

**Committee and Date**

Central Planning Committee

30 August 2018

CENTRAL PLANNING COMMITTEE**Minutes of the meeting held on 2 August 2018**

2.00 - 3.40 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Michelle Dulson

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Present

Councillor Ted Clarke (Chairman)

Councillors Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Kevin Pardy, Keith Roberts and Roger Evans (substitute for David Vasmer)

20 Apologies for absence

Apologies for absence were received from Councillors David Vasmer (Substitute: Roger Evans) and Ed Potter.

21 Minutes**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 5 July 2018 be approved as a correct record and signed by the Chairman.

22 Public Question Time

There were no public questions or petitions received.

23 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 to be considered at this meeting, Councillors Keith Roberts, Alex Phillips, Pam Moseley and Nat Green stated that they were members of the Planning Committee of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they 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 18/00251/FUL Land adjacent to Hawthorn Cottage, Longden, Shrewsbury - Councillor Keith Roberts stated that he was a member of Longden Parish Council but this would not affect his opinion when considering the application.

With reference to planning application 18/01747/FUL The Shropshire Nuffield Hospital, Longden Road, Shrewsbury - Councillor Keith Roberts stated that as he was the local Ward Councillor he would leave the table, take no part in the consideration of, or voting on, this item.

With reference to planning application 18/00644/VAR 28 Linley Avenue, Pontesbury, Shrewsbury - Councillor Nick Hignett stated that as he was the local Ward Councillor he would leave the table, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/05587/FUL Proposed Development Land to the West of Meole Brace Retail Park, Shrewsbury - Councillor Tony Parsons stated that as he was the local Ward Councillor he would leave the table, take no part in the consideration of, or voting on, this item.

With reference to planning application 18/00644/VAR 28 Linley Avenue, Pontesbury, Shrewsbury - Councillor Roger Evans stated that he was a member of Pontesbury Parish Council but this would not affect his opinion when considering the application.

With reference to planning application 18/00251/FUL Land adjacent to Hawthorn Cottage, Longden, Shrewsbury - Councillor Roger Evans stated that as he was a member of Longden Parish Council and 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 18/01916/FUL and 18/01917/LBC Lane House, Quarry Place, Shrewsbury - Councillor Nat Green 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 17/05587/FUL Proposed Development Land to the West of Meole Brace Retail Park, Shrewsbury - Councillor Ted Clarke 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.

24 28 Linley Avenue, Pontesbury, Shrewsbury - 18/00644/VAR

In accordance with his declaration at Minute No. 23 Councillor Nick Hignett as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Principal Planning Officer introduced this application for a variation of conditions 5 and 6 attached to planning permission 17/05054/FUL dated 12/12/2017 (Erection of three affordable dwellings) to remove reference to affordable to allow dwellings to

be sold on the open market with any proceeds from the sale being used for the development of affordable housing elsewhere in Pontesbury.

The Principal Planning Officer informed members that the proposal had been assessed on impact from the revised NPPF and there was no significant impact and the recommendation remains the same.

This application was previously deferred by Members for officers to seek further clarification from the applicant in relation to their future plans in Pontesbury. Further information had been submitted to Officers confirming that the applicant had recently legally exchanged the conditional contract for a site at the edge of Pontesbury, subject to the receipt of planning consent for a number of affordable homes. Officers understood that this planning application would shortly be submitted for consideration and were satisfied that the applicant was intending to provide new additional affordable homes within Pontesbury.

Members expressed their satisfaction that the applicant had come back with more firm plans for an alternative site for the development of affordable homes.

The Principal Planning Officer clarified that Standard Condition 1 was to be amended to refer to the development being begun before the expiration of three years from the date of the original permission.

Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That conditions 5 and 6 attached to planning permission 17/05054/FUL dated 12/12/2017 (Erection of three affordable dwellings) be varied to remove reference to affordable to allow the dwellings to be sold on the open market.

25 Proposed Development Land To The West Of Meole Brace Retail Park, Shrewsbury - 17/05587/FUL

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

In accordance with his declaration at Minute No. 23 Councillor Tony Parsons as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

In accordance with his declaration at Minute No. 23 Councillor Clarke as local ward Councillor made a statement and then left the table did not take part in the debate and did not vote on this application.

The Planning Officer introduced the application for the erection of class A1/A3 Use unit with drive through, provision of parking, servicing, landscaping and all associated works 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 Planning Officer drew Members' attention to the Schedule of Additional Letters.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Ted Clarke 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:

- He was concerned that this was another development within the already congested retail park and about the cumulative impact on the access/egress into the retail park and onto the public highway;
- He felt that this development would increase the number of car journeys joining a busy roundabout and that a drive through in particular would create a different form of traffic, which would be short stay and heavier throughout the day;
- Nothing has been done to improve the flow of traffic within the retail park;
- Enough is enough.

Ms Hollie Barton, 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.

Members raised concerns about increased traffic flow, heavy goods vehicles accessing the site and trespassing on disabled parking spaces, and about the loss of parking spaces for existing businesses. Members were however pleased that the internal road improvements were being addressed.

The Principal Planning Officer explained that although there were issues with the internal circulation he reminded Members that they should only be considering the impact on the public highway and not on the flow of traffic within the retail park as this was a matter for the owners.

In response to concerns about reduced safety on the public highway, the Principal Planning Officer explained that safety was the bastion upon which Highways assess all planning applications and although additional traffic may increase waiting times, it would be difficult to argue that the additional traffic would increase waiting times to a point where it would make the highway unsafe, unless it were to back up to other major roundabouts.

Having considered the submitted plans and listened to the comments made by the speakers Members unanimously 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:

- The implications for increased traffic flow and waiting times on the public highway;

- Movement of traffic into, out of and within the development, especially the movement of HGVs across disabled spaces; and
- The adequacy of parking spaces for existing businesses.

26 Land Adj. Hawthorn Cottage, Longden, Shrewsbury - 18/00251/FUL

The Planning Officer introduced the application for the erection of 3 dwellings, formation of vehicular and pedestrian access and installation of package treatment plant 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 Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Agent requesting that this application be deferred without debate so that a revised scheme could be submitted for consideration at a future meeting of this Committee in order to address the concerns of the community and the Parish Council.

Members unanimously expressed their support for deferral of this application.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee.

27 The Shropshire Nuffield Hospital, Longden Road, Shrewsbury - 18/01747/FUL

In accordance with his declaration at Minute No. 23 Councillor Keith Roberts as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Planning Officer introduced the application for the retention of existing two storey temporary unit on raised foundations to provide theatre with plant room above for a further period of three years 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 Planning Officer drew Members' attention to the Schedule of Additional Letters.

Members raised concern at the repeated use of temporary permissions and suggested that a one year extension be granted on the expectation that a more permanent solution to this temporary structure be sought.

RESOLVED:

That as per the Officer's recommendation temporary planning permission be granted but for a reduced period of 1 year subject to:

- The Conditions as set out in Appendix 1 of the report; and
- Standard Condition 1 being amended to read:
“The development hereby permitted shall be for a limited period being the period of 1 year from the date of this permission. At the end of this period the development hereby permitted shall cease. Following the expiration of this permission the temporary structure on site shall be removed and the land returned to its original condition”.

It was agreed to take Agenda Items 9 and 10 together (18/01916/FUL and 18/01917/LBC – Lane House, Quarry Place, Shrewsbury)

28 Lane House, Quarry Place, Shrewsbury - 18/01916/FUL

In accordance with his declaration at Minute No. 23 Councillor Nat Green as local ward Councillor made a statement and then left the table did not take part in the debate and did not vote on these applications.

The Technical Specialist Planning Officer introduced the applications for Full Planning Permission and Listed Building Consent for the erection of a single storey side extension and glazed rear extension with associated internal alterations affecting a Grade II building 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 Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters.

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

- He was not against the principle of extending this property but was concerned that the external glazing was not in keeping with the rest of the house;
- Careful consideration must be given to the built environment;
- He hoped that the applicants would come back with alternative designs which integrated with the rest of the fabric of the house;
- The other part of the extension was in keeping with the rest of the house.

Mr Mark Gethin, the Applicant, spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Some members expressed concern that the glazed rear extension did not respect the history of the building, however, having considered the submitted plans and listened to the comments made by the speakers the majority of Members expressed their support for the Officer's recommendations.

RESOLVED:

That planning permission and listed building consent be granted as per the Officer's recommendations subject to the Conditions as set out in Appendix 1 of both reports.

29 Lane House, Quarry Place, Shrewsbury - 18/01917/LBC

See Minute 28 above.

30 Proposed Dwelling North East Of Waters Edge, Mill Road, Meole Brace, Shrewsbury - 18/02307/OUT

The Technical Specialist Planning Officer introduced the outline application (all matters reserved) for the erection of one dwelling 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 Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters.

The Technical Specialist Planning Officer explained that the application followed on from a previous application (17/02536/OUT) for a similar scheme which had been refused due to insufficient information about the historic impact of the scheme on the conservation area. The applicant had been informed that a full application would be preferred however this outline application was supported by a Heritage Impact Assessment.

Although the Conservation Officer had no objection to the principle of a dwelling in this location, considerable detail would be required at Reserved Matters stage.

Members were concerned that the lack of design detail did not allow them to determine the impact of the scheme on the character and appearance of the Conservation Area.

The Principal Planning Officer informed Members that if minded to approve the application they could require any subsequent application for reserved matters to come back to Committee rather than being dealt with under delegated powers. Members were however concerned that if this outline application was approved any power over its design would be very limited.

The majority of Members expressed their objection to the application contrary to the Officer's recommendation as it was felt that insufficient information was available to allow them to determine the impact on the conservation area.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation due to insufficient information being available to allow Members to determine the implications of this application on the conservation area.

31 **Schedule of Appeals and Appeal Decisions**

With reference to the proposed residential development land to the West of Ellesmere Road Shrewsbury, the Principal Planning Officer informed the Committee that the applicants had withdrawn their appeal against refusal of their original application but were appealing the decision to refuse their second application. He further informed the Committee that the applicants had now submitted a third application for outline planning permission with all matters reserved.

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 2 August 2018 be noted.

32 **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, 30 August 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: