

PLANNING & INFRASTRUCTURE COMMITTEE

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

Wednesday 3rd February 2021 at 7pm

PRESENT: Councillors: G Elner (Chair), P Goulbourne, R Hartley, M Hancock, J Mowl, A Wignall, D Lunn

Jo Butterworth – Town Clerk & RFO

Vanessa Hughes – Admin Assistant

Members of the Public 0

Member of the Press 0

PI-33/20 **To Receive Apologies and Reason for Absence.**

RESOLVED – That apologies from Cllr N Cull be accepted.

PI-34/20 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None received.

PI-35/20 **Grant Dispensations**

None granted.

PI-36/20 **Public Question Time**

None.

PI-37/20 **Minutes**

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

RESOLVED – that the minutes of the meeting held on 4th January 2021 be approved and signed by the Chair as a true record.

PI-38/20 **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.

A response from the applicant received via Shropshire Council's Planning Department had been circulated with the agenda.

AW
3/2/21

The Clerk read comments on the application received from Cllr N Cull, he feels that most of the initial questions have been answered, although he still has concerns regarding the noise that will be created from the air source heating and the water pump. He also questioned whether the weight of the building would provide any lateral movement to the soil from the adjacent property.

Members were happy that building regulations would govern the stability of the site, so there were no further concerns on that matter, but they felt that the concerns over the noise of the water pump and air source heating should be mentioned in their response.

The committee discussed the application further and agreed that the applicant has gone to great lengths to provide the answers they needed to help them reach a decision.

It was moved by Cllr G Elner, seconded by Cllr R Hartley and

RESOLVED – to support the application, but mention noise concerns.

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 previously raised over this application on 4th January and submitted to Shropshire Council.

The Clerk reported that she had chased the Planning Department for a response but has not received a reply.

Cllr Elner had been looking at comments made on a similar application applied for in 2020, application 20/00025/FUL, 32 Scotland Street. In summary the conservation officer's comments on that application were, it would be a contravention of planning policy in a conservation area, so Cllr Elner questioned why this application would not be met with the same response.

The committee still have grave concerns over the detrimental impact that this application will have to the neighbouring property given the location of the condensate pipe and the extractor fan, they also have health and safety concerns.

It was agreed that while the committee has no objection in principle to the change of use from A1 retail to A3 restaurant members felt that as their initial concerns had not been answered they stand by their previous submission and object to this application.

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

RESOLVED – to object to this application.

Reference: 21/00102/VAR.

Address: Sierra, Grange Road, Ellesmere, SY12 9DJ

Proposal: Variation of condition 2 attached to planning permission 17/06022/FUL dated 06/03/2018 for the erection of single storey extension

It was moved by Cllr G Elner, seconded by Cllr J Mowl and

RESOLVED – to support this application with no further comments.

(b) Planning Decisions

Planning Decisions (for information only).

Reference: 20/04281/FUL

Address: 7 Grosvenor Cottages, Ellesmere, SY12 0AT

Proposal: Erection of two storey side extension

Decision: Grant Permission

Reference: 20/04559/FUL

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

Proposal: Erect and display non – illuminated wall mount fascia sign

Decision: Grant Permission

Reference: 20/04988/FUL

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

Proposal: Erection of single storey extension to side and rear

Decision: Grant Permission.

Noted.

PI-39/20

Consultation on the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.

The link to the draft plan had been circulated with the agenda. The Town Council's comments on the Regulation 18: Pre-Submission of the Shropshire Local Plan Consultation from October were as follows.

Under the development guide in schedule S8.1(i) and explanation 5.114, both on page 194 of the plan, councillors would like to see the creation of a circular cycle route as well as the creation of a circular walk detailed in the plan.

It was agreed that the committee were satisfied that their comments had been included in this new submission draft and they had no further comments to submit.

Cllr Mowl questioned why Welshampton no longer appeared to be included in the Ellesmere Place Plan. The Clerk will investigate.

The meeting closed at 7.30pm

Chair: CyRen

Date: 8/3/2021