



Committee and Date

Central Planning Committee

31st August 2017

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 27 July 2017

2.00 - 4.45 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, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy and David Vasmer

27 Apologies for absence

An apology for absence was received from Councillor Keith Roberts.

28 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 22nd June 2017 be approved as a correct record and signed by the Chairman.

29 Public Question Time

There were no public questions or petitions received.

30 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.

31 Shrewsbury College of Arts and Technology, Radbrook Centre, Radbrook Road, Shrewsbury - 17/00821/REM

The Planning Services Manager introduced the application for approval of reserved matters (siting, design, appearance, landscaping) pursuant to 15/00491/OUT for mixed residential development of 104 residential units including affordable housing and conversion of college building into 16 apartments; highway works; formation of estate roads; landscaping works including felling of trees; formation of open space; discharge of conditions 10(European Protected Species), 11(Construction Method Statement) and 12(Badger Mitigation Plan) attached to 15/00491/OUT (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.

Councillor David Vasmer joined the meeting at this point.

The Planning Services Manager advised that during discussions with the developer it had been confirmed that connection to fibre broadband would be provided, however, if Members were minded to approve the application an additional condition for the provision of electric vehicle charging points should be added to any permission granted.

Mr Selby Martin, Local Resident and CPRE Vice-President spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr John Williams, 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 Services Manager advised Members that if they were minded to approve the application authority should be delegated to officers to not issue the decision until the Section 106 legal agreement to secure a £60,000 contribution to develop the existing infant and junior play areas in the Radbrook ward which was linked to the application being considered under reference number 17/00823/COU had been concluded.

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 Planning Services Manager as per the Officer's recommendation to grant planning permission subject to:

- The conditions set out in Appendix 1;
- An additional condition for the developer to provide electric vehicle charging points; and
- The completion of the Section 106 legal agreement to secure a sum of £60,000 to contribute to the development of the existing infant and junior play areas in the Radbrook ward as detailed in Planning Application 17/00823/COU.

32 Shrewsbury College of Arts and Technology, Radbrook Campus, Radbrook Road, Shrewsbury - 17/00822/REM

The Planning Services Manager introduced the application for the approval of reserved matters (siting, design, appearance, landscaping) pursuant to 15/00490/OUT for mixed residential development of 22 units including conversion of Walker House; highway works; formation of estate roads; landscaping works including felling of trees; formation of wetland area; discharge of condition 10(Construction Method Statement) attached to 15/00490/OUT 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 Planning Services Manager advised Members that if they were minded to approve the application authority should be delegated to officers to not issue the decision until the Section 106 legal agreement to secure a £60,000 contribution to develop the existing infant and junior play areas in the Radbrook ward which was linked to the application being considered under reference number 17/00823/COU had been concluded and the inclusion of an additional condition for the provision of electric vehicle charging points.

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 Planning Services Manager as per the Officer's recommendation to grant planning permission subject to:

- The conditions set out in Appendix 1;
- An additional condition for the developer to provide electric vehicle charging points; and
- The completion of the Section 106 legal agreement to secure a sum of £60,000 to contribute to the development of the existing infant and junior play areas in the Radbrook ward as detailed in Planning Application 17/00823/COU.

33 Shrewsbury College of Arts and Technology, Radbrook Road, Shrewsbury - 17/00823/COU

The Planning Services Manager introduced the application for the change of use of the land to form domestic curtilage land and formal public open space including the construction of a footpath 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.

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

Mr John Williams, 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 concerns raised by Members regarding the lack of a play area on site, the Planning Services Manager advised that Shropshire Council Parks and Recreation were satisfied with the open space proposed and explained that there were other play areas in the Radbrook area within walking distance of the site which

would be enhanced using the £60,000 to be secured by a section 106 legal agreement.

Having considered the submitted plans for the proposal the majority of Members agreed to defer the application to allow the developer the opportunity to explore the possibility of providing a play area or areas on site.

RESOLVED:

That consideration of the application be deferred to ask the developer to provide a play area or areas.

34 Proposed Residential Development Opposite The Crescent, Nesscliffe, Shrewsbury - 16/03413/REM

The Area Planning Manager introduced the application for reserved matters pursuant to outline planning application 13/04757/OUT (landscaping, scale, appearance and layout) for residential development of 30 dwellings 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 explained that the access included in the outline application had been moved northwards by approximately 3 metres and therefore access should have been included on proposal description. He added that the proposal description should also be amended to refer to 24 dwellings instead of 30 and advised that if Members were minded to approve the application additional conditions were recommended in relation to: the pedestrian refuge crossing point; the provision of electric vehicle charging points; the final elevation details in regard to the property near the highway; and the public open space shortfall.

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

- He was pleased to see that a pedestrian refuge crossing point had been included;
- The density of the site should be reduced to 15 dwellings;
- The layout of the development was cramped and there was a lack of public open space; and
- The comments of the Parish Council had been ignored.

Ms Amy Henson, 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 Members raised concerns in relation to the amount development in Nesscliffe, the density of site and the shortfall of public open space.

Having considered the submitted plans for the proposal the majority of Members agreed to defer the application to allow the developer the opportunity to reduce the number of dwellings and increase the amount of public open space.

RESOLVED:

That consideration of the application be deferred to ask the developer to reduce the number of dwellings and increase the amount of public open space.

35 Land At 117/125 Wenlock Road, Shrewsbury - 16/04590/FUL

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

The Area Planning Manager introduced the application for the erection of 32 retirement living apartments including communal facilities, landscaping and car parking; formation of vehicular access following demolition of existing property (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 advised that if Members were minded to approve the application he suggested that additional conditions to restrict the occupancy of the apartments to people over the age of 55 and to provide electric vehicle charging points be added to any permission granted.

Mr Stephen Haylett, 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 Tony Parsons 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:

- He was not opposed to development on this site or the type of development proposed;
- There was inadequate parking for residents, visitors and carers; and
- He did not consider it acceptable to grant officers delegated powers to agree the affordable housing provision and the application should be deferred until the affordable housing provision was known.

Mr Alex Mitchell, 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 Members raised concerns in relation to the lack of car parking proposed and requested that the final detail in regard to the affordable housing provision be brought back to this Committee for approval.

Members were advised that Highways had not objected to application and evidence had been provided by the developer in relation to the amount of on-site parking provision this type of development required.

Councillor Tony Parsons left the meeting at this point.

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 in accordance with the officer’s recommendation, subject to:

- The conditions set out in Appendix 1;
- The final detail of the Section 106 legal agreement in relation to affordable housing being brought back to this Committee for approval
- An additional condition for the developer to provide electric vehicle charging points; and
- An additional condition to restrict occupancy of the apartments to people over the age of 55.

36 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 27th July 2017 be noted.

37 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, 31st August 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: