



Committee and Date

Southern Planning Committee

TUESDAY 23RD AUGUST 2022

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 26 July 2022

2.00 - 4.30 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 (Chairman)

Councillors Caroline Bagnall, Andy Boddington, Nick Hignett (Vice Chairman), Nigel Lumby, Richard Marshall, Tony Parsons, Christian Lea and Richard Huffer

28 Apologies for Absence

Apologies for absence were received from Councillor David Evans, substituted by Councillor Paul Wynn, Councillor Nigel Hartin, substituted by Councillor Viv Parry, and Councillor Hilary Luff, substituted by Councillor Claire Wild.

29 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 28th June 2022 be approved as a correct record and signed by the Chairman.

30 Public Question Time

There were no public questions.

31 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.

32 Proposed Dwelling To The North Of Seifton Lane, Seifton, Shropshire - 22/00106/OUT

The Interim Planning and Development Services Manager introduced the outline application which was for the erection of one dwelling 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 Interim Planning and Development Services Manager drew Member's attention to the information contained in the schedule of late representations and a late statement from David Evans was read aloud.

Heather Coonick spoke on behalf of Culmington Parish Council against the application in accordance with Shropshire Council's scheme for Public Speaking at Planning Committees.

The Solicitor read a statement on behalf of Diddlebury Parish Council against the application in accordance with Shropshire Council's scheme for Public Speaking at Planning Committees.

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

Stuart Clark, (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 sympathised with the concerns raised by both parish councils and felt that the application was contrary to adopted policies. Members were advised that the planning team had sought advice from the Council's legal team regarding the policies which had been set out in the report. It was also felt that further archaeological investigation was required due to the historical nature of the site.

RESOLVED:

That contrary to the Officer recommendation, outline planning permission be refused on the grounds that the application was contrary to the adopted Local Plan, including the Council's Core Strategy Policy CS5 and SAMDev Plan settlement policy S7. There were further concerns regarding the lack of prior archaeological investigations and the impact of this on heritage assets.

33 Proposed Industrial Building To The South Of Stokewood Road, Craven Arms, Shropshire - 22/01576/OUT

The Principal Planner introduced the outline application for the erection of steel commercial/industrial building, vehicular access and yard, parking facilities (all matters reserved), and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Members noted that the conditions had been amended regarding the hours of use of the building.

RESOLVED:

That in accordance with the Officer recommendation, outline planning permission be granted subject to the conditions set out in Appendix 1 as amended by the Schedule of Additional Letters.

34 Roundabout Junction A442 Bridgnorth Road, B4176 and B4379, Sutton Maddock, Shifnal, Shropshire - 22/01671/ADV

The Interim Planning and Development Services Manager introduced the four outline applications which were to erect and display four sponsorship signs placed on each roundabout. He then moved to discuss each application in turn.

With reference to the drawings and photographs displayed, the Interim Planning and Development Services Manager drew Members' attention to the location and layout of the proposed signage.

He also drew Member's attention to the information contained in the schedule of late representations and an amendment to condition 7.

Councillor Richard Marshall, local Ward Councillor made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. Following his statement, he left the room and did not participate in the debate or vote for items 7 and 8.

Members noted the objection from Sutton Maddock Parish Council was on the grounds of unauthorised signage; an issue which would be overcome with the amendment to condition 7.

RESOLVED:

That in accordance with the Officer recommendation, permission be granted subject to the conditions set out in Appendix 1, including the amendment to condition 7 as follows:

"Prior to the installation of the sponsorship signs a site inspection shall be undertaken with the Highways Authority to agree the layout of the signs in context with existing highway street furniture and landscaping. The agreed layout shall be submitted to the Local Planning Authority for approval and the sponsorship signs installed in accordance with the agreement. Prior to the installation of the sponsorship signs, any existing signs on the roundabout shall be permanently removed".

35 Roundabout Junction B454 and B4363 Wolverhampton Road, Swancote, Bridgnorth, Shropshire - 22/01696/ADV

With reference to the drawings and photographs displayed, the Interim Planning and Development Services Manager drew Members' attention to the location and layout of the proposed signage.

He also drew Member's attention to the information contained in the schedule of late representations and an amendment to condition 7.

RESOLVED:

That in accordance with the Officer recommendation, permission be granted subject to the conditions set out in Appendix 1, including the amendment to condition 7 as follows:

“Prior to the installation of the sponsorship signs a site inspection shall be undertaken with the Highways Authority to agree the layout of the signs in context with existing highway street furniture and landscaping. The agreed layout shall be submitted to the Local Planning Authority for approval and the sponsorship signs installed in accordance with the agreement. Prior to the installation of the sponsorship signs, any existing signs on the roundabout shall be permanently removed”.

36 Roundabout Junction A442 Cann Hall Road, Mill Street and B4363 Wolverhampton Road, Bridgnorth, Shropshire - 22/01698/ADV

After declaring an interest as the local member, Councillor Christian Lea left the room and did not participate in the debate or vote for this item.

With reference to the drawings and photographs displayed, the Interim Planning and Development Services Manager drew Members’ attention to the location and layout of the proposed signage.

He also drew Member’s attention to the information contained in the schedule of late representations and an amendment to condition 7.

Members were advised that Bridgnorth Town Council had previously had a maintenance agreement for this island which had now lapsed. It was felt that they had maintained the island to a high standard and it was questioned whether the cost to the council to take over the maintenance may outweigh the income generated.

RESOLVED:

That the application be deferred to allow further discussion with Bridgnorth Town Council regarding a potential renewal of the maintenance contract and to investigate cost/revenue benefits

37 Roundabout Junction A454 and B4176, Hilton, Claverley, Shropshire - 22/01699/ADV

With reference to the drawings and photographs displayed, the Interim Planning and Development Services Manager drew Members’ attention to the location and layout of the proposed signage.

He also drew Member’s attention to the information contained in the schedule of late representations and an amendment to condition 7.

RESOLVED:

That in accordance with the Officer recommendation, permission be granted subject to the conditions set out in Appendix 1, including the amendment to condition 7 as follows:

“Prior to the installation of the sponsorship signs a site inspection shall be undertaken with the Highways Authority to agree the layout of the signs in context with existing highway street furniture and landscaping. The agreed layout shall be submitted to the Local Planning Authority for approval and the sponsorship signs installed in accordance with the agreement. Prior to the installation of the sponsorship signs, any existing signs on the roundabout shall be permanently removed”.

38 Golden Moments, 50 Broad Street, Ludlow, Shropshire, SY8 1NH - 22/01790/FUL

The Principal Planner introduced the application which was for alterations and extension to include change of use to form a residential townhouse, and with reference to the drawings and photographs displayed, he drew Members’ attention to the location, layout and elevations.

The Principal Planner drew Member’s attention to the information contained in the schedule of late representations and the amendment to condition 4 to ensure that agreed details are retained.

Councillor Andy Boddington, local Ward Councillor made a statement against the application in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees. He then left the meeting and took no part in the debate or vote.

Members were sympathetic to the business owner; however felt that the proposals were in keeping with the area, which was predominantly residential. It was also felt that the application did not contravene any planning policy.

RESOLVED:

That in accordance with the Officer recommendation, permission be granted subject to the conditions set out in Appendix 1, including the amendment to condition 4 as follows:

“Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Page 2 Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details, and retained as such at all times.”

39 Golden Moments, 50 Broad Street, Ludlow, Shropshire, SY8 1NH - 22/01791/LBC

The Principal Planner drew members’ attention to the amendment to condition 7.

Members reiterated their comments from the previous item and it was

RESOLVED:

That in accordance with the Officer recommendation, permission be granted subject to the conditions set out in Appendix 1, including the amendment to condition 7 as follows:

“If hitherto unknown architectural evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record, together with recommendations for dealing with it in the context of the scheme, along with a timetable for completion of the recommended works, shall be submitted for written approval by the Local Planning Authority. The recommendations shall be undertaken as approved”.

40 Proposed Dwelling North Of 68 High Street, Albrighton, Shropshire - 22/02285/FUL

Councillor Viv Parry left the meeting.

The Interim Planning and Development Services Manager introduced the application which was for the erection of a single storey bungalow following demolition of outbuildings, and with reference to the drawings and photographs displayed, he drew Members’ attention to the location, layout and elevations.

He drew Member’s attention to the information contained in the schedule of late representations and the re-wording of condition 5.

Councillor Nigel Lumby, local Ward Councillor made a neutral statement regarding the application in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees.

Members noted the objection from the Parish Council and the concerns of the conservation team; however felt that the application complied with policy and would provide a modest bungalow which could prove attractive to a small family or the older generation. It would also encourage proper usage of the bin store and parking to the front of the properties.

RESOLVED:

That in accordance with the Officer recommendation, permission be granted subject to the conditions set out in Appendix 1, including the re-wording of condition 5 as follows:

“Notwithstanding the submitted plans, prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details”.

41 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 26 July 2022 be noted.

42 Exclusion of Public and Press

RESOLVED

That, in accordance with the provisions of Schedule 12A of the Local Government Act 1972 and Paragraph 10.4 [3] of the Council’s Access to Information Rules, the public and press be excluded from the meeting during consideration of the following items.

43 Planning Enforcement Quarterly Report

Members noted the update report.

44 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 23rd August 2022 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: