



Committee and Date

Central Planning Committee

21st December 2017

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 23 November 2017

2.00 - 3.53 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

74 Apologies for absence

An apology for absence was received from Councillor Keith Roberts.

75 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 26th October 2017 be approved as a correct record and signed by the Chairman.

76 Public Question Time

There were no public questions or petitions received.

77 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.

78 Land Between Preston Street & London Road, Shrewsbury - 17/01612/OUT

Councillor Ted Clarke as local ward Councillor vacated the Chair. Councillor Nat Green as Vice-Chairman presided as Chairman for this item.

Councillor Tony Parsons as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Planning Associate introduced the hybrid planning application for a residential development of up to 600 dwellings, access, footpath/cycleway, public open space, landscaping and associated drainage and development infrastructure: comprising Full application for 353 dwellings, access from Preston Street, access from London Road and spine road, footpaths/cycleway, public open space, landscaping, demolition of existing buildings and associated infrastructure; and Outline submission for (up to) 247 dwellings, footpath/cycleway, public open space, landscaping and associated development infrastructure (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 Planning Associate drew Members' attention to the Schedule of Additional Letters which included representations from local residents, Shrewsbury Civic Society, the owners of Robertson Farm and the agent acting for the applicant. It was added that further representations had been received that morning from Shrewsbury Town Council, the Scouts and the Weir Hill Development Community Group. (Copies attached to the signed minutes.)

Mr Stuart Spiers, on behalf of the Weir Hill Development Community Group spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Mike Carter, on behalf of the Shrewsbury Civic Society spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.2), Councillor Hannah Fraser, addressed the Committee as the adjoining 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 her statement, a number of points were raised including the following:

- The length of time that existing residents of would have to endure construction traffic on Preston Street was too long;
- The development did not include provision for economic activity or social infrastructure and was therefore unsustainable;
- Phase one should include access to the college grounds;
- There was no enough parking for the Riverside park; and
- The proposed amendments to the Belvidere Road Bridge caused more problems than they solved.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Jane Mackenzie 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 her statement, a number of points were raised including the following:

- The development does not reflect the beautiful environment or the heritage of the Town;

- The top end of Preston Street had a quiet lane feel and was unsuitable for construction traffic;
- The transport assessment was insufficient and the proposed widening of Preston Street would not help;
- The development needs to be integrated with the existing community and facilities and at the very least should have pedestrian/cycle access to enable residents to access facilities on London Road; and
- The Riverside Park should also be accessible to the wider public.

Mr Jason Tait, 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 Members, the Area HDC Manager (North) confirmed that the transport assessment was considered robust and demonstrated that phase one of the development could be delivered off the Preston Street access and the Column roundabout had sufficient capacity to cope with traffic from the new development.

The Planning Associate stated that Paragraph 6.5.11 should read 'These works must be carried out following the occupation of 250 dwellings and the removal of construction traffic' not completion as stated in the report. In response to questions he explained that the S106 would address the contribution for improvement works to the Belvidere Road Bridge and clarified that there was provision for bus route if an operator wished to run one.

In the ensuing debate, Members raised concern in relation to the impact of the development on residents in Preston Street, in particular the impact of construction traffic and questioned the trigger point for when the London Road access should be provided. Concern was also noted in regard to the timing of the development of the Riverside Park, with Members suggesting that it would be ecologically beneficial for the whole park to be delivered upfront and not phased as proposed; the lack of community facilities within the proposed development; and the fact that Phase one did not include any access from the site to existing development and facilities in the wider area.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously expressed the view that the application should be deferred to allow the opportunity for the issues raised in relation to the London Road access trigger point, the timing of the development of the Riverside Park and the access to existing development and facilities to be addressed.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the opportunity for the following issues to be addressed:

- The trigger point for the requirement of the London Road access;
- The timing of the development of the Riverside Park; and
- Further detail in relation to footpath and cycleway connectivity from the site to existing development and facilities in the wider area.

79 Coton Hill Glass Works, Coton Hill, Shrewsbury - 17/05049/FUL

The Solicitor notified those present that due to a request from a member of the public the following item would be recorded.

Councillor Nat Green as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Technical Specialist Planning Officer introduced the application for conversion of a former Church and current retail premises (use class A3) to five residential apartments to include terraces and external fire escape with footbridge 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 Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from the Environment Agency recommending an additional condition regarding finished ground floor levels and the Conservation officer requesting that a fuller heritage assessment be submitted to accompany the submission of a discharge of conditions application for the approval of the external architectural detailing and materials for the roof extensions. Members were therefore advised that if they were minded to approve the application any permission granted should include an amendment to condition 8 regarding the submission of a heritage assessment and an additional condition regarding finished floor levels.

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;
- Condition 8 being amended to include the request for a fuller heritage assessment to be submitted to accompany the submission of a discharge of conditions application for the approval of the external architectural detailing and materials for the roof extensions; and
- An additional condition in relation to Ground Finished floor levels as detailed on the schedule of additional letters.
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80 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 23rd November 2017 be noted.

81 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, 21st December 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: