



Committee and Date

Central Planning Committee

27th July 2017

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 22 June 2017

2.00 - 4.39 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), Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts, David Vasmer and Dan Morris (substitute for Nick Hignett).

16 Apologies for absence

An apology for absence was received from Councillor Nick Hignett (Substitute: Councillor Dan Morris).

17 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 25th May 2017 be approved as a correct record and signed by the Chairman.

18 Public Question Time

There were no public questions or petitions received.

19 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 16/03225/OUT Land at Ellesmere Road, Shrewsbury - Councillor Dean Carroll stated that he had pre-determined the item and therefore he would make a statement and then leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 16/03225/OUT Land at Ellesmere Road, Shrewsbury - Councillor Dan Morris stated that due to a perception of bias he would take no part in the consideration of, or voting on, this item.

20 Land at Ellesmere Road, Shrewsbury - 16/03225/OUT

In line with his declaration at Minute 19 Councillor Dan Morris left the table, did not take part in the debate and did not vote on this application.

The Planning Consultant acting for the Council introduced the outline application (including access, appearance, layout and scale) for the erection of three blocks of 38 residential units and associated infrastructure and confirmed that the Committee had undertaken a site visit on Wednesday 21st June 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Planning Consultant acting for the Council read out a late representation to the committee (copy attached to the signed minutes).

Mrs Helen Ball, Shrewsbury Town Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Dean Carroll made a statement in objection to the application and then left the room, took no part in the debate and did not vote on this item.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Alex Phillips 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 application was contrary to Core Strategy Policies CS2 and CS5;
- Limited development should be allowed in this area; and
- The mitigating factors did not outweigh the harm that would result if the application was approved.

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.

The Planning Consultant acting for the Council advised that Members should not give any weight to the financial contribution to the North West relief road as the road was not necessary for this development.

During the ensuing debate Members acknowledged local community benefits of the proposal and noted that whilst some development would be acceptable in this area they could not support this scheme which they considered was out of keeping with the character of the surrounding area and would not form a suitable transition between adjoining development types.

Having considered the submitted plans for the proposal Members unanimously expressed their objection to the application contrary to the Officer's recommendation.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation for the following reasons:

1. The proposed development would be located on a green field site in the open countryside outside of any settlement identified in the adopted Development Plan as suitable for open market residential development. The site was not allocated for development in the Development Plan and nor does it meet any of the exceptions to the approach to sustainable development set out in the Plan. The proposed residential development on the site would be incompatible with the principles of sustainable development in that it would undermine the development strategy set out in the adopted Shropshire Core Strategy and Site Allocations and Management of Development (SAMDev) Plan which seek to facilitate residential development within a sustainable settlement hierarchy. Whilst it is acknowledged that the proposed development offers a number of local community benefits, these are not considered to carry sufficient weight to outweigh the strategy of the Plan. As such, the proposal will conflict with Policies CS1, CS4 and CS5 of the adopted Shropshire Core Strategy and MD1, MD3, MD7a and S16 of the adopted SAMDev Plan, as well as national guidance contained within the National Planning Policy Framework in respect of residential development in the open countryside.
2. The site constitutes one of the remaining vestiges of open countryside within the immediate area. The development of this green field site for thirty eight dwellings would erode the character of the area by removal of the existing frontage hedgerow and by introducing development of a predominantly urban form into the open countryside which would appear incongruous and intrusive to the detriment of the rural setting of the locality. The proposal would thereby be contrary to the provisions of the Framework and Policies CS6 of the adopted Shropshire Core Strategy and MD2 of the adopted Shropshire Site Allocations and Management of Development (SAMDev) Plan.
3. The proposed development, due to its design, scale, massing and layout, is considered to be an overdevelopment of the site which would be out of keeping with the prevailing character of the surrounding area and would not form a suitable transition between adjoining development types. As such, it would appear as an incongruous urban feature to the detriment of local amenity and would thereby be contrary to Policies CS6 of the adopted Shropshire Core Strategy and MD2 of the adopted Shropshire Site Allocations and Management of Development (SAMDev) Plan.

21 Proposed Residential Development Land Adj Crosshills, Nesscliffe, Shrewsbury - 17/00282/FUL

The Local Member Councillor Ed Potter left the table, did not take part in the debate and did not vote on this application.

The Area Planning Manager introduced the application for the erection of 3 dwellings including the formation of a new access (revised scheme) and confirmed that the

Committee had undertaken a site visit on Wednesday 21st June 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Area Planning Manager advised that if Members were minded to approve the application Condition 9 should be amended to read: No new windows or other openings shall be formed above ground floor level in dwelling hereby permitted. He further advised that an additional condition could be added to retain two trees on site if Members considered this to be necessary.

Having considered the submitted plans for the proposal the majority of Members expressed their support for the Officer's recommendation subject to the suggested amendment to Condition 9 and the additional condition to retain two trees on site.

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;
- An amendment to Condition 9 to read 'No new windows or other openings shall be formed above ground floor level in dwelling hereby permitted'.
- An additional condition to ensure retention of two trees on site.

22 Cartref Camping And Caravan Site, Cartref, Ford Heath, Shrewsbury - 17/00407/FUL

The Area Planning Manager introduced the application for the Change of use of land for 15 static caravan pitches; formation of wildlife pond; associated landscaping works; installation of foul pumping unit (resubmission) and confirmed that the Committee had undertaken a site visit on Wednesday 21st June 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Councillor Steve Jones, on behalf of Ford 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:

- Any further development at this site would have a detrimental impact on the surrounding area;
- He questioned the ultimate aim for the site; and
- Stated that the site was not a suitable location as there were no facilities in the area for tourists.

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.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That delegated authority be given to the Head of Planning Services to grant planning permission subject to the conditions as set out in Appendix 1 and any modifications to these conditions if considered necessary by the Head of Planning Services.

23 The Fox Inn, Ryton, Shrewsbury - 17/01790/FUL

The Technical Specialist Planning Officer introduced the application under Section 73A of the Town & Country Planning Act for turfing over a previous set of steps, together with the installation of timber log retaining wall, and use of the land in association with development approved under 14/00701/FUL (amended description) and confirmed that the Committee had undertaken a site visit on Wednesday 21st June 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a number of representations in relation to this application and referred to a letter from the applicant in response to objections which had been circulated to the Committee.

Mr Brendan Mallon, on behalf of Local Residents and Ryton supporters of community assets spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Sue MacKay, on behalf of Conover 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 Dan Morris 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 application was an amendment to the original permission;
- The site plans for the permission granted in 2014 were inconsistent; and
- It was agreed in 2014 that a car park with 26 spaces was necessary to the viability of the business.

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

Discussion ensued in relation to the car park and the planning permission granted in 2014. Members raised concern in relation to the inconsistency of the site plans but accepted that the number of car parking spaces had not been specified when permission was granted in 2014.

Having considered the submitted plans for the proposal the majority of Members 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.

Councillor Alex Phillips requested that it be noted that he was not opposing his colleagues but wanted further investigation into the possibility of the extra car parking spaces mentioned.

24 Subway 27 Claremont Street, Shrewsbury - 17/01861/VAR

The Area Planning Manager introduced the application for the variation of Condition No. 7 of Planning Permission SA/04/1625/F to regularise opening hours to bring them in line with premises licence.

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

- Opening hours until 3.00 am for 3 nights a week was excessive and a more realistic condition was needed;
- 11.00 pm was a reasonable time to close the premises; and
- If the hours were extended door security should be employed.

Mr Michael Gries, 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 some Members considered the proposed opening hours for the weekend to be acceptable but felt opening until 3.00 am on a Wednesday was excessive and should be amended to 07.00 – 23.00.

Having considered the submitted plans for the proposal the majority of Members expressed their support for the Officer's recommendation subject to the opening hours on a Wednesday being amended to 07.00 – 23.00.

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; and
- The opening hours on a Wednesday being amended to 07.00 – 23.00.

25 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 22nd June 2017 be noted.

26 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, 27th July 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: