



**Committee and Date**

Southern Planning Committee

12 December 2023

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 14 November 2023**

**2.00 - 4.40 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Tim Ward / Ashley Kendrick

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**Present**

Councillors David Evans (Chairman), Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Richard Huffer, Christian Lea, Hilary Luff, Nigel Lumby, Ed Potter, Robert Tindall and Rachel Connolly (Substitute) (substitute for Tony Parsons)

**28 Apologies for Absence**

Apologies for absence were received from Councillor Tony Parsons.

Councillor Rachel Connolly substituted for Councillor Parsons

**29 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the Southern Planning Committee held on 19 September 2003 be approved as a correct record and signed by the Chairman.

**30 Public Question Time**

There were no public questions.

**31 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.

**32 Farley Quarry, Farley, Much Wenlock, Shropshire, TF13 6NX (22/05214/EIA)**

The Principal Planner introduced the application which was an application for the restoration of part of Farley Quarry by means of the recycling of construction, demolition and excavation wastes and the engineered placement of the rejects from the recycling process to raise levels in the Quarry to create a restoration landform, together with ancillary activities and improvements to the site access. and with

reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout.

The Principal Planner confirmed that members had attended a site visit and drew attention to the information contained in the schedule of late representations.

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

Councillor William Benbow spoke on behalf of Much Wenlock Town Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

The Solicitor read out a statement from Councillor Dan Thomas, local Ward Councillor against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Chris Ballam, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members expressed concern regarding the effect of the proposals on the AONB and the town of Much Wenlock. There was particular concern regarding the increase in the amount of traffic using the local highways. Members also commented that the proposals were contrary to policies in the Much Wenlock Neighbourhood Plan

#### **RESOLVED:**

That against the Officer recommendation planning permission be refused on the following grounds: -

- That the proposed development would adversely affect local amenities including within the AONB and for the nearby the town of Much Wenlock
- That the public benefits of the proposals were insufficient to justify major development within the AONB
- That the proposed development was contrary to Policy LL2 of the Much Wenlock Neighbourhood Plan

#### **33 Ludlow Touring & Holiday Home Park Overton Road Ludlow Shropshire SY8 4AD (23/02851/FUL)**

The Principal Planner introduced the application which was an application for the change of use of land for extension of existing Touring & Holiday Home Park with 61 pitches for static caravans/holiday homes and associated development, including access arrangements and internal roads, footpaths and landscaping and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

The Principal Planner confirmed that members had attended a site visit and drew attention to the information contained in the schedule of late representations.

The Solicitor read a statement on behalf of Richards Castle (Shropshire) Parish Council 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 application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Scott Bracken, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Principal Planner advised members that it was proposed that the development would be carried out in two phases, the first phase consisting of all the groundworks and landscaping and the installation of the units to the east of the site, and the second phase – the installation of the units on the west of the site and that it was suggested that an additional condition be added to ensure this.

Members generally welcomed the scheme and the benefits it would bring to the local economy. A Member asked that it be ensured that all caravans installed were of a suitable colour to ensure that they blended into their setting.

**RESOLVED:**

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in appendix 1 to the report and the addition of the following conditions

- A condition to ensure that that the caravans installed were of a suitable colour to ensure that they were not obtrusive
- A condition to ensure that development will be carried out in 2 phases

**34 Proposed Affordable Dwelling To The West Of Cockshutford Clee St Margaret Shropshire (23/03727/FUL)**

The Area Planning Officer introduced the application which was an application for the erection of an affordable home in response to an identified need for a local family and associated works. and with reference to the drawings and photographs displayed, she drew Members' attention to the location and layout.

Heather Coonick (Clerk) spoke on behalf of Clee St Margaret Parish Council in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Cecilia Motley, local Ward Councillor spoke in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Dyanne Humphreys, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members felt that there was an identified need for the dwelling and that Cockshutford constituted a settlement and thus the application was compliant with policy.

A Member suggested that the wording of the policy should be addressed to take into account the types of settlements that are in South Shropshire as a lot of the recognised settlements fell outside the definition contained in the policy.

**RESOLVED:**

That contrary to Officer recommendation planning permission be granted and that delegated authority be given to officers to agree a Section 106 agreement and to apply conditions as necessary

**35 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 14 November 2023 be noted.

**36 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, 12 December 2023 in the Shirehall.

Signed ..... (Chairman)

Date: .....