

**Committee and Date**

Central Planning Committee

9 April 2015

**CENTRAL PLANNING COMMITTEE****Minutes of the meeting held on 12 March 2015**

**2.00 - 4.19 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Linda Jeavons

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**Present**

Councillor Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Tudor Bebb, Miles Kenny, Pamela Moseley, Kevin Pardy and Tim Barker (Substitute) (substitute for Peter Nutting)

**97 Apologies for absence**

Apologies for absence were received from Councillors Dean Carroll, Jane MacKenzie, Peter Nutting (Substitute: Tim Barker) and David Roberts.

**98 Minutes****RESOLVED:**

That the Minutes of the meetings of the Central Planning Committee held on 11 December 2014 and 12 February 2015 be approved as a correct record and signed by the Chairman.

**99 Public Question Time**

There were no public questions, statements or petitions received.

**100 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 Andrew Bannerman stated that he was a member of the Planning Committee of Shrewsbury Town Council. 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 14/02964/OUT, Councillor Andrew Bannerman declared that he knew the owner of the land.

With reference to planning application 14/02964/OUT, Councillor Tudor Bebb declared that he knew the owner of the land.

#### **101 Land at Longden, Shrewsbury, Shropshire (14/00467/OUT)**

The Principal Planner introduced the application and with reference to the drawings and presentation displayed, drew Members' attention to the location, indicative layout, access and a letter from Severnside Housing which confirmed their agreement to enter into an easement to provide a pedestrian footpath link through the garage site that was currently owned by Severnside Housing.

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.

Ms J Ingham, representing Longden Village Action Group, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor N Evans, representing Longden Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Ms A Henson, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.1) Councillor Roger Evans, as local Member, made a statement against the proposal and participated in the discussion but did not vote. During which he raised the following points:

- He welcomed the proposal to remove the footpath to the west of the development;
- He reiterated that a cast-iron agreement should be in place to ensure the provision of the proposed pedestrian footpath link through the garage site;
- The development would sit at the gateway to the village and would have a negative impact on the rural aspect and appearance of the village; and
- The proposal would lead to further congestion, noise disturbance and exhaust fumes.

In response to questions from Members, the Area Planning Manager reiterated that this was an outline application for access only with all other matters reserved for later consideration and, at this stage, the number of dwellings was not under consideration; a Section 106 Agreement would ensure the footpath in perpetuity, but Members could determine that any request by the applicant to vary the Section 106 Agreement should be determined by this Committee; a condition could be attached to any permission to limit the number of dwellings on this site; and planning

permission would not be issued until the Section 106 Legal Agreement has been agreed by all parties. The Principal Planner provided clarification on the position to date regarding the Site Allocations and Management Development Plan (SAMDev) and explained that even when SAMDev had been adopted sites that were considered to be sustainable would have to be considered and Development Management Policy MD3 would allow for some increase in the number of dwellings. The Area Highways Development Control Manager (Central) provided clarification on highway issues and the adequacy of the access/junction arrangements and visibility splays.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

**RESOLVED:**

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

- The proposed development would fall in open countryside, would be visually intrusive on the approach to the village and have an adverse impact on the character and appearance of the settlement, landscape and the surrounding countryside as a whole. Accordingly the proposal is considered contrary to Shropshire Core Strategy Development Plan Policies CS4 and CS5 and Longden Village Design Statement. As such the adverse impacts of granting permission are considered to significantly and demonstrably outweigh any benefits when assessed against the policies in the National Planning Policy Framework taken as a whole.

**102 Proposed Development Land NW of Montford Bridge, Montford, Shrewsbury, Shropshire (14/02964/OUT)**

The Area Planning Manager introduced the application and with reference to the drawings and presentation displayed, drew Members' attention to the location, indicative layout and elevations. With reference to a recent appeal decision for a larger site at Montford Bridge, he explained that the Inspector had found the site to be sustainable and had only dismissed the appeal due to the lack of a mechanism to secure the provision of affordable housing.

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

Mr I Hutchinson, representing Montford Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr C Huntley, 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. Members welcomed the widening of the road and

suggested that the applicant give full consideration to appropriate landscaping and hedgerow planting when submitting a full application.

**RESOLVED:**

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

- A Section 106 Legal Agreement to secure the requisite affordable housing;
- An additional condition to ensure the provision of access and car parking to serve the existing fishing rights of the site in perpetuity;
- An additional condition limiting the maximum number of dwellings to eight; and
- The conditions set out in Appendix 1 to the report.

**103 The Onslow Hotel, Pensfold, Bicton Heath, Shrewsbury, SY3 5HF (14/04195/FUL)**

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

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

In the ensuing debate, Members considered the submitted plans and noted the comments of the local Ward Member as detailed in the report.

**RESOLVED:**

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

- A Section 106 Legal Agreement to secure three affordable dwellings on site;
- An additional condition to ensure that no development takes place until full details of landscape works have been approved in writing by the local planning authority; and
- The conditions set out in Appendix 1 to the report.

(The meeting adjourned at 4:07 pm and reconvened at 4:10 pm.)

(Councillor Tudor Bebb left the meeting and did not return.)

**104 Rowleys House, Museum, Barker Street, Shrewsbury, Shropshire, SY1 1QH (15/00066/FUL)**

The Principal Planner introduced the application.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Andrew Bannerman, as local Ward Councillor, made a statement in support of the proposal and withdrew from the table, took no part in the debate and did not vote on this item.

**RESOLVED:**

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

**105 Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ (15/00160/COU)**

**RESOLVED:**

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

- The conditions set out in Appendix 1 to the report; and
- Planning Officers be granted delegated authority to issue the planning permission subject to the following:
  - Receipt of a satisfactory Flood Risk Assessment;
  - Confirmation from the Environment Agency that they do not object to the proposal;
  - A Section 106 Legal Agreement to secure the required financial contribution to the Environment Agency; and
  - The imposition of a condition regarding a Flood and Evacuation Management Plan.

**106 Development Management Report to seek Delegated Authority to Planning Officers**

The Principal Planner introduced the application.

**RESOLVED:**

That Planning Officers be granted delegated authority to review and determine any outstanding planning applications previously considered by Committee, with a resolution for approval, but which require reconsideration in light of the Ministerial Statement of 28<sup>th</sup> November 2014 and the Cabinet decision of 21<sup>st</sup> January 2015 provided that any applications, where the balance of considerations would result in a different decision to that taken by Committee, will be referred back to Committee.

**107 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 12 March 2015 be noted.

**108 Date of the Next Meeting**

**RESOLVED:**

That it be noted that the next meeting of the Central Planning Committee would be held at 2.00 pm on Thursday, 9 April 2015 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....