

**Committee and Date**

Central Planning Committee

15<sup>th</sup> February 2018

**CENTRAL PLANNING COMMITTEE****Minutes of the meeting held on 18 January 2018**

**2.00 - 3.56 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 (Chairman)

Councillors Dean Carroll, Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts, David Vasmer and Jane MacKenzie (substitute for Ted Clarke)

**91 Apologies for absence**

An apology for absence was received from Councillor Ted Clarke (Substitute: Councillor Jane Mackenzie).

**92 Minutes****RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 21<sup>st</sup> December 2017 be approved as a correct record and signed by the Chairman.

**93 Public Question Time**

There were no public questions or petitions received.

**94 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 applications to be considered at this meeting, Councillor Keith Roberts stated that he was a member of the Planning Committee of Shrewsbury Town Council. He indicated that his views on any proposals when considered by the Town Council had been based on the information presented at that time and he would now be considering all proposals afresh with an open mind and the information as it stood at this time.

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

The Principal Planning Officer 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 on 23<sup>rd</sup> November 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Principal Planning Officer explained that at the Central Planning Committee meeting held on 23 November 2017, Members resolved to defer the application and drew Members' attention to the Schedule of Additional Letters which included representations from local residents, the Weir Hill Action Group, and the agent acting for the applicant. It was added that further representations from local residents had been received since the publication of the Schedule of Additional Letters (copy attached to the signed minutes). The Principal Planning Officer referred to the proposal from the agent to reduce further the maximum number of dwellings served from a single point of access off Preston Street to 225, with no more than 250 properties under construction until the London Road link was available for public use and advised the Committee that if they were minded to approve the application that condition 21 be amended as outlined in the Schedule of Additional Letters.

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

*Councillor David Vasmer joined the meeting at this point. (Due to not being present from the start of the item Councillor David Vasmer did not vote on this item.)*

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 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 developer had not contacted local members to discuss the concerns raised at the meeting held on 23<sup>rd</sup> November 2017;
- She queried the relevance of the transport assessment and asked why local Members had not been alerted to the significance of the document; and

- The development required integration with the existing community and facilities on London Road.

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:

- A footpath was required to link the development to London Road which would reduce the time taken by residents to access the existing services and community facilities on foot;
- He was concerned about the impact of construction traffic on local residents and did not feel that the proposed widening of Preston Street would help; and
- He queried why the London Road access could not be built from the start.

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 Developer had not listened to the concerns raised at the meeting held in November;
- The Riverside park should remain fully accessible during the construction period; and
- The development was poorly connected and residents would have to use their car to access services in the area.

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 the ensuing debate, the majority of Members expressed the view that the developer had not addressed the concerns raised at the November meeting in relation to the impact of additional traffic and construction traffic on residents in Preston Street; the London Road access trigger point; and the lack of access to existing development and facilities in the area. Additionally Members queried the highway data provided in the transport assessment.

In response to Members, the Area HDC Manager (North) confirmed that there was a weight restriction on London Road and Wenlock Road and a draft Construction Environmental Management Plan to cover the routing of HGV traffic had been submitted with the application. He stressed that the transport assessment submitted by the applicant was considered robust and had been done in accordance with the Councils requirements. It was added that improvements to Preston Street were pivotal to any development on Preston Street and the Highways Agency had confirmed that with the proposed widening of Preston Street this access was suitable for use by construction traffic.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, the majority of Members expressed the view that the application should be deferred for further clarification in relation to the highway data in the transport assessment submitted by the applicant

**RESOLVED:**

That consideration of the application be deferred to a future meeting of this Committee for further clarification in relation to the highway data in the transport assessment submitted by the applicant.

**96 Proposed Concierge Glamping Site at Hencote Farm, Cross Hill, Shrewsbury - 17/04363/FUL**

The Principal Planning Officer introduced the planning application for the creation of a concierge 10 unit glamping site for tourism and leisure operation (using previously approved vehicular access); formation of car parking area. He 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 and drew Members' attention to the Schedule of Additional Letters which included a representation from a local resident.

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 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:

- He explained that he had requested that the application be considered by the Committee and noted that he would be speaking from a neutral stance;
- He welcomed the economic benefit to the Town; and
- He wanted to draw attention to the conditions in appendix 1 and queried whether these were adequate for this site.

Having considered the submitted plans and listened to the comments made by the speakers, Members unanimously expressed their support for the Officer's recommendation subject to the following amendments to conditions 8 & 9:

- Condition 8 - the wording 'in the succeeding year' to be replaced with 'annually'.
- Condition 9 – the word 'lodges' to be replaced with 'units'.

**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;
- The following amendment to Condition 8 - the wording 'in the succeeding year' to be replaced with 'annually'; and

- The following amendment to Condition 9 – the word ‘lodges’ to be replaced with ‘units’.

**97 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 18<sup>th</sup> January 2018 be noted.

**98 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, 15<sup>th</sup> February 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....