



Committee and Date

Central Planning Committee

17th January 2019

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 20 December 2018

2.00 - 3.33 pm in the Shrewsbury/Oswestry 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, Kevin Pardy and David Vasmer

73 Apologies for absence

Apologies for absence were received from Councillors Nick Hignett, Ed Potter and Keith Roberts.

74 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 22 November 2018 be approved as a correct record and signed by the Chairman.

75 Public Question Time

There were no public questions or petitions received.

76 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.

77 Former Copthorne Barracks, Copthorne Road, Shrewsbury - 18/03637/REM

The Technical Specialist Planning Officer introduced the reserved matters application pursuant to the Outline Planning Permission 16/04228/OUT for the erection of 216 no. dwellings (conditions 15 and 17 amended and 25 removed by 18/01826/AMP)

(Amended description) considered at the meeting of the Central Planning Committee held on 31 August 2019.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from Councillor Peter Nutting, Shrewsbury Town Council, the Agent/Applicant and the Case Officer. The Technical Specialist Planning Officer advised that if Members were minded to approve the application an additional condition in relation to a management plan for both the future maintenance and management of both the play area and the interpretation board as outlined in the Schedule of Additional Letters and the following additional condition in relation to the new boundary wall be included.

Prior to the construction of any new boundary wall samples and/or details of the bricks to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Julian Dean 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:

- The site was an ideal location for new homes in particular affordable homes;
- It was not clear from the Officer's report if a 20mph speed limit would be imposed or that the road layout would be designed to ensure that speeds above this were not possible;
- He considered a 20mph should be imposed and walking and cycling encouraged; and
- He noted that although there had been extensive consultation during the outline application there had been none in relation to the reserved matters application.

Mr Daniel Wilson, Agent on behalf of the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members requested clarity in relation to the design of the street layout and whether a 20mph speed limit should be imposed. The Technical Specialist Planning Officer advised it was not a planning matter to impose a speed limit and Shropshire Council Highways were satisfied that the speed of traffic would be controlled by the design of the street layout. It was added by the Principal Planning Officer that 30mph was the appropriate speed limit for this type of development and if speeding concerns were raised this would be an issue for Highways and the Police. Following confirmation from the Agent that plateaus had not been proposed as a traffic calming measure, it was agreed that an informative be

added to the decision notice to request that plateaus be installed as a means to calm traffic.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members unanimously expressed their support for the Officer's recommendation, subject to additional conditions in relation to the management of both the play area and the interpretation board and the new boundary wall and an informative being added to the decision notice in relation to traffic calming measures.

RESOLVED:

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

- The conditions set out in Appendix 1;
- An additional condition in relation to a management plan for both the future maintenance and management of both the play area and the interpretation board as outlined in the Schedule of Additional Letters;
- An additional Condition in relation to the new boundary wall as outlined in the Schedule of Additional Letters and amended by the Case Officer as follows:

Prior to the construction of any new boundary wall samples and/or details of the bricks to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory;
and

- An informative being added to the decision notice in relation to the Committees request that plateaus be installed to calm traffic.

78 Proposed Development Land at Former Bus Depot, Minsterley, Shrewsbury - 18/03583/OUT

The Principal Planning Officer introduced the outline application for mixed use development for residential, retail and business units with associated parking (all matters reserved) 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 Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Case Officer in relation to an amendment concerning the reason for Committee determination of the application and noted that if Members were minded to approve the application the recommendation be amended to include a Section 106 legal agreement in regards to affordable housing.

Councillor Susan Lockwood, on behalf of Minsterley Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

James Haslewood, agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members considered that they could not determine the application in the absence of a flood risk assessment and a noise assessment and unanimously expressed the view that the application be deferred to allow the applicant the opportunity to provide these assessments.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the applicant the opportunity to provide details of a flood risk assessment and a noise assessment.

79 182 Monkmoor Road, Shrewsbury - 18/05121/FUL

The Technical Specialist Planning Officer introduced the application for alterations to existing retail unit to form a hot food premises and takeaway premises including flue & ventilation system to include change of use 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.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Pam Moseley 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:

- She had concerns in relation to the application regarding traffic movements, parking issues and the proposed opening hours;
- She considered that the premises should close at 12 am in line with other premises in the area; and
- She requested that if Members were minded to approve the application a condition be added to ensure a litter bin was located outside the premises.

Geoffrey Parry, Solicitor 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 the ensuing debate, Members echoed the concerns regarding the opening hours and parking issues highlighted by the local ward Councillor. The Principal Planning Officer clarified that the premises would close to the public at 12 am with deliveries

only from 12 am – 2 am. Members considered that due to the premises being located in a residential area the operation of the premises should cease at 12 am.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members unanimously expressed their support for the Officer's recommendation, subject to an amendment to Condition 5 in relation to the opening hours of the premises and an additional condition to request a litter bin outside the premises.

RESOLVED:

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

- The Conditions as set out in Appendix 1;
- An additional condition to request a litter bin outside the premises; and
- The following amendment to Condition 5:

The resultant takeaway premises (Use Class A5) hereby approved shall only operate within the hours of 3pm to 12am, Monday to Sunday.

Reason: In the interests of neighbouring amenity.

80 Proposed Dwelling North East Of Waters Edge, Mill Road, Meole Brace, Shrewsbury - 18/04801/OUT

The Technical Specialist Planning Officer introduced the outline application (appearance, access, layout and scale for consideration) for the erection of one 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 Technical Specialist Planning Officer in response to questions from Members clarified that the proposal did not include any outdoor amenity space and that the development would be required to comply with building regulations in relation fire safety issues.

Having considered the submitted plans for the proposal 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.

81 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 20th December 2018 be noted.

82 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, 17th January 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: