



Date: Tuesday, 5 October 2021

Time: 2.00 pm

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

Contact: Tim Ward, Committee Officer
Tel: 01743 257713
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SOUTHERN PLANNING COMMITTEE

TO FOLLOW REPORT (S)

2 Minutes (Pages 1 - 8)

To confirm the minutes of the South Planning Committee meetings held on 7 September 2021 and 20 September 2021. **[TO FOLLOW]**

Contact Tim Ward (01743) 257713.

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Committee and Date

Southern Planning Committee

5 October 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 7 September 2021

2.00 - 3.45 pm in the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Responsible Officer: Tim Ward

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillor David Evans (Chairman), Robert Tindall (Vice Chairman), Caroline Bagnall, Nick Hignett, Richard Huffer, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons and Vivienne Parry (substitute for Andy Boddington)

37 Apologies for Absence

An apology for absence was received from Councillor Andy Boddington

Councillor Viv Parry substituted for Councillor Boddington

38 Minutes

The minutes of the meeting held on 10 August 2021 had been circulated

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 10 August 2021 be approved as a correct record and signed by the Chairman.

39 Public Question Time

There were no public questions

40 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.

It was agreed that Item 7 would be considered next

41 Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire TF8 7BL (19/05560/OUT)

The Principal Planner advised the meeting that there would be an additional meeting of the Committee on Monday 20 September 2021 to reconsider the application for

the Ironbridge Power Station Site. He explained that following the Committees decision at the previous meeting, a legal challenge had been raised before the refusal notice had been published regarding an email that had been circulated to Members during the meeting which it was claimed breached the Council rules on probity and public speaking. Following legal advice, it was agreed that the notice could be published, but in the interim a further amendment to the proposals was submitted by the applicant which sought to address the reasons for refusal cited at the meeting. He advised that where a new material consideration arises between a committee resolution and the issuing of a decision notice regarding a matter that has been considered by committee, the matter ought to be brought back to the Committee so that all material considerations can be considered. He advised Members that a new report would be circulated later in the week and that all the new proposals were available to view in the Councils Planning Portal,

42 **The Bungalow Ragdon Church Stretton Shropshire SY6 7EZ (20/03751/FUL)**

The Area Planning Manager introduced the application, which was an application for the erection of an agricultural implement storage building and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Area Planning Manager drew Members attention to the information contained in the schedule of late representations

Nicola Yeadon, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor Graham Watts, representing Eaton under Heywood & Hope Bowdler Parish Council, spoke against the proposal in accordance with the 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) Councillor Cecilia Motley, local Ward Councillor, had submitted a statement against the proposal which was read out by the Solicitor

Andrew Gough (Agent) spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a query regarding the height of the building the Area Planning Manager confirmed that the height of the building was 4.3 metres.

Members expressed concern regarding the size and scale of the building.

RESOLVED:

That contrary to the Officer recommendation planning permission be refused for the following reasons -

The proposed agricultural building is considered an unacceptable form of development of this scale and type within its edge of hamlet location adjacent to residential properties and away from any other agricultural buildings. The proposal is deemed to be visually inappropriate in its scale, general design and materials within its setting. The proposal is deemed to conflict with the relevant policy framework provided by adopted Core Strategy and the adopted SAMDev Plan policies CS5; CS6; CS17 and MD12

43 Former Bowling Green Ford Shrewsbury (21/00475/OUT)

The Area Planning Manager introduced the application, which was an outline application (access for consideration) for the erection of two (open market) dwellings and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Councillor Alistair Horn, representing Ford Parish Council, spoke against the proposal in accordance with the 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) Councillor Roger Evans, local Ward Councillor, made a statement.

Stuart Thomas (Agent) spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the offer of the affordable housing contribution. The Solicitor advised that this could be included as part of a section 106 agreement.

RESOLVED:

That outline application is approved in accordance with Officer recommendation subject to the reserved matters being brought back to committee

44 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 7 September 2021 be noted.

45 **Date of the Next Meeting**

RESOLVED:

That it be noted that the next scheduled meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday, 5 October 2021, in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date:



<u>Committee and Date</u>
Southern Planning Committee
5 October 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 20 September 2021

2.00 - 3.55 pm in the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257716

Present

Councillor David Evans (Chairman), Caroline Bagnall, Andy Boddington, Nick Hignett, Richard Huffer, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons and Dave Tremellen (Substitute) (substitute for Robert Tindall)

46 Apologies for Absence

An apology for absence was received from Councillor Robert Tindall (Substitute: Councillor Dave Tremellen).

47 Public Question Time

A public question was received from Mrs Sharon Weston, on behalf of local residents, in relation to a recent development in Clee Hill. A response was provided by the Assistant Director Economy & Place.

The question and response provided are attached to the signed minutes and are available on the webpage for the meeting.

48 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.

Cllr Richard Marshall advised the Committee that he had attended a meeting of the Marches Rail Partnership at which the Planning Application had been discussed. He confirmed that he had declared an interest as a Member of the Planning Committee and that he had not taken part in the debate.

49 Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire TF8 7BL (19/05560/OUT)

The Principal Planner introduced the outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8, retail and other uses comprising

classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works and explained that the application and drew Members attention to the information contained in the schedule of late representations.

The Principal Planner explained the reason the application had been brought back to Committee and outlined the proposed amendments to the scheme as listed at paragraph 2 of the Officer's report.

Mr David Turner made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Simon Heath made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Stephen Mulloy made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr James Healey made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Lorraine Pratt made a statement on behalf of Buildwas Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Sue Jones made a statement on behalf of Leighton and Eaton Constantine Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Duncan White made a statement on behalf of Much Wenlock Town Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Claire Wild, local Ward Councillor made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Dan Thomas, adjacent Ward Councillor, made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Stuart Ashton spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to matters raised by the speakers Officers advised

- That the Viability Assessment confirmed that development of greenfield site was required to make the project viable and that without it the project would not proceed
- Sustainability issues were covered in the proposed conditions and that full details would be covered at the reserved matters stage
- Call in request to the Secretary of State remains active and if the proposal was approved, they would be notified and that he would consider his decision to call in based on the information available.
- With regards to the First Homes Initiative the Council's Housing Enabling Officer had confirmed that the 30% reduction in price was eligible to be considered as an affordable home.
- With regard to the levels of bus subsidy, Officers happy with what was being offered
- Highways concerns expressed at Buildwas were acknowledged and measures to address these would be out in place
- Officers were committed to working with all parishes through the liaison group to monitor highways matters
- The construction management plan would include a traffic plan which would cover many of the concerns raised

During the ensuing debate Members comments included: -

- The new proposal addressed some of concerns raised at the last meeting but concern that these were being met by taking money from elsewhere within the proposals.
- The Affordable Housing percentage still falls short of policy and does not meet the needs of people in the area.
- Members accepted the principle of developing the site but were not sure that the proposals before them were the right ones.
- Proposed highways improvements would probably not come forward without the funding from the development.
- Proposals do not address the needs of young people in the area with regard to suitable affordable housing and employment.

Officers stated that it may be possible to add conditions to ensure that the scheme encouraged the recruitment of local people, and that any additional funding for affordable housing prioritised the needs of young people.

After further discussion it was proposed, seconded and **RESOLVED:**

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

- The conditions set out in Annex 2, Appendix 1 and the amended legal agreement schedule set out in the Officer's report;
- Amendments to Condition 19 and 20 as detailed in the Schedule of Additional Letters;

- An additional condition to require a scheme to be submitted to show how any additional Affordable Housing prioritises young people, wording of the condition to be delegated to the Assistant Director of the Service; and
- An additional condition to require a scheme to be submitted to prioritise local people in relation employment on the site, wording of the condition to be delegated to the Assistant Director of the Service.

50 Date of the Next Meeting

RESOLVED:

That it be noted that the next scheduled meeting of the South Planning Committee will be held at 2.00 pm on Tuesday, 5 October 2021, in the Shirehall.

Signed (Chairman)

Date: