



Committee and Date

South Planning Committee

14 October 2014

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 16 September 2014

2.00 - 3.34 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

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Present

Councillor Stuart West (Chairman)

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

57 Apologies for Absence

An apology for absence was received from Councillor Richard Huffer.

58 Minutes

RESOLVED:

That the Minutes of the South Planning Committee held on 19 August 2014, be approved as a correct record and signed by the Chairman.

59 Public Question Time

There were no public questions.

60 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.

61 Field House, Beamish Lane, Albrighton, Wolverhampton, WV7 3JJ (14/00622/FUL)

With reference to Minute No. 53, the Principal Planner introduced the application, which had been considered at the previous meeting when Members had been minded to refuse the application. He confirmed that Members had undertaken a site visit prior to the previous meeting and had assessed the impact of the proposal on the surrounding area. With reference to the drawings displayed, he drew Members' attention to the location, proposed plans and elevations.

Councillor Phil Harrison, representing Albrighton Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- The building was only granted permitted development rights based on its height and distance from other dwellings in the area;
- A modern house in close proximity to this site had initially been refused planning permission and was only allowed as an affordable dwelling;
- There had been an unwillingness by Officers to support affordable housing that would meet a local need on a site at the opposite end of the village;
- Approval would set a dangerous precedent; and
- Would not meet any local need.

In response to a question from a Member, Councillor Phil Harrison confirmed that the development would not meet any aims set out in the Albrighton Neighbourhood Plan.

Miss S Tucker, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- The existing building was constructed under permitted development rights;
- Sustainability within the Green Belt had been identified;
- Albrighton had been identified as a key centre in the Site Allocations and Management Development (SAMDev) Plan;
- The building could sensibly be divided to form a dwelling and footprint would not increase;
- The re-use of the existing building would not constitute inappropriate development in the Green Belt;
- Would not be contrary to policy, no highway objections had been raised and there would be no overlooking of other properties; and
- Would contribute to affordable housing and Community Infrastructure Levy (CIL).

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and the majority voted to permit the application.

RESOLVED:

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

- A Section 106 Agreement relating to an affordable housing contribution;
- Condition No. 4 to be amended to ensure that the access onto High House Lane shall be altered prior to the commencement of any construction works taking place; and
- The conditions set out in Appendix 1.

62 Wheathill Touring Park, Wheathill, Shropshire (14/02338/FUL)

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

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting detailing further comments from Shropshire Council's Ecology Officers.

Councillor Mrs S Crichton, representing Wheathill Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- The application related more to storage rather than tourism;
- Would not provide any additional employment;
- Would not be in keeping with the surrounding AONB area and the CPRE had raised objections;
- No amount of screening would reduce the visual impact when viewed from higher ground and old trees had already been removed from the site;
- Concerned with the incremental development, there had been eight planning applications within a short time;
- Concerned about the excavation and the method of disposal of the waste spoil; and
- The impact on the AONB should not be outweighed by the economic benefits of this proposal.

Mr J Bryan, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- The application would provide an extended area within the existing site to enable the operators to meet the demands of their customers and encourage repeat visits;
- Would provide secure storage facilities and employment for local people;
- There had been a significant number of applications to close public houses in recent times, this proposal would support the adjacent public house;
- There would be no adverse impact on the landscape and additional screening would be implemented; and
- Would not be contrary to policy and was a sustainable location.

In response to questions from Members, Mr Bryan provided clarification on the spoil disposal and site opening times and reiterated that the site would secure existing employment both on the site and also at the adjacent Three Horseshoes public house.

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor Madge Shingleton, as the local Ward Councillor, made a statement and then left the room and took no part in the debate and did not vote on this item. During her statement, the following points were raised:

- She provided an overview of the history of the site;
- The applicant had now employed the local nursery to mitigate any initial inappropriate landscaping; and
- She would strongly oppose the siting of mobile homes on this site.

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and the majority voted to permit the application.

RESOLVED:

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

- The conditions set out in Appendix 1; and
- An additional condition to ensure that no development shall commence until full details of both hard and soft landscape works have been approved in writing by the local planning authority and these works to be carried out as approved and in accordance with a timetable to be agreed.

63 To consider Planning Applications subject to a S106 resolution having regard to the Council's published 5 years Housing Land Supply Statement of 12th August 2014

The Planning Services Manager introduced the report and provided clarification on the five year land supply issue. He explained that under delivery on the ground would continue to erode the five year land supply figure until such a time as development activity on the ground increased, with this in mind, in some cases and to encourage submission of Reserved Matters he was recommending that a limit of one year for the submission of Reserved Matters be agreed, rather than the three years previously agreed.

(At this juncture, the Vice Chairman took the Chair.)

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, the Chairman Councillor Stuart West, as the local Ward Councillor, made a statement in support of the planning applications appertaining to Shifnal and then left the room and took no part in the debate and did not vote on planning applications 12/05208/OUT, 13/02148/OUT, 13/02989/OUT, 14/00062/OUT and 13/04840/FUL.

63.1 Proposed development of up to 6 dwellings at 33, Park Lane, Shifnal (12/05208/OUT)

RESOLVED:

That planning permission be granted as a departure in accordance with the Officer's recommendation, subject to the conditions as agreed by committee previously at its meeting on 7 January 2014, and subject to a limit of 12 months for the submission of reserved matters and a Section 106 Agreement in respect of an affordable housing contribution.

63.2 Proposed dwelling at land at 29 Park Lane, Shifnal (13/02148/OUT)

RESOLVED:

That planning permission be granted as a departure in accordance with the Officer's recommendation, subject to the conditions as agreed by committee and subject to a limit of 12 months for the submission of reserved matters and a Section 106 Agreement in respect of an affordable housing contribution.

63.3 Outline application (access) for mixed residential development with associated parking, public open space, SUDs pond, landscaping and other ancillary works Development Land West of Coppice Green Lane, Shifnal, Shropshire (13/02989/OUT)

RESOLVED:

That, subject to satisfactory agreement being reached on a Section 106 Agreement relating to affordable housing provision, contributions to the Travel and Movement Strategy for Shifnal and reduction of speed limit on a section of Coppice Green Lane, and subject to an amended condition limiting the outline permission to 12 months, planning permission be granted as a departure as per the Officer's recommendation.

63.4 Outline application with vehicular access (from Stone Drive and Lloyd Grove) to be determined for mixed residential development, public open space, earthworks, balancing ponds, landscaping, car parking and all ancillary and enabling works; demolition of one dwelling (18 Silvermere Park) Development Land North East Of Stone Drive, Shifnal (14/00062/OUT)

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting detailing further comments from the agent and an amended recommendation.

RESOLVED:

That planning permission be granted as a departure and as per the amended Officer's recommendation as set out in the Schedule of Additional Letters, subject to:

- . The outline permission being limited to two years to encourage the submission of reserved matters and ultimately delivery of housing;

- Satisfactory agreement being reached on a Section 106 Agreement relating to affordable housing provision;
- Contributions to the Travel and Movement Strategy for Shifnal and off site drainage works;
- Maintenance of the town park/open space by an appropriate body; and
- The conditions as agreed previously by committee, subject to Condition No. 1 being amended to read as follows:

“Reason: The application is an outline application under the provisions of Article 2(1) of the Town and Country Planning (Development Management Procedure) Order 2010 and no particulars have been submitted with respect to the matters reserved in this permission.”

63.5 Mixed residential development of 66 dwellings and garages - Land South Of A464 Shifnal, Shropshire (13/04840/FUL)

Members noted the Counsel's Opinion received from the applicant which had been circulated prior to the meeting.

RESOLVED:

That planning permission be granted as a departure subject to:

- Satisfactory agreement being reached on a Section 106 Agreement relating to affordable housing provision;
- Contributions to the Travel and Movement Strategy for Shifnal and reduction of speed limit on a section of the A464 Wolverhampton Road;
- Provision and maintenance of the open space by an appropriate body;
- The conditions as agreed previously by members; and
- Development to commence before the expiration of two years from the date of permission.

(At this point the Chairman returned to the meeting and resumed the Chair.)

63.6 Erection of a detached dwelling following demolition of existing commercial greenhouse Proposed Dwelling On South Side Of Benthall Lane, Benthall, Broseley, Shropshire (13/03406/FUL)

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor David Turner, as the local Ward Councillor, made a statement against the application and then left the room and took no part in the debate and did not vote on this item.

RESOLVED:

That planning permission be granted as a departure in accordance with the Officer's recommendation, subject to a Section 106 Agreement in respect of an affordable housing contribution.

63.7 Outline planning consent for residential development (up to 52 dwellings) to include access - The Leasowes, Sandford Avenue, Church Stretton, Shropshire, SY6 7AE (14/01173/OUT)

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor David Evans, as the local Ward Councillor, made a statement in support of the application and then left the table and took no part in the debate and did not vote on this item.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in the original officer report, an amended condition limiting the permission to 12 months for the submission of reserved matters and subject to a Section 106 legal agreement to secure the payment of an affordable housing financial contribution, in accordance with the Council's affordable housing policy.

64 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 16 September 2014 be noted.

65 Date of the Next Meeting

It was noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday, 14 October 2014 in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date:

