

**Committee and Date**

Southern Planning Committee

15 June 2021

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 13 April 2021**

**2.00 - 6.22 pm**

**Meeting held virtually 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, Richard Huffer, Cecilia Motley, Tony Parsons, Madge Shinton, Robert Tindall and Tina Woodward

**190 Apologies for Absence**

There were no apologies for absence

**191 Minutes****RESOLVED:**

That the Minutes of the meeting of the Southern Planning Committee held on 16 March 2021 be approved as a correct record and signed by the Chairman.

**192 Public Question Time**

There were no public questions

**193 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 applications 18/01258/OUT, 19/01329/FUL, 20/03308/FUL and 20/04700/VAR, 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 applications.

In relation to application 18/01258/OUT, 19/01329/FUL, 20/03308/FUL and 20/04700/VAR, 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 applications.

In relation to application 18/01258/OUT, 19/01329/FUL, 20/03308/FUL and 20/04700/VAR, 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 applications.

**194 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, took no part in the debate and did not vote on this item.

The Vice Chair Councillor Turner took the Chair and asked Members to confirm that they had read the late representations.

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. He advised Members that following their decision to approve the application at their February meeting the application had been advertised as a departure and following this, objections had been received which was the reason why the application was before Members.

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:

- Jim Bunce on behalf of the Save Snatchfield Group, All Stretton Village Society, Clive Avenue Residents Association and Strettons Civic Society
- Stuart Thomas (Agent) on behalf of the applicants

During the ensuing debate a Member commented that he had concerns that piecemeal development if allowed would eventually join up Church Stretton and All Stretton, and that although there is a shortfall of housing against a number yet to be agreed in the forthcoming plan, there should be a coherent plan to address this developed by the town council and Shropshire Council rather than relying on piecemeal development .

**RESOLVED:**

That in accordance with the Officer recommendation planning permission be refused for the reasons set out in appendix 1 to the report.

**195 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. He reminded Members that this application had been deferred at a previous meeting to allow further discussion with the applicant with regard to securing a Section 106 agreement linking the proceeds of the development to the refurbishment of the public house.

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

- Robert Tindall (Local Member)
- James Collins (Agent) on behalf of the applicant.

During the ensuing debate Members comments included:

- Regret at the potential loss of a community facility.
- Number of houses in the cluster exceeded.

#### **RESOLVED:**

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

Although it is recognised that the proposal would contribute to the social objective by adding to the supply of housing in the village, potentially increasing the likelihood of the PH re-opening and there would be some limited economic benefit through the construction process, this development would result in the number of commitments and completions further exceeding the housing guideline (15 dwellings) set out in SAMDev policy S3.2 (iii) the by an additional 3 dwellings which is significant, in the light of the existing number of dwellings completed and commitments made (28 dwellings). This over-provision, that the scheme would add to, would undermine other elements of the development strategy for the area such as to direct development to areas with greatest access to facilities and as such, would not represent a suitable site for housing, with regard to the Council's housing strategy and would fail to accord with Policy CS4 of the CS and Policies MD1, MD3 and Policy S3.2 (iii) of the SAMDev regarding the scale and distribution of housing development in the area.

#### **196 Proposed Residential Development Land To The South Of Doddington Shropshire (19/01329/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 2no. detached dwellings 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:

- Madge Shingleton (Local Member)
- Lisa Henning on behalf of the applicant.

**RESOLVED:**

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in appendix 1 to the report

**197 Middleton Mill Neenton Bridgnorth Shropshire (19/04823/FUL)**

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Robert Tindall, local Ward Councillor, 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 1No dwelling, detached double garage with room above, summer house, installation of septic tank and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

During the ensuing debate Members comments included:

- Proposal of innovative design but some concerns over the potential level of light pollution.
- Some concern re possible risk of flooding from Rea Brook

**RESOLVED:**

That in accordance with the amended Officer recommendation planning permission be granted as a Departure, subject to the completion of a Section 106 Agreement to secure an affordable housing contribution and to the conditions set out in Appendix 1.

**198 Land West Of Blacksmiths Cottage Broome Aston On Clun Shropshire (20/03308/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, took no part in the debate and did not vote on this item.

The Vice Chair Councillor Turner took the Chair.

The Principal Planner introduced the application, which was an application for the erection of one dwelling with detached garages and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principle 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:

- Gordon Fryer (Local Resident)
- Hopesay Parish Council
- Amy Henson (Agent) on behalf of the applicant

## **RESOLVED:**

That in accordance with the amended Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1 and two further conditions (listed below) to secure the foul drainage and provision of ecological enhancements:

Foul Drainage condition:

Prior to the first use or occupation of the new dwelling hereby permitted, a foul drainage system in the form of a sealed cesspit as shown on the approved plans DS0963P-02.6 CP-SL and 201149/03b shall be fully installed. It shall thereafter be retained and maintained in full working order, and when emptied, all waste/effluent shall be disposed of outside the water catchment area of the River Clun. At no time shall any foul waste/effluent be discharged into the ground or any watercourse within the River Clun catchment area, including by means of connection to a public sewer.

Reason: To ensure that the development is provided with satisfactory means of drainage, to avoid increasing the risk of flooding or pollution at the site or elsewhere, and to safeguard the ecological interest of the River Clun Special Area of Conservation, in accordance with Policies CS6, CS17 and CS18 of the Shropshire Local Development Framework Adopted Core Strategy.

Bat and Bird box condition:

Prior to first occupation / use of the building, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:

- A minimum of 1 external woodcrete bat box or integrated bat brick, suitable for nursery or summer roosting for small crevice dwelling bat species.
- A minimum of 2 artificial nests, of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), and/or house martins (house martin nesting cups).

The boxes shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 175 of the NPPF

#### **199 Proposed Residential Development Land To The South Of Callaughtons Ash Much Wenlock Shropshire (20/04432/FUL)**

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 for the erection of 14 No. affordable dwellings with associated parking, roads and landscaping 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:

- Lesley Durbin (Local Resident) in support of the application
- Councillor David Evans, local Member in support of the application. (In accordance with the public speaking protocol Councillor Evans read his statement).
- Paul Neep (Agent) in support of the application

During the ensuing debate Members comments included:

- Excellent proposal that will meet an identified need for affordable housing.
- Sure that with further work outstanding drainage issues can be addressed.

## **RESOLVED:**

That contrary to Officers recommendation planning permission be granted and delegated authority be given to the Area Planning Manager to secure a section 106 agreement to ensure that the houses remain “affordable” in perpetuity, and to apply conditions as necessary to include:-

- Approval of a drainage scheme prior to commencement of development
- Landscaping
- Materials
- Tree Protection
- Ecology

Members felt that the development provided much needed affordable housing for the area, and that with additional work the objection on drainage grounds could be overcome

### **200 Development Land West of Springfield Park, Clee Hill, Shropshire (20/04700/VAR)**

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Richard Huffer, 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 application for the variation of condition No.s 1 (approved plans) and 7 (landscaping) attached to Planning Permission Ref. 19/03888/VAR dated 28 January 2020 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:

- Anita Rose (Local Resident)
- Richard Huffer (Local Member)
- Conor Flanagan (Agent) on behalf of the applicant.

During the ensuing debate Members comments included:

- Concern regarding the efficacy of the proposed draining scheme.

- Concern regarding the effect of increasing the height of the houses plots 1 – 3 which would have an adverse effect on neighbouring properties to the west

**RESOLVED:**

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

The raising of the level of the dwelling houses on Plot Nos. 1, 2 and 3 would give rise to an unacceptable impact on the residential amenity of the neighbouring properties to the west of the site by virtue their overbearing nature and overlooking, contrary to Policy CS6 of the Shropshire Local Development Framework Adopted Core Strategy (March 2011)

Councillors Harris and Hignett left the meeting.

**201 Redthorne Farm Barns Redthorne Hill Cleobury Mortimer Shropshire (21/00180/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 Consultant Planner introduced the application, which was an application for the laying of a hardcore track and creation of a new access from an unregistered road into the field for the purposes of agriculture. 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:

- Cleobury Mortimer Parish Council
- Madge Shineton (Local Member)
- Sarah Hulland (Agent) on behalf of the applicant

During the ensuing debate Members comments included:

- Is the track necessary as there are a number of other entrances to the field.

**RESOLVED:**

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



Insufficient agricultural purpose has been demonstrated to for the siting of the proposed access which would be insufficiently functionally and physically closely related to existing farm buildings when there is already another existing access and would give rise to adverse highway safety and environmental impacts in terms of sightlines, restricted manoeuvring space due to the narrowness of the road and neighbour amenity, contrary to Policies CS6 and MD7b of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (December 2015)

**202 19 Burley Craven Arms Shropshire SY7 9LW (21/00496/FUL)**

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Cecilia Motley, local Ward Councillor, 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 single storey side extension and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

**RESOLVED:**

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in appendix 1 to the report

**203 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 13 April 2021 be noted.

**204 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, 15 June 2021

Signed ..... (Chairman)

Date: .....