



**Committee and Date**

Southern Planning Committee

5 April 2022

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 8 March 2022**

**2.00 - 3.15 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Tim Ward / Ashley Kendrick

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**Present**

Councillor David Evans (Chairman), Caroline Bagnall, Andy Boddington, Nigel Hartin, Nick Hignett, Hilary Luff, Nigel Lumby, Richard Marshall, Ted Clarke (Substitute) (substitute for Tony Parsons) and Edward Towers (Substitute) (substitute for Robert Tindall)

**85 Apologies for Absence**

Apologies for absence were received Councillors Robert Tindall and Tony Parsons

Councillor Edward Towers substituted for Councillor Tindall and Councillor Ted Clarke substituted for Councillor Tony Parsons

**86 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the South Planning Committee held on 8 February 2022 be approved as a correct record and signed by the Chairman.

**87 Public Question Time**

There were no public questions

**88 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.

**89 1 Crown Barn Hopton Wafers Cleobury Mortimer Shropshire DY14 0HA (20/04929/FUL)**

The Planning and Enforcement Officer introduced the application which was an application under Section 73A of the Town and Country Planning Act 1990 for the retrospective erection of 3.3m high boundary fence and with reference to the

drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Planning and Enforcement Officer confirmed that a site visit had been held and drew Members attention to the late representations.

Dyanne Humphreys, (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 generally considered that the fence was very dominant but that given the exceptional circumstances of the applicant, a temporary granting of permission would allow time for other matters to resolve themselves

## **RESOLVED**

That contrary to the Officer recommendation Temporary Planning Permission be granted for a period of 24 months, and that any subsequent application for the retention of the fence should be brought back to the Southern Planning Committee for determination.

### **90 Proposed Residential Development Land North of Bache Arms off Coronation Street Highley Shropshire (21/04561/FUL)**

The Planning Services Manager introduced the application which was 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.

The Planning Services Manager confirmed that a site visit had been held and that there were no late representations.

Joe Salt, (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. In response to a question, he confirmed that the land was no longer in the ownership of the Bache Arms.

Members supported Officers concerns regarding the loss of amenity to the public house and its potential effect on the viability of the business and the proximity of the houses to the public house and the potential for noise and other disturbance.

## **RESOLVED**

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

1. The loss of the Bache Arms PH garden would result in erosion of this existing community facility, with no equivalent or improved provision secured and it has not

been demonstrated sufficiently that this loss would not undermine the viability of the Bache Arms PH. As such the proposal would conflict with the requirements of Policy CS6 and CS8 of the Core Strategy and paragraph 84 of the NPPF with regards to the retention of community facilities as part of a prosperous rural economy, as PH's in rural areas.

2. Whilst it is acknowledged that the development would be constructed under modern construction regulations, insufficient information has been submitted with this application to demonstrate that the proposed dwellings in such proximity to the Bache Arms PH would provide acceptable accommodation and that the development be appropriate for its location. Furthermore, neither has it been demonstrated that the development would not lead to noise complaints which may in turn place unreasonable restrictions on the established PH business which may harm the viability of the PH. As such the proposal would be contrary to the requirements of Policy CS6, and para.185 and 187 of the NPPF.

**91 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 8 March 2022 be noted.

**92 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 5 April 2022

Signed ..... (Chairman)

Date: .....