



**Committee and Date**

Central Planning Committee

24<sup>th</sup> November 2016

**CENTRAL PLANNING COMMITTEE**

**Minutes of the meeting held on 27 October 2016**

**2.00 - 3.00 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Shelley Davies

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**Present**

Councillor Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Tudor Bebb, Miles Kenny, Amy Liebich, Pamela Moseley, Peter Nutting, Kevin Pardy, David Roberts and Tim Barker (Substitute for Dean Carroll)

**56 Apologies for absence**

An apology for absence was received from Councillor Dean Carroll (Substitute: Tim Barker).

**57 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 29<sup>th</sup> September 2016 be approved as a correct record and signed by the Chairman.

**58 Public Question Time**

There were no public questions or petitions received.

**59 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.

Councillor David Roberts declared that he knew the Applicant and one of the objectors for planning application 16/02752/EIA - Proposed Poultry Units South of the Vinnals, Lower Common, Longden.

Councillor Miles Kenny declared he was present at a Shrewsbury Town Council meeting and a Sustainable Transport Shropshire meeting when planning applications 16/02872/FUL & 16/02873/LBC - Flax Mill, St Michaels Street, Shrewsbury were considered. He noted that he did not take part in any discussion and would now be considering the applications with an open mind.

## 60 **Flax Mill St Michaels Street Shrewsbury - 16/02872/FUL**

The Technical Specialist Planning Officer introduced the application for the repair and restoration of the main mill and kiln; installation of structural strengthening solution; re-opening of windows to all floors; formation of visitor interpretation centre, learning space and cafe; restoration of upper floors for commercial use; landscaping and formation of car parking area (98 spaces) with improved accessibility across the site 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 response to a query the Technical Specialist Planning Officer explained that although there had been an objection in regards to why not all the windows were being re-opened to the original size, Historic England considered that leaving some of the windows closed up showed the history of the building and the different stages of its use.

Discussion ensued regarding the access to the proposed car park and the adverse impact on residents of Marshalls Court. The Technical Specialist Planning Officer stated that if Members had concerns in regard to the access to the car park this could be built into the annual review of the Travel Plan. She added that there was no condition at present in relation to a height barrier on car park and if Members felt this was required they would need to include an additional condition to any permission granted.

Councillor Andrew Bannerman as the Local Ward Member for Marshalls Court requested that he be included in the annual review of the Travel Plan.

Having considered the submitted plans for the proposal, the majority of Members expressed support for the Officer's recommendation subject to an additional condition to include a height barrier on the car park and for the annual review of the Travel Plan to also include the access to the car park.

**RESOLVED:**

That Planning Permission be granted in accordance with the Officer's recommendation subject to:

- The conditions set out in Appendix 1;
- An additional condition in relation to a height barrier on the car park; and
- The access to the car park to be reviewed annually as part of the Travel Plan.

**61 Flax Mill St Michaels Street Shrewsbury - 16/02873/LBC**

The Technical Specialist Planning Officer introduced the Listed Building Consent application for the works for the repair and restoration of the main mill and kiln; installation of structural strengthening solution; re-opening of windows to all floors; installation of services and utilities 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 response to a query the Technical Specialist Planning Officer explained that although there had been an objection in regards to why not all the windows were being re-opened to the original size, Historic England considered that leaving some of the windows closed up showed the history of the building and the different stages of its use.

**RESOLVED:**

That Listed Building Consent be granted in accordance with the Officer's recommendation subject to the conditions set out in Appendix 1.

**62 Former HMP Prison, The Dana, Shrewsbury - 15/05591/OUT**

The Planning Consultant acting for the Council introduced the outline application for the redevelopment of the former Dana Prison into mixed use development to include student accommodation, residential dwellings, retail/restaurant, business non-residential institutions, a gymnasium and extensive landscaping 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. The Planning Consultant referred to the Schedule of Additional Letters which outlined the applicant's request for the application to be deferred.

**RESOLVED:**

That determination of this application be deferred to enable the applicant an opportunity to address the various objections and overcome the reasons for refusal.

*Councillor Andrew Bannerman as Local Ward Member abstained from voting on this item.*

**63 Proposed Poultry Units South Of The Vinnals, Lower Common, Longden - 16/02752/EIA**

The Area Planning Manager introduced the application for the construction of two poultry sheds and feed bins, ancillary works, access improvements, the erection of biomass building and associated landscaping 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. The Area Planning Manager drew Members' attention to the Schedule of Additional Letters which included a request from the applicant for the application be deferred to allow a possible amendment to the scheme relating to timing of vehicle movements.

**RESOLVED:**

That determination of this application be deferred to enable the applicant an opportunity to address the various objections and overcome the reasons for refusal.

**64 Proposed Affordable Exception Dwelling At Cruckton Shrewsbury - 16/03379/FUL**

The Area Planning Manager introduced the application for the Erection of 1No affordable dwelling and detached double garage 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. The Area Planning Manager referred to the Schedule of Additional Letters and explained that the applicant had requested that the application be deferred to allow amendments to the application to try and overcome the concerns identified in the report.

**RESOLVED:**

That determination of this application be deferred to enable the applicant an opportunity to address the various objections and overcome the reasons for refusal.

**65 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 27<sup>th</sup> October 2016 be noted.

**66 Date of the Next Meeting**

The Chairman announced that this was the last meeting that the Solicitor would attend before leaving Shropshire Council and he would like to take this opportunity to thank her for her contribution to the Committee and wish her all the best for the future.

**RESOLVED:**

That it be noted that the next meeting of the Central Planning Committee be held at 2.00 p.m. on Thursday, 24<sup>th</sup> November 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....