



### **Committee and Date**

Southern Planning Committee

18 October 2022

## **SOUTHERN PLANNING COMMITTEE**

### **Minutes of the meeting held on 27 September 2022**

**2.00 - 4.50 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), Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Christian Lea, Hilary Luff, Nigel Lumby, Tony Parsons, Roger Evans (Substitute) (substitute for Heather Kidd), Claire Wild (Substitute) (substitute for Richard Marshall) and Mark Williams (Substitute) (substitute for Nigel Hartin)

### **59 Apologies for Absence**

Apologies for absence were received from Councillor Nigel Hartin (Substitute Cllr Mark Williams), Councillor Heather Kidd (Substitute Cllr Roger Evans) and Councillor Richard Marshall, (Substitute Cllr Claire Wild).

### **60 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the South Planning Committee held on 23 August 2022 be approved as a correct record and signed by the Chairman.

### **61 Public Question Time**

There were no public questions.

### **62 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 5 Councillor Andy Boddington declared an interest on the grounds of perceived bias as he had been involved in discussions with the owners of the land regarding the creation of the town green. He stated that he would leave the room during the discussion and voting on the item

In relation to item 8, Councillor Nigel Lumby declared an interest as the local member and stated that he would make a statement and then leave the room during the discussion, taking no part in the vote.

**63 Application to Register Land at Sidney Road and Charlton Rise, Ludlow as a Town Green**

In accordance with his declaration above Councillor Andy Boddington left the meeting and took no part in the debate or vote.

Louise Prince, Solicitor, introduced the application which was an application under section 15(8) of the Commons Act 2006, to register Land at Sidney Road and Charlton Rise, Ludlow as a Town Green. The Solicitor advised Members that under section 15(8), the Council as registration authority must grant the application provided it is satisfied that the applicant is the owner of the land and consent had been obtained from any relevant leaseholder of, and the proprietor of any relevant charge over, the land, and that the Registration Authority was satisfied that these criteria had been met, and the application should be approved.

**RESOLVED:**

That in accordance with the Officer Recommendations the Application be accepted, and the land shown edged green on the plan accompanying the application be added to the Register of Town and Village Greens.

Councillor Boddington re-joined the meeting.

**64 Proposed Solar Farm to the east of Squirrel Lane, Ledwyche, Ludlow (22/02151/FUL)**

The Principal Planner introduced the application which was an application for the formation of solar farm including installation of solar panels, construction compound, security fencing, CCTV cameras, an internal access track, underground cabling, invertors, substations, grid connection and other ancillary development 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 Katherine Wheeler spoke on behalf of Bitterley Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Richard Huffer, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Euan Hutchinson, (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 expressed concern that the proposals would mean that good agricultural land would be taken out of production and that site would have an adverse effect on the AONB.

**RESOLVED:**

That contrary to the Officer recommendation planning permission be refused as the application would result in the loss of best and most versatile agricultural land and would have an adverse effect on the setting of the AONB and public rights of way and hence would be contrary to paragraph 174 B of the NPPF, Core Strategy Policy CS6 (and the accompanying explanatory paragraphs) and policy DP26 of the emerging local plan.

**65 Brick House Farm, Greete, Ludlow, SY8 3BZ (22/02565/FUL)**

The Principal Planner introduced the application which was an application for the construction of a solar farm together with all associated works, equipment, necessary infrastructure and biodiversity enhancement areas 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.

Lynn Hughes, local resident, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Tim Wallers spoke on behalf of Greete Parish Meeting against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Richard Huffer, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

In response to a question regarding whether it would be possible to remove the best and most versatile agricultural land' from the application, Mr Selwyn stated that he would need to consult with colleagues to see whether this was possible.

**RESOLVED:**

That consideration of the application be deferred to allow the applicant to investigate whether it would be possible to remove the Grade 2 agricultural land from the application.

**66 Land To The East Of Garridge Close Albrighton Shropshire (21/05665/FUL)**

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

The Principal Planner introduced the application which was an application for the erection of 24 dwellings with associated parking/garaging with estate road to include felling of trees and demolition of a bungalow, garage and pool house 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.

Maggie Brewin, local resident, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Nigel Lumby, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Robert Perrin, (Agent), spoke in support of the proposal on behalf of the applicants, in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members recognised the concerns expressed but felt that the proposals were an improvement on the ones previously rejected, and welcomed the additional measures proposed in the schedule of late representations.

**RESOLVED:**

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in Appendix 1, a supplementary condition requiring provision of a priority gateway feature at the site entrance and a S106 agreement to secure 1) the affordable dwellings, 2) funding (£10k) to deliver a parking restriction order on Garridge Close during school drop off and pick up times, 3) funding for biodiversity of setting (£30k) and 4) restriction of the sale of the proposed apartments to people over 55 for a period of 3 months from their' completion.

**67 Proposed Dwelling NE Of Greenfield Cottage 7 The Lyde Bromlow Minsterley Shropshire (22/02643/REM)**

The Principal Planner introduced the application which was an application for Approval of reserved matters (access, appearance, landscaping, layout and scale)

pursuant to outline permission 19/02225/OUT for the erection of a detached dwelling and garage 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 contents of an email from Worthen with Shelve Parish Council expressing their continued objection to the application on grounds of the size and scale of the property and the harmful effect this would have on the landscape and the historical built character of this setting.

Members generally felt that the proposals were acceptable and would not unduly affect the setting.

**RESOLVED:**

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

**68 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 27 September 2022 be noted.

**69 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, 18 October 2022.

Signed ..... (Chairman)

Date: .....