



Committee and Date

Southern Planning Committee

5 October 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 20 September 2021

2.00 - 3.55 pm in the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257716

Present

Councillor David Evans (Chairman), Caroline Bagnall, Andy Boddington, Nick Hignett, Richard Huffer, Hilary Luff, Nigel Lumby, Richard Marshall, Tony Parsons and Dave Tremellen (Substitute) (substitute for Robert Tindall)

46 Apologies for Absence

An apology for absence was received from Councillor Robert Tindall (Substitute: Councillor Dave Tremellen).

47 Public Question Time

A public question was received from Mrs Sharon Weston, on behalf of local residents, in relation to a recent development in Clee Hill. A response was provided by the Assistant Director Economy & Place.

The question and response provided are attached to the signed minutes and are available on the webpage for the meeting.

48 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.

Cllr Richard Marshall advised the Committee that he had attended a meeting of the Marches Rail Partnership at which the Planning Application had been discussed. He confirmed that he had declared an interest as a Member of the Planning Committee and that he had not taken part in the debate.

49 Ironbridge Power Station, Buildwas Road, Ironbridge, Telford, Shropshire TF8 7BL (19/05560/OUT)

The Principal Planner introduced the outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising

classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works and explained that the application drew Members attention to the information contained in the schedule of late representations.

The Principal Planner explained the reason the application had been brought back to Committee and outlined the proposed amendments to the scheme as listed at paragraph 2 of the Officer's report.

Mr David Turner made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Simon Heath made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Stephen Mulloy made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr James Healey made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Lorraine Pratt made a statement on behalf of Buildwas Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Sue Jones made a statement on behalf of Leighton and Eaton Constantine Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Duncan White made a statement on behalf of Much Wenlock Town 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 against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Dan Thomas, adjacent Ward Councillor, made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Stuart Ashton spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to matters raised by the speakers Officers advised

- That the Viability Assessment confirmed that development of greenfield site was required to make the project viable and that without it the project would not proceed
- Sustainability issues were covered in the proposed conditions and that full details would be covered at the reserved matters stage
- Call in request to the Secretary of State remains active and if the proposal was approved, they would be notified and that he would consider his decision to call in based on the information available.
- With regards to the First Homes Initiative the Council's Housing Enabling Officer had confirmed that the 30% reduction in price was eligible to be considered as an affordable home.
- With regard to the levels of bus subsidy, Officers happy with what was being offered
- Highways concerns expressed at Buildwas were acknowledged and measures to address these would be out in place
- Officers were committed to working with all parishes through the liaison group to monitor highways matters
- The construction management plan would include a traffic plan which would cover many of the concerns raised

During the ensuing debate Members comments included: -

- The new proposal addressed some of concerns raised at the last meeting but concern that these were being met by taking money from elsewhere within the proposals.
- The Affordable Housing percentage still falls short of policy and does not meet the needs of people in the area.
- Members accepted the principle of developing the site but were not sure that the proposals before them were the right ones.
- Proposed highways improvements would probably not come forward without the funding from the development.
- Proposals do not address the needs of young people in the area with regard to suitable affordable housing and employment.

Officers stated that it may be possible to add conditions to ensure that the scheme encouraged the recruitment of local people, and that any additional funding for affordable housing prioritised the needs of young people.

After further discussion it was proposed, seconded and **RESOLVED:**

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

- The conditions set out in Annex 2, Appendix 1 and the amended legal agreement schedule set out in the Officer's report;
- Amendments to Condition 19 and 20 as detailed in the Schedule of Additional Letters;

- An additional condition to require a scheme to be submitted to show how any additional Affordable Housing prioritises young people, wording of the condition to be delegated to the Assistant Director of the Service; and
- An additional condition to require a scheme to be submitted to prioritise local people in relation employment on the site, wording of the condition to be delegated to the Assistant Director of the Service.

50 Date of the Next Meeting

RESOLVED:

That it be noted that the next scheduled meeting of the South Planning Committee will be held at 2.00 pm on Tuesday,5 October 2021, in the Shirehall.

Signed (Chairman)

Date: