



Committee and Date

Central Planning Committee

12th April 2018

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 15 March 2018

2.00 - 2.45 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 Dean Carroll, Nat Green (Vice Chairman), Nick Hignett, Tony Parsons, Ed Potter, Kevin Pardy, Keith Roberts, David Vasmer, Peter Adams (Substitute) (substitute for Alexander Phillips) and Harry Taylor (Substitute) (substitute for Pamela Moseley)

110 Apologies for absence

Apologies for absence were received from Councillors Alex Phillips (Substitute: Peter Adams) and Pam Moseley (Substitute: Harry Taylor).

111 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 15th February 2018 be approved as a correct record and signed by the Chairman.

112 Public Question Time

There were no public questions or petitions received.

113 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.

114 Harlyn, Pulley Lane, Bayston Hill, Shrewsbury - 17/04769/OUT

Councillor Ted Clarke as local ward Councillor vacated the Chair. Councillor Nat Green as Vice-Chairman presided as Chairman for this item.

Councillor Tony Parsons 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 Principal Planning Officer introduced the outline application (all matters reserved) for the erection of 2 dwellings and confirmed that the Committee had

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

The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from the agent acting for the applicant and SC Trees in relation to trees on the site and advised that if Members were minded to approve the application Condition 4 should be amended to include details regarding the Arboricultural Impact Assessment and to state that the development be implemented in accordance with the approved details.

Mr Rod Hudson, on behalf of Bayston Hill Parish Council spoke against 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 Ted Clarke 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:

- The developer had not taken the existing street scene into account;
- Pulley Lane was a busy commuter route used extensively by Bayston Hill residents; and
- There was a need for smaller house types in Bayston Hill such as bungalows.

Mr Andrew Balshaw, agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to Members the Principal Planning Officer explained that the site would easily accommodate 2 dwellings and noted that it would be unreasonable to request a certain house type but an informative could be added to the decision notice in relation to the desirability of providing more bungalows within the parish to meet local need. Additionally he stated that if Members were concerned in regards to the impact on the house to the north a request for a shadowing diagram could be added to an informative.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously expressed the view that the application be approved as per the Officer's recommendation subject to the amendments discussed in relation to Condition 4 and the inclusion of an informative in regards to the preferred house type and the impact on the property to the north.

RESOLVED:

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

- The Conditions as set out in Appendix 1 of the report;
- Condition 4 being amended as follows:

The following information shall be submitted to the local planning authority concurrently with the first submission of reserved matters:

- Details of the proposed foul and surface drainage, including details and sizing of any percolation tests carried out and proposed soakaways;
- Details of the means of access to the site including the layout of parking and turning areas, construction and sightlines;
- Details of a revised and updated Arboricultural Impact Assessment that assesses any impacts arising from the detailed scheme proposed and demonstrates that any retained trees can be protected sufficiently

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the drainage and access provisions of the development are of a safe and appropriate standard; and

- The following Informative being added to the decision.

The Central Planning Committee of Shropshire Council has carefully considered the application. It has granted outline planning permission but offers the following advice relating to the discharge of reserved matters:

- Bayston Hill Parish Council has drawn your attention to the desirability of providing more bungalows within the parish to meet local need – you are invited to speak with the Parish Council about this matter before you finalise the design of the houses;
- The Committee has taken account of the sensitive relationship between the application site and Hay-Tor to the north. You are urged to submit a daylight and sunlight plan consistent with the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209) with the reserved matters to show that the living conditions of the neighbouring residents will not be adversely affected by any final dwelling.

115 **Bridge Inn, Dorrington, Shrewsbury - 17/05769/COU**

The Technical Specialist Planning Officer introduced the application for the change of use of former the public house to create 2 dwellings with associated curtilage and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from a neighbouring property, Campaign for Real Ale (CAMRA) Shrewsbury and West Shropshire Branch and Members of the public.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the Officer’s recommendation subject to Condition 4 being amended to state that the development be implemented in accordance with the approved details.

RESOLVED:

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

- The Conditions as set out in Appendix 1 of the report; and
- Condition 4 being amended to include the following wording:

The development shall thereafter be implemented in accordance with the approved details.

116 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 15th March 2018 be noted.

117 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, 12th April 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: