

**Committee and Date**

South Planning Committee

12 February 2019

**SOUTH PLANNING COMMITTEE****Minutes of the meeting held on 15 January 2019**

**2.00 - 2.59 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, Michael Wood and Tina Woodward

**57 Apologies for Absence**

There were no apologies for absence.

**58 Public Question Time**

There were no public questions or petitions received.

**59 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 18/05004/FUL and 18/05005/LBC, Councillor David Turner declared that he was the applicant and would leave the table and take no part in the consideration of these items.

**60 Burford Nurseries, Burford, Tenbury Wells, Shropshire, WR15 8HF (18/03308/FUL)**

The Consultant 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 Richard Huffer, 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, the following points were raised:

- He referred Members to Burford Parish Council objections. He was generally in agreement with their concerns, but did not agree with their comments that the site should remain as horticultural land;
- Without the use of some of this land it was a possibility that the Tenbury Countryside Show may not be able to go ahead in the future;
- A housing application on this site would have been welcomed;
- If granted, would not preclude any further application in the future, perhaps for residential and car parking provision;
- His main concerns related to volume of traffic and highway safety. The A456 was the main thoroughfare to Worcester and used by a considerable number of HGVs; and
- He was not opposed to the proposal but had concerns regarding access, highway safety and speeding.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members particularly expressed concerns and considered options regarding the implementation and possible funding of traffic calming measures along the A456 by means of a S106 Legal Agreement and/or CIL payment. Given that this was a main busy road and the access was outside of the 40 mph speed limit through Burford and a caravan park would attract a higher footfall and include families and children, some Members suggested an extension to the existing 40mph speed limit with some suggesting that it should be lowered down to 30 mph. The Consultant Planner, Area Planning Manager and Area Highways Development Control Manager (South) provided clarification on traffic and highway safety. They further identified the development boundary and explained that the right of way located to the south of the site fell within the ownership of a third party. They explained that a thriving nursery would generate the same amount of traffic and it would be difficult to justify road improvements given that Highways had raised no concerns and it would not be necessary for improvements to be made to make this application suitable. Funding of a feasibility study may be a more appropriate route. The Consultant Planner confirmed that the colour of the caravans could be conditioned and conditions relating to lighting and a Construction Plan were included and as set out in Appendix 1 to the report. The safety concerns expressed by Members regarding the condition of the hedgerow running alongside the pavement along the A456 could be addressed through appropriate highway maintenance.

### **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:

- Before the caravans are first installed details of their external colour shall be submitted to and approved in writing by the Local Planning Authority; and
- Provision of cycle racks close to the reception building.

**61 Woodhouse Farmhouse, Wyke, Much Wenlock, Shropshire, TF13 6NZ  
(18/05004/FUL)**

(In accordance with his declaration at Minute No. 59, Councillor David Turner left the table during consideration of this item.)

The Area Planning Manager introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting.

In the ensuing debate, Members considered the submitted plans and it was:

**RESOLVED:**

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

**62 Woodhouse Farmhouse, Wyke, Much Wenlock, Shropshire, TF13 6NZ  
(18/05005/LBC)**

(In accordance with his declaration at Minute No. 59, Councillor David Turner left the table during consideration of this item.)

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting.

Members considered the submitted plans and it was:

**RESOLVED:**

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

**63 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 15 January 2019 be noted.

**64 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, 12 February 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....