



Committee and Date

Southern Planning Committee

8 March 2022

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 8 February 2022

1.00 - 6.41 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Tim Ward / Ashley Kendrick

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Present

Councillor David Evans, (Chairman), Robert Tindall (Vice Chairman), Caroline Bagnall, Nick Hignett, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons, Nat Green (Substitute) (substitute for Richard Huffer) and Nigel Hartin

69 Apologies for Absence

Apologies for absence were received from Councillor Richard Huffer. (Substitute: Councillor Nat Green)

Councillor Nigel Hartin attended in place of Councillor Andy Boddington

The Chair advised that that the order in which applications will be taken would be changed and that Item 14 - Proposed Affordable Dwelling, Middleton Scriven will be taken first and item 13 – Rosedene, Horderley, Craven Arms will be taken second and the remaining order will be as the agenda.

70 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 30 November 2021 be approved as a correct record and signed by the Chairman.

71 Public Question Time

There were no public questions

72 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.

In relation to agenda item 14, Councillor Robert Tindall declared that the applicant was known to him but that as he was the Local Member, he would be making a statement and then would withdraw from the meeting.

In relation to agenda item 8, Councillor Tony Parsons declared that he was a member of the Housing Supervisory Board and would take no part in discussion or voting on the item.

In relation to agenda item 5, Councillor David Evans declared that whilst he was involved with the supply of poultry he had no connection with the business that was the subject of the application.

73 Proposed Affordable Dwelling Middleton Scriven Bridgnorth Shropshire (21/05418/FUL)

The Technical Specialist Planning Officer introduced the application which was for the erection of an affordable home to include detached garage and private treatment plant, and with reference to the drawings and photographs displayed, she drew Members' attention to the location, layout and elevations.

Eileen Reynolds (Clerk) spoke on behalf of Billingsley, Deuxhill, Glazeley and Middleton Scriven Parish Council in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Robert Tindall, local Ward Councillor made a statement in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He then left the meeting and took no part in the debate or vote.

Shaun Jones, (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 commented that they felt Middleton Scriven was a dispersed settlement, and the proposed dwelling was close to others albeit not in the main part of the village and so could be considered part of the settlement. They also commented that the applicant had shown good local connections to Middleton Scriven.

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.

Councillor Robert Tindall took the Chair for the following item.

74 Rosedene Horderley Craven Arms Shropshire SY7 8HR (21/05241/FUL)

In accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, Councillor Hilary Luff, Local Member left the meeting and took no part in the debate or vote.

The Principal Planner introduced the application which was for the change of use of land for siting of 3No glamping pods, installation of septic tank and creation of parking area, and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner drew Member's attention to the information contained in the schedule of late representations

Councillor David Evans, local Ward Councillor made a statement in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He then left the meeting and took no part in the debate or vote.

Shaun Jones, (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 felt that the addition of the tourism business would enhance the existing businesses on the site and enable the applicant to work full time in his businesses.

RESOLVED:

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

- A condition tying the development to the host property

Councillor David Evans returned to the Chair

75 The Vinnals Lower Common Longden Shrewsbury Shropshire (18/05747/EIA)

The Principal Planner introduced the application which was for the extension to existing poultry unit to include two broiler accommodation buildings, ground source heat pump plant room, feed bins and associated yard area and infrastructure., and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Hilary Frankcom (local resident) spoke against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Paul Carter spoke on behalf of Longden Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Nick Williams, (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 acknowledged the concerns raised by local residents but felt that these were met by the conditions. A Member commented that with regard to HGV movements the majority of vehicles had trackers and that these could be checked where a complaint had been made. A Member asked how it could be ensured that the manure from the new sheds was taken to the digester as in the conditions. The Principal Planner stated that an additional condition could be added to require that a log of all manure movements from the new sheds should be kept.

A Member commented that he felt that it was preferable to have an extension to an existing site in open countryside rather than a new development.

RESOLVED:

That in accordance with the Officer recommendation, delegated authority be granted to the Planning Services Manager to grant planning permission subject to the conditions as set out in Appendix 2, and any amendments considered necessary, to include a requirement to record manure exports; and the completion of a deed of variation to the existing Section 106 legal agreement to require the continued adherence to an HGV routing agreement.

76 Silverwoods Netherton Road Highley Bridgnorth Shropshire (21/01129/FUL)

The Planning Services Manager introduced the application which was an application under Section 73A of the Town and Country Planning Act 1990 for the retrospective siting of six static caravans and six mobile caravans; laying of hardstanding, construction of new access and erection of 3 No. amenity buildings to include the change of use of land and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Planning Services Manager drew members attention to the information contained in the schedule of late representations.

John Titlow (local resident) spoke against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Members commented that the Council had a duty to provide sites for Gypsy and Traveller families and recognised that there was not suitable site available in the locality, they also recognised that there had been no objections from statutory consultees. They acknowledged that the family had integrated well into the local community and that the children attended the local primary school. A Member suggested that a site visit should be held but this was not supported.

RESOLVED:

That in accordance with the Officer recommendation, delegated authority be granted to the Planning Services Manager to grant planning permission subject to the conditions as set out in Appendix 1, and any amendments considered necessary;

77 The Horseshoes Inn Minsterley Road Pontesbury Shrewsbury Shropshire (21/01844/OUT)

The Principal Planner introduced the application which was an outline planning application to include means of access for the demolition of an existing public house and erection of up to 4No. dwellings., 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 Nick Hignett, local Ward Councillor made a statement against of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He then left the meeting and took no part in the debate or vote.

Mike Lloyd, (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 acknowledged the current situation of the applicant and the efforts taken to market the public house. They commented that whilst they did not like to see pubs close there were other public houses in the vicinity and that if the pub was to close it would be better to see the site redeveloped than to just deteriorate.

RESOLVED:

That in accordance with the Officer recommendation, planning permission be granted subject to the conditions set out in appendix 1 subject to the following amendments

Condition 6 be amended to read: -

The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls or fences and a timetable for the implementation thereof. The approved means of enclosure shall be constructed or erected in accordance with the details as may be approved in writing under the provisions of this planning condition.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to safeguard residential amenities adjacent.

Condition 8 be amended to read: -

No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be built in accordance with the details as may be approved in writing under the provisions of this planning condition.

Reason: To ensure a satisfactory appearance to the development.

**78 Hope C Of E Primary School Hope Shrewsbury Shropshire SY5 0JB
(21/01948/FUL)**

The Technical Specialist Planning Officer introduced the application which was for the demolition of existing buildings and the erection of 9 dwellings, with access, the extension of Hope Village Hall car park to provide 12 additional parking spaces, revised entrance to the Village Green and associated works and with reference to the drawings and photographs displayed, she drew Members' attention to the location, layout and elevations.

The Technical Specialist Planning Officer drew members attention to the information contained in the schedule of late representations

Barry Peabody spoke on behalf of Hope Village Hall in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Heather Kidd, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees in which she expressed concern that there would be no affordable housing on site and asked if this could not be changed could there be a condition requiring any affordable housing contribution to be spent in the locality.

Jeremy Haughton, (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 shared the Local Members concerns regarding the lack of affordable housing on site and commented that as a wholly Council owned company the applicant should be going above what was required. The Planning Manager commented that this would require a policy change by the company and was outside of the scope of the planning committee, he added that as the proposal was compliant with policy the committee the Committee should not reject it on the basis of a lack of onsite affordable housing.

Members welcomed the provision of bungalows within the development which would supply a local need for dwellings of this type. They also requested that the applicants liaise with the Village Hall Committee to address their concerns regarding the proposed parking for the hall.

RESOLVED:

That in accordance with the Officer recommendation, planning permission be granted subject to the completion of a Section 106 agreement securing an affordable housing contribution and a public open space financial contribution in addition to the conditions contained in Appendix 1 below, and that delegated authority be given to the Planning Services Manager to make any amendments to the conditions and S106 legal agreement deemed necessary.

Councillor Tindall left the meeting

79 Buildwas Leisure Site Buildwas Telford Shropshire (21/03090/FUL)

The Planning Services Manager introduced the application which was for the change of use of land to create a holiday caravan site including alteration of existing access, formation of internal access roads and footpaths and associated landscaping and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Planning Services Manager drew members attention to the information contained in the schedule of late representations.

Members expressed concern regarding highway safety especially the knock on effect of the additional traffic associated with the redevelopment of the Ironbridge Power Station Site and asked that the item be deferred to enable further clarification to be sought from the Local Highways Authority regarding the highways issues raised.

RESOLVED:

That consideration of the item be deferred to a future meeting to enable further clarification to be sought from the Local Highways Authority regarding the highways issues raised.

80 Wenlock Edge Inn Easthope Much Wenlock Shropshire TF13 6DJ (21/04033/FUL)

The Planning Services Manager introduced the application which was for the Stationing of 3No holiday letting units, supporting infrastructure and installation of package treatment plant and associated works (Amended Description) and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Planning Services Manager drew members attention to the information contained in the schedule of late representations.

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

Jayne Madeley (Clerk) spoke on behalf of Easthope, Shipton & Stanton Long Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Matthew Murray, (Joint Owner), 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 commented that the new layout would further protect the adjacent SSSI and would support the reopening of the Inn.

RESOLVED:

That in accordance with the Officer recommendation, planning permission be granted subject to receipt of satisfactory Unilateral Undertaking tying holiday let accommodation to the Wenlock Edge Inn and to the conditions set out in Appendix 1.

81 Doctors Surgery, 24 Shaw Lane Albrighton WV7 3DT (21/04508/FUL)

The Technical Specialist Planning Officer introduced the application which was for the erection of first floor extension and ground floor refurbishment of GP practice including rearrangement of car park, and with reference to the drawings and photographs displayed, she drew Members' attention to the location, layout and elevations.

The Technical Specialist Planning Officer drew Member's attention to the information contained in the schedule of late representations.

Councillor Nigel Lumby, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He then left the meeting and took no part in the debate or vote.

Members noted the concerns regarding parking and urged to applicants to explore solutions such as the use of parking at the adjacent scout hut.

RESOLVED:

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

82 Bridgnorth Rugby Club Rugby Pitch and Pavillion Bandon Lane Bridgnorth Shropshire (21/04696/FUL)

The Consultant Planner introduced the application which was for the Demolition of existing buildings and erection of replacement club house building and function room (revised scheme), and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Consultant Planner advised the Committee that it was proposed that 2 additional conditions should be applied

- That no development should take place until a scheme of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority.
- That the void under the clubhouse should be protected by mesh fencing with access gates, details of which are to be submitted to and approved by the LPA in writing prior to occupation. And that it should not be used for storage unless authorised by the LPA and should be kept clear of debris

These were accepted by Members

Members recognised that the club was a valuable asset to the community and that the proposals would improve facilities available.

RESOLVED:

That in accordance with the Officer recommendation, planning permission be granted subject to the conditions set out in Appendix 1 subject to the addition of the following conditions: -

18. No development shall take place until a scheme of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

19. The void under the clubhouse shall be protected by mesh fencing with access gates, details of which are to be submitted to and approved by the LPA in writing prior to occupation.

The voided area shall be maintained to ensure that all blockages and trapped debris is removed.

The voided area shall not be used for storage at any time, unless details of the proposed storage are submitted to and approved by the LPA in writing prior to being used for such purpose.

Reason: To allow the free passage of water in times of flood and ensure no increased flood risk to third parties.

83 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 8 February 2022 be noted.

84 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday, 8 March 2022

Signed (Chairman)

Date: