



Committee and Date

Central Planning Committee

18th January 2018

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 21 December 2017

2.00 - 3.59 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)

82 Apologies for absence

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

83 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 23rd November 2017 be approved as a correct record and signed by the Chairman.

84 Public Question Time

There were no public questions or petitions received.

85 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 17/04319/REM Development East of Stoneycroft, Valeswood, Little Ness, Shrewsbury – Councillor Nat Green stated that he had had contact with applicant through his employment and therefore he would leave the room during consideration of the application.

With reference to planning application 17/04319/REM Development East of Stoneycroft, Valeswood, Little Ness, Shrewsbury – Councillor Kevin Pardy stated that the applicant was known to him and therefore he would leave the room during consideration of the application.

With reference to planning application 17/04319/REM Development East of Stoneycroft, Valeswood, Little Ness, Shrewsbury - Councillor Keith Roberts stated that the applicant was known to him but this would not affect his opinion when considering the application.

With reference to planning application 17/04319/REM Development East of Stoneycroft, Valeswood, Little Ness, Shrewsbury - Councillor Alex Phillips stated that the applicant was known to him but this would not affect his opinion when considering the application.

86 Proposed Retail Unit East Of Unit 8, Meole Brace Retail Park, Shrewsbury - 17/00405/FUL

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

The Area Planning Manager introduced the application for the removal of existing structures and construction of an A1 (retail) unit; all associated works including car park alterations, access, servicing and landscaping and drew Members' attention to the Schedule of Additional Letters which included representations from NJL Consulting on behalf of the applicant.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Jane Mackenzie 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 her statement, a number of points were raised including the following:

- The application should be refused until there had been a review of the retail park access;
- Additional units on the retail park would have an adverse impact on the Town Centre;
- She supported the condition to restrict the end user of the unit to Sports Direct or to a bulky goods use; and
- A new access to the retail park was required and if this application was approved a potential access onto Oteley Road would be lost.

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, 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 points raised by Councillor Jane Mackenzie;
- The proposed internal road changes would not have a positive impact on the access issues;

- He welcomed the condition to restrict the end user of the unit to Sports Direct or to a bulky goods use; and
- He considered that sub-division of the unit would have an adverse impact on the Town Centre.

Mr Nick Pleasant, agent 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 comments made by the speakers, the Area Planning Manager clarified that if the unit was sub-divided the condition to restrict the end user to Sports Direct or to a bulky goods use would still apply.

In the ensuing debate concern was raised by Members in relation to traffic issues on the site and the impact on access for emergency vehicles. Additionally Members questioned the timing of the traffic survey undertaken by the applicant and requested further information in regards to the estimated additional vehicle movements.

In response to a question from a Member, the Area Planning Manager explained that paragraph 4.1.1 of the Officers report referred to the improvements works within the retail park approved under a separate planning application.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, the majority of Members expressed the view that the application should be deferred for further highways information.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee for further information in relation to the following:

- The estimated additional vehicle movements;
- The timing of the traffic survey;
- Access of emergency vehicles; and
- The implementation of improvement works within the retail park approved under a separate planning application.

87 Development East Of Stoneycroft, Valeswood, Little Ness, Shrewsbury - 17/04319/REM

In line with their declarations at Minute 85, Councillors Kevin Pardy and Nat Green left the room during consideration of this item, took no part in the debate and did not vote on this item.

The Area Planning Manager introduced the application for the approval of reserved matters (access) pursuant to permission 15/00560/OUT for the erection of one dwelling 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.

Mrs Zia Robbins, on behalf of the Nescliffe Hills and District Bridleway 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 Ed Potter 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 he explained that he had requested that the application be brought to Committee to allow Members the opportunity to consider the concerns in relation to the access as detailed by Mrs Zia Robbins.

Mr Oscar Baldry, 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, 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.

88 Proposed Caravan Storage, Land NW Of Whiston Farm, Cardeston, Ford - 17/05153/FUL

The Area Planning Manager introduced the application under Section 73A of the Town and Country Planning Act 1990 for the change of use of agricultural land to secured compound area for storage of caravans and container storage. The Area Planning Manager drew Members' attention to the Schedule of Additional Letters which included a representation from the Nescliffe Hills and District Bridleway Association and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on the surrounding area.

Mrs Zia Robbins, on behalf of the Nescliffe Hills and District Bridleway 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 Ed Potter 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 he requested that the Committee defer the application to allow the applicant the opportunity for a full visual impact survey to be undertaken to enable a successful business to continue.

Mr Peter Richards, 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 refused as per the Officer's recommendation for the following reasons:

- 1. The proposal will have a significant detrimental visual and landscape impact on the surrounding countryside, which cannot be adequately mitigated by means of additional planting. It is considered that development on this site has a significant detrimental visual impact when viewed from the A458 public highway and surrounding public footpaths. As such the proposal is considered contrary to Policies CS5, CS6, and CS17 of the Shropshire Core Strategy, Policies MD2, MD7b and MD12 of the SAMDev and the overall aims and objectives of the NPPF in relationship to sustainable development.
- 2. The proposal does not constitute farm business diversification, and it is considered that the significant detrimental visual and landscape impacts do not outweigh any economic benefits as a result of the development. As such the proposal is considered contrary to Policies CS5, CS13 and CS17 of the Shropshire Core Strategy and Policies MD2, MD7b and MD12 of the SAMDev and the overall aims and objectives of the NPPF in relationship to sustainable development.

89 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 21st December 2017 be noted.

90 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, 18th January 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: