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Committee and Date

Southern Planning Committee

5 October 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 7 September 2021

2.00 - 3.45 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

Councillor David Evans (Chairman), Robert Tindall (Vice Chairman), Caroline Bagnall, Nick Hignett, Richard Huffer, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons and Vivienne Parry (substitute for Andy Boddington)

37 Apologies for Absence

An apology for absence was received from Councillor Andy Boddington

Councillor Viv Parry substituted for Councillor Boddington

38 Minutes

The minutes of the meeting held on 10 August 2021 had been circulated

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 10 August 2021 be approved as a correct record and signed by the Chairman.

39 Public Question Time

There were no public questions

40 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.

It was agreed that Item 7 would be considered next

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

The Principal Planner advised the meeting that there would be an additional meeting of the Committee on Monday 20 September 2021 to reconsider the application for

the Ironbridge Power Station Site. He explained that following the Committees decision at the previous meeting, a legal challenge had been raised before the refusal notice had been published regarding an email that had been circulated to Members during the meeting which it was claimed breached the Council rules on probity and public speaking. Following legal advice, it was agreed that the notice could be published, but in the interim a further amendment to the proposals was submitted by the applicant which sought to address the reasons for refusal cited at the meeting. He advised that where a new material consideration arises between a committee resolution and the issuing of a decision notice regarding a matter that has been considered by committee, the matter ought to be brought back to the Committee so that all material considerations can be considered. He advised Members that a new report would be circulated later in the week and that all the new proposals were available to view in the Councils Planning Portal,

42 **The Bungalow Ragdon Church Stretton Shropshire SY6 7EZ (20/03751/FUL)**

The Area Planning Manager introduced the application, which was an application for the erection of an agricultural implement storage building and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Area Planning Manager drew Members attention to the information contained in the schedule of late representations

Nicola Yeadon, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor Graham Watts, representing Eaton under Heywood & Hope Bowdler 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, had submitted a statement against the proposal which was read out by the Solicitor

Andrew Gough (Agent) 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 a query regarding the height of the building the Area Planning Manager confirmed that the height of the building was 4.3 metres.

Members expressed concern regarding the size and scale of the building.

RESOLVED:

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

The proposed agricultural building is considered an unacceptable form of development of this scale and type within its edge of hamlet location adjacent to residential properties and away from any other agricultural buildings. The proposal is deemed to be visually inappropriate in its scale, general design and materials within its setting. The proposal is deemed to conflict with the relevant policy framework provided by adopted Core Strategy and the adopted SAMDev Plan policies CS5; CS6; CS17 and MD12

43 **Former Bowling Green Ford Shrewsbury (21/00475/OUT)**

The Area Planning Manager introduced the application, which was an outline application (access for consideration) for the erection of two (open market) dwellings and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Councillor Alistair Horn, representing Ford 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 Roger Evans, local Ward Councillor, made a statement.

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

Members welcomed the offer of the affordable housing contribution. The Solicitor advised that this could be included as part of a section 106 agreement.

RESOLVED:

That outline application is approved in accordance with Officer recommendation subject to the reserved matters being brought back to committee

44 **Schedule of Appeals and Appeal Decisions**

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 7 September 2021 be noted.

45 **Date of the Next Meeting**

RESOLVED:

That it be noted that the next scheduled meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday, 5 October 2021, in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date: