



Committee and Date

Central Planning Committee

29 September 2016

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 25 August 2016

2.00 - 3.35 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, Dean Carroll, Miles Kenny, Amy Liebich, Pamela Moseley, Peter Nutting and Kevin Pardy

37 Apologies for absence

An apology for absence was received from Councillor David Roberts (Substitute: Tim Barker).

38 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 28 July 2016 be approved as a correct record and signed by the Chairman.

39 Public Question Time

There were no public questions or petitions received.

40 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 Peter Nutting and Andrew Bannerman 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.

41 Little Vinnals Bungalow, Longden, Shrewsbury - 16-02515-FUL

The Principal Planner introduced the application for the erection of a holiday cabin which was being recommended for refusal. It was noted that the application had been refused earlier in the year however this application was for a revised scheme. Members' attention was drawn to the information contained within the Schedule of Additional letters and the amended proposed site plan which indicated the position of the proposed two parking spaces for visitors.

Councillor Paul Carter, on behalf of Longden Parish Council, spoke against the recommendation to refuse in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Roger Evans addressed the Committee as the local ward Councillor, during which a number of points were raised including the following:

- The Parish Council and local community were in favour of the application;
- Permission had recently been granted for a number of small houses in the vicinity, along with a large house and a barn conversion; these have all been allowed in open countryside;
- The owner of Little Vinnals Bungalow wished to continue living in the village but needed a small income in order to look after her husband who was in a care home;
- The holiday cabin fit the legal definition of a caravan and would support sustainable rural tourism;
- When this application was previously before Committee, some Members had suggested deferral in order that the applicant could give consideration to the use of a caravan.

Mr Stuart Thomas, agent for the applicant, spoke against the recommendation to refuse in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members noted the comments of all speakers. Some Members commented on the exceptional circumstances surrounding the development but felt that the application site was not isolated as it was less than two miles from the nearest settlement and as such was not in conflict with the Council's Core Strategy. It was proposed that the application be approved subject to an occupancy condition preventing the property from being sold off separately. In response, the Principal Planner drew Members' attention to Core Strategy Policy CS16 which it was considered that this application did not comply with and as such an occupancy condition would be difficult to defend upon appeal. The Solicitor confirmed the view of the Principal Planner.

RESOLVED:

That planning permission be granted contrary to the Officer's recommendation subject to an occupancy condition.

(Councillor Clarke requested that his vote against this resolution be recorded)

42 Land Adjacent 5 Robin Close, Shrewsbury - 16/02107/OUT

The Planning and Enforcement Officer introduced the outline application for the erection of one detached dwelling and with reference to the drawings displayed, she 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.

In the ensuing debate, Members noted the comments of all speakers and some concern was raised that the site was not as large as the plan would suggest and that this development would not be in-keeping with the surrounding properties.

Upon being put to the vote the Chairman exercised his deciding vote.

RESOLVED:

That, subject to the conditions as set out in Appendix 1 to the report, planning permission be granted as per the Officer's recommendation.

43 Land Adj. Manor Field, Uffington - 16/02931/FUL

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' attention was drawn to the information contained within the Schedule of Additional letters and the amended proposed site plan received indicating a 1.1m high front boundary wall.

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

Councillor Claire Wilde, on behalf of Uffington Parish Council, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Carl Huntley, agent for 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 noted the comments of all speakers. The Technical Specialist Planning Officer explained that although the site had been approved for three properties, only one dwelling was being proposed. However, the five year land supply provided for five dwellings to be built within the whole of Uffington and with one already having been built, there was time for other sites to come forward within Uffington for a further three properties.

RESOLVED:

That, subject to the conditions as set out in Appendix 1 to the report, planning permission be granted as per the Officer's recommendation.

44 Schedule of Appeals and Appeal Decisions

A query was raised in relation to the Appeal decision for Land Adjacent to Main Road, Annscroft, Shrewsbury, SY5 8AN and the Principal Planner agreed to look into it.

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 25 August 2016 be noted.

45 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, 29 September 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: