had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area at this time.

Having considered the submitted plans 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.

**48 Walnut Cottage, Nealors Lane, Shrewsbury, SY3 8NF (17/02950/VAR)**

The Area Planning Manager introduced the application for the variation of Condition No. 2 (approved plans) pursuant to 14/01324/FUL to allow for an increase in height of approved extension and confirmed that Members had undertaken a site visit this 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 Julian Dean addressed the Committee as the local ward Councillor. During his statement, a number of points were raised including the following:

- The proposal would have a detrimental impact on the amenity of the property to the north;
- The trees noted in the Officers' report would lose their leaves in winter months; and
- The current application was a resubmission of the previous application that was objected.

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

**49 East Of Terrace Farm, Cruckton, Shrewsbury, Shropshire (17/02233/FUL)**

The Area Planning Manager introduced the application for the erection of an affordable dwelling, associated garage and installation of septic tank and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Area Planning Manager drew Members' attention to the Schedule of Additional Letters which included a representation from the Parish Council.

Councillor Alan Hodges, Pontesbury Parish Council spoke in support of 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, 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 noted that the family had a strong connection to the area;
- This was a sustainable development and met the criteria of the policy; and
- He considered this to be part of the settlement of Cruckton;

*Councillor Alex Phillips left the meeting at this point.*

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

In the ensuing debate, Members expressed differing views. Some expressed the view that the proposal site formed part of the settlement of Cruckton. Other Members did not consider the proposed site to be within or adjacent to the settlement of Cruckton and therefore supported the Officer's recommendation for refusal of the application.

On being put to the vote the motion to refuse the application as per the Officers' recommendation was approved on the casting vote of the Chairman.

**RESOLVED:**

That planning permission be refused as per the Officer's recommendation.



**50 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 31<sup>st</sup> August 2017 be noted.

**51 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, 28<sup>th</sup> September 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....