



Committee and Date

Southern Planning Committee

31 May 2022

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 5 April 2022

2.00 - 3.10 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Tim Ward / Ashley Kendrick

Email: tim.ward@shropshire.gov.uk / ashley.kendrick@shropshire.gov.uk Tel: 01743 257713 / 01743 250893

Present

Councillors David Evans (Chairman), Robert Tindall (Vice Chairman), Andy Boddington, Nigel Hartin, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons, Julia Buckley (Substitute) (substitute for Caroline Bagnall) and Geoff Elnor (Substitute) (substitute for Nick Hignett)

93 Apologies for Absence

Apologies for absence were received from Councillors Caroline Bagnall and Nick Hignett

Councillor Julia Buckley substituted for Councillor Bagnall and Councillor Geoff Elnor substituted for Councillor Hignett

94 Public Question Time

No public questions were received

95 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 8 March 2022 be approved as a correct record and signed by the Chairman.

96 Disclosable Pecuniary Interests

Members were reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered.

97 Kenwood Sycamore Road Broseley TF12 5QG (21/04687/FUL)

The Principal Planner introduced the application which was for the demolition of existing bungalow and construction of new replacement dwelling, and with reference

to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations. He confirmed that Members had attended a site visit prior to the meeting and reminded Members that a previous application had been rejected on the grounds of impact on the Conservation Area and the impact on the amenity of neighbouring houses, but that Officers felt that the amendments made to the proposals had adequately addressed the concerns and that the recommendation was one of approval.

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

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

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

George Gaduzo, (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 efforts made to address the reasons for refusal of the previous application but felt that the design of the building still did not fit in with the local vernacular contrary to the Broseley Town Plan and would have an adverse effect on the Broseley Conservation Area.

RESOLVED:

That contrary to the Officer recommendation planning permission be refused due to the development having an adverse effect on the Broseley Conservation Area contrary to paragraph 202 of the National Planning Policy Framework (2021), Policy CS6 of the Core Strategy, and Policy MD2 of the SAMdev document

98 Proposed Barn Conversion At Rowan House Gravels Bank Minsterley Shropshire (21/05411/FUL)

The Planning Services Manager introduced the application which was an application for the conversion of (part of) Dutch Barn into 2No holiday lets with the remainder of the Dutch barn used for purposes ancillary to the main dwelling and installation of septic tank and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

The Planning Services Manager drew Member's attention to the information contained in the schedule of late representations and advised that he was proposing that an additional condition be added tying the ownership and management of the holiday lets to the owner of Rowan House.

Members supported the creation of a small-scale sustainable tourism business and felt that the development would be an improvement on the building as it currently stood.

A Member asked for an additional condition to require approval of the colour of the roofing materials prior to the commencement of development. This was agreed.

In response to a request from Members, Officers agreed to consult the County Arboriculturist to ascertain whether any further measures were required to protect the mature trees on the site.

RESOLVED:-

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in appendix one of the report and that delegated authority be given to Officers to secure a condition (or if necessary, a S106 Agreement) tying the ownership/management of the holiday lets to the owners of Rowan House and a condition requiring approval of the roof colour prior to development commencing

99 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 5 April 2022 be noted.

100 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 3 May 2022 in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date: