



**Committee and Date**

Central Planning Committee

28 April 2016

**CENTRAL PLANNING COMMITTEE**

**Minutes of the meeting held on 3 March 2016**

**2.00 - 4.30 pm in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Linda Jeavons

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**Present**

Councillor Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Dean Carroll, Roger Evans, Amy Liebich, Pamela Moseley, Peter Nutting, Kevin Pardy and David Roberts

**89 Apologies for absence**

An apology for absence was received from Councillor Tudor Bebb.

**90 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 4 February 2016 be approved as a correct record and signed by the Chairman.

**91 Public Question Time**

There were no public questions, statements or petitions received.

**92 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 Andrew Bannerman and Peter Nutting stated that they were members of the Planning Committee 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.

With reference to planning application 15/05011/EIA, Councillor David Roberts declared that he was acquainted with the owner and would leave the room and take no part in the consideration of, or voting on, this item.

**93 Proposed Closure of New College Road at London Road**

The Chairman informed the meeting that this application had been deferred to a future meeting.

**94 Land At Great Ryton, Shrewsbury, Shropshire (15/03259/REM)**

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

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

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

Councillor Mrs S MacKay, representing Ryton Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr S Atkinson, 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.

**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; and
- An additional condition removing permitted development rights to ensure that no further development shall be undertaken without the express planning permission first being obtained from the Local Planning Authority.

**95 Hencote Farm, Cross Hill, Shrewsbury, Shropshire (15/03349/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.

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

Ms J Bucknall, 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 Dean Carroll, 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 his statement the following points were raised:

- He raised no objections to the winery and the vineyard which benefited the local economy but expressed his disappointment and concerns with regard to the event centre, which detracted from the niche offering that was originally put forward, and the proposed ancillary uses;
- Access – Given the potential for lack of conflict with workers and other road users the proposed new route of access would be the preferred option;
- To protect the amenities of residents, appropriate screening to prevent overlooking should be implemented; and
- If granted, he suggested that conditions should be attached to ensure no direct retail was undertaken from these premises and to restrict the use of fireworks given the distress caused to livestock.

Mr N Harrison, 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 explained that given the visual impact arising from the new road appropriate landscaping conditions would be attached to any permission; subject to improvements, Highway Officers had raised no concerns or safety issues with regard to either access; the primary use of the development would be as a winery/vineyard; and conditions could be attached to any permission to limit the number of certain functions that took place in any given calendar year.

In response to the concerns of Members, the agent clarified and provided assurance that proposed condition 12 would ensure that that any use of the function room would be ancillary to the use of the site as a winery/vineyard, and would only be allowed to happen if the winery and vineyard were operational and ongoing.

**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, subject to condition No. 13 being amended to ensure that the development shall not be open outside the hours of 0800 hours and 2330 hours Sunday to Thursday, 0800 hours and 0030 hours Friday and Saturday.

**96 Proposed Residential Development West Of Caradoc View, Hanwood, Shrewsbury, Shropshire (15/04119/REM)**

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. Given that the agent had now provided details of materials, as set out in the Schedule of Additional Letters, he suggested that Condition No. 2 (as set out in Appendix 1 to the report) had now been met and could be deleted.

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

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

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Roger Evans, 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 his statement the following points were raised:

- He welcomed the electric points;
- Before any construction took place the splitter island should be constructed and full drainage should be in place; and
- Reiterated the need for a light controlled crossing.

Mr A Sheldon, the applicant, 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.

**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, subject to the deletion of Condition No. 2.

(At this juncture, Councillor David Roberts left the meeting and did not return.)

**97 Proposed Residential Development West Of Bryn Road, The Mount, Shrewsbury, Shropshire (15/04627/REM)**

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

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

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Peter Nutting, 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 his statement the following points were raised:

- He drew Members' attention to the recent appeal for this site and, in particular, the additional condition attached by the Planning Inspectorate with regard to the enhancement works of the Severn Way public footpath. He requested that these enhancement works be undertaken prior to the first occupation of the site.

Ms H Read, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr H Thorne, the applicant, 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.

**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.

**98 3 Charlton Hill, Wroxeter, Shrewsbury, Shropshire, SY5 6PS (15/04988/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.

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

Councillor P Davies, representing Wroxeter & Uppington Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr D Wright, 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.

**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, subject to the deletion of Condition No. 3(d) and Condition No. 2 being amended to refer to drawing number 1650D23A.

**99 Land At Snod Coppice, Rowton, Shrewsbury, Shropshire (15/04011/EIA)**

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.

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

**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, subject to the wording of conditions 3, 4, 5 and 6 being amended as set out in the Schedule of Additional Letters.

**100 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 3 March 2016 be noted.

**101 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, 31 March 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....