

PLANNING & INFRASTRUCTURE COMMITTEE

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

Monday 8th March 2021 at 7pm

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

Jo Butterworth – Town Clerk & RFO
Vanessa Hughes – Admin Assistant

Members of the Public 0
Member of the Press 0

PI-40/20 **To Receive Apologies and Reason for Absence.**

RESOLVED – That apologies from Cllr D Lunn were emailed prior to the meeting.

PI-41/20 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

Cllr A Wignall declared a personal interest in agenda item 6a Reference 21/00743/VAR as she is a School Governor.

PI-42/20 **Grant Dispensations**

None granted.

PI-43/20 **Public Question Time**

None.

PI-44/20 **Minutes**

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

RESOLVED – that the minutes of the meeting held on Wednesday 3rd February 2021 be approved and signed by the Chair as a true record.

PI-45/20 **Planning**

(a) Planning Applications for Consideration

Reference: 21/00746/FUL

Address: Ivy House, Scotland Street, Ellesmere, SY12 0DH

Proposal: Erection of 8no flats and formation of new parking areas.

Councillors' comments on this application were as follows:

The site is the rear garden of number 79 Scotland Street, known as Ivy House, this property was built in the early 1800's and is a listed Grade 11 building, within a

conservation area and it is close to a number of listed buildings of significant importance from 1700's, the earliest being built in 1611. The area of historical interest was protected to conserve its heritage.

This proposal will have a detrimental effect on the listed buildings and the conservation area.

The adjacent buildings and the proposed site are bordered by a retirement complex which comprises of bungalows for elderly and disabled people, we believe it is unacceptable to build three story flats so close to these bungalows and the proposed development would be out of keeping with the neighbouring properties. The proposal would also have a detrimental impact on the neighbouring properties.

The proposed vehicular access to the site would be through the existing estate of bungalows, and the proposal would remove the existing car parking provision for the six flats that comprise Ivy House. The application will necessitate the removal of these spaces for construction of these dwellings.

If this application is granted permission it will result in fourteen flats on the site with the provision of only five parking spaces, the application does mention the need for off-site parking, including Tesco's supermarket car park, which is not in the developer's control.

The plans do not clearly show the dimensions of the site, which is extremely small and narrow, we have concerns of the overbearing nature of the proposal, the layout and density together with the design and appearance will result in overshadowing of existing buildings and overlooking and loss of privacy.

The design and appearance of the buildings are completely out of keeping with all neighbouring properties and the roof elevations of the three-story building are much higher than all other properties in Scotland Street, Canal Way and Laurels Close and will also be much higher than the roof level of Ivy House the existing Grade 11 building that is protected.

The proposal is for all surface water to run to a soakaway not into main drainage which gives concerns for flooding of nearby properties and roads.

It is further noted that there has not been an ecological habitat report carried out on this site showing consideration to ecology has been ignored.

Ellesmere has already met and exceeded its housing requirement, and these flats are not needed to meet our targets.

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

RESOLVED – To object to the application for the following reasons:

Overshadowing.

Overlooking and loss of privacy

Overbearing nature of the proposal

Out of keeping with neighbouring properties

Detrimental impact on neighbouring properties
Effect on Listed Buildings and Conservation Area
Layout and density
Design & appearance
Higher roof elevation than existing Grade 11 building
Loss of existing parking

Cllr A Wignall abstained from the vote.

Reference: 21/00743/VAR

Address: Ellesmere Primary School, Elson Road, Ellesmere, SY12 9EU

Proposal: Variation of condition no.2 (plans) attached to planning permission reference 18/00109/FUL dated 13/08/2019.

The changes in the application were to bring the new classrooms inline with the existing classrooms and make the building more pleasing to the eye.

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

RESOLVED – that the application be supported.

Cllr A Wignall abstained from the vote.

(b) Planning Decisions

Planning Decisions (for information only).

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

Decision: Grant Permission.

Noted.

PI-46/20

Community Governance Review

Discussion took place and It was agreed to put forward a representation to Shropshire Council requesting that the Ellesmere Urban boundary be reviewed.

It was also agreed to write to Ellesmere Urban Parish Council to start boundary review discussions.

The Community Boundary Task & Finish Group will look at boundary considerations and bring recommendations to full council.

PI-47/20

Model Design Code Consultation

Councillors worked through the consultation questions.

The meeting closed at 7.30pm

Chair:

Date: