



Committee and Date

Central Planning Committee

16th February 2017

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 22 December 2016

2.00 - 5.03 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), Tudor Bebb, Miles Kenny, Amy Liebich, Pamela Moseley, Kevin Pardy, Tim Barker (substitute for David Roberts) and Keith Roberts (substitute for Peter Nutting).

81 Apologies for absence

Apologies for absence were received from Councillors Andrew Bannerman, Dean Carroll, Peter Nutting (Substitute: Keith Roberts) and David Roberts (Substitute: Tim Barker).

82 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 24th November 2016 be approved as a correct record and signed by the Chairman.

83 Public Question Time

There were no public questions or petitions received.

84 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.

85 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. It was noted that the application had

been deferred at the meeting held on 27th October 2016 to allow the applicant the opportunity to address the reasons for refusal. The Area Planning Manager confirmed that the Committee had undertaken a site visit on 27th October 2016 to assess the impact of the proposed development on neighbouring properties and the surrounding area and he drew Members' attention to the Schedule of Additional Letters which included an additional condition in relation to the number of birds at the site.

Mr John Major, Local Resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mrs Zia Robbins, on behalf of the British Horse Society and the Nescliffe Hills & District Bridleway Association spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Paul Carter, on behalf of Longden Parish Council spoke in relation to 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 Roger Evans addressed the Committee as the local ward Councillor. During his statement, a number of points were raised including the following:

- The location site was not appropriate for this type of development;
- The proposal would have a detrimental impact on local residents; and
- The access was unsuitable and the lanes were too narrow for HGVs.

Mandy Seedhouse, on behalf of the Applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Area Planning Manager in response to Members' concerns in relation to highway safety explained that if Members were minded to approve the application the permission would not be granted until the Section 106 legal agreement had been agreed in regard to the amended HGV traffic route.

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 Planning Services Manager to grant planning permission subject to:

- The conditions as set out in Appendix 2 and any amendments considered necessary;
- The additional condition in relation to the number of birds at the site as set out on the Schedule of Additional Letters; and

- The completion of a Section 106 legal agreement to secure a HGV routing agreement.

86 Proposed Dwelling West Of Greenwood Meadow, Hanwood, Shrewsbury - 16/04092/OUT

The Area Planning Manager introduced the outline application for the erection of a detached dwelling and garage (to include access). The Area Planning Manager 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.

Councillor J Percival, on behalf of Great Hanwood 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 Roger Evans addressed the Committee as the local ward Councillor. During his statement, a number of points were raised including the following:

- The access for the proposal was very restricted;
- The location site was congested and not suitable for 2 dwellings; and
- There was a recognised speeding problem in this area and normal traffic generally exceeded 30mph.

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 planning permission be granted in accordance with the officer's recommendation subject to:

- The conditions set out in Appendix 1; and
- Reserved Matters Application to be considered by the Central Planning Committee.

87 Proposed Affordable Exception Dwelling At Cruckton, Shrewsbury - 16/03379/FUL

The Area Planning Manager introduced the application for the erection of one affordable dwelling and detached double garage. It was noted that the application had been deferred at the meeting held on 27th October 2016 to allow the applicant the opportunity to address the reasons for refusal. The Area Planning Manager confirmed that the Committee had undertaken a site visit on 27th October 2016 to assess the impact of the proposed development on neighbouring properties and

noted that if Members' were minded to approve the application an additional condition was required in relation to the demolition of the existing agricultural building prior to the occupation of the proposed dwelling.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Roger Evans addressed the Committee as the local ward Councillor to confirm that he supported the application along with the Parish Council.

Having considered the submitted plans the Committee unanimously expressed their support for the Officers recommendation.

RESOLVED:

That planning permission is granted in accordance with the officer's recommendation subject to:

- The conditions set out in Appendix 1;
- An additional condition in relation to the demolition of the existing agricultural building prior to the occupation of the dwelling; and
- The applicants entering into a S106 Agreement to secure the dwelling as affordable prescribing local occupancy criteria, size and also restricting any potential future sale value.

88 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. It was noted that the application had been deferred at the meeting held on 27th October 2016 to allow the applicant the opportunity to address the reasons for refusal. The Planning Consultant drew the Committee's attention to their responsibilities to pay special regard to the desirability of preserving and enhancing the conservation area and preserving listed buildings and their settings in accordance with the Planning (Listed Buildings and Conservations Areas) Act 1990. The Planning Consultant confirmed that the Committee had undertaken a site visit on 27th October 2016 to assess the impact of the proposed development on neighbouring properties and drew Members attention to the Schedule of Additional Letters and read out an objection received today from Mr David Gomersall (Copy attached to the signed minutes).

Mr Hugh Cutler, Local Resident 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 Alan Mosley addressed the Committee as the local ward Councillor. During his statement, a number of points were raised including the following:

- The heritage asset must be developed to regenerate the site but the development needs to be sensitive to avoid an adverse impact on residents;
- The proposal was overdevelopment of the site and there was a lack of clarity of what would eventually be on site;
- The development did not provide adequate parking provision and would have an unacceptable impact on the local area; and
- The transport assessment does not address the issues adequately.

Mr Andrew Ryan, Agent on behalf of the Applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Planning Consultant explained that the application was in outline at this stage to agree the principle of development and the quantum of development. A future reserved matters application for approval of details would have to accord with the restrictions imposed through the outline planning permission. He reassured the Committee that a reserved matters application that deviated substantively from the outline planning permission would necessitate submission of a full planning application instead.

Debate ensued with the majority of Members expressing the view that the proposal would generate significant traffic movements, had a lack of adequate parking and would have an adverse impact on the amenity of local residents.

Having considered the submitted plans for the proposal and noted the comments of all speakers, Members unanimously expressed their objection to the proposal contrary to the Officer's recommendation.

RESOLVED:

That planning permission is refused contrary to the officer's recommendation for the following reasons:

1. The site is located within a tightly built-up area within the town of Shrewsbury, characterized by dense terraced housing within narrow streets that are presently congested due to intense on-street parking. The proposed development, by virtue of its scale and diversity of uses, constitutes a form of development likely to generate a significant traffic movements. The proposed levels of parking provision available within and around the site would be inadequate to satisfy the traffic generated by the development leading to increased demand for on-street car parking in the locality resulting in further traffic congestion. It has not been adequately demonstrated that the levels of traffic generation can be effectively managed or accommodated within and around the site to avoid creating a severe local highways impact. The proposed development would, thereby be highly likely to create increased highway safety hazards and inconvenience for users of the local highway network; in particular, local residents. The proposals would, therefore, be likely to result in further adverse cumulative transport impact. As a consequence, the proposals would be contrary to Policies CS6 and CS7 of the adopted Core Strategy and

MD2 of the adopted SAMDev Plan and the guidance contained in the National Planning Policy Framework.

2. The proposal, by virtue of the quantum of development, the concentration of multiple uses and the lack of adequate parking and servicing areas within and around the site, would constitute a cramped and over-intensive use of the site, resulting in a development that would be out of character with the surrounding area. As such, the proposal would constitute an over-development of the site and is considered contrary to the provisions of Policies CS6 of the adopted Core Strategy and MD2 of the adopted SAMDev Plan and the design guidance contained in the National Planning Policy Framework.
3. The proposed Building B at the rear of the Lancasterian School which is an important feature within the area, which is proposed to accommodate eight residential apartments over two and a half storeys, by virtue of its siting, height and massing and confined nature of the site, would be likely to give rise to an unacceptable impact upon the visual amenities of the area and the residential amenities of existing residents at the adjacent dwelling houses on Albert Street and future residents of the proposed apartments in the Lancasterian School as a result of overlooking and overshadowing of those properties. The adverse effects are compounded by the proximity and height of the building to those properties which would result in an overbearing form of development. It has not been adequately demonstrated that such a building could be designed and accommodated on this site without giving rise to the above effects. The proposed development would thereby be contrary to Policies CS6 of the adopted Core Strategy and MD2 of the adopted SAMDev Plan and the design guidance contained in the National Planning Policy Framework.

89 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. It was noted that the application had been deferred at the meeting held on 24th November 2016 to allow the Committee to visit the site. The Area Planning Manager confirmed that the Committee had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding.

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.

90 Proposed Affordable Dwelling Westbury, Shrewsbury - 16/03879/FUL

The Area Planning Manager introduced the application for the erection of one affordable dwelling and detached garage. It was explained that the application was a revised application following the withdrawal of 16/00120/FUL due to highways concerns in relation to the access.

Mr Richard Groome, Local Resident spoke against the proposal in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees.

Mr Graham Burns, Agent on behalf of 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 Committee unanimously expressed their support for the Officers recommendation.

RESOLVED:

That planning permission be granted in accordance with the officer’s recommendation subject:

- The conditions set out in Appendix 1; and
- The applicants entering into a S106 agreement to secure the property as affordable.

91 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 22nd December 2016 be noted.

92 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, 19th January 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: