



### Committee and Date

Central Planning Committee

23 November 2017

## **CENTRAL PLANNING COMMITTEE**

### **Minutes of the meeting held on 26 October 2017**

**2.00 - 3.25 pm in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Michelle Dulson

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257719

### **Present**

Councillor Ted Clarke (Chairman)

Councillors Dean Carroll, Nat Green (Vice Chairman), Nick Hignett, Alexander Phillips, Ed Potter, Kevin Pardy, David Vasmer and Harry Taylor (Substitute) (substitute for Pamela Moseley)

### **62 Apologies for absence**

Apologies for absence were received from Councillors Pamela Moseley (Substitute: Harry Taylor), Tony Parsons and Keith Roberts.

### **63 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 28 September 2017 be approved as a correct record and signed by the Chairman.

### **64 Public Question Time**

There were no public questions or petitions received.

### **65 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 the application for the partial discharge of condition 5 (16/03225/OUT) on planning permission 15/03580/FUL Land at Barker Street, Shrewsbury - Councillor Dean Carroll stated that he had pre-determined the item and therefore he would leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/02075/FUL and Listed Building Consent 17/02076/LBC Cathedral Church, Town Walls, Shrewsbury - Councillor Dean Carroll stated that due to a perception of bias he would leave the room, take no part in the consideration of, or voting on, these items.

With reference to the application for the partial discharge of condition 5 (16/03225/OUT) on planning permission 15/03580/FUL Land at Barker Street, Shrewsbury, planning application 17/02075/FUL and Listed Building Consent 17/02076/LBC Cathedral Church, Town Walls, Shrewsbury – Councillor Nat Green stated that as he was the local Ward Councillor he would leave the table, take no part in the consideration of, or voting on, these items.

With reference to planning application 16/04590/FUL Land at 117/125 Wenlock Road, Shrewsbury - Councillor Ted Clarke stated that as he was the local Ward Councillor he would leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/03906/FUL 116 Underdale Road, Shrewsbury - Councillor David Vasmer stated that as he was the local Ward Councillor he would leave the table, take no part in the consideration of, or voting on, this item.

## **66 Land at Barker Street, Shrewsbury - 17/04172/DIS**

*In accordance with their declarations at Minute 65 Councillors Dean Carroll and Nat Green left the room, did not take part in the debate and did not vote on this application.*

The Planning Services Manager introduced the application for the partial discharge of condition 5 (in relation to 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 on 28 September 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Planning Services Manager explained that at the Central Planning Committee meeting held on 28 September 2017, Members resolved to defer the application to allow the architect to address the design issues raised and for the Committee to consider an application for the site as a whole.

The Planning Services Manager informed the Committee that a Full Planning Application had been submitted by the Developers that week which showed the wider scheme.

The Planning Services Manager drew Members' attention to the Schedule of Additional Letters which included a representation from the Town Council withdrawing its objection to this application along with a representation from the Civic Society maintaining their objection to this application.

Mr Jeremy Cragg, on behalf of the Civic Society spoke against 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 the speaker, the Committee unanimously expressed their support for the Officers recommendation.

Members wished to express their dissatisfaction with the way in which this application had been dealt with by the developers. They felt that the application had been hurried and that a public consultation should have been undertaken. The Planning Services Manager agreed to feed this back to the developers.

**RESOLVED:**

That the details submitted to discharge condition 5 in relation to block C are acceptable and approved and that this condition is partially discharged as per the Officer's recommendation.

**67 Land At 117/125 Wenlock Road, Shrewsbury - 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 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 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.

The Technical Specialist Planning Officer further explained that at the Central Planning Committee meeting held on 31 August 2017, Members resolved to defer this application in order to seek clarification on the figures regarding the size of the plot and the threshold land value calculations.

The Technical Specialist Planning Officer informed Members that the applicant had agreed to increase its Affordable Housing Contribution to £177,877 but would not agree to an overage clause. Officers felt that the Council would be unable to defend a refusal on this ground at appeal and had agreed to accept the offer.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from Councillor Tony Parsons who now took a neutral stance to this development.

Dr David Cannell, a local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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.

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.

**RESOLVED:**

That planning permission be granted as per the Officer's recommendation subject to the conditions set out in Appendix 1 and a S106 to secure a financial AHC of £177,877 and a financial highways contribution of £7,500.00 for the purposes of introducing any appropriate waiting restrictions or Traffic Regulation Orders on Wenlock Road, or any adjacent streets, should any overspill car parking take place.

*It was agreed to take Agenda Items 7 and 8 (Cathedral Church, Town Walls, Shrewsbury - 17/02075/FUL and 17/02076/LBC) together.*

**68 Cathedral Church, Town Walls, Shrewsbury - 17/02075/FUL**

*In accordance with his declaration at Minute 65 Councillor Dean Carroll left the room, did not take part in the debate and did not vote on these applications.*

The Area Planning Manager introduced the concurrent planning permission and listed building consent applications for the installation of cast iron automatic gates, wall mounted railings and brick piers for the rear access from Belmont to include a reduction in height of entrance walls. The Area Planning Manager informed Members' that these applications were before the Committee for consideration following concerns from the Civic Society and Town Council.

The Area Planning Manager confirmed that Members 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 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 these items. During his statement, a number of points were raised including the following:

- Members had seen the railings that were already in place so the principle had already been set in the context of the building;
- The design was quite strong for the street in terms of the proposed blue coated quatrefoil pattern cast railings and gate;
- The Town Council now took a neutral stance to the proposal.

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.

**69 Cathedral Church, Town Walls, Shrewsbury - 17/02076/LBC**

*See Minute 68 above.*

**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.

**70 42 Rothley Close, Shrewsbury - 17/03276/FUL**

The Area Planning Manager introduced the application for the erection of a two storey side extension together with a single storey rear and side extension and confirmed that Members had undertaken a site visit that 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 neighbouring resident at No. 39 Rothley Close.

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

Mrs Helen Cowley, the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

*At this point Councillor Ed Potter declared that the applicant was known to him. He therefore left the table, did not take part in the debate and did not vote on this application.*

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

**71 116 Underdale Road, Shrewsbury - 17/03906/FUL**

*In accordance with his declaration at Minute 65 Councillor David Vasmer left the room, did not take part in the debate and did not vote on this application.*

The Area Planning Manager introduced the application seeking full planning permission for the alteration to an existing conservatory to form a garden room and linking to the existing rear single storey extension; a new detached building within the rear garden forming a hobby room with log burner and separate store; and alterations

to the existing driveway (paving) and formation of a new fence in the form of metal railings to the front of the dwelling with the garden area being retained.

In response to a query, the Area Planning Manager explained that a condition restricting the existing extension to a single dwelling would not be considered reasonable and was unnecessary as planning permission would be required in that event.

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.

**72 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 26 October 2017 be noted.

**73 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, 23 November 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....