



Committee and Date

South Planning Committee

4 June 2019

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 8 May 2019

In the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

2.00 - 3.47 pm

Responsible Officer: Linda Jeavons

Email: linda.jeavons@shropshire.gov.uk Tel: 01743 257716

Present

Councillor David Evans

Councillors David Turner (Vice Chairman), Andy Boddington, Simon Harris, Nigel Hartin, Richard Huffer, Cecilia Motley, Madge Shineton, Robert Tindall and Tina Woodward

102 Apologies for Absence

An apology for absence was received from Councillor Michael Wood

103 Minutes - TO FOLLOW

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 9 April 2019 be approved as a correct record and signed by the Chairman.

104 Public Question Time

There were no public questions or petitions received

105 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 18/05149/FUL, Councillor David Evans declared that the applicant was known to him and that he would take no part in the consideration of and voting on this item.

With reference to planning applications 19/00218/FUL, 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 this application.

With reference to planning applications 19/00218/FUL, Councillor Cecilia Motley declared that she was a member of The Shropshire Hills AONB Partnership and The

Shropshire Hills AONB Management Board. She confirmed that he had taken no part in any discussion relating to this application.

With reference to planning applications 19/00218/FUL, 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.

106 The Old Post Office, Chetton, Bridgnorth, Shropshire, WV16 6UF (18/03091/FUL)

The Area Planning Manager introduced the application and drew members attention to the late representations from Chetton Parish Council and the Bridgnorth branch of CPRE. He reminded Members that the Committee had first considered the application at its February Meeting and had deferred consideration in order that the applicant could give further consideration to the design, materials and fenestration of the proposal and that following the submission of amended plans a full consultation of all neighbours and consultees had been carried out.

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 table, took no part in the debate and did not vote on this item. During his statement, he made the following points:

- The overall design of the proposal was much better than that previously considered.
- The yellow colour of the proposed bricks was not in keeping with the rest of the village and a redder coloured brick should be used.
- The introduction of an overhang on the eaves would benefit the overall look of the property

Mr G Moore, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members noted the comments of all speakers and considered the amended plans, they generally agreed that the design was much improved on that considered previously.

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.

107 Proposed Residential Development Land East of the Bull Ring, Claverley, Shropshire (18/05149/FUL)

In accordance with his declaration at Minute No. 107, Councillor David Evans left the room during consideration of this item.

Councillor David Turner took the Chair.

The Consultant Planner introduced the application and drew Members attention to comments contained in the late representations. He advised Members that Claverley sat within the greenbelt but the village itself was excluded from the greenbelt. He informed members that there was an error in the final sentence of paragraph 4.6 of the report which should read: -

If this is not possible then it should be demonstrated that the refuse bins and recycling boxes from the six dwellings could be temporarily stored awaiting collection on bin day bearing in mind those from the two properties from the pub conversion and surrounding properties.

Mr A Reade, on behalf of Claverley Preservation Society, 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 Tina Woodward, 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:

- Car parking spaces are disconnected from some of the properties and there are insufficient visitor parking spaces and there is an opportunity to create better parking arrangements within the development
- High level of concern regarding fire safety and would seek assurances that all properties are made compliant.
- Welcomed the development of the buildout on the pavement which was a requirement of the planning permission to develop the Kings Arms and will go some way to improving the access.
- Opportunity being missed to deliver a layout which is more in keeping with its location in the heart of the village and also benefit owners and tenants and the wider community.

Mr J Beaman, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to a question he confirmed that it was planned that install sprinkler systems in all the properties

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. The following comments were made: -

- The discount of 10% on the houses for sale does not make them affordable within the description of affordable houses
- The houses are particularly small and would be better as 2 bed houses to give bigger rooms.

- Concerns regarding access for fire appliances assuaged by the installation of sprinklers and building regulation requirements.

After further discussion, on the casting vote of the Vice Chairman 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;
- And an additional Grampian style condition requiring completion of the build-out from the pavement at the site access to be undertaken in compliance with Planning Permission Ref. 17/03879/FUL before the approved dwellings are occupied; and
- A section 106 agreement to ensure that the dwellings constructed remain available as affordable homes to meet the needs of the local community in perpetuity, including relevant provisions relating to the proposed cross-subsidy, in accordance with the requirements of the Type and Affordability of Housing Supplementary Planning Document (SPD) (September 2012).

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

108 Unit 7, The Aspire Centre, Burford, Tenbury Wells, Shropshire (19/00185/COU)

The Area Planning Manager introduced the application and stated that this was an application for a change of use and that there would be no external alterations to the building.

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 room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- The Parish Council had no objections to the application which had only come to committee as the Council owned the building. He hoped that he Committee would approve the application.

In the ensuing debate Members made the following comments: -

- It was a pity that the unit could not be used for its original purpose although as there was no structural changes there was no reason that this could not take place at a future date

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

109 **Proposed Dwelling To The South Of Hopesay, Shropshire (19/00218/FUL)**

As the Chairman was the Local Member Councillor David Turner took the Chair.

The Area Planning Manager introduced the application and with reference to drawings displayed, he drew Members attention to the location, layout and elevations. He drew members attention to the schedule of additional letters in particular the proposed amendments to conditions 6 and 13. He also advised that it was proposed that condition 4 be amended to read: -

The static caravan hereby approved shall be removed from the site and the land reinstated to its previous condition within 24 months of the date of this planning permission or within three months of occupation of any part of the dwelling hereby approved (whichever is the sooner).

Ms Ruth Reed on behalf of Dr and Mrs Leonard, local residents, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr D Clarke, a local resident spoke for 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 David Evans, 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 proposals were far superior to those proposed in the past and were of a good design that blended in with the area.
- If approved the dwelling would enable a local family to remain in the area.

Mrs Jackie Moulder the applicant, 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. The following comments were made: -

- A much better design which addressed a lot of the concerns raised regarding the previous application.
- New proposal will fit in with the conservation area.

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, subject to:

Condition No. 4 being amended to read as follows:

- The static caravan hereby approved shall be removed from the site and the land reinstated to its previous condition within 24 months of the date of this planning permission or within three months of occupation of any part of the dwelling hereby approved (whichever is the sooner).

Condition 6 being amended to read as follows:

- Prior to the first use or occupation of any part of the development hereby permitted the foul and surface drainage systems hereby approved shall be installed in full accordance with the approved plan drawing number M18-PO2 Rev B and drainage particulars and the systems shall be maintained thereafter.

Condition 13 being amended to read as follows:

- A total of 1 woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be erected on the site prior to first occupation of the buildings hereby permitted. The bird box thereafter shall be permanently retained and maintained on the site.

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

110 Hillside Rowley, Shrewsbury, Shropshire, SY5 9RY (19/00758/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 considered the submitted plans and it was:

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.

111 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 8 May 2019 be noted.

112 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, 4 June 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: