



<u>Committee and Date</u>
Southern Planning Committee
11 February 2020

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 17 December 2019

2.00 - 3.24 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillor David Evans (Chairman)

Councillors David Turner (Vice-Chair), Andy Boddington, Simon Harris, Nick Hignett, Richard Huffer, Cecilia Motley, Madge Shingleton, Robert Tindall, Tina Woodward and Kevin Pardy (Substitute) (substitute for Tony Parsons)

68 Apologies for Absence

An apology for absence was received from Councillor Tony Parsons (Substitute: Kevin Pardy).

69 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 19 November 2019 be approved as a correct record and signed by the Chairman.

70 Public Question Time

There were no public questions or statements received.

71 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 17/04421/FUL, Councillor Cecilia Motley declared that she was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Strategy and Performance Committee. She confirmed that she had taken no part in any discussion relating to this application.

With reference to planning applications 17/04421//FUL, Councillor Robert Tindall declared that he was a member of The Shropshire Hills AONB Partnership. He confirmed that he had taken no part in any discussion relating to this application.

With reference to planning application 17/04421/FUL, Councillor David Turner declared that he was a member of The Shropshire Hills AONB Partnership and The Shropshire Hills AONB Strategy and Performance Committee. He confirmed that he had taken no part in any discussion relating to this application.

72 **Land East Of The School House Hopton Cangeford Shropshire (17/04421/FUL)**

The Consultant 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 on a previous occasion and had viewed the site and had assessed the impact of a proposal on the surrounding area.

Mrs H Nash, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor B Norgrove, representing Hopton Cangeford Parish Council, spoke against the proposal in accordance with the 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) Councillor Cecilia Motley, 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 her statement, the following points were raised:

- The site is within an Area of Outstanding Natural Beauty (AONB);
- Hopton Cangeford is part of a cluster centred around Stoke St Milborough. There are other settlements included within the cluster all of which are larger than Hopton Cangeford;
- There is no identified need for 4/5 bedroomed open marketing housing. 2/3 bedroomed housing is needed for local families both within this parish and the Corvedale;
- This is an agricultural field and not suitable for housing;
- Plot No. 1 will still overlook the school house and plot No. 2 is still in an unsatisfactory position.

Mr T Ralphs, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Members commented on the lack of identified housing need in Hopton Cangeford and raised objections and expressed concerns for this application for open-market housing in open countryside.

RESOLVED:

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

It is acknowledged that Hopton Cangeford is part of a Community Cluster in the adopted Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (Policy S7.2(iii)), under which infill development on suitable sites would normally be permitted. This site cannot however be regarded as infill and would be an extension of a settlement which lies within the Area of Outstanding Natural Beauty. For that reason, it lies in the open countryside and would be contrary to Shropshire Local Development Framework Adopted Core Strategy Policy CS5. It is considered that the proposal would erode the distinct character of a settlement and its environs by reason of creating a density and pattern of development that is inconsistent with the local context and character. In addition, the Community Cluster currently has sufficient approved housing to meet its SAMDev guideline as set out in SAMDev Policy S7.2(iii) and there is no pressing need, in the context of the supply of housing land in Shropshire being well in excess of five years, for additional market housing in the cluster. The proposal would not satisfy the environmental role of sustainable development set out in the National Planning Policy Framework.

73 Proposed Affordable Dwelling Middleton Scriven Bridgnorth Shropshire (19/02168/FUL)

The Chairman informed the meeting that this item had been withdrawn by the applicant.

74 Change in Order of Business

RESOLVED:

That planning application 19/04227/FUL (Proposed Affordable Dwelling to the South West of Harley, Shrewsbury, Shropshire) be taken as the next item of business.

75 Proposed Affordable Dwelling to The South West of Harley Shrewsbury Shropshire (19/04227/FUL)

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 had assessed the impact of a proposal on the surrounding area.

Councillor V Todd, representing Harley Parish Council, spoke for the proposal in accordance with the 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) Councillor Claire Wild, 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 her statement, the following points were raised:

- She drew Members' attention to the covenant which prevented the construction of residential dwellings on the field fronting the highway. This covenant was the reason for the orientation, siting and layout of this site; and
- The applicant had worked on many surrounding farms over the years and there was a need to provide local needs housing for genuine people who work in the countryside.

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

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

RESOLVED:

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

- A Section 106 Legal Agreement to ensure the dwelling remains an affordable dwelling in perpetuity;
- Withdrawal of Permitted Development Rights; and
- That Planning Officers be granted delegated powers to attach appropriate conditions relating to materials, drainage, landscaping, tree protection, drive construction, ecology, bat boxes, external lighting, and any other conditions and informatives deemed necessary;

For the following reasons:

- The applicant had demonstrated and identified a housing need with strong local connections and a need to live in the area; the development would not be out of character with the locality and the drive arrangement would not prejudice the use of the land for agricultural grazing purposes.

76 Pool Orchard Donkey Lane Ashford Carbonell SY8 4DA (19/04030/FUL)

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

RESOLVED:

That, as per the Officer's recommendation, planning permission be granted, subject to the conditions as set out in Appendix 1 to the report, subject to the amendment of condition 3 to read as follows:

3. The external surfaces shall be in accordance with the render specification set out in the application documents.

Reason: To ensure that the works harmonise with the existing development.

77 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 19 November 2019 be noted.

78 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, 14 January 2020 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: