



Committee and Date

Central Planning Committee

13 November 2014

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 16 October 2014

2.00 - 5.25 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, Dean Carroll, Miles Kenny, Pamela Moseley, Peter Nutting, Kevin Parry and Tim Barker (Substitute) (substitute for Tudor Bebb)

51 Apologies for absence

Apologies for absence were received from Councillors Tudor Bebb (Substitute: Councillor Tim Barker), Jane MacKenzie and David Roberts.

52 Minutes

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 18 September 2014 be approved as a correct record and signed by the Chairman.

53 Public Question Time

There were no public questions, statements or petitions received.

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 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 14/00335/OUT, Councillor Tim Barker stated that he had advised and supported the Parish Council in opposing this application. He would make a statement and withdraw from the table and take no part in the consideration of, or voting on, this application.

With reference to planning application 14/00246/OUT, Councillor Miles Kenny stated that he had attended pre-meetings in respect of this application but remained open-minded.

55 Development Management Report to Consider Planning Applications Subject to S106 resolution having regard to the Council's published 5 years housing supply Land Supply Statement of 12th August 2014

The Principal Planner introduced the application.

RESOLVED:

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

- An amendment to Condition No. 2 to limit the submission of the Reserved Matters application to a period of two years after approval of this Outline;
- The additional Conditions recommended previously; and
- A Section 106 Legal Agreement to secure affordable housing.

56 Development Of Land At Churncote/Bicton/Bicton Heath Off Welshpool Road, Shrewsbury, Shropshire (14/00246/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, layout, elevations and access. He suggested that, if Members were minded to approve, additional conditions be added to give Officers delegated authority to agree with the applicant the amount of hedgerow to be removed and to vary conditions subject to them not being substantially different to those stated in the report.

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting, and which detailed an amended recommendation and further comments from the Planning Officer and agent.

Mr D Kilby, a local resident and representing SWRA, SPFA and Bicton Neighbourhood Plan Steering Group, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- Contrary to the National Planning Policy Framework (NPPF) – applications should take into account the economic, social and environmental factors and reflect community needs.

- There would be a shortage of school places by 2015 and this proposal would exacerbate this;
- In places there would be no footpath and insufficient space for two vehicles to pass;
- No Health Impact Assessment, Needs Assessment or Environment Assessment had been submitted;
- Trees would be lost;
- Strong and sustainable development should respect the character of the countryside, so would contrary to planning policy;
- Oxon Touring Park might close in the future as a result of this development;
- Would create congestion;
- Inadequate open space provision; and
- Contrary to the NPPF - A collective and collaborative approach should be undertaken to planning.

Councillor P Adams, a local Councillor, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees, during which the following points were raised:

- Due to an unsatisfactory consultation exercise, he requested deferral of the application so that everyone could have a chance to put forward their preferences; and
- The number of accesses onto Shepherd Lane would be excessive and to reduce the number of accesses he suggested that houses along this Lane should be as the initial proposal.

Ms K Else, 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:

- Would be a sustainable and would provide housing and employment growth;
- Detailed discussions had taken place with Planning, Highways and Drainage Officers prior to submission;
- Proposal took into consideration the proposed link road;
- The layout had been designed to take account of the restrictions along Shepherds Lane and would provide a betterment;
- Would provide open public space; and
- Would not be contrary to the NPPF, national guidance or local planning policies.

In response to comments, the Area Planning and Building Control Manager explained that notwithstanding the quality of consultation undertaken by the applicant, Shropshire Council had fulfilled its own consultation requirements and the public had been afforded the opportunity to comment. The level of consultation undertaken by the developer would not be a material consideration in the determination of the application and the proposal should be considered on its own merits.

The Senior Specialist – Planning Policy in referring to the report provided clarification on the infrastructure contributions, which included contributions towards education.

In the ensuing debate, some Members suggested deferral of the application in order that the applicant could address issues regarding rights of way, drainage, affordable housing provision, density, trees, inadequate and inappropriately placed open space/play areas, highways, impact on the hedgerows, the number of access/egresses onto Shepherds Lane, pedestrian/cycle routes, design of the houses and allocation of parking spaces per dwelling. Some Members questioned if the demand for two-bedroom dwellings had been acknowledged and resolved and had enough been done to mitigate the use of cars.

In response to further comments, the Area Planning and Building Control Manager explained there would be no intention of blocking-up any rights of way; no objections had been received from Rights of Way and Drainage Officers; location of the play area had been deemed to be appropriate; and the boulevard had been created to protect trees.

Members considered the submitted plans, noted the comments of all speakers and on the Chairman's casting vote it was

RESOLVED:

That planning permission be granted as per the amended Officer's recommendation as detailed in the Schedule of Additional Letters, subject to:

- The completion of a S106 Legal Agreement to secure affordable housing, infrastructure contributions and land as set out in the report and to ensure that funding is provided for mitigation works to be provided to Churncote Island in the event that these are not delivered through planned junction improvement works within the next 10 years;
- The Conditions set out in Appendix 1 to the report, subject to amendment by the Area Planning Manager as set out below;
- An additional Condition relating to the amount of hedgerow to be agreed which will be dealt with through delegated powers to finalise Conditions; and
- The Area Planning Manager be given delegated authority to vary conditions subject to them not being substantially different to those stated in the report.

57 Proposed Development Land East of Station Road, Condover, Shrewsbury, Shropshire (14/00335/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 and layout.

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 Archaeologist.

Mr J Casewell, 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:

- Would not be sustainable;
- Would lose agricultural land;
- Not included in Site Allocations and Management Development (SAMDev) Plan. Other sites had been identified. Local views should be taken into account;
- Would alter the character of Condover;
- The cumulative impact of this application and other new developments in the area would lead to a substantial increase in traffic;
- Pedestrians/cyclists already at risk from current traffic levels;
- The lane regularly floods and access cut-off as a result;
- Sewerage already struggles to cope with storm water; and
- Contrary to the NPPF.

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:

- Development would be outside village boundary;
- Some of the land was classified as Grade 2;
- Alternative sites should be considered if Greater Crested Newts present;
- High archaeological potential so would be contrary to the NPPF;
- This was a Greenfield site; and
- The cumulative impact of this and other applications would be detrimental to the area.

Mr S Taylor, 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:

- Officers were recommending approval;
- In accordance with the NPPF and CS4;
- Would provide a range of dwellings including affordable housing, open space, allotments and additional school facilities;
- New school facilities supported by School Governors;
- No technical objections from drainage, archaeology and highways;
- Proposal submitted following consultation with Planning Officers; and
- Would be sustainable.

In accordance with his declaration at Minute No. 54 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 Tim Barker, as the local Ward Councillor, made a statement and then left the table, took no part in the debate and did not vote. During his statement the following points were raised:

- Following extensive consultation in the area, other sites for development had been identified in the SAMDev process;
- Drainage, surface water flows and archaeology issues;
- No prospect of employment in the area, so residents would have to commute to work;
- School was full;
- The development had some elements of sustainability, however, the aspects of unsustainability far outweighed the positives; and
- Cumulative impact of this and other developments would be detrimental to the area and social cohesion.

In response to comments and questions, the Principal Planner confirmed that the application site:

- Was classified as being a mix of Grade 2 and 3 quality agricultural land;
- The village benefitted from a range of essential services and facilities, including school, social club, Post Office, village shop, butchers, sporting facilities;
- The school could accommodate additional pupils;
- Drainage provision had been deemed to be adequate;
- Would provide affordable housing and CIL monies;
- Minsterley Motors ran 10 daily bus services approximately every hour;
- No objections had been received from Shropshire Council's Highway Officers or the Highway Agency;
- There were a number of large agricultural employers in the area;

And referred to:

- The NPPF, Paragraph 112 which indicated that development should not be precluded on agricultural land when any economic benefits of housing outweighed the loss of agricultural land;
- Following the submission of the SAMDev Final Plan to the Planning Inspectorate at the end of July, the Council's position (as published in an amended Five Year Housing Land Supply Statement on 12/08/14) was that it had identified a housing supply of 5.47 years for Shropshire which was sufficient to address the NPPF five year housing land supply requirements. In the calculation of the five years' supply, the Council recognised that full weight could not yet be attributed to the SAMDev Final Plan housing policies where there were significant unresolved objections. Full weight would be applicable on adoption of the Plan following examination but, even as that document proceeded closer to adoption, sustainable sites for housing where any adverse impacts did not significantly and demonstrably outweigh the benefits of the development would still have a strong presumption in favour of permission under the NPPF, as the five year housing supply was a minimum requirement and the NPPF aim of significantly boosting housing supply remained a material consideration; and

- The local community through the Parish Council had expressed an aspiration for 20-25 dwellings over the remaining plan period (up to 2026) in the SAMDev pre-submission draft.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

RESOLVED:

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

- The proposal will represent an unsustainable form of development as the cumulative harm caused by the loss of good quality agricultural land; inadequate public transport provision; the inability of small scale facilities in Condover to cope with additional demand; the safety of the vehicular junction of Station Road and the A49; and together with ecological, archaeological and drainage issues will significantly and demonstrably outweigh the benefits. As such Members consider that the proposal is contrary to the policies in the NPPF taken as a whole.

58 Land South Of Holcroft Way Cross Houses, Shrewsbury, Shropshire (14/02406/OUT)

With reference to Minute No. 45, the Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and access.

Members had undertaken a site visit on a previous occasion and had viewed the site and assessed the impact of the proposal on the surrounding area.

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting which detailed comments from the agent, Parish Council and the Planning Officer.

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:

- She reiterated her concerns made at the previous meeting regarding highway safety and access;
- Further development would follow; and
- If minded to approve, she requested that two additional Vehicle Activated Signs (VAS's) be provided to ensure that there would be two on the approach to the mini roundabout when travelling from Shrewsbury and two on the approach to the zebra crossing when travelling from Cressage; and
- Any subsequent application for reserved matters be considered by this Committee.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers.

RESOLVED:

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

- A S106 Legal Agreement to secure the relevant affordable housing at the time of the Reserved Matters application and to secure the proposed highway improvements and a commuted sum for the future maintenance of the proposed vehicle activated signs;
- In the interests of public and highway safety, two additional Vehicle Activated Signs (VAS's) be provided to ensure that there will be two on the approach to the mini roundabout when travelling from Shrewsbury and two on the approach to the zebra crossing when travelling from Cressage;
- The publically adoptable road on the NW side of the site as shown on the Indicative Site Plan being retained as such in the Reserved Matters application to enable future road link options;
- The conditions set out in Appendix 1 to the report; and
- Any subsequent application for reserved matters being considered by this Committee.

59 The Old School, Hookagate, Shrewsbury, Shropshire, SY5 8BE (14/03059/FUL)

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. Members also viewed the site from the neighbouring property. With reference to the drawings displayed, he drew Members' attention to the location, layout, elevations and access.

Members noted the additional information as detailed in the Schedule of Additional Letters circulated prior to the meeting, and which detailed further comments from an objector and a supporter. Members also noted that a request had recently been forwarded to English Heritage requesting that consideration be given to designating the Old School House as a Listed Building.

Mrs J Allen, 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:

- Longden Road already suffered from a high volume of traffic and the additional traffic resulting from this proposal would further exacerbate this;
- Insufficient parking provision on site would result in an increase in on-street parking;
- The access would be widened within inches of a public bench;
- The proposed extension would be very close to her boundary and would impact on her privacy;
- Trees had already been removed; and

- Would suffer from exhaust, light and noise pollution and all the associated health risks.

Councillor P Carter, representing Longden 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:

- Originally a small school with relatively low traffic flow;
- The phone box had been designated as a public facility but had been removed by the applicant;
- Would impact on the ability of residents to access their properties;
- Would increase flow of traffic through village;
- Impact on privacy;
- The entrance required the use of common land; and
- Many trees had already been removed.

Mrs J Phillips, 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:

- Already ran a successful nursery in Bayston Hill;
- The proposal constituted an investment in facilities and staff; and
- Sustainable, would provide long-term employment and would return the building to its intended use.

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

- This nursery would be situated in a totally different environment to that of the nursery in Bayston Hill;
- Site entrance would be situated on a slope, which would be very dangerous in icy weather; and
- This was already a very busy road and further traffic would impact on highway safety and would create congestion.

In the ensuing debate, Members considered the submitted plans and noted the comments of all speakers. Some Members expressed concerns regarding the potential for an increase in traffic movements, the limited turning area and its associated impact on the Yew tree, and the impact of the proposal on neighbouring properties. Other Members acknowledged that that the building was designated as a school and on the Chairman's casting vote it was

RESOLVED:

That planning permission be granted as per the Officer's recommendation, subject to the Conditions set out in Appendix 1 to the report.

60 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the central area as at 16 October 2014 be noted.

61 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee would be held at 2.00 p.m. on Thursday, 13 November 2014 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: