



Committee and Date

Southern Planning Committee

23 July 2024

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 25 June 2024

2.00 - 2.46 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Tim Ward

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillors David Evans (Chairman), Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Richard Huffer, Christian Lea, Hilary Luff, Nigel Lumby, Ed Potter and Robert Tindall

15 Apologies for Absence

An apology for absence was received from Councillor Tony Parsons

16 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 21 May 2024 be approved as a correct record and signed by the Chairman.

17 Public Question Time

No public questions had been received.

18 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.

There were no interests declared.

19 Proposed Residential Dwelling South Of Plealey Shrewsbury Shropshire (24/00121/FUL)

The Development Manager introduced the application which was an application for the erection of a detached dwelling and conversion of Dutch barn to form garage/garden store and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. She reminded members that the application had been deferred from the previous meeting to allow a site visit to take place.

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 Roger Evans, local Ward Councillor spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

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

Members commented that the design and siting of the dwelling was acceptable and that there was a proven need for single storey dwellings as identified in the Neighbourhood Plan and through Housing needs surveys

RESOLVED:

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

20 Proposed Dwelling North West Of Pleasant View Rowley Shropshire (24/01047/REM)

The Principal Planner introduced the application which was an application for the approval of reserved matters (appearance, landscaping, layout and scale) in pursuance of outline planning permission No. 22/04011/OUT, for erection of pair of two-bedroomed affordable dwellings and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

The Solicitor read out a statement from Councillor Heather Kidd the local member in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Members felt that the design and materials used were acceptable

RESOLVED:

That in accordance with the Officer recommendation planning permission be granted and that delegated authority be given to officers to apply conditions as necessary

21 Catsley View Meaton Lane Meaton Kinlet Bewdley (24/01556/FUL)

The Planning Officer introduced the application which was an application for Change of use of land to domestic, demolition of existing cattery building and erection of a

domestic outbuilding and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. The Planning Officer drew members attention information set out in the schedule of late representations.

Members felt that the size and scale of the proposed new building was unacceptable and that the building could not be considered as subservient to the existing dwelling. They also expressed concern regarding the lack of ecological information.

RESOLVED:

That in accordance with Officer recommendation planning permission be refused for the following reasons: -

1. The proposed domestic outbuilding by virtue of its scale and size is considered to be excessive as it would not be read as subordinate to the existing dwelling and this would result in harm to the character and appearance of this rural area contrary to the requirements of Policies CS6 and MD2 of the local development plan policies and the NPPF.
2. The proposed design which includes the provision of extensive floor-to-ceiling glazing and decking would result in the building having an appearance that would be tantamount to the erection of a new dwelling in the open countryside which would be contrary to both national and local planning policies CS5, MD7a and the NPPF
3. The proposed outbuilding would have a different roof profile compared to the existing cattery building and as the ground slopes to the east the proposed new building would be more prominent than the cattery building and this would result in overshadowing and loss of light to the neighbour's property given that some of the site would need to be re-profiled to level the site. Insufficient information has been provided to fully assess the proposed level changes or how the proposed development would relate to the neighbour's party boundary and the proposal is contrary to the local development plan policies CS6, MD2 and the NPPF
4. Insufficient ecological information has been provided to demonstrate that the development will not cause an offence under the 2017 Conservation of Habitats and Species Regulations (as amended) in relation to Bats contrary to the local development plan policies CS17, MD12 and the NPPF and secondly there is also a requirement to demonstrate biodiversity losses and gains including the provision for a 10% net gain for the development; as required by the local development plan policies and NPPF and utilising the DEFRA Statutory Biodiversity Metric/Small Sites Metric recent BS 8683:2021 'Process for designing and implementing Biodiversity Net Gain' and good practice guidance i.e. 'Biodiversity Net Gain ' Good Practice Principles for development', CIEEM, 2016.

22 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 25 June 2024 be noted.

23 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, 23 July 2024 in the Shirehall.

Signed (Chairman)

Date: