



Committee and Date

Southern Planning Committee

19 November 2019

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 22 October 2019

2.00 - 3.38 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

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Present

Councillor David Evans (Chairman)

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

49 Apologies for Absence

An apology for absence was received from Councillor Robert Tindall (Substitute: Michael Wood).

50 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 24 September 2019 be approved as a correct record and signed by the Chairman.

That the Minutes of the meeting of the Central Planning Committee held on 29 August 2019 be approved as a correct record and signed by the Chairman.

51 Public Question Time

There were no public questions or petitions received.

52 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 18/04261/OUT, 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 this application.

With reference to planning application 18/04261/OUT, 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 this application.

53 Land east of Pennerley House, Pennerley, Shrewsbury, Shropshire, SY5 0NE (18/04261/OUT)

The Principal 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.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting.

Dr D Poynton, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor J Soper, representing Worthen with Shelve 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 Heather Kidd, 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:

- The Rural Housing Policy had not served her division at all well;
- There was a significant housing need in her division but no provision. All new houses in this Ward were 4, 5 and 6 bed roomed houses;
- Everyone wanted housing for local people which in turn would help to keep local communities viable and sustainable and also help to ensure local schools remained open;
- This proposal was for monetary gain;
- The meadows were home to Curlews and we had to consider the impact of development on the natural environment; and
- Current planning policy was not fit for purpose – it delivers the wrong sort of housing.

Mr N Williams, 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 and it was,

RESOLVED:

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

It is acknowledged that Pennerley is part of a Community Cluster in the adopted Site Allocations and Management of Development (SAMDev) Plan, under which infill development on suitable sites would normally be permitted. However, because of the loose scatter of existing development which is a strong characteristic of this settlement, within the Area of Outstanding Natural Beauty, it is considered that the proposal would not in this case be appropriate, because it would erode the distinct character of the settlement and its environs, by a resulting density and pattern of development that is inconsistent with the local context and character. Approval of the application for an open market dwelling would result in a disproportionate concentration of existing dwellings together with an extant planning permission for a dwelling in this part of Pennerley, eroding the loose scatter of development. The proposal, as infill, would therefore not be appropriate in this particular site context. 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): It would not satisfy the environmental objective of sustainable development set out in the NPPF.

54 Cressage Men's Club, Sheinton Road, Cressage, Shrewsbury SY5 6BY (19/03422/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 D Quenby, representing Cressage Parish Council, spoke against 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, as per the Officer's recommendation, planning permission be granted, subject to the conditions as set out in Appendix 1 to the report and subject to the following additional conditions:

- That prior to the coming into use of the decked area, details of the CCTV, including details of the camera, mounting and its location shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented; and

- The decked area hereby approved shall not be used between 9.00pm and 9.00am the following day and the gate shall be locked at all times during these hours and when the decking is not in use by Members of the Cressage Men’s Club and their guests.

55 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 22 October 2019 be noted.

56 Exclusion of Press and Public

RESOLVED:

That under Section 100(A)(A4) of the Local Government Act 1972, the public be excluded during the consideration of the following item of business on the grounds that it might involve the likely disclosure of exempt information as defined in Schedule 12(A) of the Act.

57 Planning Enforcement Quarterly Report

RESOLVED:

That the Planning Enforcement Quarterly Report as at 22 October 2019 be noted.

58 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday, 19 November 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: