



Committee and Date

Central Planning Committee

2nd August 2018

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 5 July 2018

2.00 - 3.13 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Shelley Davies

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Present

Councillor Ted Clarke (Chairman)

Councillors Nat Green (Vice Chairman), Nick Hignett, Tony Parsons, Alexander Phillips, Ed Potter, Keith Roberts, David Vasmer and Harry Taylor (substitute for Kevin Pardy)

11 Apologies for absence

Apologies for absence were received from Councillors Pam Moseley and Kevin Pardy (Substitute: Harry Taylor).

12 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 7th June 2018 be approved as a correct record and signed by the Chairman subject to the final paragraph of Minute 7 being amended as follows:

Having considered the submitted plans for the proposal and noted the comments of all the speakers, concern was raised by some Members that there was not enough information to make a decision, however, the majority of Members expressed the view that the application be approved as per the Officer's recommendation subject to the amendments to the conditions as outlined by the Technical Specialist Planning Officer.

13 Public Question Time

There were no public questions or petitions received.

14 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 18/01459/VAR Oak Cottage, Hanwood Road, Shrewsbury, Councillor Alex Phillips stated that due to a perception of bias he would leave the table, take no part in the consideration of, or voting on, this item.

15 Oak Cottage, Hanwood Road, Shrewsbury - 18/01459/VAR

The Area Planning Manager introduced the application for the removal of condition 6 (construction of footpath) attached to planning permission reference 16/03825/FUL dated 05/12/2016 and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Area Planning Manager advised the Committee that if they were minded to approve the application all relevant and appropriate conditions from the original permission should be attached to any permission granted and the date for implementation will stay the same as the original permission. He read out a late representation from Shropshire Council Highways which confirmed that there was sufficient width in the carriageway if a footpath was required in future and therefore no replacement condition was needed.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Keith Roberts 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 noted the differing views of Shropshire Council Highways and WSP, Shropshire Council's engineering design consultants;
- He felt it was necessary to retain the footpath for the safety of pedestrians; and
- He supported the views of Shrewsbury Town Council in regards to the retention of the footpath.

Mr Graham Moss, 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 a request from a Member to ask the applicant to provide an area for pedestrians to wait until they could safely cross the road, the Area Planning Manager stated that it was not necessary to make the application acceptable and therefore an unreasonable request.

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 be approved as per the Officer's recommendation subject to all relevant and appropriate conditions from the original permission.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to all relevant and appropriate conditions from the original permission.

16 Proposed Camp Site Opposite Lythwood Hall, Bayston Hill, Shrewsbury - 18/00628/FUL

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

Councillor Tony Parsons 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 Technical Specialist Planning Officer introduced the application under Section 73a of the Town and Country Planning Act 1990 for the change of use of land from agriculture to camp site to include erection of utility block and siting of 2No. camping pods (part retrospective) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from the Case Officer detailing an amendment to condition 3 and an additional condition to address the comments of the Council's Conservation Officer and comments from Shropshire Council Highways confirming that they raised no objections and outlining informative notes which should be added to the decision notice if Members were minded to approve the application.

Mr Michael Pritchard, on behalf of local residents 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 Ted Clarke 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 was concerned that part of the woodland area which was covered by a blanket Tree Preservation Order had been cut away;
- He referred to problems raised in relation to sewage disposal and access to a water supply;
- The access was via a private road used by large agricultural vehicles; and
- The proposal would harm the character of the area.

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

In response to concern raised in relation to access to a water supply, the Technical Specialist Planning Officer stressed that he was not aware of any issue in relation to the right to access of a water supply and suggested that if Members were minded to approve the application an additional condition could be added to any permission

granted to ensure that an adequate water supply was established prior to occupation of the camping pods.

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 be approved as per the Officer's recommendation subject to the amendments as outlined on the Schedule of Additional Letters and the additional condition in relation to the water supply.

RESOLVED:

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

- The Conditions as set out in Appendix 1 and any amendments considered necessary;
- An amendment to Condition 3 as detailed on the Schedule of Additional Letters;
- The inclusion of an additional condition in relation to the external finish of the walls of the pods and utility block as detailed on the Schedule of Additional Letters;
- The inclusion of an additional condition to ensure that an adequate water supply was established prior to occupation of the camping pods; and
- The informative notes recommended by the Council's Highways Officer as detailed on the Schedule of Additional Letters being added to the decision notice.

17 28 Linley Avenue, Pontesbury, Shrewsbury - 18/00644/VAR

In line with his declaration at Minute 14, Councillor Alex Phillips left the table during consideration of this item, took no part in the debate and did not vote on this item.

Councillor Nick Hignett 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 Area Planning Manager introduced the application to vary conditions 5 and 6 attached to planning permission 17/05054/FUL dated 12/12/2017 (Erection of three affordable dwellings) to remove reference to affordable to allow dwellings to be sold on the open market.

The Area Planning Manager drew Members' attention to the Schedule of Additional Letters which included representations from Pontesbury Parish Council stating that they had withdrawn their objection to the application and the Case Officer confirming that the application had been considered in light of the Equality Act 2010.

Members referred to the need for affordable housing in this area and queried whether a condition could be included to approve the application subject to the applicant submitting details of an affordable housing scheme for Pontesbury. In response the Area Planning Manager stated that such a condition would be unreasonable as it was not necessary to make the development acceptable.

Having considered the submitted plans for the proposal, Members unanimously expressed the view that the application be deferred to a future meeting of this Committee for further clarification from Severnside Housing in relation to their future plans in Pontesbury.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee for further clarification from Severnside Housing in relation to their future plans in Pontesbury.

18 8 De Quincey Fields, Upton Magna, Shrewsbury - 18/01113/FUL

The Area Planning Manager introduced the application for the erection of a conservatory and conversion of existing garage to form a two storey apartment ancillary to dwelling and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Area Planning Manager drew Members’ attention to the Schedule of Additional Letters which included representations from Upton Magna Parish Council setting out their objection to the application and the Applicant in response to the objections. It was reported that Councillor Lezley Picton, the Local Ward Councillor was unable to attend the meeting to address the Committee but had requested that the Committee be informed that she fully supported the objections of the Parish Council.

Having considered the submitted plans for the proposal 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.

19 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, 2nd August 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: