

**Committee and Date**

Central Planning Committee

25th October 2018

CENTRAL PLANNING COMMITTEE**Minutes of the meeting held on 27 September 2018**

2.00 - 3.20 pm in the Shrewsbury/Oswestry 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 Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Ed Potter, Kevin Parady, Keith Roberts and David Vasmer

46 Apologies for absence

An apology for absence was received from Councillor Alex Phillips.

47 Minutes

The Chairman referred to an email from the Greenfields Community Group which stated that two points made by Officers at the meeting in regards to Planning Application 17/05234/FUL -Land off Greenfields Recreation Ground, Falstaff Street, Shrewsbury, had not been included in the Minutes.

Members discussed the issues raised and it was pointed out that the minutes of a meeting were not a verbatim record of everything that was said at that meeting. Members agreed to include one of the points raised in the Minutes and:

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 30th August 2018 be approved as a correct record and signed by the Chairman subject to the paragraph of Minute 37 which begins "Responding to Members' concerns" being amended as follows:

The Area Highways Development Control Manager confirmed that it was not a significant development in its context. ~~and While there was significant on-street parking in the locality, if this became a significant issue, parking restrictions in the area could be considered although, he would not wish to do that.~~ The proposed development provided 2 off-road parking spaces per dwelling and extra visitor parking and this was considered adequate and would not result in a material impact that would justify an objection in this regard.

48 Public Question Time

There were no public questions or petitions received.

49 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.

50 Land South of Holcroft Way, Cross Houses, Shrewsbury - 18/03427/FUL

The Technical Specialist Planning Officer introduced the application for the erection of 5No. dwellings with access road to supersede existing consent for plots 17-21 of existing permission 16/00188/REM pursuant to outline consent 14/02406/OUT and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

Members' attention was drawn to the Schedule of Additional Letters which included representations from a neighbour, the agent and the Case Officer. The Technical Specialist Planning Officer advised the Committee that if they were minded to approve the application Condition 3 required amendment as detailed in the Schedule of Additional Letters.

Councillor Eric Brayne, on behalf of Berrington 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 Claire Wild 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 her statement, a number of points were raised including the following:

- The original application was approved when the Council did not have a five year land supply;
- The relationship between the developer and the Parish Council had deteriorated following flooding on site in April 2018;
- At a meeting with the developer it had been stated that there was no reason not to connect to the French drain but this had still not been done; and
- Approving this application would set a dangerous precedent.

Helen Howie, 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 a queries, the Technical Specialist Planning Officer clarified the measurements of the finished floor levels as listed in the Schedule of Additional Letters and assured Members that the Shropshire Council Drainage Team were satisfied with the drainage proposal submitted by the developer.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, the majority of Members expressed the view that the application be approved as per the Officer's recommendation subject to an amendment to Condition 3 as detailed in the Schedule of Additional Letters.

RESOLVED:

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

- The conditions set out in Appendix 1; and
- An amendment to Condition 3 as set out in the Schedule of Additional Letters.

51 Land South of Millrace Cottage, Longmeadow Drive, Shrewsbury - 18/03663/FUL

The Technical Specialist Planning Officer introduced the application for the erection of 1No split-level house with integral garaging and associated parking, served by an existing access and improved private drive and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

Members' attention was drawn to the Schedule of Additional Letters which included representations from a neighbour, the agent and the Case Officer. The Technical Specialist Planning Officer advised the Committee that if they were minded to approve the application Conditions 3, 5 and 11 required amendment as detailed in the Schedule of Additional Letters.

Having considered the submitted plans for the proposal, Members unanimously expressed the view that the application be approved as per the Officer's recommendation subject to amendment to Conditions 3, 5 and 11 as set out in the Schedule of Additional Letters and an informative being added to the decision notice in relation to the height of the hedge as detailed in the Scheduled of Additional Letters.

RESOLVED:

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

- The conditions set out in Appendix 1;
- Amendment to Conditions 3, 5 and 11 as set out in the Schedule of Additional Letters; and
- An informative being added to the decision notice in relation to the height of the hedge as detailed in the Scheduled of Additional Letters.

52 Land Adj. Hawthorn Cottage, Longden, Shrewsbury - 18/00251/FUL

The Area Planning Manger introduced the application for the erection of 2No dwellings, formation of vehicular and pedestrian access and installation of package treatment plant. It was explained that at the Central Planning Committee meeting held on 2nd August 2018, the application was deferred on the request of the applicant

to overcome concerns raised by the Parish Council. The Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area on 2nd August 2018.

Members' attention was drawn to the Schedule of Additional Letters which included comments from the Parish Council and the Case Officer in relation to amendments to the report in light of the adoption of the revised National Planning Policy Framework on 24th July 2018. The Area Planning Manager advised the Committee that if they were minded to approve the application Conditions 6, 9, 10 and 11 required amendment as detailed in the Schedule of Additional Letters.

Councillor Neil Evans, on behalf of Longden Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

The following statement from Councillor Roger Evans as the local ward Councillor, was read out to the Committee:

'As per previous Planning Officers statement, Longden Parish has had planning applications granted for around 80 houses. This includes around 10 in this cluster. The new Parish Plan shows 2/3 bedroom houses are wanted and needed in the Parish. In this cluster the vast majority of new builds have been larger houses.

Many in Lower Common would dispute that it could be classified as a sustainable village in planning terms. This comment, in fact was also echoed by Officers in a recent application for holiday accommodation.

The first application for this site was for 3 houses which was objected to due to overdevelopment. This one is for 2 larger houses which are different in character to others in the village.

Objection is therefore made to both the design and situation of these houses.'

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 amendment to Conditions 6, 9, 10 and 11 as set out in the Schedule of Additional Letters.

RESOLVED:

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

- The conditions set out in Appendix 1; and
- Amendment to Conditions 6, 9, 10 and 11 as set out in the Schedule of Additional Letters.

53 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, 25th October 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: