



Committee and Date

Southern Planning Committee

22 October 2019

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 24 September 2019

2.00 - 4.01 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 Andy Boddington, Simon Harris, Richard Huffer, Cecilia Motley, Tony Parsons, Madge Shingleton, Robert Tindall, David Turner (Vice-Chair), Tina Woodward and Claire Wild (Substitute) (substitute for Nick Hignett)

36 Election of Chairman

RESOLVED: That Councillor David Evans be elected Chairman for the remainder of this municipal year.

37 Apologies for Absence

An apology for absence was received from Councillor Nick Hignett (Substitute: Claire Wild).

38 Appointment of Vice-Chairman

RESOLVED: That Councillor David Turner be appointed Vice Chairman for the remainder of this municipal year.

39 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 28 August 2019 be approved as a correct record and signed by the Chairman.

40 Public Question Time

There were no public questions or petitions received.

41 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 19/03195/FUL, Councillor Richard Huffer declared that the applicant was his son and he was also the local Ward Councillor and would leave the room during consideration of this item.

With reference to planning applications 18/00027/FUL, 18/03868/OUT and 19/02268/FUL Councillor Cecilia Motley declared that she was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Strategy and Performance Committee. She confirmed that she had taken no part in any discussion relating to these applications.

With reference to planning applications 18/00027/FUL, 18/03868/OUT and 19/02268/FUL Councillor David Turner declared that he was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Strategy and Performance Committee. He confirmed that he had taken no part in any discussion relating to these applications.

42 Cartway Cottage, Woodbank, Abdon, Craven Arms, Shropshire (18/00027/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 had undertaken a site visit that morning and had viewed the site that morning and had assessed the impact of a proposal on the surrounding area.

Councillor R Price, representing Abdon and Heath 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:

- Regardless of how far it was sunk into the ground, the view from the hill will be that of a utilitarian structure;
- She questioned why a three-bay garage and log store needed to be so far away from the farmhouse especially given the deep slope to and from the structure;
- Abdon and Heath Parish Council has been consistent in its objection to this proposal and especially because of its location within a most sensitive area of the Area of Outstanding Natural Beauty (AONB);
- Any building in this location is the wrong building; and
- The proposal will be contrary to the 'Type and Affordability of Housing' Supplementary Planning Document which expects domestic additions to be sympathetic to the size, mass, character and appearance of the original dwelling and to the local context (see paragraph 6.2.1 of the report).

Mrs Graham, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees. In response to questions from Members she explained the reasons why a land swap would not be feasible. She confirmed that the building would be used to store oil pink and not logs and there was no intention of using the building as a separate dwelling.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

RESOLVED:

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

The proposed detached garage, by reason of its elevated, exposed, open position and size would not serve to conserve the landscape and scenic beauty of the Area of Outstanding Natural Beauty, and its adverse visual impact will not be adequately mitigated by the proposed tree planted earth bund. The proposal is therefore contrary to Shropshire Core Strategy policies CS5, CS6 and CS17; Site Allocations and Management of Development (SAMDev) Plan policies MD2 and MD12; paragraphs 127, 170 and 172 of the National Planning Policy Framework (NPPF); and it would not satisfy the environmental objective of sustainable development set out in the NPPF

(Councillor Robert Tindall joined the meeting during consideration of this item and abstained from voting.)

43 Proposed Dwelling To The East Of Corfton, Shropshire (18/03863/OUT)

The Consultant 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 that morning and had assessed the impact of a proposal on the surrounding area.

Mr M Jones, representing local residents, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor D Hedgley, representing Corfton 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:

- Corfton has unfairly been selected for more and more open market development;

- There is an underlying need for affordable housing for local families. It is becoming impossible for local families to afford housing in places such as Corfton;
- The scheme is neither a conversion or infilling and sits within the AONB;
- The proposed access out onto Hollow Lane, even with a large visibility splay, will have a narrow turning circle and will involve the destruction of part of the hedge of the ancient hollow way serving Corfton Bache; and
- Need to take into account the problems Corfton is experiencing because of the concentration of open market housing in the area.

Mr P Middleton, 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.

RESOLVED:

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

1. The proposed siting and access to the development would involve the destruction and removal of part of the historic stone wall and hedgerow, significantly harming and changing the character of the adjacent lane and the surrounding area and would not therefore serve to conserve the landscape and scenic beauty of the Area of Outstanding Natural Beauty. In addition the proposal is not considered to constitute an infill plot as it would be development eroding the gap between Corfton and Corfton Bache. The proposed development would therefore be contrary to Shropshire Core Strategy policies CS4, CS6 and CS17; Site Allocations and Management of Development (SAMDev) Plan policies MD2 and MD12 and paragraphs 127, 170 and 172 of the National Planning Policy Framework (NPPF); and it would not satisfy the environmental objective of sustainable development set out in the NPPF.
2. Whilst it is acknowledged that Corfton is part of a Community Cluster in the adopted Site Allocations and Management of Development (SAMDev) Plan where open market housing development by infilling is acceptable on suitable sites. However, this scheme for an open market dwelling would add to the number of permissions already granted within Corfton and would further increase the number of permitted dwellings above the cluster guideline, with the result that the settlement having a disproportionate concentration of new housing in the cluster group, to the detriment of the character of the area.. Accordingly, a further open market dwelling in this location would conflict with Shropshire Core Strategy Policies CS4 and SAMDev Policies MD1, MD3 and Policy S7.2(ii) of the Shropshire Council Site Allocations and Management of Development Plan.

(At this juncture, the meeting adjourned at 03:10 pm and reconvened at 03:16 pm.)

44 Proposed Commercial Development Land To The North Of Bishops Castle Business Park, Bishops Castle, Shropshire (19/02268/FUL)

(At this juncture, Councillor Claire Wild left the meeting and did not return.)

The Consultant Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Ruth Houghton, local Ward Councillor, and also representing Bishops Castle Town Council, made a statement and then left the table, took no part in the debate and did not vote on this item. During her statement, the following points were raised:

- She expressed support for this application; and
- The development was very much welcomed particularly by existing businesses, would support small start-ups and provide employment.

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.

45 St Mary's Church, Bridgnorth (19/02793/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 had undertaken a site visit that morning and had viewed the site and had assessed the impact of a proposal on the surrounding area.

Ms W Stirling, on behalf of local residents, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Rev. S Cawdell, 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 of the Committee.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members debated the impact on the surroundings and neighbouring properties. In response to a question, the Technical Specialist Planning Officer explained that this application, if granted, would enable Shropshire Council to set parameters which would control the use and operating times of the car park at all times.

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.

46 Park Farm, Angel Lane, Farden, Ludlow, Shropshire (19/03195/FUL)

In accordance with his declaration at Minute No. 41. Councillor Richard Huffer left the room during consideration of this item.

The Consultant Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

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.

47 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 24 September 2019 be noted.

48 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, 22 October 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: