



Committee and Date

Central Planning Committee

28th July 2016

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 30 June 2016

2.00 - 4.15 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 Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Tudor Bebb, Miles Kenny, Dean Carroll, Amy Liebich, Pamela Moseley and Kevin Pardy.

15 Apologies for absence

Apologies for absence were received from Councillors Peter Nutting and David Roberts.

16 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 26th May 2016 be approved as a correct record and signed by the Chairman subject to the following amendments to Minute 7:

- The third bullet point of paragraph 3 to be amended to read:

'He questioned why the phrase 'to protect the amenities of the locality' had been dropped from Planning Officers' parlance and why economic expansion was considered more important.'
- The seventh bullet point of paragraph 3 to be amended to read:

'He stated that residents were worth far more to the economy than late night drinking.'

17 Public Question Time

The Chairman advised that a public question had been received in accordance with Procedure Rule 14 (a copy of the report containing the detail of the question and the relevant formal response is attached to the signed minutes)

The question received from Mr Bob Morgan on behalf of residents of Kingston Drive and London Road Estate in relation to 'Overflow parking from Shrewsbury Business Park' was answered by the Chairman, Councillor Vernon Bushell.

By way of a supplementary question Mr Morgan asked the following:

Will this committee ensure that there is adequate parking provision for any new development on Phase 1 of Shrewsbury Business Park and will you approach and work with the managing agent (Alaska Holdings) to see what further can be done to increase day time parking provision on Shrewsbury Business Park?

The Area Planning Manager confirmed that any new applications for Phase 1 would be properly assessed in terms of adequacy of parking and that concerns about the adequacy of existing parking on site would be passed on to the Councils Highways department for discussion with the landowners.

18 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, Councillor Andrew Bannerman stated that he was a member of the Planning Committee of Shrewsbury Town Council. He indicated that his views on any proposals when considered by the Town Council had been based on the information presented at that time and he would now be considering all proposals afresh with an open mind and the information as it stood at this time.

Councillor Miles Kenny declared that he knew one of the objectors to planning application 15/04910/OUT - Land South of Calverton Way, Shrewsbury.

The Chairman agreed to alter the order of the agenda to enable planning application 15/04709/EIA - Sunderton Farm, Uffington, Shrewsbury to be the next item to be considered.

19 Sunderton Farm, Uffington, Shrewsbury (15/04709/EIA)

The Technical Specialist Planning Officer introduced the application for the erection of Four Poultry Houses, with feed bins, solar photovoltaic panels and ancillary equipment and amendments to vehicular access. It was explained by the Technical Specialist Planning Officer that the applicant had submitted revised plans in relation to a new access and therefore he was now recommending that the application be deferred to allow Officers the opportunity to re-consult on the revised plans.

RESOLVED:

That the application be deferred to a future meeting of the Central Planning Committee to allow Officers the opportunity to re-consult on the revised plans submitted by the applicant in relation to the access to the site.

20 Land Adj. 38 Longden Road, Shrewsbury (15/05091/FUL)

The Area Planning Manager introduced the application for the erection of two residential dwellings and the formation of driveway. It was noted that the application was deferred at the meeting held on 26th May 2016 subject to the receipt of a visual montage of the view from the Rad Valley. The Area Planning Manager confirmed that the visual montage as requested had been received and at the Site Visit this morning Members were able to view the site from the opposite side of valley. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Mr Paul Barker, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Debate ensued with the majority of Members expressing the view that the proposal fails to preserve or enhance the Shrewsbury Conservation Area.

Having considered the submitted plans for the proposal and noted the comments of all speakers, the majority of Members expressed their objection to the proposal contrary to the Officer's recommendation.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation for the following reasons:

1. The design and the visual impact of the proposed dwellings fails to preserve or enhance the character or the appearance of the Kingsland Special Character Area and the wider Shrewsbury Conservation Area contrary to the requirements of adopted Core Strategy policies CS6 and CS17 and adopted SAMDev Policy MD13
2. The proposed development fails to have regard to the need to conserve and enhance the towns natural and historic features in particular green corridors associated with the River Severn and its tributaries and is therefore contrary to the requirements of adopted Policies CS2, CS6 and CS17 of the Shropshire Core Strategy and SAMDev Policy CS12.

21 Land South of Calverton Way, Shrewsbury (15/04910/OUT)

The Area Planning Manager introduced the outline application for the erection of four residential units (to include access). It was noted that at the meeting held on 26th May 2016 the Committee minded to refuse the application. Members' attention was drawn to the addendum Officer report and information contained within the Schedule of Additional letters.

Mr Chris Burge, Chairman of the Radbrook Community Association spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Debate ensued with the majority of Members expressing concern that the proposal would result in the loss of community space and was therefore contrary to the requirements of adopted Core Strategy Policy CS8.

Having considered the submitted plans for the proposal and noted the comments of all speakers, the majority of Members expressed their objection to the proposal contrary to the Officer's recommendation.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation for the following reason:

The proposed development fails to protect and enhance the existing facilities and amenities that contribute to the quality of life of residents and is therefore contrary to the requirements of adopted Core Strategy Policy CS8.

22 Proposed dwellings at Wilcott, Kinton (16/00327/REM)

The Area Planning Manager introduced the application for the approval of reserved matters (appearance, layout, scale and landscaping) pursuant to permission 14/03619/OUT for the erection of 2 no. dwellings.

Having considered the submitted plans for the proposal, the majority of Members expressed their support for the Officer's recommendation.

RESOLVED:

That Members delegate authority to the Planning Manager to grant planning permission for the proposed development, subject to:

- The submission of satisfactory additional information regarding the potential impact on badgers (including any necessary mitigation); and clarification of the position of the Conservation Officer in respect of recording of the existing buildings on site
- The conditions set out in Appendix 1.

23 19 - 21 Hills Lane, Shrewsbury (16/01776/FUL)

The Area Planning Manager introduced the application for the change of use of the first floor from office to A4 use (pubs and bars). Members' attention was drawn to the information contained within the Schedule of Additional letters.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Andrew Bannerman, 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, a number of points were raised including the following:

- In reference to paragraph 6.1.3 of the Officers' report he noted that there was no policy in place for the management of this type of business;
- Referring to paragraph 6.1.11 of the Officers' report he explained that there were other ways to bring more people into the Town;
- He challenged the comments contained in paragraph 6.2.9 of the Officers' report in relation to the licensing regime and stated that Planning was the only way to manage the issue of disturbance and noise generated from patrons leaving premises late at night; and
- The effect of more and more people leaving premises late at night would clearly have an impact on residents.

Mr Nigel Blair, 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 and listened to the comments made by all of 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 of the report.

24 Land North of London Road, Shrewsbury (16/02049/FUL)

The Area Planning & Enforcement Officer introduced the application for the erection of single storey living accommodation for three adults and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Ted Clarke, as local ward Councillor, stated that he agreed with the Officers' recommendation and then left the table, took no part in the debate and did not vote on this item.

Having considered the submitted plans for the proposal, 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 of the report.

25 Proposed dwelling rear of Enterprise House, Main Road, Pontesbury, Shrewsbury (15/00999/FUL)

The Area Planning Manger introduced the addendum report for the erection of a dwelling and explained that there had been a significant change in national policy on affordable housing since this application was approved by the Committee on 16th July 2015 and therefore should no longer be subject to a Section 106 agreement in relation to the financial contribution for affordable housing.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Tudor Bebb, as local ward Councillor left the room, took no part in the debate and did not vote on this item.

Having considered the submitted plans the Committee unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That the planning application be granted and not be subject to a Section 106 agreement in relation to the financial contribution for affordable housing.

26 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 30th June 2016 be noted.

27 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, 28th July 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: