



Committee and Date

Southern Planning Committee

28th June 2022

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 31 May 2022

2:00PM 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)

Councillors Robert Tindall, Caroline Bagnall, Nick Hignett (Vice Chairman), Hilary Luff, Nigel Lumby, Richard Marshall and Tony Parsons

4 Apologies for Absence

Apologies for absence were received from Councillor Christian Lea (Substitute: Gwilym Butler) and Nigel Hartin.

The Chair advised that that the order in which applications would be taken would be changed and that Item 11 – Land near Shipley, Bridgnorth Road will be taken after the first item and the remaining order will be as the agenda.

5 Minutes

RESOLVED:

That the Minutes of the meetings of the South Planning Committee held on 5th April 2022 and 12th May 2022 be approved as a correct record and signed by the Chairman.

6 Public Question Time

No public questions had been received.

7 Disclosable 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.

Councillor David Evans declared an interest in item 8 – Proposed Residential Barn Conversion at The Hale Barns and would leave the room during the discussion; taking no part in the vote.

Councillor Richard Marshall declare an interest in item 11 – Land near Shipley and would leave the room during the discussion; taking no part in the vote.

Councillor Robert Tindall declared an interest in item 7 – Proposed Affordable Dwelling, Middleton Scriven and would leave the room during the discussion; taking no part in the vote.

8 Woodcote Wood, Weston Heath, Shropshire (20/05097&8/VAR)

The Principal Planner introduced the proposals which were to vary Condition 6a of permission reference 17/03661/EIA and Condition 6a of permission reference SC/MB2005/0336/BR in order to increase the maximum permitted output of the quarry from 250,000 to 400,000 tonnes and with reference to the drawings and photographs displayed, he drew Members' attention to the location and description of the site.

Members' attention was drawn to the legal obligations imposed as part of the planning permission for 17/03661/EIA, including traffic routing and management agreements including preventing mineral lorries from using the B4379 and approaching from the north on the A41, and funding by the developer (£50k) for highway improvement works on the A41 and at the Sheriffhales Junction. Objections had been received from Sheriffhales Parish Council who felt that the applicant had not fulfilled these obligations.

Members noted that the delays with the highways improvement works were through no fault of the applicant and were reassured by the Developing Highways Manager that the Section 106 works are in the current Highways Capital programme as a priority and are due to be delivered at the earliest opportunity subject to detailed design and sufficient funding being available.

The Principal Planner advised that an Environmental Impact screening opinion would be issued and a deed of variation would be required if the application was permitted.

Members felt that the applicant had met their obligations and were content that they had agreed to pay for additional road signage to improve highway safety.

RESOLVED:

That in accordance with the Officer recommendation planning permission be granted subject to the conditions and legal obligation set out in Appendix 1 including provision for payment of £25k to fund the cost of vehicle activated signage on the approach to the B4379/A41 junction.

9 Land near Shipley, Bridgnorth Road, Shipley, Shropshire (22/01875/VAR)

After declaring an interest, Councillor Richard Marshall left the meeting for this item.

The Principal Planner introduced the application which sought to vary the approved access arrangements for Shipley Quarry under planning permission 17/05303/MAW by removing a right-turn lane, and with reference to the drawings and photographs displayed, he drew Members' attention to the location and description of the site.

Councillor Richard Cotham spoke on behalf of Claverley Parish Council against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

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

Adam Collinge, (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.

The Principal Planner advised that an Environmental Impact screening opinion would be issued and a deed of variation would be required if the application was permitted.

Members noted that the objections received were based on concerns that the legal obligations had not been discharged as the ancillary works had not been completed in a timely manner. These included relocation of speed restriction beyond the site access and signage. The Developing Highways Manager confirmed that WSP had been commissioned to provide a detailed design by the end of September with the works being completed by the end of the financial year.

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 subject to the following provisions:

- 1) That if the Parish Council raises any new highway issues which have not already been considered and are assessed to be 'material' by the Chair and Vice-Chair of the committee in consultation with the Interim Planning and Development Services Manager and the Highway Authority then the application will not be determined and will instead be reported back to a subsequent meeting of the committee.
- 2) That if no new material highway issues are deemed to have been identified by the Parish Council by 6th June 2022, and the committee is minded to accept the officer resolution then the committee is asked to give delegated authority to the Interim Planning and Development Services Manager to determine the application after this date.

10 Buildwas Leisure Site, Buildwas, Telford, Shropshire (21/03090/FUL)

The Interim Planning and Development Services Manager introduced the proposals for a 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 and layout. Members noted the late representations; some of which had been included in the update report.

Members were reminded that the application had previously been deferred due to further clarification on highway safety being requested.

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

Councillor Claire Wild spoke on behalf of Lorraine Pratt (Buildwas Parish Council) against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Amy Henson, (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 raised concerns regarding the land ownership of the proposed access and felt that previous highways issues had not been addressed by the applicant. It was suggested that the access to the north of the site should be investigated further with the implementation of a one-way system, which could form part of a road safety audit.

RESOLVED:

That consideration of the item be deferred to a future meeting as it was felt there was insufficient evidence that previous highways safety issues had been addressed and that Members request that a road safety audit is carried out.

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

The Interim Planning and Development Services Manager introduced the proposals for the erection of an affordable home to include detached garage and private treatment plant, and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Members were reminded that a previous application for the site had been resolved to approved by committee but had to be resubmitted as the location of the dwelling had been altered due to overhead cables.

Councillor Robert Tindall, local Ward Councillor spoke 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 changes to the original application were not significant enough to undermine the committee's previous resolution of approval.

RESOLVED:

That contrary to Officer recommendation planning permission be granted.

12 Proposed Residential Barn Conversion At The Hale Barns, Corfton, Shropshire (22/00279/FUL)

After declaring an interest, Councillor David Evans left the meeting for this item. Councillor Nick Hignett took the Chair.

The Principal Planner introduced the application which was for the conversion of a Dutch Barn from storage into 3No. dwellings for rent, 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.

David Hedgley submitted a statement on behalf of Diddlebury Parish Council in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Cecilia Motley, local Ward Councillor submitted a statement in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Jack Wrigley, (Applicant), 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 expressed their gratitude for site visits for developments such as this and were impressed with the high standard of the works that had already been carried out. Members noted that due to applicant's local connections, he had already been contacted by local home seekers who were interested in renting one of the properties.

Members noted that the property was in the AONB and that no objections had been received. The work carried out on the barns had been carried out by skilled local tradesmen to a very high standard and that due to the nature of the size of the units and internal arrangements, the properties are functionally aligned to meet local

housing needs, and it avoid future problems that may occur if the barn later returned to agricultural use.

Members were minded to grant permission; delegating authority to officers to apply the following conditions:

- Standard 3-year commencement date
- Standard in accordance with approved scheme
- Samples of materials (doors and windows)
- Landscaping scheme (gardens to be divided into lower and upper terraces)
- Vehicle parking and turning areas to be laid out and surfaced in accordance with an agreed schedule prior to occupation of the development
- No additional external lighting unless details are approved first (in the interests of bats, residential amenities and to protect the AONB)
- Foul and surface water drainage condition
- Advisory note requesting that the developer should use their best endeavours to ensure that the 3 properties are let to local people, ideally within a 10 mile radius.

RESOLVED:

That contrary to Officer recommendation planning permission be granted and that delegated authority be given to the Officers to apply conditions as necessary as listed by the Planning Officer; including an advisory note to work with the Parish Council to encourage the offer of properties to local people.

Councillor David Evans returned to the meeting and took the Chair.

13 2 The Farm, Leebotwood, Church Stretton, Shropshire, SY6 6NA (22/00642/LBC)

The Interim Planning and Development Services Manager introduced the application which was for the replacement of 8No. windows and 3No. doors, and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

RESOLVED:

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

14 Workshop adj. 31 Snailbeach, Minsterley, Shropshire, SY5 0NS (22/00742/FUL)

The Interim Planning and Development Services Manager introduced the application which was for the conversion of ancillary domestic workshop/gun store into two holiday letting units, and provision of parking areas, 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.

Members’ attention was drawn to the late representations which had been included in the update report.

The Interim Planning and Development Services Manager advised that the recommendation to approve was subject to the boundary being correct and that there were no land ownership issues.

Members raised concerns that the units were not to be short term lets but used for holiday purposes only. It was confirmed that this would be covered within condition 7.

Members again expressed the importance of site visits for developments such as this as it is an exceptional property. Members noted that the proposals were policy compliant.

RESOLVED:

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

15 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 31st May 2022 be noted.

16 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 28th June 2022 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: