



Committee and Date

Southern Planning Committee

7 September 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 10 August 2021

2.38 - 6.50 pm in the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Responsible Officer: Tim Ward

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

Present

Councillors David Evans (Chairman), Robert Tindall (Vice Chairman), Caroline Bagnall, Andy Boddington, Nick Hignett, Richard Huffer, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons and Claire Wild

24 Apologies for Absence

There were no apologies for absence

25 Minutes

RESOLVED:

That the Minutes of the meetings of the Southern Planning Committee held on 15 June 2021 and 22 June 2021 be approved as a correct record and signed by the Chairman.

26 Public Question Time

There were no public questions

27 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.

28 Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire TF8 7BL (19/05560/OUT)

The Principal Planner introduced the outline application for the for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works and with reference to the drawings displayed, drew Members' attention to the location, layout and elevations

and the Developing Highways Manager outlined changes to the highway system and other mitigation works.

Members attention was drawn to the information contained in the schedule of late representations and to the statement from Simon Harris which had been circulated prior to the meeting

Mr David Turner made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Simon Heath made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Stephen Mulloy made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Simon Heath made a statement on behalf of Buildwas Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Mark Thorn made a statement on behalf of Leighton and Eaton Constantine Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Duncan White made a statement on behalf of Much Wenlock Town Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Dan Thomas, adjacent Ward Councillor, made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Claire Wild, local Ward Councillor made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a question from Councillor Wild around the percentage of housing to be built on the greenfield part of the site and the effect of this on the viability assessment, the Principal Planner informed the committee that indicative plans showed that around 45% of the housing would be built on the greenfield portion on the site but that this would only be confirmed when a reserved matters application was received.

In response to a question from Councillor Wild asking for assurance that the promised levels of affordable housing would be delivered, the Principal Planner reassured members that the situation was not set in stone and reminded members of the information from Homes England which may present the opportunity to obtain funding that may provide more affordable housing on the site, and also reminded them that there may be further opportunities during the viability reviews to increase the amount of affordable housing.

Stuart Ashton spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to an observation from Councillor Parsons and following circulation of an email to Members by Mr Mulloy during the meeting the Principal Planner reassured the committee that the advice provided by the Council's viability consultant was independent and the consultant had no conflict of interest.

Several Members expressed disappointment that nothing appeared to have been done to address the concerns raised at the last meeting especially in respect to highways concerns, healthcare provision and the levels of affordable housing.

RESOLVED:

That contrary to the Officer recommendation planning permission be refused for the following reasons -

The application does not provide adequate funding to mitigate concerns about the effect of the proposed development on highway infrastructure, particularly at Much Wenlock, and also healthcare provision. Additionally, the 5% level of affordable housing falls significantly below the requirements of Core Strategy Policy CS11 (20%) and is considered inadequate for a significant development of this nature. Accordingly, the development is considered to be unsustainable and in conflict with development plan policy. (Core Strategy Policies CS6, CS7, CS8, CS9, CS11; SAMDev policies MD2, MD8)'.

Councillors Claire Wild and Richard Huffer left the meeting at this point

29 Acton Arms Hotel Morville Bridgnorth Shropshire WV16 4RJ (21/02251/OUT)

The Consultant Planner introduced the application, which was an application for the Outline application for residential development of 3No. detached dwellings to include means of access and refurbishment work to the public house and grounds and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Anthony Pitchers, on behalf of the Save the Acton Arms Group spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor Pamela Yuille, representing Morville 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 Robert Tindall, local Ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item.

Mr James Collins, the applicant, submitted a statement in support of the proposal which was read out by the solicitor in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members felt that the benefit of the redevelopment of the pub to retain a community asset, and that the fact that there was no opposition from the local community outweighed any potential harm caused.

The Consultant Planning Officer advised Members that if they were minded to approve the application it would have to be advertised as a departure to the Local Plan prior to a decision being published and if any objections were received it would need to be brought back to the Committee.

RESOLVED

That contrary to the Officer recommendation planning permission be granted and that delegated authority be given to the Area Planning Manager to agree a Section 106 agreement (if required) and to apply conditions as necessary.

Notwithstanding the housing guideline in SAMDev S3.2(iii) the 3 houses would bring economic benefits, would go some way to supporting the refurbishment and possible re-opening of the pub and with regard to this specific site on the available evidence as presented to the committee would not undermine the development policy for the area or have an adverse impact on community infrastructure or goodwill such that the benefits outweigh any conflict with the settlement guideline in accordance with CS4, MD1, MD3, and S3.2(iii)

30 Proposed Pig Farm South West Of Manor Farm Sheriffhales Shropshire (20/00820/FUL)

The Principal Planner introduced the application, which was an application for the formation (relocation) of pig farm including erection of two pig rearing buildings, two straw storage buildings, one hospital/lairage building, one workshop/machinery storage building and one bio-security building; with all associated works and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Principal Planner drew members attention to the information contained in the schedule of late representations

Councillor Alan MacWhannell, representing Sheriffhales Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr Anthony Robinson, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members considered that the proposals would help to alleviate the current problems with odour and other matters at the current site.

RESOLVED:

That in accordance with the Officer recommendation planning permission be granted subject to the completion of a Section 106 Agreement to secure the permanent cessation of intensive livestock operations at the existing Manor Farm buildings on commencement of the use of the livestock buildings hereby approved and to the conditions set out in Appendix 1.

31 Manor Farm Sheriffhales Shropshire TF11 8QY (20/00821/OUT)

The Principal Planner introduced the application, which was an outline application (access for consideration) for residential development and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed access arrangements off the public highway and the indicative layout.

Councillor Alan MacWhannell, representing Sheriffhales Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr Anthony Robinson, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members recognised the fact that the development could enable the relocation of the farm business but felt that the number of houses proposed was too many for an application in "Open Countryside" and would have an adverse effect on the Sheriffhales Conservation area and setting of listed buildings

RESOLVED:

That in accordance with the Officer recommendation planning permission be refused for the following reasons:

With the exception of the proposed conversion of two traditional farm buildings to residential dwellings, the proposed development would be predominantly new-build open market housing. Sheriffhales is not identified as a location for new build open market housing by the adopted Development Plan comprising of the Shropshire Core Strategy and Site Allocations and Management of Development (SAMDev) Plan, whose housing policies are up to date in the context of paragraph 11 of the National Planning Policy Framework (2021) due to Shropshire Council currently being able to demonstrate a housing land supply of in excess of five years. It has not been claimed that the dwellings are required to house essential countryside workers or that they would be affordable dwellings to meet an identified need. There are no other material considerations, which include the cessation of pig farm use of the existing buildings, that would be sufficient to justify the scale of new build residential development proposed as a departure from the Development Plan. The proposal is therefore contrary to the Development Plan housing strategy set out in Core Strategy policies CS1 and CS5 and SAMDev Plan policies MD1; MD3 and MD7a.

Whilst acknowledging that the proposed development would make a small contribution economically and socially by boosting housing supply, and would result in the cessation of the current farming activity on the application site, these public benefits are not material considerations sufficient to outweigh the permanent harm to the landscape setting of the Sheriffhales Conservation Area and nearby listed buildings which would result from the extent of plots subdivision and loss of woodland planting that would be required to accommodate the number of dwellings set out in the supporting information and shown on the indicative site plan. The proposed development would also therefore be contrary to Core Strategy policies CS6 and CS17, SAMDev Plan policies MD2, MD12 and MD13 and would fail to satisfy the environmental objective of sustainable development set out in the National Planning Policy Framework.

32 Proposed Equestrian Building West Of Manor Farm Sheriffhales Shropshire (20/00822/FUL)

The Principal Planner introduced the application, which was an application for the erection of a building for the stabling of horses and associated equipment including change of use of land and formation of vehicular access and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Principal Planner introduced the application, which was an application for the erection of a building for the stabling of horses and associated equipment including change of use of land and formation of vehicular access and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Councillor Alan MacWhannell, representing Sheriffhales Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mrs Caroline Robinson, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members felt that the development would ensure the continuation of the business and that the proposed building would not have an adverse effect on the surrounding countryside.

RESOLVED:

That contrary to the Officer recommendation planning permission be granted and that delegated authority be given to the Area Planning Manager to apply conditions as necessary, to include: -

- Materials
- Landscaping

- Access
- Drainage
- Ecological mitigations
- Restriction to limit the use of the new building to the existing use of training of racehorses.

It is considered it would be beneficial for the equestrian business to relocate as part of the applicant's overall business activities and the building would be in an appropriate location and would not have an unacceptable impact on the landscape.

33 South Shropshire Remembrance Park Upper Stanway Rushbury Shropshire SY6 7EF (21/00768/COU)

The Consultant Planner introduced the application, which was an application for the change of use of land to form extension to Remembrance Park and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Cecilia Motley, local Ward Councillor, had submitted a statement in support of the proposal which was read out by the Solicitor

Mr David Riley, the applicant spoke in support of the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members felt that the extension would support the existing business which provided a valuable service to the community and that any harm to the local environment could be mitigated with an appropriate management plan.

RESOLVED

That contrary to the Officer recommendation planning permission be granted and that delegated authority be given to the Area Planning Manager to seek confirmation of the area covered by the proposals, along with any revised drawings needed to resolve ambiguity and to apply conditions as necessary, to include: -

- Submission, approval and implementation of a suitable Environmental Management Plan

Taking account of the longstanding use and sympathetic management of the existing business, and the positive benefits of the expansion of the existing use, with an appropriate environmental management plan it is considered that any environmental impacts can be managed such that the development is acceptable.

34 The Rowans Old Shorthill Hanwood Shrewsbury Shropshire (21/02191/FUL)

The Consultant Planner introduced the application, which was an application for the erection of a link extension between dwelling and annex and alterations to approved scheme for conversion of annex building (part retrospective) and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Members were advised that the application was before the Committee as the applicant was an Officer of the Council.

RESOLVED:

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1.

35 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 10 August 2021 be noted.

36 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 7 September 2021

Signed (Chairman)

Date: