

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held in Ellesmere Town Hall
on Friday 23rd February, 2018 at 9.30am.

PRESENT: Councillors: Cllr G Elner (Chair), Mrs J Clayton, R Hartley, P Goulbourne and Mrs E Peers
Phil Smith – Assistant Clerk

PI-56/17 **To Receive Apologies and Reason for Absence.**

RESOLVED - that the apologies received from Cllrs J Frost – unwell, Mrs A Wignall – holiday, and Mrs J Williams – prior commitment - be approved.

PI-57/17 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None.

PI-58/17 **Grant Dispensations**

None received.

PI-59/17 **Public Question Time**

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

PR-60/17 **Minutes**

It was moved by Councillor P Goulbourne, seconded by Councillor Mrs J Clayton and

RESOLVED - that the minutes of the meeting held on 10 January 2018 be approved and signed by the Chair as a correct record.

PI-61/17 **Planning**

(a) Planning Applications For Consideration

(i) 18/00340/ADV – 25-29 Cross Street, Ellesmere - erect and display 1 non illuminated fascia; 1 internally illuminated fascia; 1 externally illuminated timber co-op projector and 1 non illuminated flat aluminium panel.
18/00341/LBC – 25-29 Cross Street, Ellesmere - erect and display new signage for existing food store affecting a Grade II Listed Building

This item had been deferred from the last Town Council meeting to allow time for a response from the Planning Officer to issues raised about the applications. In respect of the lottery sign, the applicant's agent had confirmed that it was not within their remit and the Planning Officer had advised them to remove it from the current application plans. If the sign were to be moved, it would require a separate application. With regard to the satellite dish, the Planning Officer had advised that there were no records on their system of an application for the installation of the dish. However, because it had been in situ for at least 9 years,

it was too late to take any enforcement action. In terms of work being started to remove the existing signage/fascias, the agent had stated that part of the signage was hanging off and was removed for safety reasons. The Planning Officer had advised the agents/applicants that any works without planning consent would be at their own risk.

Having received clarification on these matters, Members were broadly satisfied that the proposals were acceptable and unlikely to have any significant visual impact. It was moved by Cllr R Hartley, seconded by Cllr Mrs J Clayton and

RESOLVED – that the application be supported, subject to the lottery sign being kept in its existing position and removed from the application plans.

(ii) 18/00711/OUT – 39 Cambria Avenue, Ellesmere – outline application for the erection of a dormer bungalow to the side of an existing dwelling (all matters reserved).

Members felt that this site was potentially suitable for development, but that any issues around parking/highway safety and impact on neighbouring properties needed to be explored. It was moved by Cllr P Goulbourne, seconded by Cllr Mrs E Peers and

RESOLVED – that the Council has no objection in principle to such a development, but that the applicant must be able to demonstrate that there is adequate and safe parking and vehicular access to both the existing 39 Cambria Avenue and the proposed new dwelling, and that the new dwelling would not adversely impact on the visual amenity of adjacent properties.

(b) Other Planning Matters received after the issue of the agenda

The Chair drew attention to a press release issued by Shropshire Council on 20 February 2018 regarding an award of £544,507 from the Government's Land Release Fund to enable a housing scheme on Shropshire Council owned brownfield land at The Wharf, Ellesmere. The funding would be used for ground investigation/remediation works etc, and would enable the land to be "unlocked" for a development of up to 60 apartments, some of which might be for extra care provision.

Members noted the position, and that if the scheme came to fruition it would provide nearly all the additional housing allocation for Ellesmere that was identified in the Shropshire Local Plan Review to 2036.

PI-62/17

Shropshire Council Traffic Sensitive Review

This item had been included on the agenda following concerns raised by Councillor I Ward. However, as he was not present at the meeting, it was

RESOLVED – that the matter be deferred for consideration at the Town Council meeting on 5 March 2018.

PI-63/17

Exclusion of Press and Public

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

RESOLVED - that in accordance with the Public Bodies (Admission to Meetings) Act 1960 and Section 100 (A) of the Local Government Act 1992, the public and press be excluded for the remainder of the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the Acts.

PI-64/17

Planning Enforcement Case

The Assistant Town Clerk reported on a notification received from Shropshire Council regarding a planning enforcement case.

The report was noted.

The meeting closed at 10.02am

Chair:

Date:

A. Ellis

26.6.18