



Committee and Date

Southern Planning Committee

14 March 2023

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 14 February 2023

2.00 - 3.20 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, Christian Lea, Hilary Luff, Nigel Lumby, Tony Parsons, Ed Potter and Robert Tindall

100 Apologies for Absence

There were no apologies for absence received.

101 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 13 December 2022 be approved as a correct record and signed by the Chairman.

102 Public Question Time

There were no public questions

103 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 respect of agenda item 6 Councillor Nick Hignett declared that he was the local Member and that he would make a statement and then withdraw from the meeting and take no part in the debate or voting.

In respect of agenda item 8 Councillor Nick Hignett declared that he was the local Member and that he would withdraw from the meeting and take no part in the debate or voting.

104 Pendeford Lower Barns Road Ludford Ludlow Shropshire (22/03472/FUL)

The Principal Planner introduced the application which was an application for the erection of one dwelling (following demolition of existing buildings) and detached double garage/garden store, modifications to existing vehicular access, to include removal of trees, and with reference to the drawings and photographs displayed, he drew Members' attention to the layout proposed

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

Garry Thomas, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members considered that the proposals were acceptable and that the new dwelling would replace an outdated and dilapidated dwelling.

A Member commented that there should be sufficient room between the western façade of the garage and the roadside boundary to allow adequate screen of the building. The Principal Planner commented that this could be address by way of a condition if members were minded to approve the application.

RESOLVED:

That contrary to Officer recommendation planning permission be granted and that delegated authority be given to officers to apply conditions as necessary including:

- Landscaping
- Materials
- Drainage
- A condition to ensure a minimum gap of 5 metres between the western façade of the garage and the roadside boundary to ensure sufficient space for adequate screening

105 The Waterfall Malehurst Minsterley Shrewsbury Shropshire (22/05036/FUL)

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

Councillor Allan Hodges spoke on behalf of Pontesbury Parish Council in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Nick Hignett, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, he then left the room and took no part in the debate or vote

Dyanne Humphreys, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members considered that there was an existing residential use of the plot and that the proposal would improve the visual amenity of the site and that this combined with the personal circumstances of the applicant outweighed any adverse effect on the neighbourhood. They welcomed the proposal to close off the western access to the site as this would improve road safety.

RESOLVED

That contrary to Officer recommendation planning permission be granted and that delegated authority be given to officers to apply conditions as necessary including a condition to ensure that the western access to the site is closed off to ensure highway safety.

106 Proposed Affordable Dwelling To The North Of Glazeley Bridgnorth Shropshire (22/03728/FUL)

The Chairman advised the meeting that the item had been withdrawn from consideration as the outstanding legal agreement had been received.

107 20 Willow Park Minsterley Shrewsbury Shropshire SY5 0EH (22/05696/FUL)

The Principal Planner introduced the application which was an application for the erection of a two storey side extension and with reference to the drawings and photographs displayed, he drew Members' attention to the layout proposed.

The Principal Planner advised Members that the application had been brought before the committee as the applicants partner work within the Planning Service Department.

RESOLVED

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

108 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 14 February 2023 be noted.

The Principal Planner advised the Committee that he had been informed that an appeal had been lodged regarding the application for a Proposed Solar Farm to the east of Squirrel Lane, Ledwyche, Ludlow which Members had refused against Officer recommendation at the meeting held on 27 September 2022, and that this would be dealt with by way of a hearing.

109 Exclusion of Press and Public

RESOLVED:

That under Section 100 (A) of the Local Government Act 1972 the proceedings in relation to the following items shall not be conducted in public on the grounds that they involve the likely disclosure of exempt information as defined by the provisions of Schedule 12A of the Act.

110 Planning Enforcement Quarterly Report

Member received the report of the Assistant Director of Economy and Place which updated them on the performance of the Enforcement Team and advised them of the outcome of recent significant decisions.

RESOLVED:

That Members note the progress of planning enforcement case investigations and the exercise of delegated powers in respect of decisions in accordance with the Council's enforcement protocol.

111 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, 14 March 2023

Signed (Chairman)

Date: