



**Committee and Date**

Southern Planning Committee

27 September 2022

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 23 August 2022**

**2.00 - 4.15 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Tim Ward / Ashley Kendrick

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**Present**

Councillors David Evans (Chairman), Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Nigel Hartin, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons, Christian Lea and Richard Huffer

**45 Apologies for Absence**

There were no apologies for absence.

**46 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the South Planning Committee held on 26 July 2022 be approved as a correct record and signed by the Chairman.

**47 Public Question Time**

There were no public questions

**48 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 item 6, Councillor David Evans declared an interest as the local member and stated that he would leave the room during the discussion, taking no part in the vote.

In relation to item 6, Councillor Hilary Luff declared an interest as the local member and stated that she would leave the room during the discussion, taking no part in the vote.

**49 Buildwas Leisure Site Buildwas Telford Shropshire (21/03090/FUL)**

The Interim Planning and Development 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 Interim Planning and Development Services Manager reminded Members that the application had been deferred from a previous meeting in order that further consideration could be given to Members concerns regarding highway safety and advised the meeting that the applicants had submitted a road safety audit in relation to the highways issues raised and that following this the application had been amended to remove the touring caravan pitches replacing them with additional lodges and static caravans.

The Interim Planning and Development Services Manager drew Member's attention to the information contained in the schedule of late representations.

Mark Thorn spoke against the proposals 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.

A Member commented that the applicants appeared to have address the concerns of the Committee and asked whether Mr Thorn's request regarding routing of construction traffic could be adopted. The Interim Planning and Development Services Manager commented that this could be considered as part of the construction management statement required in condition 8.

A Member commented that he was disappointed that the Highways response did not appear to take account of the cumulative effects of the application at Ironbridge Power Station and this application on the local highways network

## **RESOLVED**

That in accordance with officer recommendation planning permission be granted subject to the conditions set out in Appendix 1 and as amended in the schedule of late representations

### **50 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, Councillors David Evans and Hilary Luff, Local Members left the meeting and took no part in the debate or vote

The Vice Chair Councillor Nick Hignett took the Chair for this item.

The Interim Planning and Development Services Manager 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 Interim Planning and Development Services Manager reminded Members that the application had been deferred at a previous meeting to allow discussions with the owners of the property to see whether the garage could be relocated or reduced in size in order to allow vehicles to turn within the property and not have to reverse out onto the highway but that they had advised that this was not possible.

Members commented that whilst they were not in favour of vehicles having to reverse onto the highway, Hazler Road had relatively low levels of traffic so in this case vehicles reversing out of the property should not create a hazard.

**RESOLVED:**

That in accordance with officer recommendation planning permission be granted subject to the conditions set out in Appendix 1 of Annex A

Councillors Evans and Luff rejoined the meeting and Councillor Evans retook the chair

**51 Proposed redevelopment of former Ironbridge Power Station report seeking onward delegation to determine the cross -boundary applications on behalf of Telford & Wrekin council**

The Principal Planner introduced the report which sought the Committees approval to accept an onward delegation from Telford & Wrekin Council to determine cross border application at the former Ironbridge Power Station Site.

The Principal Planner reminded Members that a small portion of the Power Station Site lay within the boundary of Telford and Wrekin Council and that as part of their approval of the outline planning permission they had agreed that an onward delegation be given to Shropshire Council to consider all future application on the site. He added that the Shropshire Council Constitution stated that the relevant planning committee had to resolve to accept the onward delegation.

The Principal Planned advised the Committee that the outline planning permission was due to be published and that this would prompt a number of reserved matter and discharge of condition applications. He stated that full consultation would take place with Telford and Wrekin Council regarding these applications.

**RESOLVED:**

That Members accept the onward delegation to determine cross boundary planning applications from Telford & Wrekin Council Local Planning Authority to the Shropshire Council Local Planning Authority in accordance with Article 11.4 of the Council's constitution and following completion of the associated s106 agreement and Memorandum of Understanding

**52 Proposed Agricultural Workers Dwelling South Of Corfton Farm Corfton Shropshire (22/00778/OUT)**

The Principal Planner introduced the application which was for outline permission for the erection of an agricultural workers retirement dwelling to include access, 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 visited the site during the site visits prior to the meeting.

Councillor David Hedgley spoke on behalf of Diddlebury Parish Council in favour of the application in accordance with Shropshire Council's scheme for Public Speaking at Planning Committees.

The Solicitor read a statement on behalf of Councillor Cecilia Motley, local Ward Councillor in favour 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 commented that the proposal would allow for family succession within the business and felt that the proposed location was acceptable. They also felt that the proposed size of the property could be addressed at the reserved matters stage.

**RESOLVED:**

That contrary to officer recommendation outline planning permission be granted and delegated authority be given to planning officers to apply conditions and S106 relating to reversion to an affordable dwelling as necessary.

Members felt that as the application was for outline permission, the question of the proposed size of the dwelling could be addressed during the consideration of reserved matters. They also felt that the proposed location of the dwelling was acceptable and would not have a detrimental effect on the area.

**53 Cartway Cottage Woodbank Abdon Craven Arms Shropshire (22/01833/FUL)**

The Principal Planner introduced the application which was an application for the change of use of land to domestic garden land and erection of a three-bay detached garage with new vehicular access. 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

The Solicitor read a statement on behalf of Councillor Cecilia Motley, local Ward Councillor in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members commented that the proposed site was much better than the one previously turned down and felt that it would have minimal effect on the AONB

**RESOLVED:**

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

**54 Mill House Cleve St Margaret Craven Arms Shropshire SY7 9DT (22/02338/FUL)**

The Principal Planner introduced the application which was an application for the conversion and extension to the Mill House; change of use of the Bakehouse to ancillary accommodation; restoration of the Corn Mill to working order; installation of a Bat House and associated external works. 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 Members attention to the information contained in the schedule of late representations

The Solicitor read a statement on behalf of Councillor Cecilia Motley, local Ward Councillor in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members expressed support for the preservation of the listed buildings but felt that the size and design of the proposed extension would have an adverse effect on the listed buildings and the setting of the conservation area.

**RESOLVED:**

That contrary to officer recommendation planning permission be refused for the following reason: -

That the size and scale of the extension would have an adverse impact on the character and appearance of the listed buildings and the setting of the Cleve St Margaret conservation area

**55 Mill House Cleve St Margaret Craven Arms Shropshire SY7 9DT (22/02339/LBC)**

The Principal Planning Officer informed Members that as the Committee had resolved to refuse the preceding item (22/02338/FUL) the related and inter-dependent application for listed building consent was also deemed to be refused at this stage.

**56 Proposed Dwelling To The SW Of Meadowtown Shropshire (22/02353/FUL)**

The Interim Planning and Development Services Manager introduced the application which was for the erection of a detached dwelling, associated garage/carport and siting of a septic tank, together with a new vehicular access and all associated works, and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

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

Richard Jones, (Applicant), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members felt that the proposal would provide a much-needed dwelling for a local family and that they would not have a harmful effect on the area.

Members, having listened to the comments of the local Member confirmed that they considered the proposal to constitute infill and hence met the relevant policy.

**RESOLVED:**

That contrary to officer recommendation outline planning permission be granted and delegated authority be given to planning officers to apply conditions as necessary

Members felt that the proposals would not have a harmful effect on the area and that the criteria for new development in the settlement i.e., infill, had been met.

**57 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 23 August 2022 be noted.

**58 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, 20 September 2022 in the Shirehall.

Signed ..... (Chairman)

Date: .....