



**Committee and Date**

Southern Planning Committee

INSERT NEXT MEETING DATE

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 26 November 2024**

**2.00 - 4.02 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**

Councillor David Evans (Chairman)

Councillors Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Richard Huffer, Christian Lea, Hilary Luff, Nigel Lumby and Rachel Connolly (Substitute) (substitute for Tony Parsons)

**41 Apologies for Absence**

Apologies for absence were received from Councillors Tony Parsons (Substitute: Councillor Rachel Connolly), Edward Potter and Robert Tindall (Substitute: Councillor Edward Towers).

**42 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the South Planning Committee held on 24<sup>th</sup> September 2024 be approved as a correct record and signed by the Chairman.

**43 Public Question Time**

No public questions or petitions were received.

**44 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.

**45 35 The Caravan Tong Forge Shifnal Shropshire TF11 8QD (24/01534/FUL)**

The Consultant Planner introduced the application which was an application for the change of use of land to Gypsy / Traveller Site consisting of four family pitches to include 4No. static caravans, 4No. touring caravans, 4No. amenity blocks with gravel drive and turning area and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location, design and layout.

The Consultant Planner reminded Members that the proposal had come before Committee in April 2023 and that a 1 year temporary consent had been granted to allow officers to look at alternative sites.

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

Several Councillors expressed sympathy for Mr. Quinn's situation, acknowledging the difficulties faced by travellers but emphasised the importance of protecting the Greenbelt, noting that the site was not suitable for the proposed development.

**RESOLVED:**

That in accordance with the officer recommendation planning permission be refused for the following reason:

The proposal represents an inappropriate form of development which is harmful to the openness of Green Belt and rural landscape character of the countryside. The applicant has claimed that Very Special Circumstances exists based on the best interests of the children that attend Shifnal Primary School and personal circumstances however it is not considered that these material considerations outweigh the harm to the openness of Green Belt resulting from this development. Accordingly, the development is contrary to the Section 13 of NPPF, Policy E of DCLG Planning Policy for Travellers Sites (2015), Policies CS5 and CS12 of the Shropshire Core Strategy (2011) and Policy MD6 of the SAMDev Plan (2015).

**46 Proposed Quarry To The East Of Much Wenlock Road, Buildwas, Telford, Shropshire (24/02537/VAR)**

The Public Practice Officer Minerals and Waste introduced the application which was an application under Section 73 - application for the variation of condition 12 of planning permission 19/05509/MAW regarding the phased extraction of sand and gravel, associated works and restoration, in order to achieve the dispatch of up to 300,000 tonnes of extracted mineral per calendar year. He advised the meeting that the proposal was to allow the export of minerals by road rather than rail due to the impracticality of rail transport and included measures to mitigate the impact on the local community and environment.

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

Councillor Rachel Jones spoke on behalf of Buildwas Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Claire Wild, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees in which she suggested additional conditions to mitigate the impact of the proposals.

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

Councillors acknowledged the concerns raised by residents but accepted the necessity of the mineral extraction for the development. They stressed the need for a construction management plan which needed to address the concerns raised by local residents and the Parish Council

## **RESOLVED**

That in accordance with the officer recommendation permission be granted subject to:

- The deletion of condition 3 and an amendment to condition 2, as set out in the Schedule of Additional Letters;
- The additional conditions set out in Appendix 1, upon receipt of the signed unilateral undertaking, with delegation to officers for redrafting conditions attached to original permission.
- A condition to include the requirement for a construction management plan. The plan to take into account the comments of the parish council and local residents.

### **47 Neach Hill Neachley Lane Neachley Shifnal Shropshire (24/00025/FUL & 24/00026/LBC)**

The Senior Planning Officer introduced the application which was an application for planning permission and listed building consent for the conversion of Grade II listed house to 12 bedroom hotel accommodation with associated landscaping and conservation works, erection of 46 bedroom hotel block and pool building to form spa, conversion of Coach House to additional guest accommodation, the repair and reinstatement of walled garden with new orangery and ancillary buildings, and construction of 58 residential units as enabling development to facilitate the conservation works and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout

Tony McAteer (Planning Consultant) spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the preservation of a historic asset but felt that the additional footprint of the hotel and the supporting developments were inappropriate in the green belt. They commented that they felt that there was a lot of information missing from the application

**RESOLVED:**

Planning Application 24/00025/FUL

That planning permission be **refused** for the following reasons:

1. The development represents inappropriate development in the Green Belt to which significant weight is attached to the harm by definition that this would cause. There would also be a harm to the openness of the Green Belt to which significant weight is also attached. Neach Hill House clearly needs urgent repair works and a beneficial use to secure its long-term future. However, the Statement of Significance, Heritage Impact Assessment (HIA) and Financial Information submitted have not been based on an accurate structural survey of the current condition of the existing buildings and surviving fabric, as such it is not possible to accurately assess and determine the impact the proposals will have upon the significance of the listed buildings. Furthermore the evidence available raises concerns that the level of structural intervention required to facilitate the proposed new use of Neach Hill House and the amount of historic fabric remaining internally is likely to have reached a point where there is more new work than original, which would not represent the appropriate conservation of the listed building but essentially a facsimile reconstruction, particularly in relation to internal fabric, architectural and decorative features, walls, floors and roof structure. The HIA underestimates the impact of the proposed spa and hotel facilities and extensive development within the walled garden, which would harm the setting of the listed buildings (Neach Hill House, Coach House, Walled Garden) and character and legibility of the walled garden respectively and it fails to provide sufficient information, such as a comprehensive photomontage/visual impact assessment to evidence its conclusion in relation to setting impacts, such that the development would represent less than substantial harm. Overall, it is judged that the application has failed to demonstrate a robust case due to the lack of accurate up to date assessment of the listed building, its structural condition and significance, alongside appropriate market testing to define an optimum viable use for the site and that the public benefits outweigh the harm. Consequently, the development conflicts with Shropshire Core Strategy policy CS6, CS17 and Shropshire Council Site Allocations and Management of Development (SAMDev) Plan MD2, MD7a, MD6 and MD13, the Councils SPD Type and Affordability of Housing, Part 13 and 16 of the National Planning Framework and Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development would not, given the capacity constraints and existing conditions of the highway network, be accessible by a choice of travel modes and would lead to an increase in the use of private motor vehicles and is therefore not in a sustainable location. It has also not been demonstrated that safe access for all users can be achieved, nor that the designs of the site accesses reflect national guidance for safety based on the anticipated use. Accordingly, it is considered that the proposals fail to comply with adopted Shropshire Core Strategy policies CS5, CS6, the National Planning Policy Framework and would not assist in meeting the environmental objectives of sustainability.

3. The proposed commercial development has the potential to impact adversely on the residential amenity of the area with respect to noise and disturbance. Despite the assurances put forwards by the applicant the submitted scheme is insufficiently detailed at this stage to be able to make a thorough assessment of the impacts of the commercial development on the amenities of the occupiers of the nearby existing residential properties and to identify any appropriate mitigation measures, and the impact of such measures which may be required to make the development acceptable on the Heritage Assets. As such it is considered that insufficient detailed information has been submitted with this application to be able to conclude that the proposed development would not have an unacceptable impact on the existing residential amenity of the area, contrary to the requirements of adopted Shropshire Core Strategy policy CS6 and Shropshire Council Site Allocations and Management of Development (SAMDev) Plan MD2.

#### Planning Application 24/00026/LBC

That listed building consent be **refused** for the following reasons:

1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority pay special regard to the desirability of preserving a listed building or its setting. Neach Hill House clearly needs urgent repair works and a beneficial use to secure its long-term future. However, the Statement of Significance, Heritage Impact Assessment and Financial Information submitted have not been based on an accurate structural survey of the current condition of the existing buildings and surviving fabric, as such it is not possible to accurately assess and determine the impact the proposals will have upon the significance of the listed buildings. Furthermore the evidence available raises concerns that the level of structural intervention required to facilitate the proposed new use of Neach Hill House and the amount of historic fabric remaining internally is likely to have reached a point where there is more new work than original, which would not represent the appropriate conservation of the listed building but essentially a facsimile reconstruction, particularly in relation to internal fabric, architectural and decorative features, walls, floors and roof structure. Overall, it is judged that the requirement to robustly demonstrate the overwhelming public benefits that would outweigh the harm caused to heritage assets has not been met. The application has failed to demonstrate a robust case due to the lack of accurate up to date assessment of the listed building, its structural condition and significance, alongside appropriate market testing to define an optimum viable use for the site. Therefore, a full and robust case to justify harm to the setting of heritage assets. As such the information submitted to support this application is insufficient to demonstrate that the benefits of the development would be sufficient to outweigh the harm to the significance of the heritage assets. As such the scheme conflicts with Shropshire Core Strategy policy CS6, CS17 and Shropshire Council Site Allocations and Management of Development (SAMDev) Plan MD2, MD13, Part 16 of the National Planning Framework and Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990

**48 West Bungalow Chirbury Montgomery Shropshire SY15 6BH (23/04608/REM)**

The Planning Officer introduced the application which was an application for the Approval of reserved matters (access appearance, landscaping, layout and scale) pursuant to 22/04842/OUT for the demolition of existing bungalow and erection of 2No. dwellings. and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location, design and layout. She reminded Members that they had considered this application at the July meeting and had resolved to defer consideration to allow the applicant to address the concerns member shad with the proposed design and to allow further discussion with the Heritage Team.

Mr Tony Sheppard read a statement on behalf of Mrs Margaret Keonig in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Tony Sheppard spoke on behalf of Chirbury with Brompton Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor heather Kidd spoke as the local member in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

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

Members express concern regarding the overdevelopment of the plot and the adverse impact on the views on the church.

**RESOLVED:**

That planning permission be refused, contrary to the planning officer's recommendation, for the following reasons:

- The proposed development would have an adverse impact on the views of St Michael's Church, which is a listed heritage asset;
- The proposed development is overbearing on adjacent dwellings;
- The proposed development was out of scale with neighbouring properties.

**49 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 26<sup>th</sup> November 2024 be noted.

50 **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, 17<sup>th</sup> December 2024 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....