

**Committee and Date**

Central Planning Committee

14th February 2019

CENTRAL PLANNING COMMITTEE**Minutes of the meeting held on 17 January 2019**

2.00 - 4.20 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Shelley Davies

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Present

Councillor Ted Clarke (Chairman)

Councillors Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts, David Vasmer and Roger Evans (Substitute for Nat Green)

83 Apologies for absence

An apology for absence was received from Councillor Nat Green (Substitute: Roger Evans).

84 Minutes**RESOLVED:**

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

85 Public Question Time

There were no public questions or petitions received.

86 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 to be considered at this meeting, Councillors Keith Roberts, Alex Phillips and David Vasmer stated that they were members of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

The Chairman agreed to alter the order of the agenda to enable planning application 18/05041/FUL - Cressage Men's Club, Sheinton Road, Cressage, Shrewsbury to be the next item to be considered.

87 Cressage Men's Club, Sheinton Road, Cressage, Shrewsbury - 18/05041/FUL

The Consultant Planning Officer introduced the application under Section 73A of the Town and Country Planning Act 1990 for the formation of a decked area (retrospective) and drew Members' attention to the Schedule of Additional Letters which included a representation from a local resident.

Mr Richard Tipper, local resident spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Dr Ian Lawrence, on behalf of Cressage Parish Council spoke in objection to 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 pavement on Sheinton Road was very narrow and it was usual for cars to be parked on the road;
- It was an inappropriate location for the decked area which was more suited to the rear of a residential property; and
- She was concerned in relation to safety issues for children and considered that the application had an adverse visual impact.

Mr David Sellers, Agent on behalf of the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members raised concerns in relation to safety issues for children and access for wheelchair users and considered the application to be contrary to Policies CS6 and MD2.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, the majority of Members expressed their objection to the proposal contrary to the Officer's recommendation.

RESOLVED:

That the application be refused contrary to the Officer's recommendation for the following reason:

The proposed decking is not designed and built to a sufficiently high quality which respects and enhances local distinctiveness or to provide adaptable and safe access to constitute sustainable design and is therefore contrary to the Shropshire Local Development Framework Adopted Core Strategy (March 2011), Policy CS6 Sustainable Design and Development Principles and the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan (December 2015), Policy MD2 Sustainable Design.

88 Development Land To The West Of Lesley Owen Way, Shrewsbury - 18/04674/REM

The Technical Specialist Planning Officer introduced the reserved matters application (access, appearance, landscaping, layout and scale) pursuant to the Outline Planning Permission 16/00476/OUT for mixed residential development of 40 dwellings to include affordable houses; formation of vehicular access (from Lesley Owen Way) and estate roads 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.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from the Heathgates Allotments Association and the Case Officer and noted that an additional representation from Shrewsbury and Newport Canal Trust had been received this morning in regard to the proposed footpath across the site and a request for this to be either re-routed or a footbridge over the canal installed.

The Technical Specialist Planning Officer explained that if Members were minded to approve the application she advised an amendment to Condition 4 as outlined on the Schedule of Additional Letters; an additional condition in relation to the maintenance of the open space; and an amendment to Condition 2 in relation to the Construction Method Statement.

Mr Stuart Holt, local resident spoke in objection to 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 Kevin Pardy addressed the Committee as the 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, a number of points were raised including the following:

- He stated that more affordable homes were needed but considered the site was not appropriate for 40 dwellings;
- The doctor's surgeries and schools in the area were already oversubscribed; and
- There had been no information from Highways regarding traffic calming measures as noted in the outline application.

Ms Heather Sutton, Agent on behalf of the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members welcomed the smaller house types proposed but raised a number of concerns including the adverse impact on the highway network; the impact on already oversubscribed schools; and considered that the proposal constituted overdevelopment of the site.

In response to concerns raised by Members, the Area Planning Manager explained that Learning and Skills had been consulted in relation to funding for school places and stated that the outline application site layout showing 29 dwellings was for indicative purposes only. The Area Highways Development Control Manager addressed the concerns raised in regard to the impact on the highway network and explained a refusal on highways grounds was not sustainable and stated that a speed table on the entrance of Lesley Owen Way to influence speeds on entering the development could be conditioned if Members considered this to be necessary.

Having considered the submitted plans for the proposal and noted the comments of all the speakers the majority of Members expressed their support for the Officer's recommendation, subject to the amendments to Conditions 2 & 4 as outlined by the Technical Specialist Planning Officer and the additional conditions in relation to the maintenance of the open space and the inclusion of a speed table at the entrance to Lesley Owen Way.

RESOLVED:

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

- The Conditions as set out in Appendix 1;
- The following additional condition in relation to the maintenance of the open space:

Prior to the first occupation of any part of the development a management plan that sets out the future management responsibilities for the open space, to include details of the financial and legal means through which the management plan will be implemented, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be carried out as approved for the lifetime of the development or in accordance with an alternative management plan to be submitted to and approved in writing by the LPA.

Reason: To ensure the adequate future management and maintenance of the open space;

- The following additional condition to request the inclusion of a speed table at the entrance to Lesley Owen Way:

Prior to the commencement of any above ground works details of a speed table at the entrance to the site shall be submitted to and approved in writing by the

Local Planning Authority. The agreed details shall be fully implemented before any of the buildings are first occupied.

Reason: To ensure a satisfactory access to the site;

- An amendment to Condition 4 as detailed in the Schedule of Additional Letters; and
- An amendment to Condition 2 to refer to the Construction Method Statement submitted to 'include but not be restricted to details for' instead of 'shall provide for':

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include but not be restricted to details for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- a construction traffic management (& HGV routing plan) and community communication protocol.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

89 Proposed Rural Exception Site North of Condover, Shrewsbury - 18/04797/FUL

The Consultant Planning Officer introduced the application for erection of 20 affordable dwellings; formation of vehicular access with visibility splay; all associated works 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.

The Consultant Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from Condover Parish Council and explained that if Members were minded to approve the application he advised that pre-commencement conditions 3, 4, 12 and 13 required amendment.

Councillor David Lane, Condover Parish Council spoke in objection to 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 Dan Morris 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:

- He agreed with the concept of affordable housing and referred to a recent scheme in Condover;
- The consultation process with the developer had not been as in depth as it could have been and a number of points raised by the Parish Council had not been addressed; and
- He considered that the application be deferred to allow this consultation to take place.

Ms Julia Brion, Agent on behalf of the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to concerns raised, the Area Planning Manager noted that housing target figures in SAMDev referred to open market housing and explained that the Housing Enabling Team had identified a need for affordable housing in this area.

Having considered the submitted plans for the proposal and noted the comments of all the speakers the majority of Members expressed their support for the Officer's recommendation, subject to the amendments to Conditions 3, 4, 12 and 13 as outlined by the Consultant Planning Officer.

RESOLVED:

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

- The Conditions as set out in Appendix 1; and
- The amendment of Conditions 3, 4, 12 & 13.

90 Proposed Concierge Glamping Site at Hencote Farm, Cross Hill, Shrewsbury - 18/04537/ADV

The Technical Specialist Planning Officer introduced the application to erect and display 2 externally illuminated roadside feature display entrance name signs 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.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Alex Phillips 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:

- He does not object in principle to the proposed signs;
- He noted the objections received from Shrewsbury Town Council and local residents; and
- He requested that the application be deferred to allow the Council the opportunity to further consider its position on signage.

In response to concerns raised by Members, Technical Specialist Planning Officer noted that if Members were minded to approve the application a condition could be added in regards to the request for a detailed landscaping scheme and that Condition 8 could be amended to ensure that illumination of the sign ceased at midnight.

Having considered the submitted plans for the proposal and noted the comments of all the speakers the majority of Members expressed their support for the Officer's recommendation, subject to an additional condition in relation to the request for a detailed landscaping scheme and the amendment to Condition 8 to ensure that illumination of the sign ceased at midnight.

RESOLVED:

That advert consent be granted as per the Officer's recommendation subject to:

- The Conditions as set out in Appendix 1;
- The following additional condition in relation to the request for a detailed landscaping scheme:

No above ground works shall commence until a detailed landscaping scheme to include planting plans, written specifications and schedules of plants, noting species, planting sizes and proposed numbers/densities has been submitted to and approved in writing by the local planning authority. The landscape works shall be carried out in full compliance with the approved landscaping scheme within the first planting season following commencement of development. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs; and

- Condition 8 be amended as follows to ensure that illumination of the sign ceases at midnight:

The signs permitted by this consent shall only be illuminated between the hours of 14:00 and 24:00.

Reason: To minimize the potential for light pollution and safeguard residential and local amenity.

91 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 17th January 2019 be noted.

92 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, 14th February 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: