

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held in Ellesmere Town Hall
on Wednesday 16 January, 2019 at 12.30pm.

PRESENT: Councillors: G Elner (Chair), Mrs J Clayton, J Frost, P Goulbourne, R Hartley, D Lunn, Mrs E Peers and Mrs J Williams
Mandy Evans – Town Clerk
Phil Smith – Assistant Clerk

PI-40/18 **To Receive Apologies and Reason for Absence.**

None.

PI-41/18 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None received.

PI-42/18 **Grant Dispensations**

None received.

PI-43/18 **Public Question Time**

None received.

PI-44/18 **Minutes**

It was moved by Cllr P Goulbourne, seconded by Cllr Mrs J Williams and

RESOLVED – that the minutes of the meeting held on 19 December 2018 be approved and signed by the Chair as a correct record.

PI-45/18 **Planning**

(a) Planning Applications For Consideration

(i) 18/05763/REM – Former Dairy Crest site, Wharf Road, Ellesmere – proposed residential development – approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 11/04589/EIA dated 23.11.2011 for the erection of 23no dwellings.

Consideration of this application had been deferred at the Town Council meeting on 7 January 2019 to allow for more information to be provided about details of the proposals. Representatives from the developers, Shropshire Homes, were in attendance, and the Chair welcomed them to the meeting.

Reference was made to the drainage/flooding issues on Dairy Grove, which would be used to access the Birch Road development site. Members made the developers aware of the likely causes of the flooding, and that the Town Council

had been working to try and find a solution. The developers stated that they would be keen to work with the Council and the Environment Agency to get a better understanding of the problem before any works commenced.

The developers then addressed Members' questions regarding the boundary between the canal and the proposed townhouses at The Wharf development site. The developers clarified the boundary line, and advised that they had not reached any final decisions on the type of boundary structure. Members stressed that they would prefer to see the existing boundary wall along the canal retained, and with one access point from the canal to the new development.

Further information was provided about proposed materials to be used, and that construction traffic would probably access the site from Bridgewater Street.

The developers were thanked for attending. Following a further discussion, it was moved by Cllr Mrs J Williams, seconded by Cllr P Goulbourne and

RESOLVED – that the application be supported, with the proviso that the existing wall/railings along the boundary between the canal and the application site north of Bridgewater Street be retained, and that there be only one access gate to/from the towpath. In relation to the Dairy Grove site, it is recommended that prior to the commencement of any development, investigations take place into drainage issues in the area that have resulted in parts of Dairy Grove (which will be the access road to the site) being flooded at times in the past couple of years. The Council is happy to work with the developers to find a solution to this problem, which also affects neighbouring land.

(b) Planning Applications/Decisions Received After the Issue of the Agenda

(i) 18/05262/FUL – 6 Brownlow Road, Ellesmere – erection of a single storey rear extension and replacement roof.

DECISION: Grant permission. Noted.

PI-46/18

Local Plan Review – Preferred Sites Consultation

Shropshire Council was carrying out a public consultation on its preferred housing and employment sites as part of the review of the Local Plan and Development Strategy. Consultation documents had been circulated to Members prior to the meeting, and a Public Meeting had been held at the Town Hall on 10 January 2019.

Members had previously indicated that they were satisfied with the allocation of two proposed housing sites on land to the South of Oswestry Road, and therefore these proposals were supported. The Committee also supported the proposed development boundary for Ellesmere. Responses to a couple of more general questions were also made.

RESOLVED – that the responses to the Preferred Sites Consultation be approved for submission to Shropshire Council.

Meeting closed at 1.33 pm

Chair: *Arber*

Date: 7.3.19