

**Committee and Date**

Central Planning Committee

11th April 2019

CENTRAL PLANNING COMMITTEE**Minutes of the meeting held on 14 March 2019**

2.00 - 4.30 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), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy and David Vasmer

104 Apologies for absence

An apology for absence was received from Councillor Keith Roberts.

105 Minutes**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 14th February 2019 be approved as a correct record and signed by the Chairman.

106 Public Question Time

There were no public questions or petitions received.

107 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 to be considered at this meeting, Councillors Alex Phillips and Nat Green stated that they were members of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

108 Proposed Crematorium, North of Nesscliffe, Shrewsbury - 18/04965/FUL

The Technical Specialist Planning Officer introduced the application for the erection of a new crematorium with associated access, car parking and landscaping 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 Parish Council, Local Residents and RAF Shawbury.

Jane Kynaston, local resident spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Ian White, Great Ness and Little Ness Parish Council spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Simon Jones, Chairman of the Helicopter Noise Liaison Group spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Phillip Niblock, Local Resident spoke in support of 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, a number of points were raised including the following:

- There had been a large amount of development in Nesscliffe and concern had been raised in relation to the impact of this on the community;
- He stated that a more independent need assessment was required to consider if Nesscliffe was the correct location for a crematorium;
- The proposal would have a detrimental impact on the village; and
- If the Committee were minded to approve the application he urged Members to consider adding conditions in relation to the need for signage to ensure that traffic avoided the village; and consideration given to financial contributions for traffic calming and improvements to local facilities.

Matt Hubbard, Agent 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 raised concern regarding the location of the proposal and suggested that Shropshire Council as an authority should be deciding on the location of such a facility and therefore considered that a more independent

need assessment was required. The Committee also referred to the comments from RAF Shawbury in relation to the anticipated increase in helicopter activity and felt that an additional noise survey was required in relation to this issue before a decision could be made.

In response to concerns raised by Members, the Technical Specialist Planning Officer explained that a detailed need assessment had been provided as part of the application and it was not usual for the Council to undertake its own.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously agreed to defer consideration of the application to a future meeting of this Committee to allow the opportunity for a more independent need assessment and an additional noise assessment.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the opportunity for a more independent need assessment and an additional noise assessment.

109 Proposed Residential Development Land Adj Crosshills, Nesscliffe, Shrewsbury - 18/05893/VAR

The Area Planning Manager introduced the application for the variation of Condition No. 2 attached to planning permission 17/00282/FUL dated 27 June 2017 – alterations/amendments to plot 2 and 3 house types 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.

Councillor Ian White, Great Ness and Little Ness Parish Council spoke in objection to 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, a number of points were raised including the following:

- There had been a large amount of development in Nesscliffe;
- There was no demand in the community for larger house types; and
- The demand was for smaller properties.

David Parker, Agent on behalf of 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 for the proposal and noted the comments of all 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.

110 Hill Cottage, Top Road, Pontesbury, Shrewsbury - 18/05095/FUL

The Area Planning Manager introduced the application for erection of a replacement dwelling and detached garage; formation of vehicular access 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.

Councillor Allan Hodges, Pontesbury Parish Council spoke in support of 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 Nick Hignett 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 applicant had lived in the village for over 20 years;
- The dwelling was in a bad state of repair and was unmortgageable;
- The property was not suitable for a modern family and a re-build was needed; and
- All the boundary hedges and shrubs would be maintained.

Ryan Taylor, Agent 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 expressed differing views. Some Members agreed with the Officer's recommendation to refuse the application, noting that it was contrary to policy. Other Members, whilst acknowledging that the proposal was significantly larger than the existing dwelling considered the proposal to be acceptable.

Members considered the submitted plans for the proposal and noted the comments of all the speakers and on the Chairman's casting vote it was:

RESOLVED:

That planning permission be refused as per the Officer's recommendation.

Councillor Ed Potter left the meeting at this point.

111 Crowmoor House, Frith Close, Shrewsbury - 18/05560/COU

The Technical Specialist Planning Officer introduced the application for the change of use from C2 Residential Institutions to House in Multiple Occupation (HMO) to provide up to 10 units (sui generis 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 room, 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 original application for 30 units had raised concern from local residents in relation to car parking and traffic issues;
- The reduction to 10 units was acceptable; and
- The change of use was for a temporary period only.

Having considered the submitted plans for the proposal and noted the comments of the local ward Councillor 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.

112 The Red Barn 108 Longden Road Shrewsbury - 19/00070/FUL

The Technical Specialist Planning Officer introduced the application for the creation of three additional parking spaces 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 read out an additional representation from the agent that had been received this morning to explain the reasons for the application which stressed that the parking spaces would add much needed parking and would be privately owned and for pub patrons only.

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.

113 Mulberry House, Acton Burnell, Shrewsbury - 19/00097/VAR

The Area Planning Manager introduced the application for the variation of Condition No. 2 (approved plans) attached to planning permission 14/01477/FUL dated 18/06/2015 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.

Ginny Turner, local resident spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Gareth Ball, Acton Burnell Parish Council spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Samantha Marcham, 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 raised by Members, the Area Planning Manager explained that ground floor windows were not usually taken into consideration in relation to privacy issues as measures can be taken to protect privacy and stated that the window in question was included in the previous application.

Having considered the submitted plans for the proposal and noted the comments of all 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 as set out in Appendix 1.

Councillor Ed Potter re-joined the meeting at this point.

114 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 14th March 2019 be noted.

115 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, 11th April 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: