

Date: Thursday, 6 June 2019

Time: 2.00 pm

Venue: Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Contact: Shelley Davies, Committee Officer
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CENTRAL PLANNING COMMITTEE

MINUTES TO FOLLOW & SCHEDULE OF ADDITIONAL LETTERS

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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Committee and Date

Central Planning Committee

6th June 2019

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 9 May 2019

2.00 - 4.12 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

Councillor Ted Clarke (Chairman)

Councillors Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Kevin Pardy and David Vasmer

129 Apologies for absence

Apologies for absence were received from Councillors Alex Phillips and Keith Roberts.

130 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 11th April 2019 be approved as a correct record and signed by the Chairman.

131 Public Question Time

There were no public questions or petitions received.

132 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, Councillor Nat Green stated that he was a member of Shrewsbury Town Council Planning Committee. He indicated that his views on any proposals when considered by the Town Council 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.

With reference to planning application 17/05538/FUL - The Stew, Frankwell, Shrewsbury - Councillor Pam Moseley stated that the applicant was known to her

and she would therefore leave the room, take no part in the consideration of, or voting on, this item.

133 The Stew, Frankwell, Shrewsbury - 17/05538/FUL

Councillor Pam Moseley left the room in line with her declaration at Minute 132.

The Head of Planning Services introduced the application for the proposed refurbishment, extension and conversion of the Stew into 7 no. apartments, office, spa / leisure, coffee shop and garages and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Head of Planning Services drew Members' attention to the Schedule of Additional Letters which included representations from the local ward Councillor, the Planning Case Officer, the Valuation Office Agency and a third party objector. An additional representation from the third party objector was circulated to the Committee.

Members were advised by the Head of Planning Services that the Officer recommendation had been amended follows:

Approval of the application is delegated to the Head of Planning Services, subject to the conditions recommended in appendix 1 and any modifications to these conditions deemed necessary; and the signing of a Section 106 agreement to secure a contribution towards flood maintenance.

Byron Granger-Jones, Shrewsbury Civic Society spoke in both support and objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Carl Huntley, Agent on behalf of the applicant, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

RESOLVED:

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

- The conditions recommended in appendix 1 and any minor modifications to these conditions deemed necessary; and
- The signing of a Section 106 agreement to secure a contribution towards flood maintenance.

134 Car Park, The Dana, Shrewsbury - 18/03206/FUL

Councillor Nat Green 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 the erection of residential building providing nine apartments following demolition of existing prison reception building; formation of associated car parking, cycle parking and shared storage space; landscaping scheme; revised vehicle and pedestrian access and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Planning Case Officer in relation to an error in the Officer's report regarding numbers.

Members were advised by the Technical Specialist Planning Officer that if they were minded to approve the application the wording of Condition 8 should be amended to ensure that the condition was implemented prior to occupation of the building.

Having considered the submitted plans for the proposal, Members unanimously expressed their support for the Officer's recommendation subject to the amendment to Condition 8 as outlined by the Technical Specialist Planning Officer.

RESOLVED:

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

- The conditions set out in Appendix 1; and
- That Condition 8 be amended to ensure that the condition was implemented prior to occupation of the building.

135 Residential Development Land Adjacent Chronicle House, Chester Street, Shrewsbury - 19/01500/FUL

Councillor Nat Green 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 under Section 73A of the Town and Country Planning Act 1990 for the erection of a sixth floor to provide a roof top conservatory with glazed ballustrading (revised scheme) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from Shrewsbury Town Council, two neighbours and the Planning Case Officer.

Carl Copestake, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans for the proposal, Members unanimously expressed their support for the Officer's recommendation subject to the inclusion of the additional reason for refusal as detailed in the Schedule of Additional Letters.

RESOLVED:

That planning permission be refused for the reason given within the Officer's report and the additional reason within the Schedule of Additional Letters.

136 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 confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from local residents and the agent. Additional representations from the Parish Council and the agent were circulated to the Committee.

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 one of the objectives of the exception site policy was to provide affordable homes to local people;
- His views as local ward Councillor had not been canvassed as stated in the Officer's report;

- Cruckton was a loosely knit village; and
- He requested that consideration of the application be deferred to allow for information to be provided in relation to the location of the site and its relationship to Cruckton.

Amy Henson, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having noted the comments of all the speakers, Members agreed to defer consideration of the application at the request of the agent, local member and Parish Council to allow for information to be provided in relation to the location of the site and its relationship to Cruckton.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee at the request of the agent, local member and Parish Council to allow for information to be provided in relation to the location of the site and its relationship to Cruckton.

137 Maesbrook Nursing Home, Church Road, Shrewsbury - 19/01132/FUL

The Area Planning Manager introduced the application for the erection of first floor extensions to north east part of main building to create additional bedrooms; link corridor to additional bedrooms in roofspace with increase in height of roof and insertion of rooflights (revised scheme to include raise ridge height on approved extension to annex roof with fire escape from new first floor link bridge together with zinc roof line raised) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

Richard Otto, local resident, spoke in objection to 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 Nic Laurens 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 referred to the Copper Beech tree at the rear of the site and stated that no survey had been carried out to ensure that the development did not impact on the tree;
- He considered the zinc roof was not in keeping with the area; and

- He urged the Committee to defer the application in light of the comments from the Conservation Officer, the proposed roof height and for further information from the Tree Officer in regards to the Copper Beech tree.

Shirly Dwyer, Nursing Home Manager spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate Members agreed that further information was required in relation to the impact of the development on the Copper Beech tree and therefore resolved to defer consideration of the application to allow for this information to be provided.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow for information to be provided in relation to the impact of the development on the protected Copper Beech tree in an adjoining property.

138 80 Upper Road, Shrewsbury - 19/00660/FUL

The Area Planning Manager introduced the application for the erection of first floor extension to side over existing garage, alterations to window material to side and rear elevations, addition of dormer window to rear elevation and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

In the ensuing debate Members expressed differing views. Some Members supported the Officer's recommendation to approve the application. Other Members considered the proposal to be out of keeping with other housing in the area and stated that the revisions requested by the Conservation Officer had not been implemented. The Area Planning Manager explained that revisions such as moving the property so it was further set back had been implemented and the Conservation Officer comments referred to by Members related to the original scheme.

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.

139 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 9th May 2019 be noted.

140 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, 6th June 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date:

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CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 6 th June 2019		
<p>NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting</p>		
Item No.	Application No.	Originator:
7	19/01299/REM: Copthorne Barracks	Agent
<p>I can confirm that buildings B7 & B15 at the above site were demolished under a Bat Mitigation Class Licence (WML-CL21) site registration. The class licence was held by my colleague Steve Roe (Registered consultant number RC144) and the supervision works were undertaken by a suitably qualified accredited agent as permitted under this licence. No bats were recorded present during the demolition works including the supervised soft-strip of roofing materials.</p> <p>Please see attached the site registration confirmation email from Natural England. The site registration application was for two common pipistrelle day roosts (up to one individual in each roost).</p>		
Item No.	Application No.	Originator:
8	19/01303/OUT: Cruckton	Neighbour: Support
<p>The Harrison family have been based in Cruckton for a number of years. During this time they have taken an active role in the local community, even running the Hare and Hounds pub.</p> <p>Mr and Mrs Rogers enjoy rural life and are striving to give their two children a quality, family centred, healthy upbringing. It is very difficult to get on the property ladder these days, and there is a real shortfall in the availability of affordable housing in rural areas. Surely the council should be supportive of families with young children trying to stay in rural areas? After all the population of Shropshire is an ageing one compared with other areas, e.g. Telford and Wrekin.</p> <p>In addition, there seems to be no limit in the number of large scale new building developments that have been passed in the Shrewsbury area, particularly on the West side of the town. These large scale developments are placing huge pressures on local amenities- schools and medical practices in particular. They have increased traffic, and caused huge disruption for local residents, both during the building process, and also once established large scale developments. However, these have all been approved by the local planning department. Therefore, it is difficult to understand why the council will not grant permission for one discrete property to be built, in a quiet area, that has no objections from any local residents.</p> <p>The proposed site exists on land situated between Mrs Rogers' parents family home, and the public house in Cruckton. The site is clearly in Cruckton, the properties along the main road class as Cruckton, as did the pub building, so it seems illogical that this proposed building would sit out of the boundaries of the area.</p>		

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