



Committee and Date

South Planning Committee

6 October 2015

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 8 September 2015

2.00 - 4.28 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 257716

Present

Councillor David Evans (Chairman)

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

50 Apologies for Absence

Apologies for absence were received from Councillors Richard Huffer and Cecilia Motley.

51 Minutes

RESOLVED: That the Minutes of the South Planning Committee held on 11 August 2015, be approved as a correct record and signed by the Chairman.

52 Public Question Time

There were no public questions, statements or petitions received.

53 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 (14/05323/FUL), Councillor David Evans declared that for personal reasons he would leave the room and take no part in the consideration of, or voting on, this application.

54 Barn, Roughton, Bridgnorth, Shropshire, WV15 5HE (14/02958/VAR)

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 the previous day and had viewed the site and assessed the impact of the proposal on the surrounding area.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.1) Councillor Michael Wood, as local Member, 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:

- Worfield and Rudge Parish Council objected to this application;
- Applications for holiday lets had historically been the pre-cursor to full residential use;
- Residents had indicated that there had been sustained occupation of this dwelling contrary to Conditions 10 and 11;
- He questioned if any attempt had been made to advertise this building as a holiday let and what evidence was there to support this; and
- Would set a precedent and encourage more applications for change of use.

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and unanimously expressed their support for the Officer's recommendation.

RESOLVED:

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

- A Section 106 Legal Agreement to secure a financial contribution towards affordable housing; and
- The Conditions as set out in Appendix 1 to the report.

55 Walcot Farm, Lydbury North, Shropshire SY7 8AA (14/05323/FUL)

In accordance with his declaration at Minute No. 53, Councillor David Evans left the room during consideration of this item. The Vice Chairman took the Chair for this item.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting. Members also noted the further comments of Natural England as set out in their letter dated 7 August 2015 and circulated at the meeting.

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

Councillor Judith Bowen, representing Lydbury North Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In response to questions from Members, the Principal Planner provided clarification on the footprint of both the existing building and the proposed buildings.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.1) Councillor Charlotte Barnes, as local Member, made a statement, took no part in the debate and did not vote on this item. She acknowledged that appropriate conditions would be attached with regard to noise, odour, traffic and water and spoke of the importance of appropriate landscaping/screening, improved visibility onto the highway and the erection of appropriate signage.

Mr I Pick, 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. In response to comments, the Principal Planner explained that the proposal would meet the national demand for poultry meat and traceable food products; would support diversification of the rural local economy; the nearest residential property was 800m away; and the proposed buildings would not be located on a floodplain.

RESOLVED:

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

- A Unilateral Undertaking covering ecological mitigation;
- The Conditions as set out in Appendix 1 to the report;
- The amendment of Condition No. 10 to ensure that the external surfaces of the new buildings shall be BS18B29 and appropriate in the landscape;
- The extension of the proposed planting along the field margin in a north westerly direction towards Walcot pool and the Water Meadow plantation.

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

56 Land South of Cargan, All Stretton, Shropshire (14/05689/FUL)

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 of the proposal and then left the room, took no part in the debate and did not vote on this item. The Vice Chairman took the Chair for this item.

The Principal Planner introduced the application and with reference to the drawings and photo montage 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.

Mrs C Stratton, the applicant, 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.

RESOLVED:

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

- The proposed dwelling, by virtue of its scale, design and location would have an adverse impact on the character and appearance of the Area of Outstanding Natural Beauty including the green space between All Stretton and Church Stretton. The proposed dwelling is therefore contrary to Core Strategy Policies CS1, CS5, CS6, CS11 and CS17, Policy S1 of the South Shropshire District Local Plan and sections 115 and 116 of the NPPF.

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

57 Wheatlands Site, Woodhouse Fields, Bourton, Much Wenlock, TF13 6QN (15/01808/EIA)

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

Mr M Harris, on behalf of objectors, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr G Maxfield, the agent, spoke for 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 15.1) 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 welcomed the very useful site visit which had demonstrated how difficult it was to identify any features of the existing building from the road;
- Given the proposed landscaping, the proposal would have minimal impact on the landscape;
- No objections had been raised by Much Wenlock Town Council;

- He acknowledged the concerns raised regarding additional heavy traffic, but noted that a Transport Plan would be in place;
- The proposal would reduce the UK's reliance on imported food and further sustain a number of local businesses; and
- He urged approval.

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

RESOLVED:

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

- The conditions set out in Appendix 1 to the report;
- The amendment of Condition No. 6 to ensure that the external surfaces of the roofs of the new buildings shall be BS18B29 and appropriate in the in the landscape; and
- Deletion of Condition No. 11 as set out in the Schedule of Additional Letters.

58 Proposed Dwelling Rear Of 4 Church Street Cleobury Mortimer Shropshire (15/01976/FUL)

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

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Madge Shingleton, 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 her statement, the following points were raised:

- She hoped that the reduced storage would not impact on the future flexibility of the building to accommodate other businesses/uses.

In the ensuing debate, Members considered the submitted plans and acknowledged that all of their previous concerns had been addressed.

RESOLVED:

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

59 Proposed Dwelling Rear Of 4 Church Street, Cleobury Mortimer, Shropshire (15/01977/LBC)

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Madge Shingleton, as local Ward Councillor, left the room, took no part in the debate and did not vote on this item.

RESOLVED:

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

60 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 8 September 2015 be noted.

61 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 pm on Tuesday, 6 October 2015, in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date: