

**Committee and Date**

Southern Planning Committee

16 March 2021

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 16 February 2021**

**2.00 - 4.55 pm**

**Virtual meeting held via Microsoft Teams**

**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, Cecilia Motley, Tony Parsons, Madge Shingleton, Robert Tindall and Tina Woodward

**171 Apologies for Absence**

Apologies for absence were received from Councillor Richard Huffer.

**172 Minutes**

Councillor Turner pointed out that with relation to paragraph 3 of minute 166, he had read his statement out, not Councillor Evans as stated

**RESOLVED:**

That subject to the above, the Minutes of the meeting of the Southern Planning Committee held on 19 January 2021 be approved as a correct record and signed by the Chairman.

**173 Public Question Time**

There were no public questions

**174 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 18/01258/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 not taken part in any discussion about the application.

In relation to application 18/01258/OUT, 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 20/04714/FUL, Councillor Robert Tindall advised the committee that his wife had previously worked for the owners of the business. He confirmed that he had not discussed the application.

In relation to application 18/01258/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 not taken part in any discussion about the application

**175 Proposed Residential Development Land South East of Springbank Farm Shrewsbury Road Church Stretton Shropshire (18/01258/OUT)**

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.

The Vice Chair Councillor Turner took the Chair.

The Consultant Planner introduced the application, which was an outline application for the erection of 5No dwellings, to include means of access and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Consultant 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:

- Councillor Bob Welch on behalf of Church Stretton Town Council
- Councillor David Evans, Local Member (In accordance with the public speaking protocol Councillor Evans read his statement
- Stuart Thomas (Agent) on behalf of the applicants

During the ensuing debate Members comments included

- No new sites coming forward within the new local plan and there will be a need for windfall sites to provide housing numbers.
- There is a Proven need which development will contribute to.
- Application supported by Town Council.

**RESOLVED:**

That contrary to Officer recommendations planning permission be granted subject to a S106 agreement to secure affordable housing if required and delegated authority be given to the Area Planning Manager to apply conditions as necessary and that the reserved matters application should be brought to Committee for determination.

Members felt that the development was in a sustainable location and would deliver additional housing to meet identified local need in accordance with paragraph 3 of SAMDev policy MD3 taking into account the considerations set out in paragraph 2.

Councillor Evans returned to the Chair

**176 Proposed Residential Development Land To The East Of Stoneleigh Close Acton Burnell Shropshire (20/01757/OUT)**

The Principal Planner introduced the application, which was an outline application for a residential development to include matters of access and layout 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:

- J Long (Chair) on behalf of Acton Burnell, Frodesley, Pitchford, Ruckley and Langley Parish Council
- Amy Henson (Agent) on behalf of the applicants

During the ensuing debate Members comments included

- Acton Burnell is designated as open countryside which normally precludes the development of new build open market housing.
- Concern regarding the inclusion of garden land as part of the application site, in addition to the commercial yard area, in the case for a Departure from the Development Plan being put forward.

**RESOLVED:**

That in accordance with the Officer recommendation planning permission be refused for the following reason

The application site is in a countryside location where in principle there is a presumption against new build open market residential development according to the Council's settlement strategy, as set out in the adopted Shropshire Core Strategy and Site Allocations and Management of Development (SAMDev) Plan. In this case the Albert Davies Yard is deemed Previously Developed Land according to the definition as set out in the National Planning Policy Framework (NPPF) and it is acknowledged that there would be community benefits arising from the cessation of commercial activity at the yard which would weigh in favour of residential development as a departure from the Development Plan if the proposed development was confined to that area of land only. However, the application site

extends significantly beyond that area onto garden land in this settlement which is subject to countryside Development Plan policies where the presumption against such development still applies. Overall, the proposed development is therefore contrary to Adopted Development Plan policies, CS1, CS4, CS5, MD1, MD3, MD7a and paragraphs 77- 79 of the NPPF.

**177 Acton Arms Hotel Morville Bridgnorth Shropshire WV16 4RJ (20/03647/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, having submitted a statement, took no part in the debate and did not vote on this item.

The Consultant Planner introduced the application, which was an outline application for residential development of 3 no. detached dwellings to include access, layout and scale and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Consultant 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:

- Christian Tym in support of the application
- Councillor Robert Tindall, Local Member (In accordance with the public speaking protocol Councillor Tindall read his statement)
- James Collins on behalf of the applicants

During the ensuing debate Members comments included

- Any moneys gained from the development should be used to ensure the redevelopment and ongoing sustainability of the Acton Arms.
- Cluster has exceeded its housing requirement.
- Concern regarding the ongoing sustainability of the public house.

**RESOLVED:**

That the application be deferred to enable further discussion with the applicant around the development of a section106 agreement linking the profits made from the development to the redevelopment and sustainability of the Public House.

**178 Ginny Hole Prescott Cleobury Mortimer Kidderminster Shropshire (20/04714/FUL)**

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Madge Shineton, 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 for the erection of a rural workers dwelling 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:

- Duncan Turner in support of the application
- Councillor Madge Shingleton, Local Member (In accordance with the public speaking protocol Councillor Shingleton read her statement)
- Moss Company (Agent) on behalf of the applicants

During the ensuing debate Members comments included

- Long established business
- Secluded site – need for a person on site both for security and to support the activities on site.

#### **RESOLVED:**

That contrary to Officer recommendations planning permission be granted and delegated authority be given to the Area Planning Manager to agree a S106 agreement in relation to affordable housing and linking the dwelling to the business and to apply conditions as necessary.

Members felt that the proposed dwelling would enhance on site security and management of the site.

#### **179 Schedule of Appeals and Appeal Decisions**

##### **RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 16 February 2021 be noted.

#### **180 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, 16 March 2021.

Signed ..... (Chairman)

Date: .....