



Committee and Date

Central Planning Committee

4 February 2016

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 3 December 2015

2.00 - 3.22 pm in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

Email: linda.jeavons@shropshire.gov.uk Tel: 01743 257716

Present

Councillor Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Tudor Bebb, Roger Evans, Pamela Moseley, Peter Nutting, Kevin Pardy and Jon Tandy

69 Apologies for absence

Apologies for absence were received from Councillors Dean Carroll and David Roberts.

70 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 8 October 2015 be approved as a correct record and signed by the Chairman.

71 Public Question Time

There were no public questions, statements or petitions received.

72 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.

With reference to planning applications 15/04618/LBC and 15/04619/ADV, Councillor Andrew Bannerman stated that he was a member of the Planning Committee of Shrewsbury Town Council. He indicated that his views on any proposals when considered by the Town Council had been based on the information presented at that time and he would now be considering all proposals afresh with an open mind and the information as it stood at this time.

With reference to planning application 15/04748/FUL, Councillor Roger Evans stated that he was a member of Longden Parish Council but had not been present when the

application was discussed. He would take no part in the consideration of, or voting on, this application.

With reference to planning applications 15/04618/LBC and 15/04619/ADV, Councillor Peter Nutting stated that as a member of Shrewsbury Town Council's Planning Committee he would have contributed to the debate when these applications had been considered; however, any views had been based on the information presented at that time and he would be considering the applications afresh with an open mind and the information as it stood at this time.

With reference to planning application 15/04748/FUL, Councillor Peter Nutting stated that the applicant was in his employ and he would leave the room and take no part in the consideration of, or voting on, this item.

With reference to planning application 15/04748/FUL, it was noted that the applicant was a Member of Shropshire Council.

With reference to planning applications 15/04618/LBC and 15/04619/ADV, it was noted that the building was owned by Shropshire Council.

73 Development Land West Of Oakfield, Nesscliffe, Shrewsbury, Shropshire (14/03797/OUT)

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. In response to questions/comments, the agent confirmed that the applicant would be prepared to link both this and the adjoining site to maximise the provision of on-site affordable housing; the Reserved Matters application for both sites would be submitted simultaneously; and, with regard to the Right of Way to the A5 footbridge across which access to the site would be gained, the applicant had some form of ownership/access rights.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to:

- A Section 106 Legal Agreement to secure an appropriate affordable housing contribution;
- The conditions as set out in Appendix 1 to the report;
- Any subsequent application for Reserved Matters to be considered by this Committee;

- An Arboricultural Impact Assessment to be submitted and agreed at the Reserved Matters stage to protect the long term viability of the two Oak trees subject to a Tree Preservation Order;
- Clarification regarding the ownership of the public Right of Way to the A5 Footbridge across which access to the site would be gained;
- The S106 for this and the adjoining site (shown edged in blue on the amended location plan) to be linked through a Deed of Variation to maximise provision of on-site affordable housing;
- The number of dwellings on the site to be limited to no more than six;
- An informative advising the applicant of the aspirations of The Nesses Parish Plan (2004) and subsequent Housing Needs and Development Survey (2011), which seeks to provide a mix of two-bed and three-bed properties; and
- Amendment to description of development to refer 'up to a maximum of 6 dwellings'.

74 The Music Hall, The Square, Shrewsbury, Shropshire, SY1 1LH (15/04618/LBC)

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and proposed signage.

Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Andrew Bannerman, as local Ward Councillor, made a statement, left the table, took no part in the debate and did not vote on this item. During his statement the following points were raised:

- This fine listed building stood in a significant and prominent place in the town centre;
- There was already more advertising for other businesses outside the Music Hall than for the Museum and Gallery. Historic England had objected and prevented the Museum and Gallery from displaying signage in the past;
- Three large signs would be excessive; and
- The two window box signs would be adequate.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

RESOLVED:

That planning permission be granted for the two window box signs as detailed in the application, subject to the conditions set out in Appendix 1 to the report.

That planning permission be refused for the proposed free standing sign for the following reasons:

- The free standing sign will fail to preserve or enhance the character and appearance of the Listed Building and the Conservation Area and will be contrary to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will cause “less than substantial harm to the significance of a heritage asset” under paragraph 134 of the National Planning Policy Framework which is not outweighed by public benefit.

75 The Music Hall, The Square, Shrewsbury, Shropshire, SY1 1LH (15/04619/ADV)

Members noted the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting.

RESOLVED:

That planning permission be granted for the two window box signs as detailed in the application, subject to the conditions set out in Appendix 1 to the report.

That planning permission be refused for the proposed free standing signs for the following reasons:

- The free standing sign will fail to preserve or enhance the character and appearance of the Listed Building and the Conservation Area and will be contrary to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will cause “less than substantial harm to the significance of a heritage asset” under paragraph 134 of the National Planning Policy Framework which is not outweighed by public benefit.

76 The Laburnums, Hookagate, Shrewsbury, Shropshire, SY5 8BH (15/04748/FUL)

In accordance with his declaration at Minute No. 72, Councillor Peter Nutting left the room during consideration of this item.

By virtue of his declaration at Minute No. 72 and in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Roger Evans, as local Ward Councillor, left the table, took no part in the debate and did not vote on this item.

The Principal Planner introduced the application and with reference to the drawings and photographs displayed, he drew Members’ attention to the location, layout and proposed signage.

Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area.

Councillor P Carter, representing Longden Parish Council, spoke against the proposal in accordance with the Council’s Scheme for Public Speaking at Planning Committees.

Mr S Caddick, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

RESOLVED:

That, subject to the conditions set out in Appendix 1 to the report, planning permission be granted as per the Officer's recommendation.

77 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 3 December 2016 be noted.

78 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee be held at 2.00 p.m. on Thursday, 7 January 2016 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

All Members of the Committee thanked the Principal Planning Officer, Andy Gittins, for his hard work and commitment during his time at Shropshire Council and wished him all the best in his new job.

Signed (Chairman)

Date: