



Committee and Date

South Planning Committee

29 March 2016

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 1 March 2016

2.00 - 5.03 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

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Present

Councillor David Evans (Chairman)

Councillors David Turner (Vice Chairman), Andy Boddington, Richard Huffer, John Hurst-Knight, Cecilia Motley, William Parr, Robert Tindall, Tina Woodward and Vivienne Parry (Substitute) (substitute for Nigel Hartin)

110 Apologies for Absence

Apologies for absence were received from Councillors Nigel Hartin (Substitute: Viv Parry) and Madge Shingleton.

At this juncture, the Solicitor briefed Members on the decision made at the Council meeting on Thursday, 25 February 2016 to amend the Constitution in respect of Part 5 – Local Protocol for Councillors and Officers dealing with Regulatory Matters to permit local Members to make representations for up to five minutes prior to the debate and provide an opportunity for questions to be asked.

111 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 2 February 2016 be approved as a correct record and signed by the Chairman, subject to Minute No. 104, paragraph five, being amended as follows:

- Following confirmation from Planning Officers that the site had been supported and included in Albrighton's Neighbourhood Plan and the Site Allocations and Management Development Plan (SAMDev), Councillor David Beechey, representing Albrighton Parish Council, refrained from speaking any further on the matter.

112 Public Question Time

There were no public questions, statements or petitions received.

113 **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 14/05768/FUL and 15/01817/OUT, Councillors Andy Boddington, Viv Parry and Robert Tindall declared that they were members of The Shropshire Hills AONB Partnership.

With reference to planning applications 14/05768/FUL and 15/01817/OUT, Councillors Cecilia Motley and David Turner declared that they were members of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Partnership Management Board.

With reference to planning application 15/01819/FUL, Councillor Andy Boddington declared that he was acquainted with the applicant and would leave the room and take no part in the consideration of, or voting on, this application.

With reference to planning application 15/01819/FUL Councillor Richard Huffer declared that he knew of the applicant but not as a close acquaintance.

With reference to planning application 15/01819/FUL, Councillor Cecilia Motley declared that she knew of the applicant but not as a close acquaintance.

With reference to planning application 15/05359/FUL, Councillor Cecilia Motley declared an interest insofar as some of the soil would be moved from a site in the ownership of a member of her family. Accordingly, she would leave the room and take no part in the consideration of, or voting on, this application.

With reference to planning application 14/04740/FUL, Councillor William Parr declared that he was acquainted with the applicant and would leave the room and take no part in the consideration of, or voting on, this application.

With reference to planning application 15/01819/FUL, Councillor Viv Parry declared that she knew of the applicant but not as a close acquaintance.

114 **Change in Order of Business**

RESOLVED:

That, if all speakers were present, agenda item 10 (Westwood Quarry, Stretton, Westwood, Much Wenlock, Shropshire, TF13 6DD – 15/05359/FUL) be considered after agenda item 5 (Development Land Off Calcutts Road, Jackfield – 14/04740/FUL).

115 **Development Land Off Calcutts Road, Jackfield, Shropshire (14/04740/FUL)**

In accordance with his declaration at Minute No. 113, Councillor William Parr left the room during consideration of this item.

The Technical Specialist Planning Officer 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 a further neighbour objection relating to the Tree Protection Plan.

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

Mr P Smith, representing Broseley Town Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to a question from a Member he commented on the location of the open space and considered that it would be more preferable both for the safety of children and to aid maintenance of the site if it was located centrally rather than on the outskirts.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Some Members expressed concern with regard to the isolated location of the open space, but noted that the proposed site layout took into account the past mining use of the site. Members acknowledged that the site was in need of development; commented that the proposal would not generate a significant increase in traffic volume; and considered the proposed scheme to be in keeping with the Conservation Area.

RESOLVED:

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

- The satisfactory resolution of outstanding issues relating to the design of the visibility splay;
- The prior completion of a Legal Agreement to secure the requisite affordable housing provision and for the management of open space;
- The conditions set out in Appendix 1 to the report; and
- The following additional condition:

Prior to the commencement of development details of all boundary treatments to the site, including the dimensions, design, materials and colour of walls, fences and other boundaries, shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

116 Westwood Quarry, Stretton, Westwood, Much Wenlock, Shropshire, TF13 6DD (15/05359/FUL)

In accordance with her declaration at Minute No. 113, Councillor Cecilia Motley left the room during consideration of this item.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor David Turner, as local Ward Councillor, left the room, took no part in the debate and did not vote on this item.

The Team Manager – Development Management introduced the application and with reference to the drawings displayed, he drew Members' attention to the location.

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

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

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

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

RESOLVED:

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

- The Conditions set out in Appendix 1 to the report, subject to Condition No. 8 being amended to ensure that prior to the commencement of the development the applicant shall submit details and timing of vehicle movements that would be generated and measures to prevent the build-up of mud on the public highway.

117 Land To The North Of Three Chimneys Cottage, Norbury, Shropshire (14/05768/FUL)

The Team Manager – Development Management 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 a further neighbour objection received following publication of the Schedule of Additional Letters.

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

Councillor O Goode, representing Myndtown Combined 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 Charlotte Barnes, as 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 the following points were raised:

- Visibility in and out of the site was poor. Although it appeared that this was a relatively quiet road it was one of the main routes into Shrewsbury. If approved would like to see the access improved before any work commenced on site;
- Any permanent dwelling in the future should remain affordable or include an agricultural occupancy tie;
- The scale of the buildings would have an adverse impact on the landscape and the proposal generally would have an adverse impact on the AONB, tourism and surrounding area;
- Concerned that the acreage would not accommodate the proposed number of horses;
- There was no public transport and no footpaths; and
- Expressed concerns with regard to lighting pollution and drainage.

Mr P Oakes, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to questions from Members, he provided further clarification with regard to the trench, the number of horses on site, traffic movements, sustainability and electricity provision.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. In response to questions from Members, the Team Manager – Development Management drew Members attention to paragraphs 6.4.3 – 6.4.10 of the report which dealt with the provision of a temporary dwelling; confirmed that a permanent dwelling would be the subject of an agricultural occupancy tie; the Shropshire Council Drainage Officer had raised no objections to the proposal and appropriate conditions would be attached to any permission; provision of electricity was not a planning matter; and there was no proposal to install lighting but a lighting plan would have to be submitted and approved prior to the erection of any external lighting.

RESOLVED:

That full and temporary planning permission be granted as per the Officer's recommendation, subject to:

- The conditions set out in Appendix 1 to the report, subject to Condition No. 4 being amended to ensure that external surfaces of the development shall be BS18B29; and

- That Planning Officers be given delegated powers to ensure the conditions relating to drainage are robust and adequate to ensure no flooding or drainage problems in the future.

(At this juncture, the meeting adjourned at 3:35 pm and reconvened at 3:42 pm.)

(At this juncture, Councillor J Hurst-Knight left the meeting and did not return.)

118 The Lodge, Camp Lane, Ludlow, Shropshire, SY8 1EQ (15/01819/FUL)

By virtue of his declaration at Minute No. 113 and in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Andy Boddington, as local Ward Councillor, left the room, took no part in the debate and did not vote on this item.

The Technical Specialist Planning Officer introduced the application and with reference to the drawings displayed, she drew Members' attention to the location, layout and elevations.

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

In the ensuing debate, Members considered the submitted plans. The majority of Members expressed concern with regard to the scale, in particular the mass of the building; materials, design and appearance of the elevations, considering the scheme as proposed would be out of keeping with the character of the Conservation Area; expressed the view that chimney(s) would be preferable; and the depth of eaves overhang should be reconsidered.

RESOLVED:

That the application be deferred to a future meeting to enable further consideration to be given by the applicants to the design, scale and elevations.

119 Land North Of The Coates, Longville In The Dale, Shropshire (15/01817/OUT)

The Technical Specialist Planning Officer introduced the application and with reference to the drawings displayed, she drew Members' attention to the location, layout and elevations.

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

Councillor M McFarland, representing Rushbury Parish Council a local resident, 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 Cecilia Motley, as 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 the following points were raised:

- This site fell within the AONB and was in need of tidying and clearing-up;
- Appropriate landscaping would mitigate any potential visual impact of the proposed dwelling and buildings on the site;
- Would provide employment;
- Parish Council support the proposal; and
- She questioned whether an open market dwelling would be appropriate on this site.

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

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. In response to questions from Members, the Team Manager – Development Management stated that, if Members were minded to approve, the dwelling should be tied to the business that adjoins it.

RESOLVED:

That, contrary to the Officer's recommendation, planning permission be granted, subject to:

- Any subsequent application for reserved matters to be considered by this Committee; and
- A Section 106 Legal Agreement to ensure that the dwelling house shall remain tied to the yard and that it will not at any time be sold, let or occupied as a separate unit of accommodation.

120 Proposed Residential Development Land East Of Bridgnorth Road, Highley, Shropshire (15/03170/OUT)

The Team Manager – Development Management 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 assessed the impact of the proposal on the surrounding area.

RESOLVED:

That, as per the Officer's recommendation, planning permission be refused for the following reasons:

- The Council acknowledges that the housing proposed would contribute economically and socially by boosting the housing supply, including a contribution towards affordable housing, would provide limited support for the existing services in the village and would not detract from the visual amenities

and character of the area. However it is considered that these factors are outweighed by the following harm: The proposed development would fall outside of the development boundary for Highley where Core Strategy policy CS5 and SAMDev policy MD7a restrict new build housing development to dwellings to house essential countryside workers and to meet identified local affordable housing need. No such need has been demonstrated in this case. The proposal is not consistent with the Plan-led approach to development set out in the National Planning Policy Framework and would be contrary to Development Plan policies CS3, CS4 and CS5 of the Shropshire Core Strategy and policies MD1, MD3, MD7a and S9 of the Site Allocations and Management of Development (SAMDev) Plan. There are no other material considerations of sufficient weight to justify a departure from adopted Development Plan policies in this case.

121 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 1 March 2016 be noted.

122 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, 29 March 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: