



Committee and Date

Central Planning Committee

22 December 2016

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 24 November 2016

2.00 - 5.20 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, Pamela Moseley, Peter Nutting, Kevin Pardy, Tim Barker (substitute for David Roberts) and Jon Tandy (substitute for Amy Liebich)

67 Apologies for absence

Apologies for absence were received from Councillors Dean Carroll, Amy Liebich (Substitute: Jon Tandy), David Roberts (Substitute: Tim Barker).

68 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 27th October 2016 be approved as a correct record and signed by the Chairman.

69 Public Question Time

There were no public questions or petitions received.

70 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.

Councillor Jon Tandy declared that he had objected to planning application 16/00181/FUL - Land at Oteley Road, Shrewsbury and this objection was included in the Officers report at paragraph 4.2.3. He would therefore make a statement as Local Member but then leave the room and take no part in the debate or vote on the application.

Councillor Pam Moseley declared that she was a representative of the Shropshire Playing Fields Association who had objected to planning applications 16/00181/FUL, 16/03786/VAR106 & 16/04201/VAR – Land at Oteley Road, Shrewsbury but she had taken no part in the discussion of their objection and therefore had not predetermined the matter.

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.

71 Land At Oteley Road Shrewsbury - 16/00181/FUL

The Principal Planning Officer introduced the application for the erection of a retail store, associated car parking and servicing facilities, site access and associated works and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area. The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which stated that 9 further letters of support had been received in relation to the need for a discount store on this side of Town; a briefing note from the Agent; and additional conditions recommended by Shropshire Council Highways.

The Principal Planning Officer recommended that should Members be minded to grant approval, an additional condition be attached to any permission granted to require a footpath along the side of the building for pedestrian access and added that should the Committee approve the application, the Council must notify the Secretary of State of the decision.

Mr David Kilby, on behalf of the Shropshire Playing Field Association spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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, 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:

- He agreed that a discount store was welcomed in this area but considered the proposed site to be inappropriate;
- He had concerns in relation to the conflict between the two activities on this site; and
- The community pitch had not been developed for community use and the relocation of the pitch was inappropriate as it was being moved further away from the community.

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

- The area would become very congested on match days with traffic backing up to the traffic lights on Oteley Road;
- The conflict between pedestrians accessing the site on match days and traffic for the store would be a risk to health and safety; and
- He welcomed a discount food store on this side of Town but this was not the right location.

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

In response to comments made by the speakers the Principal Planning Officer explained that Highways did not consider that there would be significant problems in relation to congestion on match days and the pedestrian route outlined would not conflict with the store car park.

In the ensuing debate, Members expressed differing views. Some Members, although concerned in relation to the relocation of the community pitch were in support of the application. Other Members considered that the site was an inappropriate location for the proposed development.

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

- The conditions set out in Appendix 1;
- Additional Highway Conditions as set out on the Schedule of Additional Letters;
- An additional Condition in relation to the inclusion of a footpath along the side of the building for pedestrian access;
- A legal agreement to secure match day management scheme and also a contribution to public transport on Oteley Road; and
- The decision not being called-in by the Secretary of State.

72 Land At Oteley Road, Shrewsbury - 16/03786/VAR106

The Principal Planning Officer introduced the application for the variation of the Section 106 Legal Obligation pursuant to SA/02/0278/F and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area.

Mr David Kilby, on behalf of the Shropshire Playing Field Association spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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, 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:

- The community pitch had not been developed for community use and the relocation of the pitch was inappropriate as it was being moved further away from the community;
- The Section 106 Legal Agreement had not been enforced by Shropshire Council; and
- The relocated pitch would not include any changing facilities as stated in the Section 106.

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

- He considered that changing facilities should be available;
- He would like to see the pitch marked out on a regular basis and used by the whole community; and
- He was pleased that there would be no change to the Power League facilities.

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.

During the ensuing debate it was queried whether there would be a net loss of a playing field. The Principal Planning Officer clarified that the current community pitch would move to the existing training pitch and the Club would use a site in their ownership at Sundorne for training purposes. Questions were raised whether the site at Sundorne already consisted of sports pitches so the relocated training pitch was not a new pitch leading to an overall net loss of a pitch contrary to paragraph 74 of the NPPF.

Having considered the submitted plans for the proposal, the majority of Members expressed concern in relation to the loss of a sports pitch and felt that the application should be deferred to allow for this issue to be clarified.

RESOLVED:

That consideration of the application be deferred.

73 Greenhous Meadow, Oteley Road, Shrewsbury - 16/04201/VAR

The Principal Planning Officer introduced the application for the variation of Condition 2 attached to Ref: 14/00587/VAR dated 17/03/2016 to relocate the community football pitch and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area.

Mr Stuart Thomas, agent for the applicant, suggested that the Committee visit the 3 pitches in Sundorne that the Club currently use for training purposes before the next meeting.

Having considered the submitted plans for the proposal, the majority of Members expressed concern in relation to the loss of a sports pitch and felt that the application should be deferred to allow for this issue to be clarified.

RESOLVED:

That consideration of the application be deferred.

74 Land Opposite The Rowans, Mytton, Shrewsbury - 16/01827/REM

The Area Planning Manager introduced the application for approval of reserved matters (siting, landscaping, scale, appearance) pursuant to 13/03841/OUT for the erection of three detached dwellings and confirmed that unfortunately the Committee did not undertake a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area as planned.

Members considered the submitted plans for the proposal and indicated that a site visit was required to assess the impact of the proposal on the surrounding area and neighbouring property.

RESOLVED:

That this item be deferred until a future meeting of this Committee, to allow the Committee to undertake a site visit to assess the impact of the proposal on the surrounding area and neighbouring property.

75 Milward Rise, Kenley, Shrewsbury - 16/02140/FUL

The Area Planning Manager introduced the application for retrospective planning permission for the siting of 15 touring caravans, formation of children's play area, erection of shower and toilet blocks, lighting fixtures, flag poles and the creation of a wider vehicular access with new entrance gates and associated boundary treatment

(amended description) 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 outlined an amendment to Condition 2 to extend the period to implement the access from 3 months to 6 months. The Area Planning Manager requested that if the Committee was minded to approve the application that delegated powers be granted to grant permission subject to the variation of Condition 12 in to ensure that there was no permanent occupation of the site.

Councillor Peter Inca, on behalf of Church Preen, Hughley and Kenley Parish Council spoke against the proposal 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 Claire Wilde addressed the Committee as the local ward Councillor. During her statement, a number of points were raised including the following:

- The application would have a detrimental impact on the area;
- The entrance wall and flag poles would be out of keeping with the local area; and
- If the Committee is minded to approve the application the number of caravans on site should be reduced from 15 to 10.

Mr Gerallt Davies, agent for the 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 the speakers, the majority of members expressed their support for the officer's recommendation.

RESOLVED:

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

- The conditions set out in Appendix 1;
- The rewording of Condition 2 as outlined on the Schedule of Additional Letters to extend the time period in relation to the implementation of access to six months; and
- The rewording of Condition 12 to ensure that there was no long term occupation of the site.

76 The Rowans, 46 Upper Road, Shrewsbury - 16/04061/FUL

The Area Planning Manager introduced the application for internal and external alterations 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 the Committee unanimously expressed their support for the Officers recommendation.

RESOLVED:

That planning permission be granted in accordance with the officer's recommendation, subject to the conditions set out in Appendix 1.

77 Milns Bridge, Shepherds Lane, Shrewsbury - 16/04085/FUL

The Area Planning Manager introduced the application for the erection of part single, part two storey extension to include first floor balcony 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 the majority of members expressed their support for the officer's recommendation.

RESOLVED:

That planning permission be granted in accordance with the officer's recommendation, subject to the conditions set out in Appendix 1.

78 Land West Of Betley Lane, Bayston Hill, Shrewsbury - 16/04348/FUL

The Area Planning & Enforcement Officer introduced the application for erection of a detached bungalow following removal of existing Dutch barn 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.

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

Mrs Caroline Higgins, on behalf of Bayston Hill Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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, 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:

- The access lane to the proposed site was unsuitable;
- The lane was unable to cope with the 20 dwellings it already serviced; and
- He was concerned that the application would set a precedent for development in back gardens.

In response to comments from speakers, the Area Planning Manager stated that Shropshire Council Highways considered the road to be acceptable and added that it was irrelevant whether the road was adopted or not.

Having considered the submitted plans and listened to all the speakers the majority of Members expressed their support for the officer’s recommendation.

RESOLVED:

That planning permission be granted in accordance with the officer’s recommendation, subject to the conditions set out in Appendix 1.

79 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 24th November 2016 be noted.

80 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, 22nd December 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: