



Committee and Date

Southern Planning Committee

16 February 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 19 January 2021

Virtual meeting held via Microsoft Teams Live

2.00 - 4.25 pm

Responsible Officer: Tim Ward

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

Present

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

161 Apologies for Absence

There were no apologies for absence

162 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 17 November 2020 be approved as a correct record and signed by the Chairman.

163 Public Question Time

There were no public questions

164 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.

In relation to application 20/04021/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 not taken part in any discussion about the application.

In relation to application 20/04021/FUL, Councillor Robert Tindall declared that he was a member of The Shropshire Hills AONB Partnership, he confirmed that he had not taken part in any discussion about the application.

In relation to application 20/04021/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 not taken part in any discussion about the application

165 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 30 dwellings; highway works; landscaping scheme to include felling of trees; and all associated works and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner drew Members attention to the information contained in the schedule of late representations.

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

- Bridgnorth Town Council in opposition to the proposal
- Councillors Elliot Lynch & Les Winwood, Local Members in support of the proposal
- Ian Gilbert (Agent) on behalf of Housing Plus Group in support of the proposal

During the ensuing debate Members comments included

- Councillors welcomed the additional open space but felt that the proposed layout was not cohesive as the properties facing Ludlow road appeared separate from the remainder of the site.
- Councillors had continuing concerns regarding the vehicles accessing and egressing from the properties facing Ludlow Road and felt that these would be exacerbated by the proposals for tandem parking for these properties

RESOLVED:

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

- 1) As a result of the linear form of the development proposed it does not present a single cohesive site layout due the lack of connection between the element fronting Ludlow Road and the green space along the Wenlock Road and the remainder of the site, with the result it does not make best use of the full potential offered by this key focal point site in the Bridgnorth townscape. The resulting layout does not satisfactorily take into account the local context and character, contrary to Core Strategy policy CS6 and Site Allocations and Management of Development (SAMDev) Plan policy MD2.2, and would not function well and add to the overall quality of the area as required by paragraph 127 of the National Planning Policy Framework.
- 2) The proposed site layout in relation to the vehicular access arrangements for the development fronting Ludlow Road with tandem driveway parking,

notwithstanding the proposed use of reinforced grass areas adjacent to the drives facilitating vehicle movements within the plots, would be likely to result in vehicles reversing on and off the highway and the temporary parking of vehicles on the highway, in close vicinity to a bend and road junction where there is restricted visibility and vehicles tend to move at high speed due to the highway alignment when vehicles are swapped around, creating an unacceptable impact on highway safety. Consequently the proposed development would be contrary to Core Strategy policy CS6 which seeks to secure safe developments and paragraph 108 b) of the National Planning Policy Framework in not providing safe and suitable accesses to the site for all users.

166 13 St Marys Lane Much Wenlock TF13 6HD (20/03576/COU)

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

The Principal Planner introduced the application, which was an application under Section 73A of the Town and Country Planning Act 1990 for the change of use from use as hotel bedrooms in connection with the Raven Hotel to six commercial units, 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:

- Philip Green – local resident in opposition to the application
- Much Wenlock Town Council in opposition to the application
- Councillor David Turner – Local Member (In accordance with the public speaking protocol Councillor Evans read his statement)
- Suzanne Campbell (Applicant) in support of the application.

During the ensuing debate Members comments included

- Members expressed some concerns regarding the types of businesses that would occupy the units but felt that this would be controlled by the proposed conditions and that any changes outside the uses stated would require further permission to be sought.

RESOLVED:

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

167 Rosedene Horderley Craven Arms Shropshire SY7 8HR (20/04021/FUL)

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

Councillor David Turner (Vice Chairman) took the chair for this item.

The Consultant Planner introduced the application, which was an application for the change of use of agricultural land to site for 5 camping pods, roadway with parking area and septic tank installation 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:

- Councillors David Evans and Lee Chapman – Local Members

During the ensuing debate Members comments included

- Members commented that whilst they wished to support rural businesses but that this application did not meet the criteria for such an application and would have an adverse effect on the AONB

RESOLVED:

That in accordance with Officers recommendation planning permission be refused for the following reasons.

1. The development site would have limited economic benefits and would not relate to a recognisable named settlement, with visitors likely to rely on unsustainable means of car travel. The proposed development would not relate to an existing tourism enterprise and would not involve the diversification of an established rural business and so the development would be contrary to Core Strategy policies CS5 and CS16.
2. The development would be a conspicuous feature in this countryside location and would detrimentally affect the essentially open character of the Shropshire Hills Area of Outstanding Natural Beauty. The development is therefore contrary to the aims of the National Planning Policy Framework and to the requirements of Core Strategy policies CS5, CS6 and CS17.

168 Sunninghill Summerhouse Lane Longden Shrewsbury SY5 8HA (20/04317/FUL)

The Consultant Planner introduced the application, which was an application for the erection of a single storey rear extension (following demolition of existing) and two-storey side extensions to include double garage (revised description).and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations. The Consultant Planner advised Members that

the application was before the Committee as the applicant was an officer of Shropshire Council

Members attention was drawn to the information contained in the schedule of late representations, and to late representations from Councillor Roger Evans, Local Member and from Longden Parish Council.

Members felt that the application was acceptable.

RESOLVED:

That in accordance with Officers recommendation planning permission be granted subject to no further objections being received that raise new material planning considerations during the consultation period (Expires 19/01/2021) and subject to the conditions set out in Appendix 1.

169 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 19 January 2021 be noted.

170 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, 16 February 2021.

Signed (Chairman)

Date: