



Committee and Date

Central Planning Committee

26th October 2017

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 28 September 2017

2.00 - 4.10 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 Nat Green (Vice Chairman), Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts and David Vasmer

52 Apologies for absence

Apologies for absence were received from Councillors Dean Carroll and Nick Hignett.

53 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 31st August 2017 be approved as a correct record and signed by the Chairman.

54 Public Question Time

There were no public questions or petitions received.

55 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 16/02395/FUL – Land off Manor Lane, Longden, Shrewsbury – Councillor Keith Roberts stated that he was a Member of Longden Parish Council and he would leave the table, take no part in the consideration of, or voting on, this item.

56 Stanford Farm, Stanford, Halfway House, Shrewsbury - 16/05541/FUL

Councillor Ed Potter, the local ward Councillor left the table and did not take part in the consideration of, or voting on, this item.

The Area Planning Manager introduced the application under Section 73A of the Town & Country Planning Act for the retrospective change of use of existing farm

buildings, in addition to the conversion of an existing barn, use of existing toilet/shower facilities, creation of an informal car parking area, associated and ancillary works to allow weddings and events at Stanford Farm and confirmed that the Committee had undertaken a site visit on 25 May 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Area Planning Manager explained that at the Central Planning Committee meeting held on 25th May 2017, Members resolved to defer the application to allow Shropshire Council Highways the opportunity to comment on the traffic management plan submitted by the applicant.

The Area Planning Manager drew Members' attention to the Schedule of Additional Letters which included representations from the applicant, neighbouring property owner, Shropshire Council Highways and the case officer. He explained that the conditions as detailed in the Officer's report and the Schedule of Additional Letters had been revisited by Officers and advised Members that if they were minded to grant permission Conditions 1, 6, 9, 10 and 13 should be reworded as follows:

1. The use hereby permitted shall be for a limited period ending on the 31st December 2019 and the use hereby approved shall permanently cease on that date.

Reason: To enable the local planning authority to give further consideration to the acceptability of the proposed use.

6. Prior to the hosting of any further events at Stanford Farm, full details of the location and sizing of the existing and proposed means of foul drainage shall be approved in writing by the LPA, including appropriate percolation tests to ensure that it can cater for the new development. The sizing of the drainage solution should be designed to cater for 200 persons and in accordance with the Building Regulations H2. The development shall thereafter be carried out strictly in accordance with the details agreed.

Reason: To ensure that the foul water drainage system complies with the Building Regulations H2.

9. Prior to the hosting of any further events at Stanford Farm a scheme for the provision of storage, prior to disposal, of refuse, crates, packing cases and all other waste materials shall be submitted for the approval of the local planning authority. The approved scheme shall be implemented prior to hosting any further events at Stanford Farm and complied with thereafter for the lifetime of the permission.

Reason: In the interests of residential and visual amenity.

10. Within 6 months of the date of this permission, the following access/highway works shall be completed in accordance with full engineering details which shall first be submitted to, and approved in writing by, the local Planning Authority: -
- (i) The resurfacing/reconstruction of the highway crossing within the junction bellmouth serving the site from the County road.
 - (ii) The provision of two vehicle passing bays within the highway verge between the site access and the junction with Pecknall Lane,
 - (iii) A scheme of direction signing for the proposed events, including sign content, precise locations along with any necessary permissions or consents.

Reason: In the interests of highway safety.

13. The use of the buildings labelled 'Bull Barn', 'The Stables' and 'Cow House' and the associated land edged in red on the approved block plan shall be used for the purposes of events and functions, inclusive of weddings, only. A maximum of 20 functions/events per calendar year shall take place during calendar years 2018 and 2019.

Reason: To preserve the amenities of the area and highway safety/ free flow of traffic.

Mr David Richards, on behalf of the neighbouring property owner and local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

In response to Members concerns in relation to the impact of the proposal on the amenity of local residents, the Area Planning Manager referred to Condition 8 and explained that if complaints were received in relation noise, the premises would be monitored and enforcement action would be taken if it was found that the condition had been breached.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. In response to concerns and in order to protect the amenity of local residents Members considered that the length of the temporary permission should be reduced to 2 years and 3 months, that the number of events be limited to 20 per calendar year and the timescale for the completion of the highway/access works be reduced from 9 months to 6 months.

RESOLVED:

That as per the Officer's recommendation temporary planning permission be granted but for a reduced period of 2 years and 3 months subject to:

- The Conditions as set out in Appendix 1 of the report;
- The rewording of Conditions 1, 6, 9,10 &13 as detailed by the Area Planning Manager;
- An additional amendment to Condition 10 to reduce the timescale for the completion of the highway/access works from 9 months to 6 months; and
- An amendment to Condition 13 to limit the number of events from 28 to 20 per calendar year only.

57 Proposed Residential Development Opposite The Crescent, Nesscliffe, Shrewsbury - 16/03413/REM

Councillor Ed Potter, the local ward Councillor left the table and did not take part in the consideration of, or voting on, this item.

The Area Planning Manager introduced the reserved matters application pursuant to outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings and confirmed that the Committee had undertaken a site visit on 27 July 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Area Planning Manager explained that at the Central Planning Committee meeting held on 27 July 2017, Members resolved to defer the application to ask the developer to reduce the number of dwellings and increase the amount of public open space and drew Members' attention to the Schedule of Additional Letters which included representations from 2 objectors.

Having considered the submitted plans 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.

58 Land Off Manor Lane, Longden, Shrewsbury - 16/02395/FUL

In line with his declaration at Minute 55, Councillor Keith Roberts left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Technical Specialist Planning Officer introduced the application for the erection of 5 bungalows and associated infrastructure (amended description) 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. The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a number of representations in relation to this application and explained that as it had been established that the proposed works to protect the veteran Oak Tree would impact on a neighbouring property, the Officer's

recommendation had been amended to deferral of the application to allow the applicant the opportunity to investigate an alternative solution to protect the rooting area of the veteran Oak Tree. It was added that if no acceptable solution was found delegated powers be given to officers to refuse the application.

Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the applicant the opportunity to investigate an alternative solution to protect the rooting area of the veteran Oak Tree and if no acceptable solution was found delegated powers were given to officers to refuse the application.

59 Land at Barker Street, Shrewsbury - 17/04172/DIS

The Planning Services Manager introduced the application for the partial discharge of condition 5 (design, details, materials and fenestration of Block C) on Planning Permission 15/03580/FUL for the erection of three (4-storey) blocks of student accommodation; one (3-storey) block of management and post-graduate accommodation; new/altered vehicular access; cycle parks; and ancillary works 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. The Planning Services Manager drew Members' attention to the Schedule of Additional Letters which included representations from the Town Council and the Civic Society and he referred to a statement from the Client which had been circulated to Members.

Mr Mike Carter, on behalf of the Civic Society 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 Nat Green 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:

- He questioned why Members were being pressured to agree a scheme for part of the development when an application for the whole site was to follow;
- If the design of this block was agreed today the Committee would be held hostage to this as the future application would have to follow this design;
- Reservations had been expressed by the Town Council in relation to the design of the development;
- The design should be right regardless of the delay this would cause;
- A heritage statement was required for Rowley's House; and
- The application should be deferred until an application for the whole site was submitted.

Mr Nathan Cowper, Architect for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to the point raised regarding the need for a heritage statement for Rowley's House, the Planning Services Manager explained that the advice received from Historic England stated that if the Design and Access statement included the necessary information a separate heritage statement was unnecessary.

In the ensuing debate having considered the submitted plans and noted the comments of all speakers, Members explained that they were underwhelmed with the design of the proposal, in particular the flat roof element and expressed the view that the application should be deferred until an application for the whole site was submitted.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the architect to address the design issues raised and for the Committee to consider an application for the site as a whole.

60 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 28th September 2017 be noted.

61 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, 26th October 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: