



Committee and Date

Central Planning Committee

20th December 2018

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 22 November 2018

2.00 - 3.47 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), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts and David Vasmer

64 Apologies for absence

There were no apologies for absence received.

65 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 25th October 2018 be approved as a correct record and signed by the Chairman.

66 Public Question Time

There were no public questions or petitions received.

67 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.

68 Land SW of Home Farm, Buildwas, Shropshire- 18/00186/OUT

The Principal Planning Officer introduced the outline application (access for consideration) for the erection of 4 detached houses; formation of vehicular access and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Case Officer detailing an amendment to Condition 8.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Claire Wild 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 concrete road from Home Farm caused flooding in heavy rain and sheet ice in winter;
- A drain was required either side of the road to prevent issues and passing places should be considered as detailed in paragraph 6.5.11 of the Officer's report; and
- The size of the units and the eaves/ridge height of the development should be conditioned.

Sean Jones, 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, the Principal Planning Officer stated that if Members were minded to approve the application an additional condition could be included in relation to the inclusion of passing places on the access road and Condition 5 could be amended to include drainage on both sides of the concrete road. He reminded Members that the application was in outline only and the details in relation to the size and height of the units would be considered at the reserved matters stage.

Having considered the submitted plans and listened to the comments made by the speakers the majority of Members expressed the view that the application be approved as per the Officer's recommendation.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to:

- The conditions set out in Appendix 1;
- An amendment to Condition 8 as detailed on the Schedule of Additional Letters;
- An amendment to Condition 5 to include drainage on both sides of the concrete road; and
- An additional condition in relation the inclusion of passing places on the access road.

69 The Square, Great Ryton, Shrewsbury, Shropshire - 18/03486/FUL

The Technical Specialist Planning Officer introduced the application for the conversion of existing residential facility to form four apartments; erection of two storey extension following demolition of existing; relocation of timber garage and associated works (re-submission) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the local ward Councillor and noted that Condition 4 in relation to drainage should be amended to a pre-commencement condition to ensure that if Members were minded to approve the application no works would be permitted until a satisfactory drainage scheme was submitted.

Alan Locke, local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Susan Mckay, on behalf of Condover Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate Members raised concern in relation to the parking issues and foul drainage issues raised by speakers and unanimously expressed the view that the application be deferred to allow the applicant the opportunity to provide further information in regards to these issues.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the applicant the opportunity to provide further information in regards to the foul drainage and parking issues identified by Members.

70 Proposed Commercial Development Land to the South of Thieves Lane, Shrewsbury - 17/06157/FUL

The Principal Planning Officer introduced the hybrid application (part full, part outline) - Full - erection of a petrol filling station (Sui Generis) and drive through cafe (Use Class A3/A5) together with the creation of a new access, parking, landscaping and various other infrastructure works. Outline - provision of a new office park (Use Class B1) to include access (some matters reserved) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Claire Wild 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 and stated that her comments related to this application and agenda item 8 (Planning Application 17/05812/FUL). During her statement, a number of points were raised including the following:

- Signage on the Emstrey Island was poor and Atcham Parish Council were in discussion with Highways England in relation to this issue;
- The proposal would have a detrimental impact on traffic on Thieves Lane and an extra lane was required to cope with the additional traffic; and

- The site was environmentally sensitive location due to the nearby principal aquifer.

Emily Robinson, 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, some Members expressed concerns regarding the impact of additional traffic from Thieves Lane onto Emstrey Island and highway safety for pedestrians. In response to comments, the Principal Planning Officer stated that he had raised the issue in relation to Emstrey Island with Highways England at a meeting today and they had confirmed they were satisfied with the access and the modelling undertaken by the applicant was robust. He added that if Members were minded to approve the application an additional condition could be added to any permission granted in relation to the inclusion of a pedestrian crossing on Thieves Lane.

Members considered the submitted plans, noted the comments of all speakers and on the Chairman's casting vote it was:

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to:

- The conditions as outlined in appendix 1 with any amendments to these conditions as considered necessary by the Head of Planning Services; and
- The following additional condition in regards to a pedestrian crossing on Thieves Lane:

Prior to the development hereby permitted being first brought into use/open to trading, details of improvements to pedestrian crossing facilities on Thieves Lane shall be fully implemented in accordance with full engineering details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

71 Proposed Car Dealership and Premises South of Thieves Lane, Shrewsbury - 17/05812/FUL

The Principal Planning Officer introduced the application for the erection of new car dealership building comprising car showroom and servicing workshop and valeting facilities, plus standalone vehicle repair and prep building, and drive-through car wash, together with staff, customer and storage parking and external used car display area and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

See Minute 70 in relation to comments from the local ward Councillor, Councillor Claire Wild.

Gareth Williams, 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 and listened to the comments made by the speakers the majority of Members expressed the view that the application be approved as per the Officer’s recommendation.

RESOLVED:

That planning permission be granted as per the Officer’s recommendation subject to the conditions as outlined in appendix 1 with any amendments to these conditions as considered necessary by the Head of Planning Services.

72 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, 20th December 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: