



Committee and Date
Central Planning Committee
INSERT NEXT MEETING DATE

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 11 April 2019

2.00 - 4.53 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, Alexander Phillips, Kevin Parry, Keith Roberts and David Vasmer

116 Apologies for absence

An apology for absence was received from Councillor Ed Potter.

117 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 14th March 2019 be approved as a correct record and signed by the Chairman.

118 Public Question Time

There were no public questions or petitions received.

119 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 18/05584/FUL 41 Wood Street, Shrewsbury - Councillor Keith Roberts stated that the applicant was known to him and he would therefore leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning applications to be considered at this meeting, Councillors Nat Green, Alex Phillips and Keith Roberts 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.

With reference to planning application 18/05670/FUL Proposed Development Land off Mount Close, Pontesbury - Councillor Alex Phillips declared an interest during consideration of this item – see Minute 124.

120 Residential Development North of Leigh Road, Minsterley, Shrewsbury - 18/05802/OUT

Councillor Nick Hignett as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Area Planning Manager introduced the outline application (access off Leigh Road for consideration) for residential development (up to 28 dwellings) to include some demolition 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 Area Planning Manager advised Members that if they were minded to approve the application he suggested an amendment to Condition 2 to reduce the length of time for an application for reserved matters from three years to one year to ensure that the timings were as close as possible to the extant permission.

The Area Planning Manager referred to an additional representation from the Minsterley Flood Action Group that had been circulated to the Committee. He noted that a flood risk assessment had been submitted and considered by the SC Drainage Team and advised that a condition be added to any permission granted to ensure that the SC Drainage Team were consulted in relation to the submitted drainage scheme.

Douglas Jones, local resident spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Stuart Thomas, Agent on behalf of the applicant, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members unanimously expressed their support for the Officer's recommendation subject to the amendment to Condition 2 and an additional drainage condition as outlined by the Area Planning Manager.

RESOLVED:

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

- A Section 106 legal agreement to secure an affordable housing contribution;
- The conditions set out in Appendix 1;
- The amendment of Condition 2 to reduce the length of time for an application for reserved matters from three years to one year; and

- An additional condition to ensure that SC Drainage Team be consulted in relation to the submitted drainage scheme.

121 Meeting Room, 17 Betton Street, Shrewsbury - 18/04386/FUL

The Technical Specialist Planning Officer introduced the application for mixed residential development of seven dwellings following demolition of all buildings on site; alterations to existing vehicular access; formation of driveway and parking areas 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 noted that Condition 12 referred to the Town and Country General Development Order 1995 and explained that this should be amended to the 2015 Permitted Development Order and advised that if Members were minded to approve the application an additional condition in relation to the reinstatement of existing wall and fence should be added to any permission granted.

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

Steven Atkinson, Architect on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members raised concern regarding the scale and design of the development and the impact on the Belle Vue conservation area.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously agreed to refuse the application contrary to the Officer's recommendation.

RESOLVED:

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

The proposal would constitute overdevelopment of the site which, due to its scale, layout and design, would result in a development which would neither preserve nor enhance the character or appearance of the Belle Vue Conservation Area. The proposal would therefore be contrary to national and Development Plan policies including CS6 and CS17 of the Shropshire Core Strategy, MD2 and MD13 of the SAMDev Plan, and Section 16 of the NPPF.

122 41 Wood Street, Shrewsbury - 18/05584/FUL

Councillor Keith Roberts left the room in line with his declaration at Minute 119.

The Technical Specialist Planning Officer introduced the application for change of use from A1 retail to A5 hot food takeaway restaurant and associated alterations to the building 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 two local residents and the agent in response to Officer questions.

Victoria Pearson, 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 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 did not object to takeaways in principle but considered this to be in the wrong location;
- He noted that on-street parking in this area was in high demand and the application should be deferred pending a highways assessment;
- The proposed use of the premises would generate additional vehicles for customers, staff and deliveries; and
- Dropped kerbs would be blocked by parked cars restricting access for wheelchair users.

Taylor Davies, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members raised concern regarding the parking issues in this area and considered the proposed use to be significantly different and increase the demand for parking at times when minimal parking was available and would therefore encourage inappropriate parking and have a detrimental impact on the local highway network.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously agreed to refuse the application contrary to the Officer's recommendation.

RESOLVED:

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

Members considered that the proposed change of use provided in-sufficient off-street parking spaces for both staff and customers. It was acknowledged that the fall-back position was the use of the commercial premises as an A1 retail unit (including use as an off-licence) and that all customers travelling by vehicle would be required to find a space to park in the surrounding streets. However, it was considered that the

pattern of use and demand for on-street parking would be significantly different and increased for the proposed A5 use. This increased demand for parking would be generated at times when there was likely to be minimal parking available in the surrounding streets and as such would encourage inappropriate parking or waiting of vehicles and have a detrimental impact on the local highway network contrary to Shropshire Councils adopted policies CS6 and MD2.

123 School House Farm, Sheinton, Shrewsbury - 18/04266/FUL

The Consultant Planning Officer introduced the application for the change of use of farm yard and buildings to holiday complex to include: some demolition of buildings; siting of four glamping units and one log cabin; works to and change of use of two buildings to form office and store and leisure facilities, formation of parking areas; and installation of package treatment plant (Amended Description) 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 an additional representation from a local resident which had been circulated to the Committee. In reference to the representation, the Area Planning Manager stated that the site was able to accommodate additional units and therefore if Members were minded to approve the application he suggested that the scale of development be restricted to that included in the application.

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

Councillor Ian Lawrence, on behalf of Sheinton 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:

- There were only 22 dwellings in Sheinton and the site was in the middle of the village;
- The site would not be supervised at all times and if Members were minded to approve the application a condition should be added to ensure that there was a manager on site at all times;
- At full occupation there would be 42 guests on site, doubling the size of Sheinton; and
- The application would not benefit the community and would have an adverse impact on the rural character of the area.

Helen Earley, the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to the speakers, the Consultant Planning Officer clarified that the figure given for the maximum number of guests was 38 and stated that a condition in regards to low level bollard lighting had been included.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously agreed to defer consideration of the application to a future meeting of this Committee to allow the opportunity for the concerns raised by Members in relation to the use of the site 12 months of the year and the lack of on-site supervision to be addressed.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee to allow the opportunity for the concerns raised by Members in relation to the use of the site 12 months of the year and the lack of on-site supervision to be addressed.

124 Proposed Development Land Off Mount Close, Pontesbury, Shrewsbury - 18/05670/FUL

The Planning and Enforcement Officer introduced the application for Erection of 18 affordable dwellings and associated works and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Planning and Enforcement Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Coal Authority noting that Condition 7 may need amendment in light of this representation.

Councillor Duncan Fletcher, Pontesbury 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 Nick Hignett 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:

- Severn Trent Water and the SC Drainage Team comments were incorrect as flooding had occurred in this area last year;
- Properties further downhill will be vulnerable as a result of this development and culverts were required in this area; and
- Properties in Mary Webb Close had seen their insurance policy premiums increased following flooding last year.

Phil Oliver, Architect on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to comments raised by the speakers, the Planning and Enforcement Officer explained that a drainage scheme had been submitted and Severn Trent Water had stated that the plans were acceptable and approval had been given by WSP.

At this point in the meeting, Councillor Alex Phillips noted that his Father was a director of the Housing Plus Group which was linked to Severnside Housing and therefore left table, took no part in the debate and did not vote on this item.

In response to a concern raised regarding the use of netting to prevent birds from nesting in trees and hedges, the Area Planning Manager suggested that Condition 8 could be amended to require that the Construction Management Plan provides for any intention to use netting on trees and hedges to prevent birds from nesting to be agreed by the Ecology Team.

Having considered the submitted plans and noted the comments of all the speakers, Members unanimously expressed their support for the Officer's recommendation subject to an amendment to Condition 8 to require that the Construction Management Plan provides for any intention to use netting on trees and hedges to prevent birds from nesting to be agreed by the Ecology Team.

RESOLVED:

That authority to grant planning permission be delegated to the Head of Planning Services subject to:

- The conditions recommended in appendix 1 and any modifications to these conditions deemed necessary;
- The signing of a Section 106 agreement to secure the affordable housing in perpetuity; and
- An amendment to Condition 8 to require that the Construction Management Plan provides for any intention to use netting on trees and hedges to prevent birds from nesting to be agreed by the Ecology Team.

125 25 Abingdon Road, Shrewsbury - 19/00595/FUL

The Area Planning Manager introduced the application for the erection of single storey conservatory to side elevation 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 Pam Moseley 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:

- She would not normally speak on this type of application but due to how the properties were set out the proposed conservatory would have an impact on the adjoining housing;
- The proposal would have a significant impact on the adjoining house resulting in a loss of light, especially in the winter months;
- Shrewsbury Town Council and other residents had objected to the application; and
- The application should be refused in regards to the impact on the neighbouring property.

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

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

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

126 Hillside, Rowley, Shrewsbury - 19/00758/FUL - APPLICATION WITHDRAWN TO BE DETERMINED BY THE SOUTH PLANNING COMMITTEE

RESOLVED:

Application withdrawn from the agenda for Central Planning Committee - for determination by the South Planning Committee.

127 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 11th April 2019 be noted.

128 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, 9th May 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: