



**Committee and Date**

South Planning Committee

12 February 2019

**SOUTH PLANNING COMMITTEE**

**Minutes of the meeting held on 18 December 2018**

**2.00 - 4.45 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 David Turner (Vice Chairman), Andy Boddington, Gwilym Butler, Simon Harris, Nigel Hartin, Richard Huffer, Madge Shingleton, Robert Tindall, Michael Wood and Tina Woodward

**44 Apologies for Absence**

There were no apologies for absence.

**45 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the South Planning Committee held on 20 November 2018 be approved as a correct record and signed by the Chairman.

**46 Public Question Time**

There were no public questions or petitions received.

**47 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 18/02384/FUL and 18/03312/OUT, Councillor Robert Tindall declared that he was a member of the Shropshire Hills AONB Partnership. He confirmed that he had taken no part in any discussion relating to these applications.

With reference to planning applications 18/02384/FUL and 18/03312/OUT, Councillor David Turner declared that he was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Management Board. He confirmed that he had taken no part in any discussion relating to these applications.

**48 Proposed Affordable Dwelling North Of Jays Farm, Hope Bagot, Shropshire (18/02384/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 the previous day and had viewed the site and had assessed the impact of a proposal on the surrounding area.

Mr P Robson, on behalf of the objectors, 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 Richard Huffer, local Ward Councillor, made a statement in which he made reference to the ongoing concerns expressed by local residents. He then left the room, took no part in the debate and did not vote on this item.

Mr J Bryan, 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 considered the proposal to be sustainable and in-keeping with the area and unanimously supported the application.

**RESOLVED:**

That, as per the Officer's recommendation, planning permission be granted, subject to completion of a Section 106 Legal Agreement to ensure the dwelling remains affordable in perpetuity and the conditions as set out in Appendix 1 to the report.

**49 Land To The South East Of Hemford, Bromlow, Minsterley, Shropshire (18/03312/OUT)**

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

Councillor P Davies, representing Worthen with Shelve Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr N Williams, 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 questions, the Principal Planner explained that this was an outline application with all matters, except for access, reserved for

later approval. Matters relating to scale and appearance, would include consideration of the number of bedrooms, and this would be a matter assessed at the Reserved Matters stage.

**RESOLVED:**

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

**50 Royal Oak, Alveley, Bridgnorth, Shropshire, WV15 6LL (18/03476/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 that morning and had viewed the site and had assessed the impact of a proposal on the surrounding area.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Tina Woodward, 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 her statement, the following points were raised:

- She recognised the work that had been undertaken to improve the public house over recent years by the current owner. The pub had taken its place within the community and the wider area as a place to go and enjoy a drink and food;
- The development outside the main building had continued, with the addition of glamping pods, benches and also touring caravans which proliferated during the summer months. In her view, and that of objectors, a couple of caravans appeared to have remained on site for months and had been both occupied and unoccupied;
- This retrospective application had caused concern locally as the land is classed as Green Belt which is governed by planning constraints;
- It had not been an easy decision to reach but, on balance, she supported the recommendation to refuse. However, if Members were minded to support the application she recommended the following:
  - A reduced number of pods in a style more in-keeping with a rural area. Pods to be stained timber, no brightly coloured paint to be used and to be less sprawled out across the site;
  - Native hedge planting and improvements made to increase screening within the site;
  - Appropriate site licences to ensure seasonal use only;
  - Conditions to control noise, including music outside of normal working hours;
  - Conditions to control lighting and to include low level lighting on site.

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

had not been established and that, without prejudice to the decision made on any re-application, Officers should guide the applicant on their options. Members suggested that the pods should be grouped more closely with the pub building and be less sprawled out across the site, a more robust landscaping scheme should be introduced, and a more in-depth case to be submitted as to why the applicant considered the development would be needed to sustain the public house. Members also required more information in relation to the management of the pods and would want them tied to the pub business.

**RESOLVED:**

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

- It is acknowledged that the proposed development would contribute to the rural economy and to the role of Shropshire as a tourist destination to stay. However these benefits are considered to be outweighed by the harm the openness of the Green Belt and be at odds with one of the five purposes of the Green Belt, namely safeguarding the countryside from encroachment. No very special circumstances have been demonstrated or exist that would be of sufficient weight to justify inappropriate development in the Green Belt. The development would therefore be contrary to the adopted Core Strategy policy CS5, SAMDev policy MD6 and the guidance set out in the National Planning Policy Framework Part 13.
- Notwithstanding the above the benefits of proposed development are considered to be outweighed by the environmental harm. The introduction of the structures proposed would appear as incongruous additions to the area and as such would result in a detrimental impact upon the character and appearance of the area. Accordingly, the proposed development is contrary to Local Plan policies CS5, CS6, CS16 & CS17 of the adopted Core Strategy and policies MD2, MD11, MD12 of the SAMDev and national guidance contained within the NPPF, in particular paragraphs 83 and 110.

(At this juncture, the meeting adjourned at 03.18 pm and reconvened at 03.26 pm)

**51 Barn South West Of The Grove, Ashford Bowdler, Shropshire (18/03585/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 had assessed the impact of a proposal on the surrounding area.

Ms E Davies, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor M James, Chairman – Ashford Bowler Parish Meeting, 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 Viv Parry, 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 her statement, the following points were raised:

- She expressed concerns regarding the rear windows and the impact of overlooking on the property to the rear;
- She had previously requested that the garage be single story but the height of the garage had only been reduced by one metre;
- The left hand side of the barn sat right on the edge of the road and this would dominate the view as you approach it when entering the village;
- She expressed concerns regarding the culvert, which ran the length of the village and would not be able to cope with anything extra discharging into it; and
- It was a pre-cursor attempt at creating two dwellings.

Mr J Hicks, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to questions from Members he confirmed that the proposal was for a single dwelling.

In the ensuing debate, Members considered the submitted drawings and noted the comments of all speakers. Members noted that Shropshire Council's Drainage Consultants had raised no concerns and, if granted, appropriate drainage conditions would be attached.

**RESOLVED:**

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

**52 Barn South West Of The Grove, Ashford Bowdler, Shropshire (18/03586/LBC)**

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 had assessed the impact of a proposal on the surrounding area.

**RESOLVED:**

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

**53 Spicers Hall Caravan Park, Spicers Hall Farm, Digbeth Lane. Claverley. Wolverhampton (18/04206/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 that morning and had viewed the site and had assessed the impact of a proposal on the surrounding area.

Mr A Reade, representing Claverley Preservation Society, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor R Cotham, representing Claverley 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 Tina Woodward, 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 her statement, the following points were raised:

- Concerns had been expressed locally and objections made to this application, which would, if granted, introduce light into an area where historically there had been none. This had also been highlighted by Shropshire Council's Conservation team who considered the proposed lighting to be inappropriate because of its harmful impact upon the setting of Listed Buildings in the vicinity and also because of the erosion of the rural character of Claverley's Conservation Area. The access track abuts the Conservation Area and is not in the Conservation Area, so one could only assume that Shropshire Council's Conservation had taken this into account when making their response. She agreed with the comments of SC Conservation;
- Highways had also raised concern regarding the visual impact of the proposed lights;
- The applicant's agent had submitted further information which indicated that many units were mostly intensively used at weekends and for holidays and short breaks. She questioned if the intention was not so much for residential in its nature but tourism based, which would suggest that there would be times when the track would not be utilised that frequently in off-peak times, eg winter months. She recognised that holiday makers may be less acquainted with the access track than residents might be;
- She had also noted that the agent, on behalf of the applicant, had indicated that the lights could be reduced in height to 0.5 metres in height, which, in her opinion, could potentially lessen the impact of the lighting, as would the reduction of frequency of lights and the introduction of increased evergreen Holly planting in the proposed hedges, particularly in sections where the lights were proposed to be located. Also, maintaining the hedges at a reasonable height and lights being switched off after 11.30 pm could further benefit the screening affect and so be less intrusive. If granted, she welcomed conditions to reflect the above.

Mr P Dowd, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to comments

from Members, the agent confirmed the applicant's willingness to accept any appropriate conditions to control lighting.

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

**RESOLVED:**

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

- 1) Notwithstanding the details shown on the lighting bollard design drawing, the maximum height of the lighting bollards above ground level shall be 0.5 metre, in accordance with the email from the agent dated 16<sup>th</sup> October 2018.

Reason: In the interests of the visual amenities of the area.

- 2) Prior to the lighting bollards being first brought into use an activation control system for the bollard lights, to ensure that they are only activated by vehicles and pedestrians using the access road and are extinguished when there are no users of the road, shall be submitted to and approved in writing by the Local Planning Authority. The lighting bollards shall thereafter be operated in accordance with the approved activation control system.

Reason: In the interests of the visual amenities of the area and to minimise the emission of light in the dusk to dawn period.

**54 Garages North Of Mynd View, Craven Arms, Shropshire (18/04776/FUL)**

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

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

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor David Evans, 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:

- These garages were once owned by South Shropshire Housing, who have sold off 90% of garages in Craven Arms;
- This area requires improvement and tidying;
- Both the Parish Council and neighbouring property owners have expressed support for this application;

- The neighbouring property owners have been consulted and in response to their comments two windows to the rear will be obscure glazed;
- The garden runs the full width of the building and will accommodate a bin store, garage and parking for an additional vehicle. There is also a free car park opposite; and
- He supported a dwelling on this derelict site and recommended approval.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members noted that there was a children’s play area nearby that would be available to the occupants of the dwelling to supplement the amenity space within the application site; that the effect of the proposed dwelling on neighbour amenity would not be materially different to that of existing adjacent dwellings; considered that the proposal would maximise the use of the site and would be in-keeping with the area.

**RESOLVED:**

That, contrary to the Officer’s recommendation, planning permission be granted subject to:

- Appropriate conditions deemed necessary by Officers; and
- The development to be carried out in accordance with the approved drawings and written particulars.

(At this juncture, the Chairman, Councillor David Evans, returned and took the Chair.)

**55 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 18 December 2018 be noted.

**56 Date of the Next Meeting**

**RESOLVED:**

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday, 15 January 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....