



**Committee and Date**

Southern Planning Committee

16 January 2024

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 12 December 2023**

**2.00 - 3.05 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

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

Email: tim.ward@shropshire.gov.uk / ashley.kendrick@shropshire.gov.uk Tel: 01743 257713 / 01743 250893

**Present**

Councillors David Evans (Chairman), Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Christian Lea, Hilary Luff, Nigel Lumby, Tony Parsons, Ed Potter, Robert Tindall and Nigel Hartin (Substitute) (substitute for Richard Huffer)

**37 Apologies for Absence**

Apologies for absence were received from Councillor Richard Huffer.

Council Nigel Hartin substituted for Councillor Huffer

**38 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the Southern Planning Committee held on 14 November 2023 be approved as a correct record and signed by the Chairman.

**39 Public Question Time**

There were no public questions

**40 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.

**41 Proposed Residential Barn Conversions To The South Of Acton Burnell (23/03726/FUL)**

The Area Planning Officer introduced the application which was an application for the Conversion of 2 barns, erection of 2 dwellings (on site of existing Dutch barns to be removed) and associated works and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout. He advised

Members that the application had been called in by the local member councillor Dan Morris who supported the application.

Dyanne Humphreys, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members felt that the proposals to convert the barns were generally acceptable but that the proposed new dwellings would have an adverse effect on the setting of the adjacent heritage asset, the street scene and the conservation area and therefore the application in its present form could not be supported.

**RESOLVED:**

That in accordance with the officer recommendation planning permission be refused for the reasons set out in the report

**42 Proposed Residential Development Land To The South Of A456 Burford Shropshire (23/02796/FUL)**

The Principal Planner introduced the application which was an application for the erection of 40 dwellings, vehicular, pedestrian and cycle access from the A456, landscaping, open space, sustainable urban drainage system and associated infrastructure and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. The Principal Planner drew members attention to the list of conditions set out in the schedule of late representations.

Councillor Bridget Thomas spoke on behalf of Burford Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Luke Challenger, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the fact that the levels of affordable housing and biodiversity net gain were above those required by policy and that there was a good mix of housing types. Some Members expressed concern that there was not a requirement for a pedestrian crossing across the A456

**RESOLVED:**

That in accordance with the officer recommendation planning permission be approved subject to the conditions set out in the schedule of late representations and a section 106 agreement to secure affordable housing and a financial contribution towards highways works with delegation to officers to agree the final wording and terms.

**43 Proposed Affordable Dwelling At Land At Highclear Beaconhill Lane Monkhopton Bridgnorth Shropshire (23/04666/FUL)**

The Development Manager introduced the application which was an application for the erection of 1 No affordable dwelling with 3 bay garage and storage above, formation of vehicular access and installation of package treatment plant and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and proposed layout and elevations.

Members were advised that the applicant had recently submitted amended plans for the proposed garage which would create a two-bay single storey garage in place of the 3 bay 2 storey garage originally proposed. but that Officers had not had time to assess the new plans.

Councillor Robert Tindall, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, and then left the room.

William Pugh (Applicant) spoke in favour of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members felt that there was an identified need for the dwelling and that Highclear constituted a settlement and thus the application was compliant with policy. Members welcomed the alterations to the design and scale of the garage proposed by the applicant

**RESOLVED:**

That contrary to Officer recommendation planning permission be granted and that delegated authority be given to officers to agree a Section 106 agreement and to apply conditions as necessary and to agree the design and siting of the proposed garage.

**44 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 12 December 2023 be noted.

**45 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, 16<sup>th</sup> January 2024 in the Shirehall.

Signed ..... (Chairman)

Date: .....