



Committee and Date

Central Planning Committee

10th May 2018

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 12 April 2018

2.00 - 4.10 pm in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Michelle Dulson

Email: michelle.dulson@shropshire.gov.uk Tel: 01743 257719

Present

Councillor Ted Clarke (Chairman)

Councillors Dean Carroll, Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts and David Vasmer

118 Apologies for absence

There were no apologies for absence received.

119 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 15th March 2018 be approved as a correct record and signed by the Chairman.

120 Public Question Time

There were no public questions or petitions received.

121 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 application 17/05772/OUT proposed residential development land to the West of Ellesmere Road, Shrewsbury, Councillor Dean Carroll stated that he had pre-determined the item and therefore he would make a statement and then leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/05772/OUT proposed residential development land to the West of Ellesmere Road, Shrewsbury, Councillor Phillips stated that as he was the local Ward Councillor he would make a statement and then leave the table, take no part in the consideration of, or voting on, this item.

With reference to planning applications 17/05772/OUT proposed residential development land to the West of Ellesmere Road, Shrewsbury and 17/06149/REM development land to the South of Oteley Road, Shrewsbury, Councillors Keith Roberts and Nat Green noted that they were Members of Shrewsbury Town Council Planning Committee but this would not affect their opinion when considering the application.

With reference to planning application 17/03895/OUT Swan House, Frodesley, Dorrington, Shrewsbury, Councillor Ed Potter stated that he had pre-determined the item and therefore he would leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 18/00730/VAR Oak Tree Farm, Frodesley, Dorrington, Shrewsbury, Councillor Ed Potter stated that as he was the applicant he would leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/06149/REM development land to the South of Oteley Road, Shrewsbury, Councillor Tony Parsons stated that as he was the local Ward Councillor he would make a statement and then leave the table, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/06149/REM development land to the South of Oteley Road, Shrewsbury, Councillor Ted Clarke stated that as he was the local Ward Councillor he would leave the table and take no part in the consideration of, or voting on, this item.

122 Proposed Residential Development Land to the West of Ellesmere Road, Shrewsbury - 17/05772/OUT

The Principal Planning Officer introduced the outline application for the erection of 36 dwellings and associated infrastructure (to include access, appearance, layout and scale)(re-submission) and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from SC Highways advising that if Members were minded to approve the application that an additional condition be included in relation to on-site construction.

The Principal Planning Officer explained that at the Central Planning Committee meeting held on 22nd June 2017 Members had resolved to refuse the application however that decision was currently the subject of an Appeal to be heard mid-May.

The Principal Planning Officer informed the Committee that the current application for residential development at the site sought to overcome the previous reasons for refusal.

In line with his declaration at Minute 121 Councillor Dean Carroll made a statement and then left the room, did not take part in the debate and did not vote on this application. During his statement Councillor Carroll stated that he felt that this application was out of keeping on this arterial road out of the town.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Alex Phillips addressed the Committee as the local ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During his statement, a number of points were raised including the following:

- This application was not materially different to the previous application in terms of density, scale and impact on public services and countryside land;
- This area of town had already been overdeveloped when there was not a development need;
- It goes against the SAMDev and other Council policies;
- It is unsustainable development and out of keeping with adjacent properties.

Mr Robert Sharpe, on behalf of local residents, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate Members felt that the previous reasons for refusal still stood as the application had not materially changed. It was acknowledged that although the design did look better, it was still out of keeping with adjacent properties.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members expressed their objection to the application contrary to the Officer's recommendation.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation for the following reasons:

1. The proposed development would be located on a green field site in the open countryside outside of any settlement identified in the adopted Development Plan as suitable for open market residential development. The site is not allocated for development in the Development Plan and nor does it meet any of the exceptions to the approach to sustainable development set out in the Plan. The proposed residential development on the site would be incompatible with the principles of sustainable development in that it would undermine the development strategy set out in the adopted Shropshire Core Strategy and Site Allocations and Management of Development (SAMDev) Plan which seek to facilitate residential development within a sustainable settlement hierarchy.

Whilst it is acknowledged that the proposed development offers a number of local community benefits, these are not considered to carry sufficient weight to outweigh the strategy of the Plan. As such, the proposal will conflict with Policies CS1, CS4 and CS5 of the adopted Shropshire Core Strategy and MD1, MD3, MD7a and S16 of the adopted SAMDev Plan, as well as national guidance contained within the National Planning Policy Framework in respect of residential development in the open countryside.

2. The site constitutes one of the remaining vestiges of open countryside within the immediate area. The development of this green field site for thirty six dwellings would erode the character of the area by introducing development of a predominantly urban form into the open countryside which would appear incongruous and intrusive to the detriment of the rural setting of the locality. The proposal would thereby be contrary to the provisions of the Framework and Policies CS6 of the adopted Shropshire Core Strategy and MD2 of the adopted Shropshire Site Allocations and Management of Development (SAMDev) Plan.
3. The proposed development, due to its design, scale, massing and layout, is considered to be an overdevelopment of the site which would be out of keeping with the prevailing character of the surrounding area and would not form a suitable transition between adjoining development types. As such, it would appear as an incongruous urban feature to the detriment of local amenity and would thereby be contrary to Policies CS6 of the adopted Shropshire Core Strategy and MD2 of the adopted Shropshire Site Allocations and Management of Development (SAMDev) Plan.

123 Development Land to the South of Oteley Road, Shrewsbury - 17/06149/REM

Councillor Ted Clarke as local ward Councillor vacated the Chair. Councillor Nat Green as Vice-Chairman presided as Chairman for this item.

The Principal Planning Officer introduced the reserved matters application pursuant to the Outline Planning Permission 14/04428/OUT for the erection of 164 dwellings and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from SC Highways raising no objection to the proposed revised layout. The Principal Planning Officer explained that if Members were minded to approve the application it would have to be subject to any conditions required by Highways Development Control.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Tony Parsons addressed the Committee as the local ward Councillor, made a statement and then left the table,

took no part in the debate and did not vote on this item. During his statement, a number of points were raised including the following:

- There had been no attempt by the developer to contact the local Councillors prior to submitting their application. Had there been, issues around the public open space may have been resolved;
- The amount of public open space is insufficient and two of the areas, the buffer with the A5 and the area around the pool, were not of high quality;
- The spinal road which passes the play area needs speed bumps;
- A one metre high fence would not prevent older children from climbing over and running across this fast stretch of road.

Mr Daniel Wilson, Agent on behalf of the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to the point raised regarding the buffer with the A5, the Principal Planning Officer explained that it was not uncommon for new residential developments that abut the highway and have a need to provide a buffer, for the buffer to be part of that open space.

In the ensuing debate, Members raised concerns about road safety and the safety of the play area. Councillor Carroll proposed either an additional condition or an amendment to Standard Condition 4 requiring details to be submitted and agreed in relation to traffic calming measures and issues around securing the play area.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members expressed their support for the Officer's recommendation, subject to the above additional condition / amendment to Standard Condition 4.

RESOLVED:

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

- The Conditions as set out in Appendix 1 of the report;
- Amendments to Condition 4 or additional condition to require details to be submitted and agreed in relation to traffic calming measures in the vicinity and securing of the play area.
- Any additional conditions required by Highways Development Control.

124 Proposed Affordable Dwelling NW of Terrace Farm, Cruckton, Shrewsbury - 17/05333/FUL

The Principal Planning Officer introduced the full application for the erection of an affordable dwelling, associated garage and installation of septic tank and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Principal Planning Officer explained that the applicants' previous application for a dwelling in a different location (land east of Terrace Farm) had been refused at the meeting of the Central Planning Committee in August 2017.

Although the application had been amended since the original application had been submitted due to Officers concerns around the size, layout, height and design of the dwelling and garage, it was being recommended for refusal as Officers considered that it was not policy compliant as the location was not within or adjacent to the settlement of Cruckton. It was in open countryside, and as such, any development in that location would have a detrimental impact on the visual amenity.

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

Mr Nick Williams, Agent on behalf of the applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Roger Evans addressed the Committee as the local ward Councillor. During his statement, a number of points were raised including the following:

- This was the fourth time that a planning application for this area had been recommended for refusal, and, indeed, in 2017 an application for a dwelling opposite Coppice Farm had been refused;
- Permission for an affordable dwelling to the right of Coppice Farm had recently been granted, and this property was now a part of the settlement;
- Land to the left of Coppice Farm had been left free from development as the Church was a listed building;
- The Church did not delineate the far end of Cruckton;
- Sporadic settlements are part of the Countryside and this application would be in keeping with the area.

In response to comments made by the speakers, the Principal Planning Officer explained that interpretation of the Policy was something that Officers dealt with regularly and was sometimes difficult. He went on to say that the location of proposed affordable dwellings was often dictated by the availability of land and caused a lot of debate at Committee.

During the ensuing debate Members felt that a dwelling in this location would make the environment more attractive and that the local community recognised this location as being within or adjacent to the settlement of Cruckton. Members expressed the need to maintain the viability of villages and felt that this affordable dwelling would benefit someone locally. It was felt that the previously refused application would have had a far greater impact upon the landscape.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members expressed their support for the application contrary to the Officer's recommendation.

The Solicitor informed the Committee that if they were minded to approve this application contrary to the Officer's recommendation, then clearly stated reasons would be required.

The Principal Planning Officer explained that if approved, delegation would need to be granted to the Officers to include an appropriate condition in order to ensure that the property remained affordable in perpetuity.

RESOLVED:

That planning permission be granted contrary to the Officer's recommendation for the following reasons:

The proposed development is in an appropriate location for an exception site dwelling due to the following:-

- The proposed site can be considered to be within or adjacent to the named settlement of Cruckton.
- Development of the site would not adversely affect the local historic or rural character nor the local landscape and would not have an unacceptable impact on visual amenity nor diminish the local distinctiveness
- It would respond appropriately to the form and layout of existing development
- Despite the site being accessed from a public bridleway, and sitting very close to existing agricultural buildings it was considered to be a suitable location for the provision of an affordable dwelling in perpetuity.
- Delegation granted to officers for the imposition of appropriate conditions and the approval to be subject to a S106 Agreement to ensure its retention as an affordable dwelling.

125 Swan House, Frodesley, Dorrington, Shrewsbury - 17/03895/OUT

In line with his declaration at Minute 121 Councillor Ed Potter left the room, did not take part in the debate and did not vote on this application.

The Technical Specialist Planning Officer introduced this outline application for demolition of former public house (with ancillary residential accommodation) and erection of a dwelling (amended description) and confirmed that the Committee had undertaken a site visit that morning to assess the condition of the building and the impact of the proposed development on neighbouring properties and the surrounding area.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Applicants advising the latest position with regards to the proposed sale and responding to the comments of objectors. The Technical Specialist Planning Officer also drew attention to

Appendices 2 and 3 of the report (Historic England Report following application for listing and Ecology Matrix respectively).

The Technical Specialist Planning Officer explained that having been withdrawn from the Central Planning Committee meeting in November 2017 following notification of a potential sale of the Swan Inn, and due to no agreement having been reached after over four months, insufficient weight could now be given to the potential sale hence the application being before Committee with a recommendation to approve the proposal. The Technical Specialist Planning Officer informed Members that if minded to approve, this would not prevent a potential sale from being completed.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

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

126 Oak Tree Farm Frodesley, Shrewsbury, Shropshire - 18/00730/VAR

In line with his declaration at Minute 121 Councillor Ed Potter left the room, did not take part in the debate and did not vote on this application.

The Technical Specialist Planning Officer introduced this application for a variation of Condition No. 2 (approved plans) attached to Planning Permission 14/01989/FUL dated 28 July 2014 to allow for the porch area to be extended and closed in providing additional storage space.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the Officer's recommendation

RESOLVED:

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

127 Schedule of Appeals and Appeal Decisions

The Principal Planning Officer informed Members that the number of current enforcement cases would be reported to future Planning Committees.

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 12th April 2018 be noted.

128 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, 10th May 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: