



**Committee and Date**

Southern Planning Committee

INSERT NEXT MEETING DATE

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 17 December 2024**

**2.00 - 2.45 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 Nick Hignett (Vice Chairman), Andy Boddington, Christian Lea, Nigel Lumby, Tony Parsons, Robert Tindall, Roy Aldcroft (Substitute) (substitute for Ed Potter), Rachel Connolly (Substitute) (substitute for Caroline Bagnall), Hilary Luff (Substitute) (substitute for David Evans) and Mark Williams (Substitute) (substitute for Richard Huffer)

**51 Apologies for Absence**

Apologies for absence were received Councillors Caroline Bagnall (Sub- Rachel Connolly), David Evans (Sub – Hilary Luff), Richard Huffer (Sub Mark Williams) and Ed Potter (Sub- Roy Aldcroft)

**52 Minutes**

Councillor Tindall pointed out that Councillor Towers had substituted for him at the last meeting but his name had been omitted from the list of those present

**RESOLVED:**

That subject to the addition of Councillor Towers to the list of those present, the Minutes of the meeting of the South Planning Committee held on 26 November 2024 be approved as a correct record and signed by the Chairman.

**53 Public Question Time**

There were no public questions submitted.

**54 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.

With regard to agenda item 5 Councillor Tindall stated that he was the local Member and that he would make a statement and then withdraw from the table and take no part in the debate or voting.

**55 Proposed Residential Development Land To The East Of Derrington Road  
Ditton Priors Shropshire (24/02828/FUL)**

The South Area Planning Manager gave Members an update on the recently published changes to the NPPF and drew their attention to the update in the schedule of late representations.

The Principal Planning Officer introduced the application which was an application for planning permission for a residential development of 44 No. plots consisting of 1, 2, 3 and 4 bed properties including 11No. affordable dwellings plus associated infrastructure, access, off site footpath, public open space and landscaping and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. She advised Members that the amount of affordable dwellings and Biodiversity Net Gain provided by the scheme was above that required by policy.

Jayne Madeley (Clerk) spoke on behalf of Ditton Priors Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Robert Tindall, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees and then left the table and took no part in the debate or voting

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

Whilst Members acknowledged the concerns expressed regarding the local highways network, they agreed that the scheme would be of benefit to the local area.

**RESOLVED:**

That in accordance with the officer recommendation planning permission be granted subject to completion of a S106 Agreement to secure the provision of affordable housing in perpetuity, a POS Specification and Maintenance Scheme, Biodiversity Net Gain and the construction and transfer of the School Car Park Facilities, and to the conditions set out in appendix 1, with delegated powers to officers to negotiate and refine conditions and terms of section 106 agreement

**56 Cleobury Hills, High Street, Cleobury Mortimer, Shropshire, DY14 8DN  
(24/03787/FUL)**

The Principal Planning Officer introduced the application which was an application for planning permission for a 58 bedroom residential care accommodation, access, amenity space and associated works and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. She advised members that planning permission had previously been granted for a similar scheme but the building that was built had to be demolished as it was

not constructed in accordance with required regulations and that permission for a subsequent larger scheme had been refused.

Members commented that the proposals were similar to those previously granted permission and that the proposal would provide a valuable resource for the area.

**RESOLVED**

That in accordance with officer recommendation planning permission be granted subject to the conditions set out in Appendix 1 and a section 106 agreement to recover the costs of administering a Traffic Regulation Order, with delegation to officers to refine or amend conditions and the detail of the section 106 as required

**57 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 17 December 2024 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 28 January 2025

Signed ..... (Chairman)

Date: .....