



Committee and Date

Central Planning Committee

27th October 2016

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 29 September 2016

2.00 - 3.00 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, Dean Carroll, Miles Kenny, Amy Liebich, Pamela Moseley, Peter Nutting, Tim Barker (Substitute) (substitute for David Roberts) and Jon Tandy (substitute for Kevin Pardy)

46 Apologies for absence

Apologies for absence were received from Councillors Kevin Pardy (Substitute: Jon Tandy) and David Roberts (Substitute: Tim Barker).

47 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 25th August 2016 be approved as a correct record and signed by the Chairman.

48 Public Question Time

There were no public questions or petitions received.

49 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.

50 **Little Vinnals Bungalow, Longden, Shrewsbury - 16/02515/FUL**

The Area Planning Manager introduced the application for the erection of a holiday cabin to include change of use of land (revised scheme) which at the last meeting held on 25th August 2016, Members had granted planning permission contrary to the Officer's recommendation. The Area Planning Manager explained that the application had been brought back to Committee in order to seek Members approval with regards to the recommended conditions and informatives to be attached to the approval notice. The Area Planning Manager drew Members' attention to the information contained within the Schedule of Additional letters regarding an amendment to condition 5 and the deletion of condition 4 and read out the following amendment to Condition 9:

On cessation as use for Holiday accommodation by the occupants of Little Vinnal Bungalow, the structure will be removed off site and the site returned to its current agricultural form.

Reason: In order to ensure the temporary structure hereby approved is not used for any other use and to comply with the detail as set out in the Design and Access Statement submitted in support of the application and the personal circumstances of the applicant, as it is acknowledged that owing to the site's location there will be very minimal impact on the surrounding landscape as a result of the construction of the two-part mobile unit.

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, to state that he supported the recommendation subject to the amended conditions as detailed by the Area Planning Manager.

RESOLVED:

That the recommended conditions and informatives' as set out in the Officers report be approved subject to:

- An amendment to condition 5 and the deletion of condition 4 as detailed in the Schedule of Additional Letters; and
- Condition 9 be amended to read:

On cessation as use for Holiday accommodation by the occupants of Little Vinnal Bungalow, the structure will be removed off site and the site returned to its current agricultural form.

Reason: In order to ensure the temporary structure hereby approved is not used for any other use and to comply with the detail as set out in the Design and Access Statement submitted in support of the application and the personal circumstances of the applicant, as it is acknowledged that owing to the site's location there will be very minimal impact on the surrounding landscape as a result of the construction of the two-part mobile unit.

51 Poultry Broiler Units, Great Ness, Montford Bridge, Shrewsbury - 16/02667/FUL

The Area Planning Manager introduced the application for the erection of an agricultural building for renewable energy biomass boiler room and open storage for agricultural purposes and all associated works 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.

Having considered the submitted plans Members unanimously expressed their support for the officer's recommendation.

RESOLVED:

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

52 Proposed Residential Development Land Off Washford Road, Shrewsbury - 16/01651/OUT

The Technical Specialist Planning Officer introduced the outline application for residential development to include access 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. Members' attention was drawn to the information contained within the Schedule of Additional Letters which detailed the proposed conditions in relation to Ecology matters that had been omitted from the Committee report and included a letter from the applicant's agent.

In response to questions the Technical Specialist Planning Officer reassured Members that at the reserved matters stage Officers would ensure that the design of the development was compatible with the conservation area. He also noted that the issue of contamination was addressed by a condition and explained that there was no minimum distance from a Railway line specified in relation to residential development.

Having considered the submitted plans for the proposal, the majority of Members expressed support for the Officer's recommendation but requested that matters reserved for later approval be determined by this Committee.

RESOLVED:

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

- The conditions set out in Appendix 1;
- The conditions relating to Ecology matters as detailed in the Schedule of Additional Letters; and
- Reserved Matters Application to be considered by the Central Planning Committee.

53 Forge Farm, Upton Magna, Shrewsbury - 16/03371/FUL

The Area Planning Manager introduced the application for the erection of grain storage building to include biomass boiler and woodchip storage 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. Members' attention was drawn to the Schedule of Additional Letters.

The Area Planning Manager explained that the comments of Highway Authority had not yet been received and therefore he was recommending that if Members were minded to approve the application authority to grant planning permission be delegated to officers subject to no outstanding objection from the Highway Authority, as well as any further conditions recommended.

Having considered the submitted plans Members unanimously expressed their support for the proposal subject to the comments of the Highway Authority.

RESOLVED:

That delegated powers be given to the Area Planning Manager to grant planning permission subject to:

- The conditions referenced 1-3 on the Schedule of Additional Letters;
- The additional condition advised by Shropshire Council Public Protection as referenced on the Schedule of Additional Letters; and
- No outstanding objection from the Highway Authority, as well as any further conditions recommended.

54 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 29th September 2016 be noted.

55 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, 27th October 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: