

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held in Ellesmere Town Hall on Monday 27th November, 2017 at 9.30am.

PRESENT: Councillors: Cllr G Elner (Chair), Mrs J Clayton, P Goulbourne, Mrs E Peers, I Ward, Mrs A Wignall and Mrs J Williams
Mandy Evans – Town Clerk
Phil Smith – Assistant Clerk

PI-37/17 **To Receive Apologies and Reason for Absence.**

RESOLVED - that the apology received from Cllr R Hartley – away – be approved.

PI-38/17 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None.

PI-39/17 **Grant Dispensations**

None received.

PI-40/17 **Public Question Time**

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

PR-41/17 **Minutes**

It was moved by Councillor P Goulbourne, seconded by Councillor Mrs E Peers and

RESOLVED - that the minutes of the meeting held on 31 October 2017 be approved and signed by the Chair as a correct record.

The Clerk reported that the minutes of the final meeting of the Planning, Economic Development & Land Committee held prior to the Election and subsequent adoption of a new committee structure had not been formally approved.

It was moved by Councillor I Ward, seconded by Councillor P Goulbourne and

RESOLVED - that the minutes of the meeting of the Planning, Economic Development & Land Committee held on 19 April 2017 be approved and signed by the Chair as a correct record.

PI-42/17 **Planning**

(i) Planning Applications For Consideration

17/05267/FUL – Higher Grange, Grange Road, Ellesmere – erection of a single storey side extension to outbuilding and other alterations including re-alignment of boundary wall.

RESOLVED – that the application be supported.

17/05410/CPL – 8 Magnolia Drive, Ellesmere – application for a Lawful Development Certificate for a proposed single storey extension to side of dwelling.

It was noted that this application was for information only.

(ii) Planning Decisions

17/04750/FUL – 23 Cherry Drive, Ellesmere - erection of first floor extension.
Decision: Grant Permission

17/03070/FUL – Mews Cottage, Market Street, Ellesmere – conversion of outbuilding to residential use including insertion of doors and windows; internal alterations.

Decision: Grant Permission.

Noted.

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

(a) 17/05458/FUL – 8 Berwyn View, Ellesmere - Erection of a Log Cabin 4.5m x 2.5m x 2.5m high in the front garden of a dwelling house to be used as a home office

Members had a number of concerns regarding this application in terms of its visual impact. It was felt that the application did not provide any details about the type of business that would be run from the log cabin, and that approval of the application could set a precedent for other similar developments.

RESOLVED – that the Council objects to the application on the following grounds:

- the size and scale of the proposed log cabin is out-of-keeping with the character and appearance of the area
- the proposed structure will be visually intrusive, and will be highly visible from Scotland Street – the main A495 road.
- approval of the application would set an unwanted precedent for the operation of business premises in residential areas
- the application does not provide sufficient information on the proposed use of the log cabin, and what impact that might have on neighbours/traffic etc.

(b) 17/05634/TC - Arboretum at Mereside, Ellesmere - works to trees within Ellesmere Conservation Area.

It was noted that this was an application by Shropshire Council's Recreation Service to create space for tree planting as part of the Lost Garden Terraces Project. Members felt the proposal was acceptable, but that the Countryside Manager be asked to provide a copy of the plans for the Project and the development of the Arboretum, including the planting of new trees. It was also suggested that, upon completion of the Lost Garden Terraces Project, there be a look at whether a Tree Preservation Order is desirable for this site.

RESOLVED – that the application be supported, but with the comments referred to above

PI-43/17

Joining People with Places: A Practical Vision for Travel in Shropshire

The Sustainable Transport Shropshire Group had circulated a discussion paper looking at ways to reduce the dependence on car travel and to make the county more accessible. There was an opportunity to make suggestions/proposals for Ellesmere.

Most of the discussion centred on the bus services that currently served the town, and what improvements could be made so that people were better able to get to work, school/college or access services, which were increasingly being centralised in larger towns in the county and elsewhere, without relying on private cars. The comments included:

- need for a direct bus service to Wrexham, given that it is a major local employment centre and has a University campus;
- ideally there should be a bus service between Ellesmere and Whitchurch;
- there should be better integration between rail and bus services at Gobowen;
- public transport links to the Orthopaedic Hospital need to be improved;
- there is a need for smaller buses, but with a more frequent service;
- need for a bus shelter on Elson Road between Trimpley and Stanley Drive, ideally with a lay-by/pull-in provision;
- there is currently insufficient provision for coaches to park in and around Ellesmere, so there is a need for a coach park facility that will help to encourage visitors to the Town.

RESOLVED – that the above comments/inputs for Ellesmere be submitted for inclusion in the discussion paper.

PI-44/17

The Future of Rural Bus Services in Shropshire

The Foundation for Integrated Transport had commissioned a report on the future of rural bus services in Shropshire. The Council had been invited to make any comments on bus services locally and how it would like to see them improved.

It was agreed that any further cuts to existing subsidies would have a significant negative impact on rural bus services and therefore lead to greater isolation for people from employment, school/college, shops and essential services. In terms of improvements to services, the suggestions made during the preceding agenda item (see minute PI-43/17) should be forwarded.

RESOLVED – that the above comments be submitted in response to the consultation on the Future of Rural Bus Services in Shropshire.

PI-45/17

Legionella Risk Assessment – Ellesmere Town Hall and Cross St Toilets

The Town Clerk stated that the risk assessment report had now been received. There were no immediate actions required, but there were a number of recommendations for improvements including the condition of the cold water storage tank at the Town Hall. It was proposed to work through the list and get quotes for the works that were needed. In the meantime, the monthly water chlorination checks would continue to be carried out by the existing contractor.

Members agreed to the suggested approach.

PI-46/17

Shropshire Local Plan Review (2016 – 2036)

This item had been on the agenda of the last meeting, but was being brought back for further consideration.

The 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. In general terms, the Committee were not in favour of the increased figure for housing growth and there was concern at the impact of a further 160 dwellings (in addition to the sites already committed for 602 houses) on the infrastructure of Ellesmere. Availability of employment land in the local area should be encouraged. It was noted that the questions about 'community clusters' and 'community hubs' were not directly applicable to Ellesmere.

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

PI-47/17

Ellesmere Annual Place Plan Review

Members reviewed the Annual Place Plan, and the following changes were **AGREED:**

- reference to schools, the medical centre, the Mere Walk and Horton's Field be taken out of the Plan as they were all either private businesses or involved privately owned land that the Council could not directly influence;
- that 'Additional Burial Land' be reduced in priority to a "Key Project";
- that the 'Trimpey Pinch Point' be a "priority" rather than a "critical" scheme;
- General public transport issues increased to a "priority" level, with additional request for shuttle buses for local people to access employment, education and health hotspots.

The Town Clerk reported that, further to the discussion at the last Town Council meeting regarding the replacement of the Town Council owned street lights, a figure had been received for conversion of all 83 street lights to LED lighting. It was still hoped to bid for CIL money to pay towards the cost, but it had been suggested that the Town Council be prepared to fund part of the scheme.

RECOMMENDED – that a sum of £5k for replacement street lighting be included for consideration in the 2017/18 budget estimates.

PI-48/17

Town and Country Planning Act 1990 (section 73) – Control Over Development

Noted.


PI-49/17

Working Party – Peter Nutting, Leader: Shropshire Council

At the last Town Council meeting, it had been agreed to delegate the Committee to make the arrangements for the proposed visit to Ellesmere by Cllr Nutting, Leader of Shropshire Council, early in 2018. It was suggested that a Working Party be formed to plan for the visit and to agree on the issues to be raised with Cllr Nutting, in conjunction with the local ward member, Cllr Mrs A Hartley. Any suggestions would be circulated to all Town Council members for information/comment.

RESOLVED – that a Working Party with a membership of Councillors R Hartley, Mrs J Williams and G Elner be established to plan the visit.

The meeting closed at 10.49am

Chair: 

Date: 10.1.18.....