



**Committee and Date**

Southern Planning Committee

20 February 2024

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 16 January 2024**

**2.00 - 4.35 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

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

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**Present**

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

**46 Apologies for Absence**

Apologies for absence had been received from Councillor Robert Tindall

**47 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the Southern Planning Committee held on 12 December 2023 be approved as a correct record and signed by the Chairman.

**48 Public Question Time**

There were no public questions

**49 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.

In respect of agenda item 8 Councillor David Evans declared that he was the local Member and that he would make a statement and then withdraw from the meeting and take no part in the debate or voting.

In respect of agenda item 8 Councillor Hilary Luff declared that she was the local Member and that she would withdraw from the meeting and take no part in the debate or voting.

**50 Proposed Retail Unit To The South Of Sheet Road Ludlow Shropshire (23/04457/FUL)**

The Principal Planner introduced the application which was an application for the erection of a retail unit and associated works and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. The Principal Planner confirmed that members had conducted a site visit and drew members attention information set out in the schedule of late representations.

Councillor Vivienne Parry spoke as the local member in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

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

Members generally welcomed the proposals. Several Members commented that they felt some sort of pedestrian crossing was needed on Sheet Road. A Member expressed concern that on occasions that the car park was full, cars would park on the side of Sheet Road and suggested that some sort of TRO was needed to prevent this. Members suggested that delegated powers be given to Officers to investigate these matters further.

#### **RESOLVED:**

That in accordance with the officer recommendation planning permission be approved subject to the conditions set out in appendix 1 of the report with delegation given to officers to confirm the final wording of conditions and to include a condition requiring the inclusion of a pedestrian crossing across Sheet Road.

#### **51 Hare And Hounds Cruckton Shrewsbury Shropshire SY5 8PW (23/04167/FUL)**

The Senior Planning Officer introduced the application which was an application for a Cross Subsidy Housing Scheme comprising of 4 No terraced affordable dwellings, a pair of semi-detached affordable dwellings, and 4 No detached open market dwellings with double garages. 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 an amendment to the reasons for refusal which was set out in the schedule of late representations.

Councillor Allan Hodges spoke on behalf of Pontesbury Parish Council in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Roger Evans, local Ward Councillor spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

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

Members agreed that the development fell within the settlement of Cruckton and that the harm caused by the open market housing was outweighed by the provision of the affordable housing.

**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

**52 Charlton Arms Hotel Ludford Ludlow Shropshire SY8 1PJ (23/03457/FUL & 23/03458/LBC)**

The Senior Planning Officer introduced the application which was an application for planning permission and listed building consent for the alteration of existing first floor terrace to create two additional guest bedrooms with additional guest terrace above. and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

Shaun Ward spoke in favour of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Members generally welcomed the proposals which were sympathetic in design and would support the local visitor economy in Ludlow.

**RESOLVED**

That in accordance with the officer recommendation planning permission and listed building consent be granted subject to the conditions set out in appendix 1 of the report

**53 Euro House Dale Street Craven Arms Shropshire SY7 9PA (23/04035/FUL)**

The Planning Officer introduced the application which was an application for the extension of existing water culvert and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. The Planning Officer read a statement from the Drainage and Flood Risk Manager which gave more details of the council policies.

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

Members commented that they understood the reasons for the application but felt that they could not support it as it was against policy.

**RESOLVED:**

That in accordance with the officer recommendation planning permission be refused for the following reasons –

The proposed development contravenes the provisions of Shropshire Council's adopted Core Strategy 2011 policy CS18 (Sustainable Water Management), which seeks to prevent culverting of watercourses due to the potential for blockages and flooding grounds, Government guidance at paragraph 173 of the NPPF 2023 which seeks to ensure that planning applications do not lead to increased flood risk elsewhere and Policy 6 of the Council's Local Flood Risk Management Strategy which seeks to preserve watercourses in their natural state. The arguments advanced in respect of improved internal vehicular access/movement around the site, improved highway safety, no harm to biodiversity, the offer of a Unilateral Undertaking, and future redevelopment of the site do not outweigh the conflict with adopted planning policy in respect of watercourses. In addition, although the FRA identifies the flood risk to the existing site, it has not adequately considered the impacts of the proposed development in terms of flooding to third party land.

**54 Proposed Residential Development Land To The East Of 5 Gravels Bank, Minsterley (23/04140/FUL)**

The Principal Planner introduced the application which was an application for the erection of a new 3 - bedroom single dwelling with detached garage and new lane access and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout. The Principal Planner drew members attention to the information set out in the schedule of late representations.

The Solicitor read out a statement from Councillor Heather Kidd, local Ward Councillor in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Members welcomed that additional conditions that had been agreed as they would reduce the impact of the building on the neighbourhood and would ensure that the remain available for local families in perpetuity.

**RESOLVED:**

That in accordance with the officer recommendation planning permission be approved subject to the conditions set out in appendix 1 to the report and the additional conditions listed below

1. A condition to ensure that the slab level of the proposed house is reduced by 2ft below the existing ground level to reduce the prominence of the property.
2. A condition to ensure that any planning permission is for the exclusive benefit of the applicant and their immediate family and that under the terms of any permission the property shall not subsequently be sold to any third party

**55 Land To The North Of Small Heath Farmhouse Ashford Bank Claverley Shropshire (23/04577/VAR)**

The Senior Planning Officer introduced the application which was an application for the variation of Condition No. 2 attached to planning permission 23/00967/FUL dated 12 October 2023 to amend plots 3 and 4 from one bed bungalows to two bed bungalows and add PV panels at all plots and with reference to the drawings and photographs displayed, he drew Members’ attention to the to the location and layout.

Councillor Richard Cotham spoke on behalf of Claverley Parish Council against the proposal in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees

The Solicitor read out a statement from Councillor Colin Taylor, local Ward Councillor in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees.

Scott Drummond, (Agent), spoke in support of the proposal in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees.

A Member commented that the change from 1 to 2 bedroomed properties would give more flexible living arrangements for occupants. Members welcomed the inclusion of photovoltaic cells on all the proposed dwellings.

**RESOLVED:**

That in accordance with the officer recommendation, subject to the receipt of amended supporting documents to reflect the revised layout, delegated authority be given to Officers to draft conditions as set out in Appendix 1 and to secure a Deed of Variation to the existing Section 106 Agreement.

**56 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 16 January 2024 be noted.

**57 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 20 February 2024 , in the Shirehall

Signed ..... (Chairman)

Date: .....