



<u>Committee and Date</u>
Southern Planning Committee
INSERT NEXT MEETING DATE

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 28 June 2022

2.00 - 4.00 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)

Councillors Robert Tindall, Caroline Bagnall, Andy Boddington, Nigel Hartin, Nick Hignett (Vice Chairman), Hilary Luff, Richard Marshall, Tony Parsons and Christian Lea

17 Apologies for Absence

An apology for absence was received from Councillor Nigel Lumby

18 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 31 May 2022 be approved as a correct record and signed by the Chairman.

19 Public Question Time

There were no public questions

20 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 items 5, 6, and 8, Councillor David Evans declared an interest as the local member and stated that he would make a statement on items 5 and 8 and then would leave the room during the discussion, taking no part in the vote.

In relation to items 5, 6, and 8, Councillor Hilary Luff declared an interest as the local member and stated that she would make a statement on item 6 and then would leave the room during the discussion, taking no part in the vote.

In relation to item 8, Councillor Richard Marshall declared an interest on account of perceived bias as he was a director of West Midlands Rail and that he would leave the room during the discussion, taking no part in the vote.

21 Tady Moor Farm, Hopesay, Craven Arms, Shropshire, SY7 8HF (21/01630/FU)

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 use of existing building to house milking parlour and associated equipment, plus formation of collecting yard and dirty water lagoon (part retrospective), and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner confirmed that Members had attended a site visit and 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 commented that the site visit had shown that the new buildings fitted well with the surroundings and that the application should be supported.

RESOLVED:

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

22 New dwelling (Cedar House) adj. The Levons, Hazler Road, Church Stretton, Shropshire, SY6 7AQ (21/01955/FUL)

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

The Principal Planner introduced the application which was for the erection of a detached garage and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner confirmed that Members had attended a site visit and that there were no late representations

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

Members expressed concern about the ongoing effect the new garage would have on the existing trees.

Members expressed concern that the size and siting of the building would mean that vehicles would need to reverse out of the site on Hazler Road and requested that consideration of the application be deferred to enable Planning Officers to have a discussion with the owners of the property to see if these concerns could be addressed.

RESOLVED:

That consideration of the application be deferred to allow discussion with the applicant regarding the size and siting of the proposed garage in order to address concerns raised regarding vehicles reversing out of the site onto Hazler Road.

23 Plough House Farm, Little Worthen, Worthen, Shrewsbury, Shropshire, SY5 9HL (21/05713/FUL)

The Principal Planner introduced the application which was for the erection of a replacement dwelling and installation of package (sewage) treatment plant 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 email from the local member Councillor Heather Kidd which had been circulated prior to the meeting.

Members expressed concern regarding the retention of the existing house and its ongoing maintenance. They also expressed concern that the size and scale of the new dwelling combined with the existing dwelling being retained as ancillary accommodation was contrary to policy.

RESOLVED:

That contrary to the Officer recommendation planning permission be refused on the grounds that the size and scale of the proposed replacement dwelling in conjunction with retaining the existing dwelling as ancillary accommodation' is contrary to policy MD7a of the SAMdev and the Council's Supplementary Planning Document 'Type and Affordability of Housing'.

Further still and notwithstanding the detail as set out in the schedule of works/costs to restore the existing dwelling on site, a deemed non-designated heritage asset, it is considered insufficient information accompanied the application on which basis to

support the application and allow a replacement dwelling as the primary dwelling on site without due consideration being demonstrated in relation to the non-designated heritage asset and its effective restoration, enhancement and use as a habitable dwelling and historic building. Thus the application is also contrary to policies CS5 and CS6 of the Shropshire Core Strategy, policy MD13 of the SAMDev Plan and the National Planning Policy Framework.

24 Proposed Footbridge North Of Newington Craven Arms Shropshire (22/00157/MISC18)

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.

In accordance with his declaration at minute 20 Councillor Richard Marshall left the meeting and took no part in the debate or vote.

The Principal Planner introduced the application which was an application for Prior Approval under Part 18, Class A of the Town and Country Planning (General Permitted Development (England) Order 2015 for the construction of a footbridge. and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner confirmed that Members had attended a site visit and drew Member's attention to the information contained in the schedule of late representations

Councillor Andrea Minton Beddoes spoke on behalf of Wistanstow Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor David Evans, 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.

Sonny Robinson, (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 majority of Members commented that the design was acceptable and would not have an adverse effect on the setting of the AONB, although concern was expressed about the glass across the top of the bridge and the potential glare from this.

A Member commented that there were only limited reasons that prior approval could not be granted and that these had not been met.

RESOLVED:

That in accordance with Officer recommendation prior approval be granted

25 3 Castle Hill Cleobury Mortimer Kidderminster Shropshire DY14 8DA (22/01523/FUL)

The Principal Planner introduced the application which was for the erection of a replacement dwelling and installation of package (sewage) treatment plant and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner advised Members that the application was before them for consideration as the applicant worked within the Historic Environment department of the Council.

Members agreed that the application was acceptable.

RESOLVED

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

26 Schedule of Appeals and Appeal Decisions

The Principal Planner advised Members that an appeal had been lodged for the application at Footbridge Farm which had been refused by the Committee against Officers recommendation. He advised that the appeal would be carried out by written representations and that officers would be making a response and commented that it would be useful if Councillors could also respond.

A Member commented that the matter would be better dealt with at an informal hearing in order that the complex issues could be considered properly and requested that Officers write to the Planning Inspector to request this.

RESOLVED:

That Officers write to the Planning Inspectorate to request that the appeal for the application at Footbridge Farm be dealt with by way of informal hearing rather than written representations.

That the Schedule of Appeals and Appeal Decisions for the southern area as at 28 June 2022 be noted.

27 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, 26 July 2022.

Signed (Chairman)
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Date:

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