



Committee and Date

Central Planning Committee

14th March 2019

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 14 February 2019

2.00 - 3.24 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, Ed Potter, Kevin Pardy, Keith Roberts and Roger Evans (substitute for David Vasmer).

93 Apologies for absence

Apologies for absence were received from Councillors Nick Hignett, Alex Phillips and David Vasmer (Substitute: Roger Evans).

94 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 17th January 2019 be approved as a correct record and signed by the Chairman.

95 Public Question Time

There were no public questions or petitions received.

96 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, Councillors Keith Roberts and Nat Green stated that they were members of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

With reference to planning application 18/05838/FUL - Site of The Cygnets, Hookagate, Shrewsbury, Councillor Keith Roberts stated that he was Member of

Longden Parish Council and lived opposite the site, therefore due to a perception of bias he would make a statement in relation to the application and then leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning applications 18/04723/FUL - Romney House, Pound Lane, Hanwood, Shrewsbury and 18/05838/FUL - Site of The Cygnets, Hookagate, Shrewsbury, Councillor Roger Evans stated that he was a member of Pontesbury Parish Council and Londgen Parish Council. He indicated that his views on any proposals when considered by the Parish Councils 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.

97 Poulton Farm, Little Minsterley, Minsterley, Shrewsbury - 18/02023/EIA

The Principal Planning Officer introduced the application for erection of 2 poultry sheds, storage shed; feed bins and associated landscape works and advised Members that if they were minded to approve the application he suggested an amendment to Condition 4 to include the wording 'the approved plans to be adhered to at all times' and the inclusion of an informative to remind the applicant that the site permit managed by the Environment Agency will monitor any day to day odour issues once the development is in operation.

Having considered the submitted plans Members unanimously expressed their support for the Officer's recommendation subject to the amendment to Condition 4 and the inclusion of an informative as detailed by the Principal Planning Officer.

RESOLVED:

That authority to grant planning permission be delegated to the Head of Planning Services subject to:

- The conditions as outlined in appendix 1 and any modifications to these conditions as considered necessary by the Head of Planning Services;
- An amendment to Condition 4 to include the wording 'the approved plans to be adhered to at all times'; and
- An informative being added to the decision notice to remind the applicant that the site permit managed by the Environment Agency will monitor any day to day odour issues once the development is in operation.

98 Beacon Hotel, 156 Copthorne Road, Shrewsbury - 18/04372/FUL

The Planning and Enforcement Officer introduced the application for the installation of raised timber decking areas complete with balustrading and steps and erection of an open sided timber framed pergola structure (revised description) and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

In response to a query from a Member in relation to whether there was CCTV in the outside area, the Planning and Enforcement Officer stated that she was unable to advise on the location of CCTV and this issue would need to be clarified within the management plan or an appropriate approved plan.

Having considered the submitted plans the majority of Members expressed their support for the Officer's recommendation subject to an amendment to the conditions to clarify within the management plan or an appropriate approved plan that there will be adequate CCTV covering the outside area.

RESOLVED:

That authority to grant planning permission be delegated to the Head of Planning Services subject to:

- The conditions set out in Appendix 1;
- An amendment to the conditions to clarify within the management plan or an appropriate approved plan that there will be adequate CCTV covering the outside area; and
- Any modifications to these conditions as considered necessary.

99 Romney House, Pound Lane, Hanwood, Shrewsbury - 18/04723/FUL

Councillor Roger Evans 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 Principal Planning Officer introduced the application for alterations to existing annex to form living accommodation, and erection of a log store to aid existing biomass boiler and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Members' attention was drawn to the Schedule of Additional Letters which included a representation from Pontesbury Parish Council withdrawing their objection to the application.

Having considered the submitted plans and in light of the objection from the Parish Council being withdrawn, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted, subject to the conditions as set out in Appendix 1.

100 Site Of The Cygnets, Hookagate, Shrewsbury - 18/05838/FUL

The Planning and Enforcement Officer introduced the application for the erection of 8 new dwellings and alterations to vehicular access 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 and Enforcement Officer, in reference to paragraph 6.1.4 of the Officer's report noted the latest figures for housing development in the Community Cluster of Longden, stating that there was currently a total of 20 completions and 41 commitments. He pointed out that this application was for 8 dwellings comprising four 2 bedroom dwellings and four 3 bedroom dwellings, making a total of 20 bedrooms, and the extant planning permission for 6 dwellings was for four 3 bedroom dwellings and two 4 bedroom dwellings also making a total of 20 bedrooms. The Planning and Enforcement Officer drew Members' attention to the Schedule of Additional Letters which included representations from the Parish Council and advised Members that if they were minded to approve the application he recommended that a condition in relation to adequate bin storage be added to any permission granted.

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

- The road was subject to speeding and this had been acknowledged by the Police;
- The location was a rural village and not an urban setting; and
- He was concerned in relation to the increase in housing numbers as referred to in paragraph 6.1.5 of the Officer's report; and
- Urged the Committee to refuse the application.

In line with his declaration at Minute 96, Councillor Keith Roberts made a statement in relation to the application and then left the room, took no part in the debate and did not vote on this item.

The Planning and Enforcement Officer responded to concerns raised by the speakers, noting that the construction management plan would limit the site working hours; the area currently used for parking was an informal arrangement and was not designated for parking; he acknowledged that the housing guidelines in Policy MD3 had been exceeded but noted the perceived benefits in regards to the application which included the redevelopment of a brownfield site.

Members questioned if it was possible for the Bus Shelter to remain in the current location. In response, Mr Groves, agent for the applicant indicated that this was acceptable.

Having considered the submitted plans and noted the comments of all the speakers, Members unanimously expressed their support for the Officer's recommendation

subject to an amendment to the conditions in relation to the location of the Bus Shelter and an additional condition with regard to bin storage in relation to development on site.

RESOLVED:

That planning permission be granted, subject to:

- The conditions as set out in Appendix 1;
- An amendment to the conditions in relation to the location of the Bus Shelter; and
- An additional condition with regard to bin storage in relation to development on site.

101 5 Westhope Avenue, Shrewsbury - 18/05630/FUL

The Principal Planning Officer introduced the application for a replacement enclosed front porch and enlarged room over and noted that the applicant was a Member of Shropshire Council, not an employee as stated in paragraph 3.1 of the Officer's report.

Having considered the submitted plans Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted, subject to the conditions as set out in Appendix 1.

102 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 14th February 2019 be noted.

103 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, 14th March 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: