

**Committee and Date**

Central Planning Committee

25th May 2017

CENTRAL PLANNING COMMITTEE**Minutes of the meeting held on 13 April 2017**

2.00 - 3.37 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, Dean Carroll, Miles Kenny, Pamela Moseley, Peter Nutting, Kevin Pardy, David Roberts, Tim Barker (Substitute) (substitute for Tudor Bebb) and Jon Tandy (substitute for Amy Liebich)

114 Apologies for absence

Apologies for absence were received from Councillors Tudor Bebb (Substitute: Tim Barker) and Amy Liebich (Substitute: Jon Tandy).

115 Minutes**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 16th March 2017 be approved as a correct record and signed by the Chairman.

116 Public Question Time

There were no public questions or petitions received.

117 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 David Roberts declared that he had a predetermined view of planning applications 16/03786/VAR106 – Land at Oteley Road, Shrewsbury, 16/04201/VAR – Greenhouse Meadow, Oteley Road, Shrewsbury and 16/00181/FUL – Land at Oteley Road, Shrewsbury and therefore would leave the meeting during consideration of these items.

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.

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

In accordance with his declaration at Minute 117 Councillor David Roberts left the room, did not take part in the debate and did not vote on this application.

The Planning Services Manager introduced the application for the variation of the Section 106 Legal Obligation pursuant to SA/02/0278/F which had been deferred at the meeting held on 16th February 2017 and drew Members' attention to the Schedule of Additional Letters which included a statement from the Chief Executive of the Shrewsbury Town Football Club. Reference was also made to an email received from Sport England withdrawing their objection to planning application 16/00181/FUL – Land at Oteley Road, Shrewsbury. The Planning Services Manager advised that if Members were minded to approve the application an amendment to the management provisions was required to invite Lidl to be included on the match day Liaison Group. He further advised that the suggestion in the officer report at paragraph 5.3.3 that there should be a financial penalty as a fall-back provision if the terms of the revised section 106 agreement were not complied was not now being recommended as it may be self-defeating and therefore should be omitted from the recommendation. It would be up to the Council to enforce the section 106 agreement should that be necessary.

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 suggestion of including Lidl on the match day Liaison Group was an interesting idea;
- He did not consider the site to be an appropriate location for a retail store; and
- He was pleased that there would now be a meaningful community facility on the site.

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:

- The proposal provided good facilities for the community;

- He did not agree with the comments made by the speaker in relation to the requirement of an artificial pitch; and
- He did not consider the site to be an appropriate location for a Lidl store but was happy with the benefits for the community.

Mr Brian Caldwell, on behalf of 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 from Members regarding the availability of the community pitch would be available being unrealistic, the Planning Services Manager stated that 100 hours a week was an intensive use of a turf pitch and without floodlights use of the pitch would be limited in winter months..

Having considered the submitted plans for the proposal, the majority of Members expressed their support for the Officer's recommendation subject to the inclusion in relation to the amendment to the management provisions to invite Lidl to be included on the match day Liaison Group and there not being an additional financial penalty for non-compliance with the section 106 agreement.

RESOLVED:

That delegated powers be given to the Planning Services Manager as per the Officer's recommendation to draw up a new legal agreement in consultation with the Head of Legal and Democratic Services to vary the previous agreement in regard to following:

- The position of the training pitch and community pitch;
- The provision of additional facilities at the new community pitch;
- A financial contribution of £65,000 to provide new sports facilities or enhance existing sports facilities within the area; and
- To amend the management provisions to invite Lidl to be included on the match day Liaison Group.

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

In accordance with his declaration at Minute 117 Councillor David Roberts left the room, did not take part in the debate and did not vote on this application.

The Planning Services Manager 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 which had been deferred at the meeting held on 16th February 2017. Members' attention was drawn to the Schedule of Additional Letters which included a statement from the Chief Executive of the Shrewsbury Town Football Club and to an email from Sport England withdrawing their objection to planning application 16/00181/FUL – Land at Oteley Road, Shrewsbury.

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

RESOLVED:

That delegated powers be given to the Planning Services Manager as per the Officer's recommendation to approve the variation of condition 2, subject to the applicant entering into a new S106 agreement which both varies the previous agreement and also ensures the provision of additional facilities at the new community pitch and a financial contribution towards to provide new sports facilities or enhance existing sports facilities within the area.

120 Land At Oteley Road, Shrewsbury - 16/00181/FUL

In accordance with his declaration at Minute 117 Councillor David Roberts left the room, did not take part in the debate and did not vote on this application.

The Planning Services Manager introduced the application for the erection of a retail store, associated car parking and servicing facilities, site access and associated works which was approved at the meeting held on 24th November 2016 and drew Members' attention to the Schedule of Additional Letters which included a statement from Lidl. The Planning Services Manager referred to an email from Sport England withdrawing their objection to the application and suggested that if Members were minded to approve the application he advised that the wording of conditions 1 – 10 be delegated to allow officers to agree an appropriate trigger point to ensure the development was completed in a timely fashion.

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

RESOLVED:

That delegated powers be given to the Planning Services Manager as per the Officer's recommendation to grant planning permission subject to:

- The conditions set out in Appendix 1;
- The rewording of Conditions 1 – 10; and
- A legal agreement to secure a financial contribution towards improving public transport on Oteley Road and to secure match day management of the car park.

121 Proposed Fishermans Cabin, Buildwas - 16/05379/FUL

The Area Planning Manager introduced the application for the erection of a detached building to provide two separate cabins of accommodation for overnight use by fishermen. It was noted that approval was previously granted for this proposal on 20th June 2013, but this permission had now lapsed. The Area Planning Manager confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on the surrounding area when the application was previously reported to the Committee in June 2013 and drew Members' attention to the Schedule of Additional Letters which included comments from the Environment Agency and the Case Officer.

Having considered the submitted plans the majority of Members expressed their support for the Officers recommendation.

RESOLVED:

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

122 Land East Of 62 Middlegate, Shrewsbury - 17/00878/FUL

(Councillor, Vernon Bushell as local member vacated the Chair. Councillor Ted Clarke as Vice-Chairman presided as Chairman for this item).

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Vernon Bushell, as local ward Councillor, made a statement in support of the application and then left the table, took no part in the debate and did not vote on this item.

The Area Planning Manager introduced the application for the erection of a dwelling 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 Officers recommendation.

RESOLVED:

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

123 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 13th April 2017 be noted.

124 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, 25th May 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

It was announced that this would be the last meeting that the Chairman would attend as he was not standing in the May Unitary Election. Members and Officers thanked Councillor Vernon Bushell for his service to the Committee and wished him all the best for the future. It was added that several of Members of the Committee were also

not standing for election in May and they too were thanked for their contribution to the Committee.

The Chairman stated that it had been a pleasure to work with this Committee and thanked all Members and Officers involved, in particular he noted the support he had received from the Vice-Chairman, Councillor Ted Clarke.

Signed (Chairman)

Date: