

**Committee and Date**

South Planning Committee

16 August 2016

SOUTH PLANNING COMMITTEE**Minutes of the meeting held on 19 July 2016**

2.00 - 2.41 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, Nigel Hartin, John Hurst-Knight, William Parr, Madge Shingleton, Robert Tindall, Tina Woodward and Cecilia Motley (Substitute) (substitute for Gwilym Butler)

22 Apologies for Absence

Apologies for absence were received from Councillors Gwilym Butler (Substitute: Cecilia Motley) and Richard Huffer.

23 Minutes

At this juncture, the Solicitor informed Members that, as a rule, the Planning Committee Minutes are not a verbatim record of the meeting but are to capture the salient points raised in the debate and the decision.

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 21 June 2016 be approved as a correct record and signed by the Chairman.

24 Public Question Time

There were no public questions received.

25 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 application 16/01723/FUL, Councillors Andy Boddington and Robert Tindall declared that they were members of The Shropshire Hills AONB Partnership.

With reference to planning applications 16/01723/FUL, 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.

26 Land Adjacent To Telephone Exchange, Lower Galdeford (16/01156/FUL)

The Chairman informed the meeting that this application would be considered at a future meeting.

27 Barn South East Of Stoke Lodge, Stoke St. Milborough, Shropshire (16/01723/FUL)

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations. He confirmed that Members had undertaken a site visit the previous day and had viewed the site and assessed the impact of the proposal on the surrounding area. In response to a question from a Member, he provided clarification on the planning history of the site.

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

Mr S Thomas, the agent, 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 clarification on the footprint of the existing and proposed dwelling and what would be demolished and/or retained. He confirmed that the driveway would be constructed using permeable materials and a request from a Member for a meandering driveway would be acceptable.

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

- The proposal would have minimal impact on the surrounding landscape and the orientation of the fenestration would result in there being no glare;
- Shropshire Hills Area of Outstanding Natural Beauty (AONB) had raised no significant issues;
- Reliance upon vehicular modes of transit in this area would be unavoidable given that there was no public transport and the nearest train station was in Ludlow;
- The Core Strategy aimed to encourage families to remain in Shropshire;
- Stoke St Milborough had been designated as a Community Cluster; and
- The Parish Council supported the proposal.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers and Officers. Members considered that a local need had been identified, housing and development and retention of families was vital for the AONB to survive and thrive and the proposal would not be contrary to Core Strategy Policies.

RESOLVED:

That, contrary to the Officers recommendation, planning permission be granted, subject to:

- A Section 106 Legal Agreement to ensure that the dwelling remains tied to Stoke Lodge to ensure that it will not any time be sold, let or occupied as a separate unit of accommodation; and
- Planning Officers be given delegated powers to attach appropriate conditions to ensure that conditions relating to drainage, highways, conservation and ecology and any other conditions deemed appropriate are robust and adequate.

28 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 19 July 2016 be noted.

29 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, 16 August 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: