



Committee and Date

Central Planning Committee

16 October 2014

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 18 September 2014

2.00 - 5.22 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

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Present

Councillor Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Tudor Bebb, Dean Carroll, Miles Kenny, Pamela Moseley, Peter Nutting, Kevin Pardy and David Roberts

39 Apologies for absence

An apology for absence was received from Councillor Jane MacKenzie.

40 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 21 August 2014 be approved as a correct record and signed by the Chairman.

41 Public Question Time

There were no public questions, statements or petitions received.

42 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 reference to planning applications to be considered at this meeting, Councillors Andrew Bannerman and Peter Nutting stated that they were members of the Planning Committee of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

With reference to planning application 14/02749/OUT, Councillor Tudor Bebb stated that he was acquainted with Mr Blackmore (a speaker) and declared a personal interest.

With reference to planning application 14/02303/OUT, Councillor Tudor Bebb stated that, for reasons of pre-determination, he would make a statement and then leave the room during consideration of this item and not vote.

With reference to planning application 13/05124/FUL, Councillor Dean Carroll stated that, for reasons of pre-determination, he would make a statement and then leave the room during consideration of this item and not vote.

With reference to planning application 14/00190/OUT, Councillor P Nutting stated that a member of his family lived in close vicinity to the application site and, for reasons of bias, he would leave the room during consideration of this item and not vote.

With reference to planning application 14/00989/OUT, Councillor David Roberts stated that, for reasons of a prejudicial nature, he would leave the room prior to consideration of this item and not vote.

With reference to planning application 14/02749/OUT, Councillor David Roberts stated that he and Mr Blackmore (a speaker) were both members of the Loton and Tern Local Joint Committee and declared a personal interest.

With reference to agenda item No. 10, Councillor David Roberts stated that as he had previously declared an interest in some of the applications to be considered he would leave the room during consideration of those items and not vote.

43 Proposed Residential Development Land off Gorse Lane, Bayston Hill, Shrewsbury, Shropshire (14/00989/OUT)

In accordance with his declaration at Minute No. 42, Councillor David Roberts left the room during consideration of this item.

The Principal Planner introduced the application and confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area. With reference to the drawings displayed, he drew Members' attention to the location and revised indicative layout.

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting, and the Principal Planner provided a verbal update on a further objection received from a local resident and the consultation response from Shropshire Council's Affordable Housing Team.

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor Ted Clarke, as the local Ward Councillor, made a statement and then left the room, took no part in the debate and did not vote. During his statement the following points were raised:

- He explained that the Parish Council had reluctantly submitted their apologies for this meeting but reiterated that their concerns raised in their previous letters remained extant and urged refusal;
- The development on a steep incline and close to the boundary of Shrewsbury would be contrary to the Bayston Hill Parish Plan;
- Contrary to the Site Allocations and Management Development (SAMDev) Plan and would not address the needs of the local community;
- More provision for the elderly and affordable homes were needed;
- Concerned that the proposed road layout lent itself to further development in the future; and
- The accumulative effect of this and other approved applications would have a detrimental impact on the landscape, environment and the social and economic needs of Bayston Hill.

In response to comments from a Member, the Principal Planner explained that the type and mix of dwellings would be determined upon submission of a Reserved Matters application; and, to ensure a commitment to build these dwellings, a condition requiring the submission of a Reserved Matters application within 12 months of any permission was being proposed. He provided further clarification on the current position of the five year land supply issue.

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and the majority voted to permit the application.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to:

- A Section 106 Agreement ensuring the relevant affordable housing provision / contribution; and
- The conditions set out in Appendix 1 to the report.

44 Westside, Welshpool Road, Bicton Heath, Shrewsbury, SY3 8HA (14/02749/OUT)

The Area Planning and Building Control Manager introduced the application and confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area. With reference to the drawings displayed, he drew Members' attention to the location and proposed site plan.

Mr E Blackmore, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- The proposed dwelling would overlook his property;
- Contrary to Bicton Parish Plan;
- Concerned about the number and height of the development; and
- Main access for vans and lorries.

Mrs P Bicknell, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- Only one objection from the adjacent owner of "Ellmar" had been received;
- Application was outline and matters such as height and density would be considered at a later date;
- Parish Council supported the proposal; and
- The site had also been included inside the development boundary for Shrewsbury within SAMDev which had recently been submitted for examination.

In response to comments from Mr Blackmore, the Area Planning and Building Control Manager explained that the type of housing proposed had originally been specified, however, the application had been amended and all matters relating to density, layout, scale and design would now be determined at the Reserved Matters stage.

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and the majority voted to permit the application.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to:

- A Section 106 Agreement to secure the relevant affordable housing provision/contribution;
- The amended conditions set out in Appendix 1 to the report; and
- Any subsequent application for reserved matters being considered by this Committee.

45 Land South of Holcroft Way, Cross Houses, Shrewsbury, Shropshire (14/02406/OUT)

The Principal Planner introduced the application and confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area. With reference to the drawings displayed, he drew Members' attention to the location, indicative layout, drainage and proposed road improvements.

Mr S Hawksorth, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- At a well-attended public meeting many residents objected to the scheme;
- Site was prone to flooding;

- The drainage report had referred to a gradual fall from south to north and east to west, but this was incorrect and approximately 70/80% of the site sloped towards existing houses;
- The old railway line had become a wildlife sanctuary;
- Expressed serious concerns relating to an increase in traffic movements and the potential impact this would have on highway safety;
- Would result in overlooking and would impact on light and outlook; and
- Flooding had recently blocked the A458 and more water diverted from this site would exacerbate this problem.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.1) Councillor Claire Wild, as local Member, participated in the discussion and spoke against the proposal but did not vote. During which she raised the following points:

- Cross Houses had already doubled in size in recent years following the last Local Plan exercise;
- In an attempt to provide affordable housing in the area and to save the school the community had embraced the building of 80 homes and had accepted the last two developments in the area;
- The Parish Council's wish to remain as Open Countryside had been accepted;
- No play facilities had been proposed; and
- The development would seriously impact on highway safety. The A458 was a very busy road; the junction to the site would be very close to a mini roundabout where many accidents had occurred; and children would have to cross the A458 to access play facilities. She urged the applicant to reconsider the access to the site.

Ms H Howie, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- The SABC Local Plan had identified Cross Houses as being suitable for development;
- At this point in time, little weight could be afforded to SAMDev;
- The proposal would be sustainable and would contribute to shared ownership and CIL;
- The delivery of houses would be in accordance with the National Planning Policy Framework (NPPF);
- The package of measures provided would help to calm traffic and improve highway safety on the A458;
- No objections had been raised by Shropshire Council's Ecology Officers;
- Trees along the disused railway line would be retained; and
- Drainage proposals had been approved by Shropshire Council's Drainage Officers and would provide for better water management.

In response to questions and comments from Members, the Area Highways Development Control Manager (Central) provided clarification on the proposed improvements and drew Members' attention to conditions that would ensure that the measures proposed by the applicant on the A458 would be fully implemented prior to

occupation of the dwellings. The Floods and Water Manager provided clarification on drainage and confirmed that full details of the proposed drainage would be required and submitted at the reserved matters stage.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. They expressed concerns relating to highway safety, the lack of play facilities on the site and the conflicting views of the local people and the applicant relating to drainage.

RESOLVED:

That this application be deferred for the applicant to reconsider the access and provide further information relating to drainage.

46 The Fox Inn, Ryton, Shrewsbury, Shropshire, SY5 7LS (14/00701/FUL)

The Area Planning and Building Control Manager introduced the application, which had been deferred at the 26 June 2014 meeting of this Committee. He drew Members' attention to the amended conditions as set out in Appendix 1 to the report.

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting, and which detailed comments from Shropshire Council's Flood and Water Manager, local residents and the applicant's Drainage Consultant.

Ms K Halstead, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- She reiterated her concerns regarding the drainage/flooding.

Councillor David Lane, representing Condover Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- He reiterated the concerns of the Parish Council relating to drainage and the detrimental impact a further six properties would have; and
- The development would impact on the viability of the public house.

Mr J Owen, the applicant, spoke for the proposal in accordance with the Council's scheme for public speaking at Planning Committees, during which the following points were raised:

- Historic mapping provided proof of the watercourse and its source;
- Officers had made a decision and recommendation based on factual evidence;
- An Environment Agency Exemption Certificate had been granted; and
- The proposal would provide six small much needed properties in Ryton.

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and the majority voted to permit the application.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to:

- A Section 106 Legal Agreement to secure the provision of one on-site affordable dwelling; and
- The amended conditions as set out in Appendix 1 to the report.

47 Development Land North East of David Avenue, Pontesbury, Shrewsbury, Shropshire (14/02303/FUL)

The Principal Planner introduced the application and confirmed that Members had undertaken a site visit that morning and had viewed the site and assessed the impact of the proposal on the surrounding area. With reference to the drawings displayed, he drew Members' attention to the location and proposed layout.

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting, and which detailed comments from Shropshire Fire Service.

With reference to his declaration at Minute No. 42 and by virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor Tudor Bebb, as the local Ward Councillor, made a statement, and then left the room, took no part in the debate and did not vote. During his statement the following points were raised:

- He expressed concerns regarding the junction and the limited visibility;
- This was an unadopted narrow road which had caused issues over the years;
- The road was narrow with no footpath;
- Contrary to SAMDev;
- The area was already overdeveloped; and
- He urged refusal based on the unsuitable access.

Councillor D Fletcher, representing Pontesbury Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- The Parish Council had initially supported the application although had reservations regarding the narrow access along David Avenue. It now supported the view that the problems associated with large vehicles using such a narrow access road would be exacerbated by the proposed development; and
- He acknowledged the provision of a hammer head turning space but expressed concerns that the Shropshire Fire and Rescue had not visited the site.

Mr S Thomas, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- No objections had been received from the Fire Authority;
- The hammer head would be Building Regulations compliant;
- No objections to the junction had been raised by Shropshire Council Highway Officers; and
- A property granted permission in 2011 had set a precedent.

In the ensuing debate, Members considered the submitted plans, noted the comments of all speakers and the majority voted to permit the application.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to:

- A Section 106 Legal Agreement to secure an off-site affordable housing contribution; and
- The conditions set out in Appendix 1 to the report.

48 To Consider Planning Applications subject to a S106 resolution having regard to the Council's published 5 years housing supply Land Supply Statement of 12th August 2014

The Planning Services Manager introduced the report and provided clarification on the five year land supply issue. He explained that under delivery on the ground would continue to erode the five year land supply figure until such a time as development activity on the ground increased, with this in mind, in some cases and to encourage submission of Reserved Matters he was recommending that a limit of one year for the submission of Reserved Matters be agreed, rather than the three years previously agreed.

(At this juncture Councillor David Roberts left the meeting and did not return.)

48.1 Proposed Residential Development Site Off Shillingston Drive, Berwick Grange, Shrewsbury – (11/03087/OUT)

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to the conditions set out in the report to Committee of 7th November 2013, an amended condition limiting the outline permission to a period of 12 months and satisfactory completion of a S106 Agreement to secure community benefits in accordance with the Council's adopted policies.

48.2 88 The Mount, Shrewsbury SY3 8PL – (13/04483/FUL)

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to a Section 106 Agreement in respect of an affordable housing contribution.

48.3 Land Between Mousecroft Lane And Longden Road, Shrewsbury, Shropshire – (13/03920/OUT)

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from Shropshire Council's Archaeology Officers.

RESOLVED:

That, subject to an amended condition limiting the outline to 12 months and satisfactory agreement being reached on a Section 106 Agreement relating to developer contributions, planning permission be granted as per the Officer's recommendation.

48.4 Residential Development Site Land Off Falkland Road, Dorrington, Shrewsbury, Shropshire – (13/02776/OUT)

Members noted the letter from the applicant circulated prior to the meeting, which confirmed the applicant's intention to commence works on site within two months of a Reserved Matters approval, S106 approval and pre-commencement planning conditions approval.

Councillor D Fletcher, representing Pontesbury Parish Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- Be located by a sewerage site;
- Would create a ribboning effect and increase the village length by up to ½ mile;
- Unsustainable;
- Would detrimentally impact on tourism; and
- A condition should be imposed to improve the lane to a standard that would ensure the safety of pedestrians.

Mr P Fenwick, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- There was a range of services in Dorrington;
- The additional footpath was agreed following a request from this Committee; and

- The development would be within close proximity of a bus-stop and the school.

In response to questions from Members, the Planning Services Manager explained that Members had previously considered this site to be sustainable and any concerns relating to design could be considered at the Reserved Matters stage.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to an amended condition limiting the permission to a period of 12 months, a Section 106 Legal Agreement to secure the affordable housing and subject to the conditions set out in Appendix 2 of the report to Committee on 3 April 2014.

48.5 Development Land Opposite The Crescent, Nesscliffe, Shrewsbury, Shropshire – (13/04757/OUT)

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to an amended condition to limit the permission to a period of 12 months, the conditions recommended previously and a Section 106 legal agreement to secure affordable housing.

48.6 Development Land Adjacent to Leylands, Pulley Lane, Bayston Hill, Shrewsbury – (14/00254/FUL)

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from a member of the public.

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor Ted Clarke, as the local Ward Councillor, made a statement and then left the room and took no part in the debate and did not vote. During his statement the following points were raised:

- The proposal would be contrary to SAMDev, SABC Local Plan and saved policies; and
- He expressed concerns with regard to the site access.

RESOLVED:

That planning permission be granted as a departure in accordance with the Officer's recommendation, subject to a Section 106 Agreement in respect of an affordable housing contribution in accordance with the Council's affordable housing policy.

48.7 Land At Jubilee Farm Church Road, Dorrington, Shrewsbury, SY5 7JL – (14/00188/OUT)

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to an amended condition limiting the outline permission to a period of 12 months and a Section 106 Agreement in respect of an affordable housing contribution.

48.8 Bicton Hall, Bicton Lane, Bicton, Shrewsbury, SY3 8EU – (13/04790/FUL)

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting which detailed further comments from the agent.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation and a Section 106 Agreement in respect of an affordable housing contribution.

48.9 Land Adj. Field House Shepherds Lane, Shrewsbury, Shropshire- (14/01105/FUL)

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to:-

- A Section 106 Legal Agreement to secure the relevant affordable housing contribution;
- To the conditions as set out in Appendix 1 to the report of Committee held on 1 May 2014; and
- The additional requirement of a Construction Traffic Management Plan.

48.10 Proposed Dwelling Adj Lower Wigmore Farm, Wigmore Lane, Wattlesborough Heath, Shrewsbury, Shropshire - (14/00629/OUT)

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to:

- A Section 106 Legal Agreement to secure a financial contribution towards local needs affordable housing in accordance with Core Strategy Policy CS11;
- The conditions as set out in Appendix 1 to the report of the Committee held on 29 May 2014; and
- An amended condition to limit the outline permission to a period of 12 months.

48.11 Land Opposite Ellesmere Drive, Ellesmere Road, Shrewsbury, Shropshire – (13/05124/FUL)

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting which detailed further comments from the agent.

In accordance with his declaration at Minute No. 42 and by virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor Dean Carroll, the local Ward Councillor, made a statement and then left the room and took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- This proposal would be unsustainable.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to:

- A Section 106 Legal Agreement to secure the developer contributions and provisions as outlined in paragraph 6.9 of the report to committee of 26th June 2014; and
- The conditions as set out in Appendix 1 to that report.

48.12 Development West Of Caradoc View, Hanwood, Shrewsbury – (13/04967/OUT)

On behalf of Councillor Roger Evans, the local Ward Councillor for this application, Councillor Andrew Bannerman made a statement, during which the following points were raised:

- There should be no more than 20 dwellings on this site; and
- It was essential that the agreement from the applicant to contribute £25,000 towards the provision of a light controlled pedestrian crossing should stand.

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to an amended condition to limit the permission to a period of 12 months, the conditions recommended previously and a Section 106 legal agreement to secure affordable housing.

48.13 Development Land Off, Limes Paddock, Dorrington – (14/00190/OUT)

In accordance with his declaration at Minute No. 42, Councillor Peter Nutting left the room during consideration of this item.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to an amended condition limiting the outline permission to a period of 12 months and a Section 106 Agreement in respect of an affordable housing contribution.

49 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the central area as at 18 September 2014 be noted.

50 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee be held at 2.00 pm on Thursday, 16 October 2014 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: