



<u>Committee and Date</u>
Southern Planning Committee
10 August 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 15 June 2021

1.00 - 4.35 pm in The Auditorium - Theatre Severn, Frankwell Quay, Frankwell, Shrewsbury. SY3 8FT

Responsible Officer: Tim Ward

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

Present

Councillors David Evans (Chairman), Robert Tindall (Vice Chairman), Caroline Bagnall, Andy Boddington, Nick Hignett, Richard Huffer, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons and Dave Tremellen

4 Apologies for Absence

There were no apologies for absence

5 Minutes

RESOLVED:

That the minutes of the meetings of the Southern Planning Committee held on 13 April 2021 and 20 May 2021 be approved as a correct record and signed by the Chairman.

6 Public Question Time

There were no public questions

7 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.

8 Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire TF8 7BL (19/05560/OUT)

The Chairman advised the meeting that as this was a large application he had used his discretion to allow additional public speakers and additional time for the applicant to respond.

The Head of Planning Services introduced the outline application for the for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising

classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works and set out the history and context of the application.

With reference to the drawings displayed, the Principal Planner drew Members' attention to the location, layout and elevations and the Developing Highways Manager outlined changes to the highway system and other mitigation works.

Mr David Turner made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Simon Heath made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Stephen Mulloy made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Sue Jones made a statement on behalf of Leighton and Eaton Constantine Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Lorraine Pratt made a statement on behalf of Buildwas Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Duncan White made a statement on behalf of Much Wenlock Town Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Claire Wild, local Ward Councillor made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Dan Thomas, adjacent Ward Councillor, made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Stuart Ashton spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate Councillors made the following points:

Members expressed concern regarding the low percentage of affordable housing within the scheme which was 15% below that required to make it policy compliant, and felt that they required more information to enable them to understand the viability assessment that had led to the reduced amount of affordable housing being offered.

Members expressed concerns regarding the effect of the proposals on the local highways network and the proposed timing of remediation works especially at the Gaskell Arms junction in Much Wenlock.

Members felt that they needed further time to consider the information submitted by the NHS Shropshire, Telford and Wrekin Clinical Commissioning Group (CCG) as part of the schedule of late representations regarding existing GP premises capacity.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED**:

That the application be deferred to a future meeting to allow further clarification of:

- Viability including clawback review timing
- The level and timing of affordable housing
- Transport issues, especially in and around Much Wenlock, including the Gaskell Arms junction
- The capacity of primary care facilities

9 Proposed Quarry to the east of Much Wenlock Road, Buildwas, Telford Shropshire (19/05509/MAW)

The Principal Planner introduced the application which was for the phased extraction and processing of sand and gravel including the erection of processing plant and ancillary infrastructure, temporary storage of minerals, utilisation of existing rail siding and creation of new access road on to Much Wenlock Road; restoration of the site and with reference to the drawings displayed, drew Members' attention to the location and layout. The Principal Planner advised the meeting that the planning permission would only implemented if permission was granted for the housing scheme.

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

Cllr Lorraine Pratt made a statement on behalf of Buildwas Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Sue Jones made a statement on behalf of Leighton and Eaton Constantine Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Claire Wild, local Ward Councillor made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Craig Ball (Agent) spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members felt that the application would enable the use of the sand and gravel resources and prevent sterilisation of the mineral resource

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED:**

That subject to the granting of planning application 19/05560/OUT permission be granted subject to the conditions and legal obligations set out in appendix 1 to the report

10 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, 13 July 2021.

Signed (Chairman)

Date: