

**Committee and Date**

South Planning Committee

12 March 2019

SOUTH PLANNING COMMITTEE**Minutes of the meeting held on 12 February 2019**

2.00 - 4.33 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), Simon Harris, Nigel Hartin, Richard Huffer, Cecilia Motley (Substitute) (substitute for Gwilym Butler), Madge Shingleton, Robert Tindall, Michael Wood and Tina Woodward

65 Apologies for Absence

An apology for absence was received from Councillor Gwilym Butler.

66 Minutes**RESOLVED:**

That the Minutes of the meeting of the South Planning Committees held on 18 December 2018 and 15 January 2019 be approved as a correct record and signed by the Chairman.

67 Public Question Time

There were no public questions or petitions received.

68 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 17/05026/EIA, Councillor David Evans declared that he was a customer of Country Fresh Pullets. He would leave the room and take no part in the consideration of this item.

With reference to planning application 17/05026/EIA, Councillor Cecilia Motley declared that she was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Management Board. As the Local Ward Member she would make a statement and then leave the room and take no part in the consideration of this item.

With reference to planning application 17/05026/EIA, 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 this application.

With reference to planning application 17/05026/EIA, 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.

With reference to planning application 17/04603/OUT, Councillor David Turner declared that he was acquainted with one of the objectors and would leave the room during consideration of this item.

69 Change in Order of Business

RESOLVED:

That planning application 17/05026/EIA (Land to the north east of Aston Munslow, Near Craven Arms, Shropshire) be taken as the next item of business.

70 Land to the north east of Aston Munslow, Near Craven Arms, Shropshire (17/05026/EIA)

In accordance with his declarations at Minute No. 68, Councillor David Evans left the room during consideration of this item.

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

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

Mr B Archer, on behalf of residents of Munslow and Aston Munslow, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor A Evans, representing Munslow 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 Cecilia Motley, 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:

- This was yet another application for poultry sheds in the Corvedale;
- She acknowledged the need for diversification and the benefits this could bring to a community, but this development was large scale, would sit in an isolated position and take up good agricultural land;
- Tourism was becoming increasingly important to the economy in Shropshire. This proposal would not enhance the surrounding landscape and because of the prevailing topography it would mean that not only would there be an impact from the main road but more so from the back roads. If permitted, she urged Members to consider ways to mitigate the impact on the surrounding area;
- The proposal would only create 1f.t.e., would only be of economic benefit to the applicant and would not enhance the local economy;
- The villages of Aston Munslow and Munslow were both conservation areas. This proposal would be contrary to Core Strategy Policies CS5 and CS6 which strove to protect and enhance the local historic environment; and
- With reference to Core Strategy Policy CS17, she urged Members to consider the cumulative impact of ammonia emissions.

Ms M Seedhouse, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees and responded to questions from Members.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. The Planning Ecologist responded to questions from Members relating to ammonia emissions and the viability and use of ammonia scrubber systems for this site. In response to concerns expressed by some Members regarding highway safety, the Principal Planner explained that Highways had raised no objections to the scheme. The existing speed limits and proposed visibility splays were commensurate with the road network and met national standards.

To help mitigate the impact on the surrounding area, Members requested that the surrounding hedges and bunds be further enhanced with the planting of semi-mature trees and locally sourced native planting. Members also requested that all external surfaces be BS18B29.

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;
- The surrounding hedges and bunds to be further enhanced with the planting of semi-mature trees and the use of locally sourced native planting;
- The external surfaces of the development to be BS18B29; and
- Planning Officers be granted delegated powers to amend any conditions as deemed necessary.

At this juncture, the Chairman returned and took the chair.

71 Proposed Dwelling Adj. The Lindens, Duke Street, Broseley, Shropshire, TF12 5LS (17/04603/OUT)

In accordance with his declaration at Minute No. 68, Councillor David Turner left the room during consideration of this item.

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.

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

Mrs T Barratt, a local resident, 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 Simon Harris, 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:

- The site was immediately adjacent to the Conservation Area;
- The area attracted many tourists and The Lindens was regularly photographed and painted. Another dwelling would destroy the setting of the area;
- The garden was not big enough to accommodate a dwelling and would result in overcrowding of the site;
- There was a bus stop close by. The amount of traffic in the town and parking on the roads already impacted greatly on the ability for buses to get around;
- Neighbourhood Plan – Broseley would easily meet their quota for housing without the need for any infill. Emphasis should be on preservation and conservation.

Mr T Rowland, 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 and it was:

RESOLVED:

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

It is acknowledged that the application site falls within the development boundary for Broseley. However, the proposed development, by reason of the indicated scale and

likely positioning of a dwelling on the site, would result in a cramped appearance eroding a current gap in the street scene and loss of green space, which would detract from the character and appearance of the area and the setting of the Broseley Conservation Area. In addition, the resulting reduction in the size of the curtilage to 'The Lindens' dwelling would adversely impact on the residential amenities of that dwelling. The proposal is therefore contrary to Shropshire Core Strategy policies CS6 and CS17; Site Allocation and Management of Development (SAMDev) Plan policy MD2; Section 12 of the National Planning Policy Framework (NPPF) and would not satisfy the environmental role of sustainable development set out in the NPPF.

72 The Old Post Office, Chetton, Bridgnorth, Shropshire, 18/03091/FUL (18/03091/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.

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

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Robert Tindall, 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 expressed concerns regarding the impact on the Grade II* Anglican Church;
- The design would be inappropriate and unsympathetic to the local area of Chetton;
- He was not against modern architecture but the use of modern materials, ie aluminium, zinc and galvanised materials, large fenestration with no mullions or transoms and no proposed chimney would not be in keeping with the area; and
- The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members acknowledged the need for restoration but raised concerns regarding the proposed use of modern materials. They indicated that they would prefer a more traditional design with the use of traditional materials which would reflect the historic setting and the local area.

RESOLVED:

That the application be deferred to a future meeting to enable the applicant to give further consideration to the design, materials and fenestration.

73 Stottesdon C E Primary School, Stottesdon, Kidderminster, Shropshire, DY14 8UE (18/04323/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.

Mrs A Jarvis, a local resident, 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 Madge Shingleton, 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:

- This was an extremely popular school (one of the schools that formed the Shropshire Gateway Educational Trust) and one that continuously performed well; and
- The future and essence of the school needed to be taken into account when considering this application.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Gwilym Butler, 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 had been in attendance at the meeting when this application was considered at length by Stottesdon Parish Council. The decision to support the proposal was not a unanimous one;
- The application had generated mixed feelings within the community;
- This was a public body so in order to be transparent it was important that this application be considered by this Committee; and
- The funding was time limited.

Mrs K Jones and Mr M Norton, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees and responded to questions from Members.

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 subject to Condition No. 9 being amended as follows:

9. Prior to the commencement of the relevant work, details of all external windows and doors and any other external joinery including the new double gates to be erected near the entrance to the driveway shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows and external joinery including gates shall be carried out in complete accordance with the agreed details.

Reason: To ensure the external appearance of the development is satisfactory.

74 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 12 February 2019 be noted.

75 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 March 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: