



Committee and Date

Southern Planning Committee

INSERT NEXT MEETING DATE

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 25 July 2023

3.10 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Tim Ward / Ashley Kendrick

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Present

Councillor David Evans (Chairman)

Councillors Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Christian Lea, Hilary Luff, Nigel Lumby, Tony Parsons, Ed Potter and Robert Tindall

12 Apologies for Absence

Apologies for absence were received from Councillor Richard Huffer who was substituted by Councillor Nigel Hartin.

13 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 27 June 2023 be approved as a correct record and signed by the Chairman.

14 Public Question Time

There were no public questions.

15 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 regards to item 7, Councillor Nick Hignett stated that he would leave the meeting and take no part in the debate or voting on the item as he did not wish to be perceived as having predetermined the application as he had taken part in the debate when the application was discussed at Pontesbury Parish Council.

16 Proposed Affordable Dwelling South West Of Orchard Farm Ryton Dorrington Shropshire (23/02161/FUL)

The Planning Officer introduced the application which was an application for the erection of detached dwelling, garage and installation of package treatment tank, and with reference to the drawings and photographs displayed, he drew Members' attention to the location and proposed layout and elevations.

He confirmed that members had attended a site visit and advised them that two of the reasons for refusal contained within the report had now been addressed; with the reasons for refusal now relating to location and eligibility under the adopted Type and Affordability of Housing SPD.

The Solicitor read a statement on behalf of Councillor Dan Morris, local ward councillor, in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Solicitor read a statement on behalf of Mrs Rebecca Griffiths, applicant, in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members were in agreement that the location of the proposals were not of concern as it was felt that the site could be perceived to be part of a settlement, however acknowledged the strict eligibility criteria as set out in the adopted Type and Affordability of Housing SPD and that these had not been met.

RESOLVED:

That in line with part 2 of the officer recommendation, the application be refused on the grounds that the applicant is not an eligible person for the single plot exception scheme, insufficient evidence has been submitted or accepted. Consequently, this is contrary to the adopted Type and Affordability of Housing SPD.

17 41 Clifton Villas Temeside Ludlow Shropshire SY8 1PA (23/02217/FUL)

Councillor Robert Tindall left the meeting for this item as one of the public speakers was known to him.

The Development Manager introduced the application which was an application for the change of use from residential unit to residential care home with reference to the drawings and photographs displayed, he drew Members' attention to the site location and proposed elevations.

Marshal Horne spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Viv Parry, local ward councillor, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Lena Graham, applicant, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members noted that the recommendation for refusal was based on insufficient off-road parking which would lead to unacceptable highways issues and be contrary to the requirements of Policies CS7 of the Core Strategy and the NPPF.

Members acknowledged the benefits of having a home from home care facility for children with learning difficulties but raised concerns surrounding the safety of staff when using the proposed car park which was some distance from the property. It was felt that the location of the property was not conducive for this particular use due to its narrow paths and existing high traffic volume.

RESOLVED:

That in line with the officer recommendation, the application be refused as it fails to demonstrate sufficient off-road parking to serve the development which would result in vehicles parking on Temeside to the detriment of other road users and to the free flow and safe movement of traffic. The proposal is therefore contrary to the requirements of Policy CS7 of the Core Strategy and the National Planning Policy Framework. Members were also concerned for staff safety given the lack of availability for nearby parking.

18 Quercus Domus, Pound Lane, Hanwood, Shrewsbury, SY5 8JR (23/02219/FUL)

After declaring an interest, Councillor Nick Hignett left the meeting.

The Planning Officer introduced the application which was an application for a change of use of agricultural land to residential and reinstatement of existing access and drew members' attention to the location and site plans. Members were advised that there were three reasons for refusal; an unnecessary and unjustified expansion of domestic curtilage causing domestication of the countryside causing harm, an increase in plot size which is contrary to the S106 and affordability of the dwelling previously approved, and highway safety due to insufficient visibility.

Councillor Allan Hodges spoke against the proposal on behalf of Pontesbury Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

RESOLVED:

That in accordance with the Officer recommendation planning permission be refused.

19 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 25 July 2023 be noted.

20 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday 22 August 2023 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND, and not 22 September 2023 as stated on the agenda.

Signed (Chairman)

Date: