



Committee and Date

Central Planning Committee

5th July 2018

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 7 June 2018

2.00 - 3.08 pm in the Shrewsbury/Oswestry 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 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)

1 Election of Chairman

RESOLVED:

That Councillor Ted Clarke be elected Chairman for the ensuing year.

2 Apologies for absence

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

3 Appointment of Vice-Chairman

RESOLVED:

That Councillor Nat Green be appointed Vice-Chairman for the ensuing year.

4 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 10th May 2018 be approved as a correct record and signed by the Chairman.

5 Public Question Time

There were no public questions or petitions received.

6 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.

7 Former Railway Land Off Washford Road, Shrewsbury, SY3 9HR (18/00268/FUL)

The Technical Specialist Planning Officer introduced the application for the demolition of existing industrial units and construction of 7 dwellings with associated parking and access (amended description) and explained that at the Central Planning Committee meeting held on 10th May 2018, Members resolved to defer the application for further highways consideration. It was confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area on 10th May 2018.

The Technical Specialist Planning Officer advised the Committee that if they were minded to approve the application a number of conditions required amendment as follows:

- The conditions to be re-numbered following condition 6 due to a typographical error;
- Condition 5 - the wording 'unless otherwise approved in writing by the Local Planning Authority' be deleted; and
- The final paragraph of condition 7 which relates to a noise assessment be deleted as there was a separate condition which covered this issue.

Members' attention was drawn to the Schedule of Additional Letters which included representations from the Highways consultant for the applicant, 2 neighbouring properties, the Developing Highways Area Manager – South and Central and the Case Officer.

Mrs Susan Luther, on behalf of local residents and the Local Ward Councillor spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Graham Breakwell, local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Tim Wenham, 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 in relation to alternative plans the Technical Specialist Planning Officer reassured the Committee that the scheme had not changed and the plans referred to in the Schedule of Additional Letters were for illustrative purposes only.

Developing Highways Area Manager – South and Central clarified that the change to residential usage from the current B8 usage was considered more controllable from a Highways perspective.

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 be approved as per the Officer's recommendation subject to the amendments to the conditions as outlined by the Technical Specialist Planning Officer.

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 conditions to be re-numbered following condition 6 due to a typographical error;
- The following amendment to condition 5 - the wording 'unless otherwise approved in writing by the Local Planning Authority' be deleted; and
- The final paragraph of condition 7 which relates to a noise assessment be deleted as there was a separate condition which covered this issue.

8 4 Weir Road, Hanwood, Shrewsbury, Shropshire, SY5 8JZ (18/02032/HHE)

The Area Planning Manager introduced the application for the erection of a rear single storey extension to a terraced dwelling, dimensions 6.0 metres beyond rear wall, 3.0 metres maximum height, 2.45 metres high to eaves and explained that the applicant worked within the planning department of Shropshire Council and to accord with the Scheme of Delegation it was a requirement that this application be determined by Committee.

It was explained that the neighbouring properties were notified of the development and no representations had been received objecting to the proposal and it was not considered by Officers that the proposal would have an adverse impact on residential amenity. Therefore it was confirmed that the details submitted with the application demonstrate that the extension would be exempt from requiring express planning permission because the proposed works complied with the requirements of Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and since no representations objecting the proposal had been received from any owners or occupiers of neighbouring properties, prior approval from the local authority was not required.

RESOLVED:

Members noted that the application constituted permitted development.

9 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 7th June 2018 be noted.

10 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, 5th July 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: