

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held in Ellesmere Town Hall on Tuesday 31st October, 2017 at 11.30am.

PRESENT: Councillors: Cllr G Elner (Chair), J Frost, P Goulbourne, Mrs E Peers and Mrs J Williams

Mandy Evans – Town Clerk
Joanne Butterworth and Phil Smith – Assistant Clerks

PI-26/17 **To Receive Apologies and Reason for Absence.**

RESOLVED - that the apologies received from Cllrs Mrs J Clayton – another appointment, R Hartley – away, I Ward – attending funeral, and Mrs A Wignall – medical appointment – be approved.

PI-27/17 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None.

PI-28/17 **Grant Dispensations**

None received.

PI-29/17 **Public Question Time**

No questions had been received, and no members of the public were present.

PR-30/17 **Minutes**

It was moved by Councillor P Goulbourne, seconded by Councillor J Frost and

RESOLVED – that the minutes of the meeting held on 29 September 2017 be approved and signed by the Chair as a correct record.

PI-31/17 **Planning**

(i) Planning Applications For Consideration

17/04750/FUL – 23 Cherry Drive, Ellesmere – erection of first floor extension.

RESOLVED – that the application be supported.

(ii) Planning Decisions

17/04163/TCA – The Mount, St. Johns Hill, Ellesmere - works to 1 No. Multi Stemmed Black Mulberry Tree including crown thinning, lifting and reduction within Ellesmere Conservation Area.

Decision: No Objection

15/05415/REM - Lane South of The Hawthorns, Ellesmere - approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to permission 14/00822/OUT for the mixed residential development of 112 dwellings; formation of estate roads; landscaping scheme.

Decision: That planning permission be granted in accordance with the officer's recommendation, subject to the conditions set out in Appendix 1 of the Officer's report.

Noted.

(iii) To consider any other planning applications/decisions received after the issue of the Agenda.

Applications:

17/04801/LBC - 16 Wharf Road, Ellesmere - internal works to bathroom, installation of RSJ and rebuilding of kitchen wall affecting a Grade II Listed Building.

It was noted that this was a retrospective application for internal works that were carried out some time ago when the owner, having at that time recently bought the property, was unaware it was a listed building.

RESOLVED - that the application be supported.

PI-32/17

'Planning for the Right Homes in the Right Places - Department for Communities & Local Government consultation

This Government consultation set out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth. Proposals included:

- a standard method for calculating local authorities' housing need
- how neighbourhood planning groups can have greater certainty on the level of housing need to plan for
- a statement of common ground to improve how local authorities work together to meet housing and other needs across boundaries
- making the use of viability assessments simpler, quicker and more transparent
- increased planning application fees in those areas where local planning authorities are delivering the homes their communities need

The online consultation document asked for responses to a series of questions on the proposals.

Cllr Mrs E Peers had, prior to the meeting, circulated suggested responses to a number of the questions. These emphasised the need for parish and town councils to be involved from the outset in discussions on future development and strategic planning decisions on housing need. The Committee were in agreement with the responses, and thanked Mrs Peers for her work on this. Consideration was then given to the remaining questions, where applicable, and responses agreed.

The Town Clerk reported that the responses would now be submitted to the DCLG via the online survey.

PI-33/17

Shropshire Local Plan Review (2016 – 2036)

This consultation document sought views on the preferred scale and distribution of development for the review of the Shropshire Local Plan. The document:

- Set out the preferred scale of housing and employment development in Shropshire 2016-36;
- Set out the preferred distribution of this growth;
- Identified housing and employment growth guidelines for the strategic centre and each principal and key centre;
- Confirmed the methodology which Shropshire Council proposes to adopt to identify a settlement hierarchy in Shropshire;
- Listed the settlements which form part of this hierarchy, including those that will, in future, be identified as Community Hubs and those that will be maintained as Community Clusters;
- Proposed draft policies for the management of development within Community Hubs and Community Clusters; and
- Identified other development requirements which may need to be addressed as part of the Local Plan Review.

The online consultation document asked for responses to a series of questions on the proposals. Consideration was given to the consultation questions, and responses agreed. It was noted that the questions relating to 'Community Hubs' and 'Community Clusters' were not applicable to Ellesmere.

The Town Clerk reported that the responses would now be submitted to Shropshire Council via the online survey.

PI-34/17

Annual Ellesmere Place Plan Review Return 2017

The Town Clerk reported that the Place Plan had been circulated to Members for review. A number of suggestions for inclusion in the Plan had been submitted prior to the meeting by Cllr I Ward:

- Replacement/upgrading of Town Council owned street lights needs to be given a priority status;
- Infrastructure improvements to Elson Road/Trimpley to support the development at The Hawthorns should become a priority issue;
- Drainage through the town, to the canal and beyond needs to be investigated – particularly in the light of the recent flooding incidents at the Cricket ground and adjacent areas;
- Replacement/re-laying of all paving in Cross Street (footways and square) for public safety is required. Continued improvised repairs (and damage to the paving caused by this process) is unacceptable and unsafe.

The Committee agreed to the inclusion of the above suggestions, and further agreed that;

- the potential development of the land at the rear of Berwyn View should be included in the Plan
- take out of the Plan the references to the town's schools;

- keep the reference to the GP surgery
- include comments on the lack of local bus services, particularly to Shrewsbury and in the evenings generally.

The Town Clerk reported that she would update the Place Plan to reflect the Committee's comments, and the revised document would be put before the full Town Council for final approval.

PI-35/17

St Mary's Churchyard

In relation to the collapsed section of the Churchyard wall, the Town Clerk reported that approval for the repairs to proceed had been received from the Diocese of Lichfield. It was now just waiting for the Archdeacon to give permission to go ahead and get quotes for the repair work.

Noted.

PI-36/17

Shropshire Association of Local Councils Presentation

The slides from a presentation on Highways and Transport given at the North Shropshire SALC meeting on 16 October had been circulated for information.

Noted.

The meeting closed at 12.25pm

Chair:

Date: