

**Committee and Date**

Central Planning Committee

4th July 2019

CENTRAL PLANNING COMMITTEE**Minutes of the meeting held on 6 June 2019**

2.00 - 2.59 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

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

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 Pam Moseley (Substitute: Councillor Kevin Pardy).

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 9th May 2019 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.

With reference to planning applications to be considered at this meeting, Councillors Julian Dean, Nat Green, Kevin Pardy, Alex Phillips and Keith Roberts 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 19/01594/FUL – 37 Regents Drive, Shrewsbury - Councillor Tony Parsons stated that his Wife the was applicant and he would therefore leave the room, take no part in the consideration of, or voting on, this item.

7 Former Copthorne Barracks, Copthorne Road, Shrewsbury - 19/01288/REM

Councillor Julian Dean 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 approval of reserved matters (appearance, layout, scale and landscaping) pursuant to the Outline Permission 16/04228/OUT, for a mixed residential development of 150 dwellings (additional 8 dwellings) for part of the site (an amendment to reserved matters approval 18/03637/REM), (amended description) and explained that the whole site already had detailed approval for 216 dwellings and this application related to the northern part of the site to allow for a change in house types and minor alterations to the layout to include 8 additional dwellings.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the agent to confirm that the demolition that took place was performed under a Bat Mitigation Class Licence (WML-CL21) site registration.

In response to questions from Members, the Technical Specialist Planning Officer stated that the contribution to education was based on the formula used at the outline stage and would remain unchanged and there was no further information in relation to the pedestrian crossing at present but she would follow this up with SC Highways.

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 set out in Appendix 1.

8 Proposed Affordable Dwelling South of Woodfield, Cruckton, Shrewsbury - 19/01303/OUT

The Technical Specialist Planning Officer introduced the outline application for the erection of one (affordable) dwelling to include access and explained that the application was considered by the Committee at the previous meeting when Members resolved to defer consideration to allow for further information in relation to the location of the site and its relationship to Cruckton. 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 9th May 2019.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representation from a local resident in support of the application.

Michelle Trow, local resident spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Allan Hodges, Pontesbury Parish Council spoke in support of 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 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:

- He stated that the local need had been accepted and the location of the site was the main issue;
- He noted that the original objective of the exception site policy was to enable young people to remain in the area they grew up, however, in his opinion the policy was now being interpreted more rigidly by Officers; and
- Cruckton was a loose knit settlement.

Tricia Harrison, 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 Members expressed differing views. Some Members supported the Officer's recommendation to refuse the application. Other Members were in agreement with the speakers and considered the site to be part of the settlement of Cruckton.

Having noted the comments of all the speakers, the majority of Members expressed their support for the application, contrary to the Officer's recommendation.

RESOLVED:

That planning permission be granted contrary to the Officer's recommendation for the following reason:

The applicant has demonstrated housing need and a local connection and the proposed site can be considered to be within or adjacent to the named settlement of Cruckton.

Subject to:

That Planning Officers be granted delegated powers to attach appropriate conditions and a S106 to ensure that the dwelling is affordable in perpetuity.

9 37 Regents Drive, Shrewsbury - 19/01594/FUL

Councillor Tony Parsons left the room in line with his declaration at Minute 6.

The Principal Planning Officer introduced the application for the erection of a two-storey rear extension and alterations to single storey roof at front of house and explained that the reason that the application was for Committee determination was because the applicant was an elected Member.

Having considered the submitted plans for the proposal, the majority of Members expressed their support for 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.

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, 4th July 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: