



**Committee and Date**

South Planning Committee

16 June 2015

**SOUTH PLANNING COMMITTEE**

**Minutes of the meeting held on 19 May 2015**

**2.00 - 5.01 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Linda Jeavons

Email: linda.jeavons@shropshire.gov.uk Tel: 01743 252738

**Present**

Councillor David Evans (Chairman)

Councillors Stuart West (Vice Chairman), Andy Boddington, Nigel Hartin, Richard Huffer, John Hurst-Knight, Cecilia Motley, Madge Shineton, Robert Tindall, David Turner and Tina Woodward

**5 Apologies for Absence**

There were no apologies for absence.

**6 Minutes**

**RESOLVED:**

That the Minutes of the South Planning Committee held on 10 March 2015, be approved as a correct record and signed by the Chairman.

**7 Public Question Time**

There were no public questions.

**8 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 application 14/01874/FUL, Councillor John Hurst-Knight declared that some of the speakers were known to him and he would leave the room and take no part in the consideration of, or voting on, this application.

With reference to planning application 15/00371/FUL, Councillor David Turner declared that he was acquainted with one of the Directors of this company and he would leave the room and take no part in the consideration of, or voting on, this application.

9 **Brian Mear (Bricks) Ltd, Former Burway Abattoir, Bromfield Road, Ludlow, Shropshire, SY8 1DN (14/00563/FUL)**

With reference to Minute No. 133, the Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, proposed pedestrian improvements, layout and landscape plan. He confirmed that Members had undertaken a site visit on a previous occasion and had viewed the site and assessed the impact of the proposal on the surrounding area.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Andy Boddington, as 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, the following points were raised:

- He supported the revised scheme and welcomed the proposed pedestrian improvements; and
- He welcomed 24 hour opening for the petrol station and store but expressed the view that alcohol sales should be restricted and controlled by licence.

In the ensuing debate, Members considered the submitted plans and, in particular, noted the additional condition set out in Appendix 1 to the report, which would prohibit non-fuel sales between 24:00 hrs and 06:00 hrs and would require a monitoring and mitigation scheme to be submitted to and approved by the Local Planning Authority should the applicant wish to vary these times.

**RESOLVED:**

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

- The conditions set out in Appendix 1 of Annex 1;
- The additional condition set out in Appendix 1; and
- A Section 106 Legal Agreement to deliver off-site pedestrian improvement works.

10 **Grindle House, Grindle, Shifnal, TF11 9JR (14/01874/FUL)**

In accordance with his declaration at Minute No. 8, Councillor John Hurst-Knight left the room during consideration of this item.

The Technical Specialist Planning Officer introduced the application and with reference to the drawings displayed, he drew Members' attention to the location and layout.

Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from neighbours.

Mrs B Henley, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr M Dady, representing Ryton and Grindle Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr P Jones, representing Kemberton Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Ms E Atwood, representing Sutton Maddock Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr G Manton, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to questions from Members, Mr Manton provided clarification on the ownership and the present and future management of the site.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.1) Councillor Michael Wood, as local Member, participated in the discussion but did not vote. During his statement, the following points were raised:

- There had been many objections to this retrospective application;
- Would be contrary to the National Planning Policy Framework (NPPF);
- There were currently 30 informal passing places on the route to the site from the B4379 compared to the five passing places now being proposed;
- B8 usage on this site would not be appropriate; and
- The large vehicles using the lanes made it impossible for walkers and horse-riders to coexist harmoniously.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. In response to questions from Members, the Technical Specialist Planning Officer drew Members' attention to the S106 Legal Agreement which would be enforceable if breached and advised that Apley Estates would have full control over the future occupation of the site. The Solicitor explained that as Highways had raised no objections there would be a risk of costs on appeal.

**RESOLVED:**

That, contrary to the Officer's recommendation, planning permission be refused for the following reasons:

- The application site is not an acceptable location for a Class B8 Storage or Distribution use of the scale in operation, by reason of the long, narrow, single track routes, with tight bends and junctions, to/from the Class A and Class B road network which are unsuitable for use by large articulated heavy goods vehicle movements generated by the use. It is considered that the resulting

conflict between heavy goods vehicle movements and other road users would not be overcome by the proposed provision of passing places and a traffic routing agreement. The local road network and access to the site is not capable of safely accommodating the type and scale of traffic generated and the resulting adverse impacts upon highway safety are considered to be severe, contrary to Shropshire Core Strategy policy CS6 which seeks to secure safe developments, to saved Bridgnorth District Local Plan policy D6 and paragraph 32 of the National Planning Policy Framework. There are no other material considerations of sufficient weight to outweigh this harm.

**11 Hazeck, The Mines, Benthall, Broseley, TF12 5QY (14/05212/FUL)**

The Principal Planner introduced the application and with reference to the drawings and photomontage displayed, he drew Members' attention to the location, layout, elevations and previously refused plans.

Members had undertaken a site visit on a previous occasion and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from neighbours and Barrow Parish Council.

Mrs E Morgillo, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr M Harris, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to questions from Members, he explained that plans had been submitted in accordance with local policies.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor David Turner, as local Ward Councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He reminded the meeting that this was one of four planning applications outstanding on this property and one of nine applications submitted in the last twenty months and expressed sympathy with the owners of neighbouring properties. He drew the meeting's attention to the refusal reasons for a previously refused application on this site;
- He spoke on behalf of Barrow Parish Council and reiterated their objections (as set out in the Schedule of Additional Letters);
- The proposal would not contribute positively to making the place better for people, reflect the local character, history and the identity of the local surroundings and materials and promote or reinforce local distinctiveness so would be contrary to paragraphs 56, 58 and 60 of the NPPF; and
- Would be contrary to paragraph DS2 of the adopted Broseley Town Plan.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members held mixed views and some considered that the proposal would have a detrimental impact on the character and appearance of the surrounding Conservation Area and should be refused. In response to concerns and questions from Members, the Principal Planner provided clarification on what elements fell within the remit of this planning application and what could be built under previous permissions.

**RESOLVED:**

That, as per the Officer's recommendation, planning permission be granted, subject to the conditions as set out in Appendix 1 to the report.

(At this juncture, the meeting adjourned at 3.44 pm and reconvened at 3.49 pm.)

**12 Development Land West of Coppice Green Lane, Shifnal, Shropshire (15/00089/REM)**

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations. He confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from Shropshire Council's Highways Development Control.

Councillor Stuart West, as an adjoining local Ward Councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He supported the proposal; and
- To avoid further congestion in the town he recommended that a construction traffic route be agreed prior to any development.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members supported the proposal and noted that a Construction Management Plan would be submitted prior to the commencement of any works and the S106 would ensure the future maintenance of the open space. In order to address any concerns regarding flooding, a Member encouraged the use of permeable materials.

**RESOLVED:**

That, as per the Officer's recommendation, planning permission be granted, subject to the conditions as set out in Appendix 1 to the report.

(At this juncture, Councillor Stuart West left the meeting and did not return.)

13 **Bridgnorth Aluminium Ltd, Factory And Premises, Stourbridge Road, Bridgnorth, Shropshire, WV15 6AU (15/00371/FUL)**

In accordance with his declaration at Minute No. 8, Councillor David Turner left the room during consideration of this item.

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location and layout of the site. He confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from Bridgnorth Town Council.

Members considered the submitted plans and unanimously supported the proposal, subject to the exhaust stack being painted in an appropriate colour.

**RESOLVED:**

That, as per the Officer's recommendation, planning permission be granted, subject to the conditions as set out in Appendix 1 to the report.

14 **Proposed Development Land West of Watling Street, Craven Arms, Shropshire (15/01054/REM)**

By virtue of the Chairman being the local Ward Councillor and in the absence of the Vice Chairman, it was **RESOLVED:** That Councillor David Turner be elected Chairman for this item.

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout, landscape proposals and elevations.

Members had undertaken a site visit on a previous occasion and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from the agent. Members noted that the schedule should refer to Plot No. 13 and not 3 as stated.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor David Evans, as local Ward Councillor, made a statement in support and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- Given the locality and proximity to the setting of Stokesay Castle and the Area of Outstanding Natural Beauty boundary, he requested that the applicant work

with the local people to ensure agreement to an appropriate landscaping scheme.

Mr M Trafford, representing Sibdon Carwood Parish Meeting, spoke against the proposal in accordance with the Council’s Scheme for Public Speaking at Planning Committees.

Mr S Thomas, the agent, spoke for the proposal in accordance with the Council’s Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Some Members expressed disappointment with regard to the design and size of the dwellings; welcomed the affordable dwellings; and requested that consideration be given to appropriate landscaping.

**RESOLVED:**

That, as per the Officer’s recommendation, planning permission be granted, subject to the conditions as set out in Appendix 1 to the report.

(The Chairman returned to the meeting and resumed the chair.)

**15 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 19 May 2015 be noted.

**16 Date of the Next Meeting**

**RESOLVED:**

That it be noted that the next meeting of the South Planning Committee would be held at 2.00 p.m. on Tuesday, 16 June 2015 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....