



Committee and Date

Southern Planning Committee

24 September 2024

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 23 July 2024

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

Responsible Officer: Tim Ward

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillor David Evans (Chairman)

Councillors Nick Hignett (Vice Chairman), Richard Huffer, Nigel Lumby, Tony Parsons, Ed Potter and Robert Tindall

24 Apologies for Absence

Apologies for absence were received from Councillor Andy Boddington (Substitute: Colin Taylor), Councillor Christian Lea (Substitute: Roy Aldcroft) and Councillor Hilary Luff (Substitute: Claire Wild).

25 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 25 June 2024 be approved as a correct record and signed by the Chairman.

26 Public Question Time

There were no public questions.

27 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.

28 Proposed Development Land At Redhill Shrewsbury Shropshire (24/01248/FUL)

The Principal Planning Officer introduced the application which was for the proposed construction of two dwellings, and with reference to the drawings and photographs displayed, she drew Members' attention to the location and layout. The Principal Planning Officer confirmed that members had conducted a site visit.

Councillor Paul Carter spoke on behalf of Longden 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.

Ewan Dryburgh, (Architect), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members queried whether paragraph 84 of the NPPF could be legally interpreted when considering two dwellings and sought legal advice. It was confirmed that it was the decision of the committee as to whether two dwellings could be considered unique and of an exceptional design.

RESOLVED:

That contrary to Officer recommendation planning permission be granted and that delegated authority be given to officers to apply standard conditions as necessary.

Members felt that having accepted advice, the development complies with the NPPF and was extraordinarily well designed for the site and context. The design and size complement the large unused site and members welcomed the use of stone to tie in with the local area.

29 West Bungalow Chirbury Montgomery Shropshire SY15 6BH (23/04608/REM)

Councillor Robert Tindall left the meeting room during this item and therefore did not take part in the discussion or decision making process.

The Planning Officer introduced the application for the approval of reserved matters (access appearance, landscaping, layout and scale) pursuant to 22/04842/OUT for the demolition of existing bungalow and erection of 2No. dwellings, and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. Members were reminded that the outline application had been approved at a previous committee meeting and the minutes of that meeting had been provided to the agent.

The Solicitor read out a statement on behalf of Mr and Mrs Koenig, local residents, against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Heather Kidd, local member, gave a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members raised concerns that the heritage and historic objections had been disregarded and expressed disappointment that the scale of the development was contrary to the original committee decision.

RESOLVED:

That the application be deferred to allow the applicant to address concerns and submit an alternative design, preferably as a single storey development.

Members felt that further discussions with the Heritage Team were required prior to resubmission to enable the application to be considered for approval.

30 Proposed Battery Storage Facility North Of Bath Mews Minsterley Shrewsbury Shropshire (24/00889/FUL)

Councillor Claire Wild left the meeting room during this item and took no further part in the meeting.

The Senior Planning Officer introduced the application which was an application for the erection of a raised platform and installation of a battery energy storage system (BESS) with boundary fencing, access track, landscaping, and associated infrastructure and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout and elevations. Members were reminded that a site visit had taken place in June, prior to the committee meeting.

Doug Jones, on behalf of Minsterley Flood Action Group, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Susan Lockwood, speaking as Vice Chair of Minsterley Parish Council and Chair of CPRE, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Nick Hignett, as local member, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking in Planning Committees.

Nick Williams (Agent) spoke on behalf of the applicants in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

After declaring an interest, Councillor Nick Hignett left the meeting and took no part in the discussions for the remainder of the item.

Members were reassured that previous concerns had been addressed and that there would be a minimal impact on local housing and were therefore minded to accept the officer's recommendation for approval.

RESOLVED:

That in accordance with the Officer recommendation planning permission be granted and that delegated authority be given to officers to apply conditions as necessary.

31 Land At Tip House Farm, Billingsley (24/01654/FUL)

The Planning Officer introduced the application which was for the erection of an affordable dwelling (in response to an identified local need) and detached garage and associated works and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout and elevations. Members were reminded that a site visit had taken place prior to the meeting.

The Solicitor read a statement on behalf of Councillor Gwilym Butler, local member in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Dyanne Humphries, agent, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The committee were conflicted due to the more isolated nature of the proposed site compared to other similar schemes and recognised the need to be consistent with planning policy requirements adopted by the Council for affordable developments in the countryside. Committee also considered local housing need benefits of the scheme, attributing them significant weight in the planning balance. It was noted that both the Parish Council and local member, who was also a Cabinet member, had given their support to the application and members considered the relative weight that this should carry.

Members considered the submitted plans, planning policy for Affordable Housing and planning balance and noted the comments of all speakers. On the Chairman's casting vote it was

RESOLVED:

That contrary to Officer recommendation planning permission be granted and that delegated authority be given to officers to apply standard conditions as necessary.

Whilst members acknowledged planning policy with regards to settlements, members felt that due to the nature and characteristics of the area, the dwelling would be no less isolated than other nearby properties and would support a local housing need.

32 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 23 July 2024 be noted.

33 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, 20 August 2024 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: