



Committee and Date

Southern Planning Committee

25 March 2025

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 25 February 2025

2.00 - 4.10 pm in the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Responsible Officer: Tim Ward

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

Present

Councillor David Evans (Chairman)

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

59 Apologies for Absence

Apologies for absence were received from Councillor Richard Huffer

Councillor Colin Taylor substituted for Councillor Huffer

60 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 17 December 2024 be approved as a correct record and signed by the Chairman.

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61 Public Question Time

There were no public questions

62 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.

63 32 and 34 Harley Road Condover Shrewsbury Shropshire SY5 7AZ (24/04272/FUL)

The Interim Area Planning Manager introduced the application which was an application for the change of use from a dwelling house (Class C3a) to a residential home for up to 5

children (Class C2) and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

Victoria Regan spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Libby Baines spoke on behalf of Condover Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Dan Morris, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Michelle Maguire, (Applicant), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members expressed concerns regarding excess noise and traffic which would affect the amenity of the surrounding area. They noted that the neighbouring property was close to the boundary of the application site and would be particularly affected.

RESOLVED

That planning permission be refused, contrary to the planning officer's recommendation, for the following reason:

The application would have a harmful effect on the amenity of the neighbourhood especially with regards to noise and traffic

64 8 Greendale Close Highley Bridgnorth Shropshire WV16 6EG (25/00171/COU)

The Planning Officer introduced the application which was an application Change of use of building from C3 (dwelling house) to C2 (residential institution) and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

Viv Hulme spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Tracey Pinches spoke on behalf of Highley Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Mark Williams, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Tanya Humphries, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. She informed the Committee that the occupancy would be for 1 child not 2 as originally applied for.

Members expressed some concerns regarding the parking arrangements but on the whole felt the proposals were acceptable especially in light of the reduction in occupancy.

RESOLVED

That in accordance with the officer recommendation planning permission be granted subject to the conditions set out in Appendix 1 and subject to the occupancy being reduced to 1 child.

65 Development Land At Site Of Ironbridge Power Station Buildwas Road Ironbridge Telford Shropshire (24/03660/REM)

The Principal Planning Officer introduced the application which was an application for the approval of reserved matters (appearance, landscaping, layout and scale) for Phase 2A residential development pursuant to outline planning permission 19/05560/OUT, and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location, design and layout.

Members welcomed the amount of greenspace and number of affordable houses. In response to a question the Principal Planning Officer confirmed that the majority of roads on the site would be of an adoptable standard which would ensure access for traffic such as refuse wagons.

RESOLVED:

That in accordance with the officer recommendation planning permission be granted subject to the conditions set out in Appendix 1.

66 Plots 1 & 7 Proposed Residential And Commercial Development Land Tasley Bridgnorth Shropshire (24/01598/REM)

The Principal Planning Officer introduced the application which was an application for the approval of reserved matters (appearance, layout, scale, landscaping) for Phase 2 (Plot 1) and Phase 3 (Plot 7) for the erection of 323 dwellings and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location, design and layout.

The Principal Planning Officer drew Members attention to the updated resolution and other information which had been circulated as part of the late representations.

Councillor George Edwards spoke on behalf of Tasley Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

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

Members welcomed the design and layout of the development.

RESOLVED:

That in accordance with the recommendation contained in the schedule of late representations planning permission be approved subject to the conditions detailed in appendix 1 of the committee report with delegation to officers to amend the conditions to take account of the changes and for conditions 3 and 4 to have implementation requirements from the occupation of 300 dwellings and all conditions to have a unique number.

67 11 Greenfields Road Bridgnorth Shropshire WV16 4JG (25/00387/CPL)

Councillor Lea stated that he was the local Member and withdrew from the table and took no part in the debate or voting

The Principal Planning Officer introduced the application which was an application for a Lawful Development Certificate for the proposed conversion of garage and internal alterations to kitchen, alterations to windows and doors, replacement brickwork to rear to allow for insulation, installation of french doors and addition of hipped roof to existing flat roof on rear bay, and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. She advised Members that the application was before the committee as the applicant worked in the planning department.

RESOLVED:

That in accordance with the officer recommendation A Lawful Development Certificate be issued for the following reason:

The proposed external alterations are permitted development by virtue of Schedule 2, Part 1, Class A of the GPDO, and the internal works do not constitute development under Section 55(2) of the Town and Country Planning Act 1990. Therefore, the proposed development it is Lawful and Full Planning Permission is not required, and a Certificate of Lawful Development can be issued.

68 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 25 February 2025 be noted.

69 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 25 March 2025, in the Council Chamber, Guildhall, Shrewsbury.

Signed (Chairman)

Date: