



Committee and Date

Central Planning Committee

22nd June 2017

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 25 May 2017

2.00 - 3.42 pm in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Ted Clarke (Chairman)

Councillors Dean Carroll, Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Kevin Pardy, Tony Parsons, Alexander Phillips, Ed Potter and Keith Roberts

4 Apologies for absence

An apology for absence was received from Councillor David Vasmer.

5 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 13th April be approved as a correct record and signed by the Chairman.

6 Public Question Time

There were no public questions or petitions received.

7 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 application 16/05541/FUL Stanford Farm, Stanford, Halfway House, Shrewsbury - Councillor Ed Potter stated that due to a perception of bias and as he was the local Ward Councillor he would make a statement and then leave the table, take no part in the consideration of, or voting on, this item.

The Chairman agreed to alter the order of the agenda to enable planning application 16/05541/FUL Stanford Farm, Stanford, Halfway House, Shrewsbury to be the next item to be considered.

8 Stanford Farm, Stanford, Halfway House, Shrewsbury - 16/05541/FUL

The Area Planning Manger introduced the application under Section 73A of the Town & Country Planning Act for the retrospective change of use of farm buildings to allow Weddings, Events and Community Activities. It was explained by the Area Planning Manager that there had been additional information submitted in relation to this application including a traffic management plan that the applicant had submitted in response to a request from Shropshire Council Highways. However, as comments from Highways in response to the traffic management plan had not been received Officers were now recommending that the application be deferred. It was added that the deferment would also allow Officers the opportunity to ascertain whether the application was submitted and amended correctly.

RESOLVED:

That the application be deferred to a future meeting of the Central Planning Committee to allow Highways the opportunity to comment on the traffic management plan and Officers the opportunity to ascertain whether the application was submitted and amended correctly.

9 Land West Of Lesley Owen Way, Shrewsbury - 16/00476/OUT

The Technical Specialist Planning Officer introduced the outline application for mixed residential development to include affordable houses; formation of estate roads and vehicular access from Lesley Owen Way. It was confirmed that the application had been previously considered by the Committee at the meeting held on 16th February 2017 where Members had minded to refuse the application in relation to concerns regarding the adverse impact of the development on the ecology of the area. The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Shrewsbury and Newport Canals Trust requesting that the applicant liaised with them at the Reserved Matters stage.

Mr Stuart Holt, 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 Kevin Pardy addressed the Committee as the 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 area was an well used ecological corridor;
- The Inspector in relation to a previous appeal on the site quoted that the loss of land would be detrimental to the area;

- The application was not sustainable as there were no school places in the local area; and
- The application was contrary to the National Planning Policy Framework and to Core Strategy policies CS2, CS6 and CS17.

Mr David Parker, 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 Technical Specialist Planning Officer, in response to a number of issues raised by Members confirmed that if Members were minded to approve the application a condition could be included to request that the garden fencing should be badger proof in order to exclude badgers from domestic gardens. It was added that the comments from Shropshire Wildlife Trust had not been disregarded and that all comments had been assessed by Shropshire Council's Ecologist who had considered that the application would not cause significant harm to the site.

Having considered the submitted plans for the proposal, the majority of Members expressed their support for the Officer's recommendation subject to the inclusion of an additional condition in relation to badger proof fencing and an informative to request the applicant to liaise with the Shrewsbury & Newport Canal Trust at the Reserved Matters stage.

RESOLVED:

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

- The conditions set out in Appendix 1;
- A S106 to secure the relevant affordable housing contribution at the Reserved Matters stage;
- An Additional condition to state that from the outset garden fencing should be badger proof in order to exclude badgers from domestic gardens; and
- An informative included to request that the applicant liaises with the Shrewsbury & Newport Canal Trust at the Reserved Matters stage.

10 Land West Of Nesscliffe Hotel, Nesscliffe, Shrewsbury - 16/00670/REM

The Area Planning Manager introduced the outstanding reserved matters application in relation to appearance, layout and landscaping further to outline approval 12/00821/OUT and reserved matters approval for scale 13/02901/REM 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 noted that the heading of paragraph 3 of the report should read 'Reason for Committee Determination of Application'.

In response to a comment from a Member in relation to the lack of Public Open Space included in the application, the Area Planning Manager noted the point made and agreed that he would refer it back to the Parks and Countryside Team.

Having considered the submitted plans for the proposal 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 as set out in Appendix 1 of the report.

11 Radbrook Nursing Home, Stanhill Road, Shrewsbury - 17/00635/FUL

The Area Planning Manager introduced the application for the erection of 2-storey extension to provide 24 additional bedrooms; re-configuration of existing rooms to provide 6 additional bedrooms; alterations to car parking to provide 38 parking spaces and minor alterations to the front elevation 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 Margaret McGrath, 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 Keith Roberts addressed the Committee as the 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 application would impact on residents' lives due to the noise from traffic and loss of trees and views of the area;
- He had concerns in relation to highway safety as the access was close to shops and a school;
- The application was over intensive use of the land and overdevelopment of the site; and
- Residents were happy with the previous smaller application submitted in July 2016.

Having considered the submitted plans for the proposal 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 as set out in Appendix 1 of the report.

12 Proposed Residential Development Land, Condover, Shrewsbury - 17/00863/OUT

The Technical Specialist Planning Officer introduced the outline application for residential development land at Condover, Shrewsbury 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 Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a letter from the Parish Clerk clarifying the comments of the Parish Council.

Having considered the submitted plans for the proposal 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 as set out in Appendix 1 of the report.

13 The Red Lion Inn, 32 Shrewsbury Road, Bomere Heath, Shrewsbury - 17/01120/FUL

The Technical Specialist Planning Officer introduced the application for the erection of 5 dwellings, associated parking and 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. It was noted that the application was a re-submission following approval in 2014 for three detached houses.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Lezley Picton addressed the Committee as the local ward Councillor. During her statement, a number of points were raised including the following:

- The proposal was overdevelopment of the site would be out of keeping with and detrimental to the area;
- The scheme was cramped and did not include adequate parking;
- Further conditions were necessary in relation to the footpath to ensure children would be able to walk to school safely; and
- The proposal would affect the business of the pub.

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

In response to the comment made by Councillor Lezley Picton in relation to the footpath, the Area Planning Manager advised that if Members were minded to approve the application a condition in relation to the requirement of a Construction Management Plan should be added to any permission granted.

Having considered the submitted plans for the proposal 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 and an additional condition in relation to the requirement of a Construction Management Plan.

14 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 25th May 2017 be noted.

15 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 June 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

It was added that due to a Special Council meeting scheduled for the morning of 22nd June 2017, the site visits for the meeting will be moved to an alternative date.

Signed (Chairman)

Date: