

**Committee and Date**

Central Planning Committee

27<sup>th</sup> September 2018

**CENTRAL PLANNING COMMITTEE****Minutes of the meeting held on 30 August 2018**

**2.00 - 4.41 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

**Present**

Councillor Ted Clarke (Chairman)

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

**33 Apologies for absence**

An apology for absence was received from Councillor David Vasmer (Substitute: Councillor Roger Evans).

**34 Minutes****RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 2<sup>nd</sup> August 2018 be approved as a correct record and signed by the Chairman.

**35 Public Question Time**

There were no public questions or petitions received.

**36 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 Nat Green, Pam Moseley, Alex Phillips and Keith Roberts stated that they were members 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.

**37 Land Off Greenfields Recreation Ground, Falstaff Street, Shrewsbury - 17/05234/FUL**

The Technical Specialist Planning Officer introduced the application for the erection of 15 dwellings (including 2 affordable) to include new access road and associated parking (amended description) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning. It was explained that at the Central Planning Committee meeting held on 15<sup>th</sup> February 2018, Members resolved to defer the application (which was for 17 dwellings) for further discussion in relation to a tree survey and an amended site layout if necessary as a result. The Technical Specialist Planning Officer noted that the application had been amended as a result and was now for 15 dwellings with a revised house type for plot number 1 to allow more space around the protected Lime Tree at the entrance of the site.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from neighbouring residents and referred to additional representations from local residents and the Shropshire Playing Fields Association which had been circulated to Members at the start of the meeting.

Mr Peter Day, on behalf of local residents spoke against 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 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:

- In his view the application should be refused or deferred as it contradicted the Council's own policy that no significant development should be approved within the Greenfields area until the North West Relief Road was built;
- The application does not meet the Council's policy in regards to Public Open Space and should be redesigned to meet these requirements;
- There was a legal issue in relation to the sale of land; and
- He had concerns in regards to the safety of pedestrians and cyclists.

Mr Carl Huntley, the agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to the speakers the Area Planning Manager explained that the legality of the sale of the land was not a matter for this Committee and clarified that the application was not classed as significant development and therefore did not warrant a contribution to the North West Relief Road.

In the ensuing debate, Members raised a number of concerns stating that the application was contrary to policy in relation to public open space; that the local

primary school was already at capacity; and the access to the development at the end of Falstaff Street had not been considered properly and should be redesigned to ensure the safety of pedestrians.

Responding to Members concerns, the Technical Specialist Planning Officer explained that due to the site being located adjacent to a recreation ground an increased affordable housing contribution had been requested in lieu of public open space. The Area Planning Manager reported that the Learning & Skills team had provided information regarding school places and he stated that there was no justification for direct school funding from this development. The Area Highways Development Control Manager confirmed that it was not a significant development in its context and while there was significant on-street parking in the locality, the proposed development provided 2 off-road parking spaces per dwelling and extra visitor parking and this was considered adequate and would not result in a material impact that would justify an objection in this regard.

Members considered the submitted plans, noted the comments of all speakers and on the Chairman's casting vote it was:

**RESOLVED:**

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

- The conditions set out in Appendix 1;
- An additional condition to require the submission of details of the design and construction of the access to the development at the end of Falstaff Street to include surfacing materials, road markings and speed control measures; and
- A S106 to secure 2 affordable houses.

**38 Caterpillar Defence, Perkins Engines, Lancaster Road, Shrewsbury - 16/04558/FUL**

The Area Planning Manager introduced the application the erection of a new reception building, works to existing industrial, office and welfare buildings including external alterations, construction of a canopy structure between Buildings 2 and 3, clearance of space to accommodate the future expansion of Building 3 and the laying out of a replacement 275 space car park together with all associated landscape, engineering and accommodation works and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Area Planning Manager reported that comments had been received from SC Ecology requesting additional conditions and informatives and advised the Committee that if they were minded to approve the application these would need be added to any permission granted.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the Officer's recommendation subject to the additional conditions and informatives as requested by SC Ecology.

**RESOLVED:**

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

- The developer entering into a legal agreement under s106 of the Town and Country Planning Act 1990 with the Council to fund the monitoring of a green transport plan;
- The conditions set out in Appendix 1 to this report, the final schedule of which will be finalised by the Planning Services Manager; and
- Additional conditions and informatives as requested by SC Ecology.

**39 Caterpillar Defence, Perkins Engines, Lancaster Road, Shrewsbury - 16/04559/OUT**

The Area Planning Manager introduced the outline application (access for consideration) for residential development (up to 140 dwellings) including demolition of building 1; formation of access roads and associated highways, engineering and accommodation works (Revised Scheme) and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Ioan Jones 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 considered the site was unsuitable for the development of 140 dwellings;
- The development would add to the existing traffic problems in the area; and
- The proposal would have a detrimental impact on residents and their concerns had not been taken on board.

Mr Mark Watson, the agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans for the proposal and noted the comments of all the speakers Members held differing views. Some Members commented that they were in support of the development although they would like to see the railway footbridge retained and the public open space to be provided fully on-site. Other Members considered that the application would have an unacceptable impact on the highways network, adding to the existing traffic problems in this area and therefore should be deferred until further information was provided by the applicant in regards to this issue. The Area Highways Development Control Manager responding to these concerns noted that an extensive traffic assessment had been carried out and stated that it was not the developer's responsibility to improve the existing traffic problems.

**RESOLVED:**

That consideration of the application be deferred to a future meeting of this Committee to allow the applicant the opportunity to provide further information in regards to traffic issues identified by Members to include the impact on Mount Pleasant Road, and where it meets Ditherington Road, Heathgates island, and Boscobel Drive.

**40 Proposed Affordable Dwelling, West Of Moat House, Stapleton, Dorrington - 18/01707/FUL**

The Area Planning Manager introduced the application Erection of an affordable dwelling and detached double garage, installation of septic tank and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area that morning.

The Area Planning Manager referred to an additional representation from the applicant that had been circulated to Members this morning. He clarified that the Parish Council had a neutral view of the application and were not in support as stated in the officer's report and explained that the Local Member had raised material planning considerations and this was the reason the application been referred to Committee.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Dan Morris 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 supported the application and stated that the applicant had been advised by the previous Area Planning Manager that the site was a suitable location;
- He questioned what had changed since the advice was given in 2013; and
- The proposed location of the dwelling would not result in the removal of the hedge.

Mrs Amy Henson, the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to comments raised in relation by the speakers in regards to the advice given in 2013, the Area Planning Manager stated that this was officer's opinion only and current officers considered that the site was not as part of the settlement of Moat and there may be a more suitable alternative location available to the applicant.

In the ensuing debate, Members expressed the view that the policy was subject to interpretation and considered that the location was part of the settlement of Moat.

Having considered the submitted plans for the proposal and noted the comments of all the speakers the majority of Members expressed the view that the application be approved contrary to the Officer's recommendation.

**RESOLVED:**

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

The applicant has demonstrated housing need and a local connection and the proposed development is demonstrably within a recognisable named settlement and does not have an unacceptable impact upon the rural character of the area.

Subject to:

That Planning Officers be granted delegated powers to attach appropriate conditions and a S106 to ensure that the dwelling is affordable in perpetuity.

**41 Theatre Severn, Frankwell Quay, Shrewsbury - 18/02941/FUL**

The Area Planning Manager explained that the application should be withdrawn from Committee as it did not meet the trigger for a Committee decision.

**RESOLVED:**

Application withdrawn from Committee.

**42 1 Ferndale, Annscroft, Shrewsbury - 18/02015/FUL**

The Area Planning Manager explained that the application should be withdrawn from Committee as it did not meet the trigger for a Committee decision.

**RESOLVED:**

Application withdrawn from Committee.

**43 Conduit Head, Nobold Lane, Shrewsbury - 18/02910/FUL**

*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 Area Planning Manager introduced the application for the creation of a larger car parking area and the provision of lock up storage unit.

Having considered the submitted plans for the proposal Members unanimously expressed the view that the application be approved as per the Officer's recommendation.

**RESOLVED:**

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

**44 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the Central area as at 30<sup>th</sup> August 2018 be noted.

**45 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, 27<sup>th</sup> September 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....