



Committee and Date

Southern Planning Committee

13 July 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 22 June 2021

1.00 - 3.48 pm in the 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, Nick Hignett, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons, Dave Tremellen and Nigel Hartin (Substitute) (substitute for Richard Huffer)

11 Apologies for Absence

Apologies for absence were received from Councillors Andy Boddington and Richard Huffer

Councillor Nigel Hartin substituted for Councillor Boddington

12 Public Question Time

There were no public questions

13 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.

14 Land Adjoining Padman House Cape Street Broseley Shropshire (18/04550/FUL)

The Area Planning Manager 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

In accordance with the public speaking protocol, the Committee Solicitor read out a statement on behalf of Broseley Town Council.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Caroline Bagnall, local Ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item.

Mr Tony Rowland, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the design and layout of the proposals and commented that there may be need to monitor the monitor the on street parking during and after the work on the development.

RESOLVED:

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

15 Land to the east of Garridge Close, Albrighton, Shropshire (20/03508/FUL)

The Consultant Planner introduced the application, which was an application for the erection of 18 No. residential dwellings and associated parking/garaging with new adopted road following demolition of existing bungalow, garage, and pool house and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Members attention was drawn to the information contained in the schedule of late representations.

Maggie Brewin, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor Colin Noakes, representing Albrighton Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Nigel Lumby, local Ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item.

Mr Howard Thorne, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members expressed concern at the loss of mature trees on the site and the effect of the proposals on the biodiversity in the area.

Members felt that the proposals did not address the need for homes for retired people as envisaged in the Local Plan.

RESOLVED:

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

Although the site is an allocated site (Site SB003 - Land at Whiteacres in the Shropshire Council Site Allocations and Management of Development (SAMDev) Adopted Plan (December 2015) and Site ALB002a in the Albrighton Neighbourhood Plan (ANP) 'Light'(June 2013)) for up to twenty dwellings, the development would be contrary to SAMDev Policy S1 and ANP Policy ALB2, in that it would not largely comprise appropriate housing for occupation by people of retirement age in accordance with the requirements of the SAMDev Allocated Sites' Development Guidelines and ANP Policy ALB2. It would also by virtue of its design, layout and loss of trees not adequately respect and enhance the character and significance of the Conservation Area and its setting, and would have an adverse impact on the trees and ecology on and around the site that would not be adequately mitigated. The development would as a result give rise to less than substantial harm to the significance of the designated heritage asset and would not give rise any to public benefits sufficient to outweigh that less than substantial harm. The development would also be likely to result in an unacceptable increase in the level of traffic on Garridge Close, as a result of the deviation from the envisaged type of housing. The development would therefore also not be compliant with Core Strategy Policies CS6 and CS17 and SAMDev Policies MD2, MD12 and MD13 and the NPPF.

16 The Bungalow Ragdon Church Stretton Shropshire SY6 7EZ (20/03751/FUL)

The Area Planning Manager introduced the application, which was an application for the erection of an agricultural implement storage building.

Members attention was drawn to the information contained in the schedule of late representations in particular submissions around drainage and flooding and the submission of further information from the applicant's drainage agent which was currently being assessed by Officers.

The Area Planning Manager advised that given that the additional information was still being assess the Officer recommendation had been amended to one if deferral of consideration of the application to a future meeting to allow officers time to assess the information.

RESOLVED:

That as per the Officers amended recommendation consideration of the application be deferred in order to allow officers time to evaluate information recently received in respect of drainage and the watercourse running through the site.

17 Condover Village Hall Condover Shrewsbury Shropshire (21/00671/FUL)

The Area Planning Manager introduced the application, which was an application for the Installation of 18No solar panels on a south west facing roof, and installation of 2No air sourced heat pump wall mounted units on an external wall on the north east elevation and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Members attention was drawn to the information contained in the schedule of late representations.

In accordance with the public speaking protocol, the Committee Solicitor read out a statement in support of the application on behalf of Condover Parish Council.

In accordance with the public speaking protocol, the Committee Solicitor read out a statement in support of the application on behalf of Councillor Dan Morris, Local Member

Roger Nash, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members felt that the benefits of the scheme, in the contribution it would make to the Councils Climate Change programme outweighed the potential harm to the setting of the conservation area.

Members asked that it be investigated as to whether the panels could be recessed to reduce their impact.

RESOLVED:

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

- Details of the specification and design of the panels and how they are fitted (including if possible, seeking to have them inset/recessed or fitted flush with the roof) must be approval prior to installation
- A requirement that the panels are removed in the event that they cease to be required or used.

18 Dowles Cottage Dowles Road Bewdley DY12 3AB (21/01171/FUL)

The Consultant Planner introduced the application, which was an application for the erection of a two storey side extension and single storey rear extension. (Resubmission of 20/00574/FUL) and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Members attention was drawn to the information contained in the schedule of late representations.

Members felt that the proposed amendments to the extant planning permission were acceptable.

RESOLVED: -

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

19 Sunninghill Summerhouse Lane Longden Shrewsbury Shropshire (21/01377/VAR)

The Area Planning Manager introduced the application, which was an application for the variation of Conditions Nos.2 (approved plans) and 11 (amenity area) pursuant of 20/04317/FUL to allow for: a larger dormer to front elevation with 2 windows; addition of porch; installation of glass balustrade to part of flat roof to enable use as balcony amenity area; installation of balcony velux window to rear roof and creation of habitable room in loft (amended description) 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

20 11 Foldgate View Ludlow SY8 1NB (21/01539/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 with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Members attention was drawn to the information contained in the schedule of late representations.

RESOLVED:

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

21 42 Barrow Street Much Wenlock Shropshire TF13 6ET (21/01799/FUL)

The Consultant Planner introduced the application, which was an application for the Erection of a first floor side extension and single storey rear extension together with internal alterations and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Members attention was drawn to the information contained in the schedule of late representations.

RESOLVED:

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

22 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 22 June 2021 be noted.

23 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: