



Committee and Date

South Planning Committee

5 June 2018

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 9 May 2018

2.00 - 3.21 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

Email: linda.jeavons@shropshire.gov.uk Tel: 01743 257716

Present

Councillor David Evans (Chairman)

Councillors David Turner (Vice Chairman), Andy Boddington, Gwilym Butler, Simon Harris, Nigel Hartin, Madge Shingleton, Robert Tindall, Tina Woodward and William Parr (Substitute) (substitute for Michael Wood)

109 Apologies for Absence

Apologies for absence were received from Councillors Richard Huffer and Michael Wood (Substitute: William Parr).

110 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 13 March 2018 be approved as a correct record and signed by the Chairman, subject to the resolution at Minute No. 106, bullet point 5(i) being amended to read as follows:

- (i) an affordable housing contribution of 15%.

111 Public Question Time

There were no public questions or petitions received.

112 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 applications 17/06051/FUL and 17/06052/ADV, Councillor David Evans declared that he was the owner of the building.

With reference to planning application 17/06074/FUL, Councillor Robert Tindall declared that he was a member of the Shropshire Hills AONB Partnership.

With reference to planning application 17/06074/FUL, Councillor David Turner declared that he was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Management Board. He confirmed that he had taken no part in any discussion relating to this application.

**113 The Larches, Larches Lane, Oreton, Cleobury Mortimer, DY14 0TW
(17/02689/FUL)**

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members had undertaken a site visit and had viewed the site and had assessed the impact of a proposal on the surrounding area.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting.

Councillor G Wadsworth, representing Farlow Parish Council, spoke against the proposal in accordance with the 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) Councillor Gwilym Butler, as local Ward Councillor, made a statement. He then left the table, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He raised awareness regarding the undulation of the land;
- Alpacas were a valuable commodity and he considered that it would be more beneficial to house them closer to home;
- He did not object to this application in principle, but he considered that the proposal as it stood would be to the detriment of neighbouring properties and the building would be better re-positioned to the rear of the manege; and
- A position by the manege would avoid the need for a long drive across the paddock.

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

- She welcomed new business to the area; and
- She was not convinced that this was the best location for this building.

In the ensuing debate, Members noted the comments of all speakers and considered the submitted plans. Members considered that there was merit in deferring the proposal in order that further consideration could be given to the location of the building.

RESOLVED:

That the application be deferred to a future meeting to enable the applicant to give further consideration to the location of the building in order to address the impact on the surrounding area and neighbouring properties.

114 Bank House, Corvedale Road, Craven Arms, SY7 9NG (17/06051/FUL and 17/06052/ADV)

In accordance with his declaration at Minute No. 112, Councillor David Evans left the room during consideration of this item.

Councillor David Turner took the Chair.

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 and had viewed the site and had assessed the impact of a proposal on the surrounding area.

In the ensuing debate, Members considered the submitted plans, and it was

RESOLVED: That, as per the Officer's recommendation, planning permission (17/06051/FUL) and Advertisement Consent (17/06052/ADV) be granted, subject to the conditions as set out in Appendix 1 to the report.

(At this juncture, the Chairman returned and took the Chair.)

115 Proposed Affordable Dwelling at Clunton, Coppice, Clunbury, Shropshire (17/06074/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 drew Members' attention to the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting and provided a verbal update on comments in support of and against the proposal received following its publication.

Members had undertaken a site visit and had viewed the site and had assessed the impact of a proposal on the surrounding area.

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

Ms C Perkins, a local resident, spoke for the proposal in accordance with the 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) Councillor Nigel Hartin, as local Ward Councillor, made a statement. He then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He welcomed the site visit;
- Recognised Settlement - He drew Members' attention to the mixed views, received verbally, in writing and as set out in the Officer's report, on whether or not Clunton Coppice was or was not a recognised settlement;
- Paragraph 6.1.5 indicated that the applicant had met the majority of the tests/criteria;
- No concerns had been raised by Highways, Ecology and Drainage Officers;
- Clunton Coppice was a very small settlement and had been for a very long time. Houses had changed over time - some two small properties had merged to become one;
- Paragraph 6.2.4 of the report indicated that the lodge would not be prominent in distant views but its very presence would erode the essentially open character of the landscape and be detrimental to the scenic beauty in this part of the AONB. However, paragraph 6.3.4 of the report suggested that the design would be in keeping with the character of the land; and
- On balance, he supported the application.

Mr S Jones, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members noted the comments of all speakers and considered the submitted plans. Members concluded that Clunton Coppice was a recognised settlement. To ensure minimal impact on the surrounding area, elevations should be of an appropriate colour and the use of skirtings would help to enhance the external appearance.

RESOLVED:

That, contrary to the Officer's recommendation, planning permission be granted, for the following reasons:

- Clunton Coppice is a recognised named settlement and the erection of a dwelling and associated activities in this location would not detract from the intrinsic character and scenic quality of this part of the Shropshire Hills Area of Outstanding Natural Beauty. Accordingly, it would therefore be in accordance with the National Planning Policy Framework, Policies CS5, CS6, CS11 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy, Policies MD2 and MD12 of the Shropshire Council Site Allocations and Management of Development Plan, and the Council's Supplementary Planning Document on the Type and Affordability of Housing.

Subject to:

- A Section 106 Legal Agreement to ensure the dwelling remains an affordable dwelling in perpetuity; and
- That Planning Officers be granted delegated powers to attach appropriate conditions relating to materials, colour, skirtings, drainage, landscaping, ecology and any other conditions and informatives deemed necessary.

116 **19 Burley, Craven Arms, Shropshire, SY7 9LW (18/01366/FUL)**

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members had undertaken a site visit and had viewed the site and had assessed the impact of a proposal on the surrounding area.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor David Evans, on behalf of Councillor Cecilia Motley, the local Ward Councillor, read out the following statement:

- "The only reason this application is coming forward to the Planning Committee is because the applicant is an employee of Shropshire Council. 19 Burley is one of a pair of semi-detached cottages lying just off the junction of the lane running between Burley and Vernolds Common. This is an application for a double garage, with office over, lying well within the curtilage of 19 Burley. It should not be greatly visible behind the high gates of the property and there has been no comment or objection from the neighbouring property, 19a Burley.

Culmington Parish Council considered the application at its April meeting and agreed to support it unanimously.

As Division Councillor I have no objection to this application."

In the ensuing debate, Members considered the submitted plans, and it was

RESOLVED:

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

117 **Schedule of Appeals and Appeal Decisions**

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 9 May 2018 be noted.

118 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, 5 June 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: