



Committee and Date

Southern Planning Committee

2ND NOVEMBER 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 5 October 2021

2.00 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 Robert Tindall (Vice Chairman), Caroline Bagnall, Andy Boddington, Nick Hignett, Richard Huffer, Nigel Lumby, Tony Parsons, Geoff Elner (Substitute) (substitute for Richard Marshall) and Gerald Dakin (Substitute) (substitute for Hilary Luff)

51 Apologies for Absence

Apologies for absence were received from Councillor Hilary Luff (Substitute: Councillor Gerald Dakin) and Councillor Richard Marshall (Substitute: Councillor Geoff Elner).

52 Minutes

The minutes of the meetings held on 7th September 2021 and 20th September 2021 had been circulated.

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 7th September 2021 and 20th September 2021 be approved as a correct record and signed by the Chairman.

53 Public Question Time

There were no public questions.

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.

55 Proposed Affordable Dwelling Land West of Greenway Head Burford Shropshire (21/02749/FUL)

The Principal Planner introduced the application which was for the erection of an affordable dwelling (single plot exception site) with detached garage for the occupation by a named individual with an identified local housing need, and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Richard Amphlett made a statement against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committee which was read out by the Committee Solicitor.

Councillor Peter Stubbs made a statement on behalf of Nash Parish Council in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Richard Huffer, local Ward Councillor made a statement in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Dyanne Humphries (Agent), spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members:

- accepted that the applicant had a recognised local need.
- felt that the proposed design was acceptable and would not visually detract from and spoil the open countryside.

RESOLVED:

That contrary to the Officer recommendation planning permission be granted, and that delegated authority be given to Officers to agree a section 106 agreement to ensure the property remained affordable in perpetuity and to ensure the access route remains available for that property, and to apply conditions as necessary to include:

- Materials
- Landscaping
- Drainage
- Residential floor area limit
- Withdraw of permitted development rights
- Ancillary use of garage only
- External lighting
- Provision of bat and bird boxes

Members felt that the applicant had an identified local need, and that the site formed part of a dispersed settlement making it compliant with policy. They also felt that the design was sympathetic with its surroundings and would not have an adverse effect on its surroundings.

56 Salop Sand & Gravel Supply Co Ltd Gonsal Quarry Condover Shrewsbury Shropshire (21/03846/EIA)

The Principal Planner introduced the application which was for the formation of a southern extension; new extraction beneath existing lagoons and progressive restoration for a period of 6 years (re-submission), and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Members' attention was drawn to the information contained in the schedule of late representations.

Sarah Lean-Williams made a statement against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committee which was read out by the Committee Solicitor.

Councillor Edward Marvin, on behalf of Condover Parish Council, made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Richard Parton, owner, made a statement in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Liam Tolland, Planning Consultant, made a statement in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members acknowledged:

- that the application was a resubmission which had been brought to committee on 16th March 2021.
- that there had been no objections from Highways, Ecology, Conservation, Archaeology, Arboriculture or Drainage departments.

Concerns were raised regarding the amount and size of HGVs on the road at peak times; namely school drop-off and pick up times due to the geometric nature of the road network.

RESOLVED:

That in accordance with the Officer recommendation planning be granted subject to the conditions and legal obligations set out in Appendix 1, and additional conditions seeking agreement of the applicant to limit the size of lorries using the site and avoiding the despatch of vehicles from the quarry during peak drop-off and pick-up times for Condover School (30 minute intervals).

57 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 5th October 2021 be noted.

58 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 2nd November 2021 in Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: