



Committee and Date

Southern Planning Committee

17 November 2020

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 20 October 2020

Virtual meeting held via Microsoft Teams Live

2.00 - 5.05 pm

Responsible Officer: Tim Ward

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillors David Evans (Chairman), David Turner (Vice-Chair), Andy Boddington, Simon Harris, Nick Hignett, Richard Huffer, Cecilia Motley, Tony Parsons, Madge Shinton, Robert Tindall and Tina Woodward

142 Apologies for Absence

There were no apologies for absence

143 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 22 September 2020 be approved as a correct record and signed by the Chairman.

144 Public Question Time

There were no public questions

145 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 19/05519/FUL, Councillor Cecilia Motley declared that the applicant was known to her and that she would withdraw from the meeting and take no part in the debate and would not vote on the item

Councillor Cecilia Motley declared that she was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Strategy and Performance Committee.

Councillor Robert Tindall declared that he was a member of The Shropshire Hills AONB Partnership.

146 Proposed Residential Development Land Adjacent to Linney House, The Linney, Ludlow, Shropshire. (19/05519/FUL)

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Andy Boddington, local Ward Councillor, having submitted a statement, took no part in the debate and did not vote on this item.

In accordance with the declaration made at minute 145, Councillor Cecilia Motley took no part in the debate and did not vote on this item.

The Consultant Planner introduced the application, which was an application for the Re-profiling of ground; erection of four detached houses; restoration of stone boundary wall to The Linney; creation of a managed woodland area (on the lower level of the site) with access track for maintenance., and with reference to the drawings and photographs displayed, he drew Members' attention to the location and layout of the site.

The Consultant Planner drew Members attention to the late representations that had been received from the applicant's agent which had been circulated to Members. He advised members that the recommendation was to delegate the final approval to Officers pending the end of the period for comments on the advert for departure from the Local Plan

In accordance with virtual meeting speaking protocol the following Public Speaker statements were read out:

- Councillor Andy Boddington – Local Member in support of the application. (In accordance with the public speaking protocol Councillor Boddington read his statement)

During the ensuing debate Members commented that of the three applications that the Committee had considered on this site this was the best.

RESOLVED:

That in accordance with the Officer recommendation approval of the Application be delegated to the Head of Planning Services subject to the conditions set out in Appendix 1 and the heads of terms for a Planning Obligation (either in the form of a Unilateral Undertaking or conventional Section 106 agreement) set out Appendix 2.

147 Orchard Cottage 5 Crackleybank Sheriffhales Shifnal Shropshire (20/01219/FUL)

The Consultant Planner introduced the application, which was an application for the change of use of private kennels to Boarding Kennels and Dog Grooming, and with reference to the drawings and photographs displayed, he drew Members' attention to the location and layout of the site.

In accordance with virtual meeting speaking protocol the following Public Speaker

statements were read out:

- Denise Reynolds, Town Clerk on behalf of Shifnal Town Council, against the application
- Councillor Kevin Turley – Local Member against the application (In accordance with the public speaking protocol Councillor Turley read his statement)
- Tony Higgins, Agent on behalf of the applicant in support of the application

During the ensuing debate Members comments included: -

- Concern that there would still be visitors to the site which may cause a danger on the highway
- Concern that the applicant had not responded to queries from the Highways Authority.
- Concern as to how the collection service would be monitored to ensure that no clients attended the site.

RESOLVED:

That contrary to the Officer recommendation planning permission be refused for the following reasons

Because of proximity of the access into Orchard Cottage to the Crackley Bank crossroads, which is the junction of the A5 and the B4379, it is essential that safe car parking and turning of all visiting vehicles can be provided within the site. Although the proposal is for a collection and delivery service only, it would not be possible to control the parking of visiting client's vehicles for any associated purposes and inadequate information has been submitted with the application to demonstrate that safe parking and access can be achieved, and in particular that there would not be an unacceptably high risk of vehicles parking partly on the adjacent public highway and of pedestrians having to walk along this stretch road causing a hazard to highway and pedestrian safety at the junction of the A5 and the B4379. The proposed change of use cannot therefore be considered to acceptable or compliant with Core Strategy Policy CS6 or Paragraphs 84 and 109 of the NPPF (2019).

148 Former Council Offices Westgate Bridgnorth Shropshire (20/02056/FUL)

The Principal Planner introduced the application which was an application for the demolition of existing buildings; erection of mixed residential scheme of 31 dwellings; highway works; landscaping scheme to include felling of trees; all associated works, and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

In accordance with virtual meeting speaking protocol the following Public Speaker statements were read out:

- Tony White – Local Resident against the application
- Bridgnorth Town Council against the application
- Ian Gilbert (Agent) on behalf of the applicants, in support of the application

During the ensuing debate Members comments included: -

- Concern regarding the density and layout of the site and the impact this had on the public open space, and the trees on the site.
- Concern regarding potential hazard caused by traffic leaving those houses adjacent to Ludlow road.

RESOLVED:

That the application be deferred to a future meeting of the Committee to allow officers to have further discussions with the developers over the layout, scale and density of the development.

149 Land Adjacent The Round House Fenn Green Alveley Shropshire (20/02669/FUL)

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Tina Woodward, local Ward Councillor, having submitted a statement, took no part in the debate and did not vote on this item.

The Area Planning Manager introduced the application which was an application under Section 73A of the Town and Country Planning Act 1990 for use of land as travellers caravan site comprising of 3 No. caravans (retrospective) and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Area Planning Manager drew Members attention to the information contained in the list of late representations.

In accordance with virtual meeting speaking protocol the following statements were read out: -

- Councillor Tina Woodward – Local Member (In accordance with the public speaking protocol Councillor Woodward read her statement)
- Dr Angus Murdoch (Agent) on behalf of the applicant.

During the ensuing debate Members comments included: -

- The planning process for this site has taken a number of years and during this time the applicant and her family had become valued members of the community and had developed a strong local connection.
- The application would have minimal effect on the setting of the greenbelt.

RESOLVED:

That contrary to the Officer recommendation planning permission be granted and that delegated authority being given to the Area Planning Manager to apply conditions as necessary including:

- That the approval is specific to current site occupants and their descendants
- That all caravans and structures on the site should be removed should the current site occupant and their family leave the site, and the land restored to its original state.
- That there be no more than three caravans on the site, and such caravans should be sited as per the plan submitted with the application.
- No commercial activity shall take place on the land other than the parking of vehicles that may be used for commercial activity off site
- That a landscaping plan be submitted primarily covering the removal of the inappropriate leylandii hedge and that a timescale for the implementation of this plan should be agreed.
- Any scheme for lighting should be approved
- A further contaminated land report should be submitted, and a remediation plan agreed if contamination is found.
- Visibility plays at the site access to be provided and maintained

150 7 Manor Crest Ford Shrewsbury SY5 9NZ (20/03129/FUL)

The Principal Planner introduced the application for the erection of single storey extensions and covered areas to side and rear (following demolition of existing outbuildings and conservatory); construction of single storey inglenook fireplace with flue to side elevation; conversion of garage to habitable room to include elevational amendments; and re-modelling of driveway. (amended description) and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations. He advised Members that the application had come before Committee as the applicant was a Council Officer.

RESOLVED:

That in accordance with the officer recommendation planning permission be granted subject to the conditions set out in Appendix 1

151 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 20 October 2020 be noted.

152 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, 17 November 2020.

Signed (Chairman)
Date: