

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held in Ellesmere Town Hall
on Monday 6th January, 2020 at 6pm

PRESENT: Councillors: G Elner (Chair), N Cull, J Frost, P Goulbourne, M Hancock, R Hartley,
D Lunn and Mrs A Wignall
Jo Butterworth – Town Clerk
Phil Smith – Assistant Clerk

Cllr Mrs A Hartley – Shropshire Council
6 members of the public

Public Question Time - the following questions/comments were made by residents and the Shropshire Council ward member in relation to planning application 19/05445/REM:

- concerns at the impact that the additional number of vehicles arising from this development will have on town centre roads. Will there be a traffic management plan to support this and any other subsequent applications for new housing development?
- the unsuitability of Canal Way as a residential road for use by construction traffic going to and from the development. Canal Way is not yet adopted as a public highway.
- At outline planning stage it was made clear to the developers and their agent that the proposed link road to serve the development from Oswestry Road should be constructed before any building commences. Dispute that Canal Way is a suitable single access point, given the impact it will have on residents.
- the current condition of Tetchill Brook needs to be addressed before any development begins. There also needs to be an agreement for the future maintenance of the watercourse.
- concern at the potential impact that the proposed leisure development (phase 2) will have on local residents.

PI-9/19 **To Receive Apologies and Reason for Absence.**

RESOLVED - that the apologies received from Councillor Mrs J Mowl – holiday - be approved.

PI-10/19 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None received.

PI-11/19 **Grant Dispensations**

None received.

PI-12/19 **Public Question Time**

In view of the number of questions/comments received about planning application 19/05445/REM, the Chair proposed that this application should be considered first.

PI-13/19 **Minutes**

It was moved by Cllr P Goulbourne, seconded by Cllr M Hancock and



RESOLVED – that the minutes of the meeting held on 15 October 2019 be approved and signed by the Chair as a correct record.

PI-14/19

Planning

(a) Planning Applications For Consideration

- (i) 19/05445/REM – proposed development land to south of Canal Way, Ellesmere – residential development of 99 dwellings including associated access via Canal Way, landscaping and flood mitigation works (Phase 1 of application 14/04047/OUT).

The Chair reported that the application site lay within Ellesmere Rural parish, but the Town Council was being consulted due to the potential impact of the development on residents of the town.

Members noted the comments/issues raised by residents earlier in the meeting. Reference was made to an earlier Phase 1 application, which this application now superseded, which the Council had objected to on access grounds – as no provision had been made for the construction of a through link road prior to the commencement of development. While the access was now proposed solely via Canal Way rather than Tetchill Brook Road, it was still considered unacceptable for all construction traffic and subsequent additional vehicle movements to use this single point of access in terms of the impact on residents and increased congestion at the Scotland Street/Canal Way junction and other town centre roads. It was also felt that the applicant's projections of additional vehicle movements that would be generated was unrealistic, and was likely to be much greater. Members also agreed with the comments from a resident that the Tetchill Brook watercourse, which was currently overgrown and causing water to back-up upstream, needed to be cleared first before any development was started.

It was moved by Cllr R Hartley, seconded by Cllr P Goulbourne and

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

The Council notes that this application supersedes 19/00187/REM, and that the access to Phase 1 of the overall scheme is now via Canal Way only. However, the current application does not address the main objection to the previous application - that it does not provide for the construction of a link road from Oswestry Road. The Council supported the outline application for the then 'Marina development' on the basis that a link road from Oswestry Road would be constructed at the first stage of the development, and it is believed that this was reflected in the conditions attached to the outline planning permission.

On the basis of the current application, all construction traffic to and from the site, and all vehicle movements once the development is completed, will be along Canal Way and through the town. This will create unacceptable levels of additional traffic through a residential area, with



potential impact on residential amenity and pedestrian safety - particularly during the construction phase. All vehicles accessing the site will have to use the Scotland Street/Canal Way junction, which already suffers from congestion and a narrow "pinch point". The increased numbers of HGVs using this junction during the construction period will have an adverse impact on highway safety. The Council does not believe that the applicant's forecast of the additional vehicle movements that the development will generate is realistic, and under-estimates the impact on the existing highway network and infrastructure. It is noted that Canal Way is an unadopted road, and there is concern as to whether it is of a sufficient standard to cope with use by construction traffic etc.

In relation to the proposed flood mitigation works, the Council would like the applicants to address existing problems with the Tetchill Brook watercourse, which is overgrown and causing flooding issues on the other side of the Canal, before any development is allowed to commence. The Council also wish to see arrangements in place for the continued future maintenance of the watercourse.

(ii) 19/05363/FUL – Sans Souci, Grange Road, Ellesmere - erection of first floor extension over garage; installation of dormer windows to front and rear roofline.

Members considered that the proposed development would not cause any issues of overlooking or significantly impact on the amenity of neighbouring properties. It was moved by Cllr P Goulbourne, seconded by Cllr J Frost and

RESOLVED – that the application be supported.

(iii) 19/05409/FUL – The Scout House, Brownlow Court, Wharf Road, Ellesmere – erection of Scout Meeting Room and ancillary site works.

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

RESOLVED – that the application be supported.

(iv) 19/05441/PSPPA – Tesco's Store, Canal Way, Ellesmere – application for prior approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of roof mounted solar panels.

It was moved by Cllr J Frost, seconded by Cllr D Lunn and

RESOLVED – that the application be supported.

(b) To consider any other planning applications/decisions or correspondence received after the issue of the agenda

None received.

The meeting closed at 6.43pm

Chair: *Curran*

Date: 2/3/20