



Committee and Date

South Planning Committee

30 July 2019

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 4 June 2019

2.00 - 3.30 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

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

Present

Councillor (Chairman)

Councillors Andy Boddington, David Evans, Simon Harris, Nigel Hartin, Richard Huffer, Cecilia Motley, Madge Shingleton, Robert Tindall, David Turner and Tina Woodward

1 Election of Chairman

RESOLVED: That Councillor David Evans be elected Chairman for the ensuing municipal year.

2 Apologies for Absence

No apologies for absence were received.

3 Appointment of Vice-Chairman

RESOLVED: That Councillor David Turner be appointed Vice Chairman for the ensuing municipal year.

4 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 8 May 2019 be approved as a correct record and signed by the Chairman.

5 Public Question Time

There were no public questions or petitions received.

6 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.

7 Proposed Affordable Dwelling North Of Balls Lane, Broseley, Shropshire (18/03001/FUL)

The Planning Officer introduced the amended application. The application had been previously considered at the Committee's meeting on 12th March 2019 where the decision had been deferred to enable the applicants to consider access arrangements. The amended application proposed an access from Balls Lane rather than the previous proposal which located the access from Woodlands Close. He provided a verbal update regarding information received following publication of the agenda, including:

- Further verbal comments from Broseley Town Council
- Further information requested by Shropshire Council Highways
- An amended plan provided by the applicant's agent showing the position of a replacement paddock entrance gate and movement of agricultural vehicles in relation to the revised access
- Further public representation regarding traffic movements on Balls Lane

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Simon Harris, as local Ward Councillor, made a statement and left the room and took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- Concerns regarding access
- Broseley Town Council continued to oppose the application.

Mr S Thomas, Applicants Agent, spoke for the proposal in accordance with the Council's scheme for Public Speaking at Planning Committees and responded to questions from Members of the Committee.

In the ensuing debate, Members considered the revised plans for access and noted the comments of the speakers and Planning Officer. Members expressed concern over the length of the driveway created by the revised access and sought reassurance that should this application be approved would not create a precedence for development in the green protected buffer zone between Broseley and the Ironbridge Gorge. The Planning Officer explained that as this was an application for Affordable Housing it was an exception site and as such would not create a precedent. Future applications would be considered purely on their own merits. Members noted that they had not received comments from Shropshire Council Highways Department on Access Plan B before them.

RESOLVED:

That, contrary to the Officer's recommendation, planning permission be as per the conditions as set out in Appendix 2 to the report. Reason – Members considered that notwithstanding the fact that the site is within land which is designated in the Broseley Town Plan as 'Local Green Space', the benefit of providing an affordable dwelling to meet the identified need of a local family, which complied with adopted

policies in all other respects, outweighed the partial and limited loss of the green space.

8 Proposed Barn Conversion At Land At Whitecross Farm, Broughton, Claverley, Shropshire (18/04311/FUL)

The Planning Officer introduced the application with reference to the drawings displayed, she drew Members' attention to the location, layout and elevations. Members heard that the drawings presented for the application inaccurately showed the height of the ridge line which was shown as being 0.6m higher than it actually was and that an ecology appraisal is now required.

Members noted a typographical error in section 2.4.1 of the report which should have read 'application number 93/0392/Ful'.

Members had undertaken a site visit that morning and viewed the sites and had 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 and which included:

- a petition received in support of the application, submitted by the applicants agent and signed by 17 local residents,
- a representation from a neighbouring dwelling expressing concern about the height of the proposed dwelling and situations of windows leading to loss of privacy
- a petition received objecting to the to the proposal signed by 21 people.

Mr I Benson, resident of Claverley, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees and responded to questions from Members of the Committee

Councillor Richard Cotham of Claverley Parish Council Spoke against the proposal in accordance with the 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) Councillor Tina Woodward, as local Ward Councillor, made a statement and left the room and took no part in the debate and did not vote on this item. During her statement, the following points were raised:

- Support for small business venture;
- Concerns over noise abatement measures;
- Barn style conversion without garden provision;
- Residential caravan and domestic play equipment present on site;
- Design concerns, including poor building design and lack of hedging and soft landscaping; and
- Lack of sustainable energy provision such as solar panels.

Miss N Greensill, the applicant spoke for the proposal in accordance with the Council's scheme for Public Speaking at Planning Committees.

In the ensuing debate Members considered the proposal and noted the comments of all speakers and advice given by the Planning Officer. Members expressed concern over the impact of the noise created by kennelling 19 dogs in a limited space and considered the steps taken to mitigate the noise levels. The Planning Officer confirmed that the applicants would require a license to operate commercial dog kennels from the Public Protection department of the Council which would be subject to a noise management plan.

Members discussed the issue of light within the buildings and suggested additional fenestration to address this issue.

In response to a Member’s question the Planning Officer confirmed that the report did not contain a condition requiring the removal of the caravan presently located on site. Members suggested that this should be removed shortly after occupancy of the dwelling.

RESOLVED:

That, as per the Officer’s recommendation, planning permission be granted as per the conditions as set out in Appendix 1 to the report, subject to the Area Planning Manager be granted delegated authority to negotiate the timely removal of the domestic caravan situated on site, request amended plans to accurately depict the existing building, to request an appropriate ecology appraisal/assess the implications, and additional fenestration to provide more light to the kennelling area.

9 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 4th June 2019 be noted.

10 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday, 2nd July 2019 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: