

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held Virtually on

Monday 4th January 2021 at 6.15pm

PRESENT: Councillors: G Elner (Chair), P Goulbourne, R Hartley, M Hancock, J Mowl, A Wignall, N Cull and J Frost

Jo Butterworth – Town Clerk & RFO
Jean Hynes – Deputy Clerk & Deputy RFO

Members of the Public 1
Member of the Press 1

PI-26/20 **To Receive Apologies and Reason for Absence.**

RESOLVED: None received.

PI-27/20 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None received.

PI-28/20 **Grant Dispersations**

None granted.

PI-29/20 **Public Question Time**

A resident of Church Hill attended the meeting to raise concerns over planning application 20/04919/FUL – The Old Vicarage, Church Hill.

Concerns raised:

- How the retaining wall of The Old Vicarage could be made safe to protect a neighbouring property, St Mary's Cottage as there is the area is made up of a lot of sand.
- The necessity of the tree removal resulting in loss of privacy to Holly Cottage and St Mary's Cottage, the resident wondered if the building could be moved back within the boundary instead.
- The ecological impact of the removal of trees as well as the impact on the remaining trees.
- The window in the gymnasium is North West facing and overlooks the 2 aforementioned properties, again posing loss of privacy.
- There are some very old steps leading from St Mary's Cottage to the Old Vicarage, the resident is concerned of damage being incurred during

development, or even total loss of these, she would like assurances their archaeological value will not be affected during the build.

- Finally, the resident expressed concern over the visual impact that the proposed building will have on its surroundings.

PI-30/20

Minutes

It was moved by Cllr P Goulbourne, seconded by Cllr N Cull and

RESOLVED – that the minutes of the meeting held on 7th December 2020 be approved and signed by the Chair as a true record.

PI-31/20

Planning

(a) Planning Applications for Consideration

Reference: 20/04919/FUL.

Address: The Old Vicarage, Church Hill, Ellesmere, Shropshire, SY12 0HB

Proposal: Erection of detached swimming pool/gym building; associated works to include the felling of eight trees and one hedgerow.

- Councillors acknowledged concerns raised by the local resident during Public Question Time. Cllr Cull listed his concerns over the application which were as follows:
- The planning documents refer to the red and blue line boundaries, the blue being additional land owned by the applicant, however, there does not appear to be a blue line on the documents presented.
- Concerns over the weight to the existing boundary as the new build as the proposed building is the size of a small bungalow.
- Pump noise from the swimming pool.
- The drawings do not make it clear, what visual impact will be given the height and position near the boundary, following the tree removal.
- Absence of information to allow council to make a fully informed decision.

Following further discussion, the committee decided that they were unable to make a fully informed response, a site visit had been planned, but had to be cancelled due to Covid restrictions, so councillors agreed to send a list of there concerns to Shropshire Council Planning Department to be answered before being able to submit a final response to this application.

It was moved by Cllr G Elner, seconded by Cllr N Cull and

RESOLVED – to send concerns to the planning department and a request for further information before being able to submit a final response.

Reference: 20/04988/FUL.

Address: 3 Laburnum Drive, Ellesmere, Shropshire, SY12 9PL

Proposal: Erection of single storey extension to side and rear

The committee agreed that they had not material planning objections to this application.

It was moved by Cllr P Goulbourne, seconded by Cllr A Wignall and

RESOLVED – that the application be supported.

Reference: 20/05085/PRCPA.

Address: 18 Scotland Street, Ellesmere, Shropshire, SY12 0EG

Proposal: Application under Part 3, Class C of the Town and Country (General Permitted Development) Order 2015 to change the use from (A1) retail to (A3) restaurants/cafes

Concerns were raised over this application as works have already commenced at the property prior to planning approval. It was reported that a condensate pipe carrying hot water from the building had been fitted, which empties out into the outside smoking area of the adjoining public house, which raised health and safety concerns. There were worries over smells created by the proposed application and also over noise that extractor fans will produce. However, the plans were lacking in detail.

It was agreed that while the committee has no objection in principle to the change of use from A1 retail to A3 restaurant providing that it was not impactive on the neighbouring properties, that they would like further information to be provided before making a final decision.

It was moved by Cllr N Cull, seconded by Cllr P Goulbourne and

RESOLVED – to send concerns to the planning department and a request for further information before being able to submit a final response.

Reference: 20/05135/FUL.

Address: Bourne House, Trimpey Street, Ellesmere, SY12 0BE

Proposal: Erection of replacement garage at rear of property.

Councillors considered that application and agreed that it won't have a detrimental visual impact on the property, however concern was raised over the high window located on the proposals and members would like assurance that it will not be converted into 2 floors.

It was moved by Cllr G Elner, seconded by Cllr A Wignall and

RESOLVED: that the application be supported, providing that it is not converted into 2 floors.

Reference: 20/05242/TCA.

Address: Tesco Stores Ltd, Canal Way, Ellesmere, SY12 0EJ

Proposal: Reduce the building side by 1m of 14 Norway Maples within Ellesmere Conservation Area

Members considered the application agreed that the tree works essential.

It was moved by Cllr G Elner, seconded by Cllr A Wignall and

RESOLVED: that the application be supported.

(b) Planning Decisions

Planning Decisions (for information only).

Reference: 20/04214/FUL

Address: Veterinary Surgery, 12 Talbot Street, Ellesmere, Shropshire, SY12 0HQ

Proposal: Erection of single storey front extension

Decision: Grant Permission. Noted.

PI-32/20

Right Home, Right Place Housing Needs Survey.

The Clerk reported Right Home, Right Place is a Shropshire Council-led initiative to help identify housing need and housing trends across the county. They have been conducting these surveys for the past three years and are gradually working their way through each parish in Shropshire. They are planning on conducting a housing needs survey in Ellesmere in Summer 20201 and asked for views on the best dates to run the survey and for any other suggestions that the council may have.

Concern was expressed that it seemed to be an online survey and members agreed that it should be inclusive to all with paper copies being made available. It was felt that it would be best to suggest the survey be conducted in June prior to the summer holidays.

The meeting closed at 18.58pm

Chair:

Date: