

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held at Ellesmere Town Hall on

Monday 23rd May 2022 at 6pm

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

Jo Butterworth – Town Clerk & RFO
Jean Hynes - Deputy Town Clerk and
Deputy RFO:

Members of the Public 4
Member of the Press 0
Unitary Councillor 1 (dual hatted)

PI-05b/22/01 **To elect a Chair for 2022/2023 Municipal Year.**

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

RESOLVED - that Cllr G Elner be elected as Chair of the Planning & Infrastructure Committee for the 2022/23 municipal year.

PI-05b/22/02 **To elect a Vice Chair for 2022/2023 Municipal Year.**

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

RESOLVED – that Cllr P Jones be elected as Vice-Chair of the Planning & Infrastructure Committee for the 2022/23 municipal year.

PI-05b/22/03 **To receive apologies and reason for absence.**

RESOLVED: None received.

PI-05b/22/04 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**
Cllr A Wignall declared a personal interest in agenda item 10b Reference 22/01212/COU as she is the new owner, however the item is for information only.

PI-05b/22/05 **Grant Dispensations**

None granted.

PI-05b/22/06 **Minutes**

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

RESOLVED – that the minutes of the meeting held on Monday 5th May 2022 be approved and signed by the Chair as a true record.

PI-05b/22/07 **Public Question Time**

Mr Chris Scott on behalf of Chamber of Commerce and residents spoke to raise concerns over planning applications Reference: 21/05967/LBC and Reference: 21/05966/FUL - Lloyds Bank, Scotland Street,

Concerns raised:

- The application on the lamppost outside the building states 7 apartments however the amended application states 4 apartments.
- There is no mention of commercial or specified what is commercial use.
- Lack of parking.

Noted.

PI-05/22/08 **Exclusion of Press and Public.**

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

RESOLVED- that by the Public Bodies (Admission to Meetings) Act 1960 and under Section 100 (A) of the Local Government Act 1992, the public and press be excluded for the following item of business (PI-05b/22/08) on the grounds it involves the likely disclosure of confidential information as defined in the Acts”.

PI-05b/22/09 **Boundary Review Discussions.**

Council listened to counter proposals from guests Ellesmere Rural Parish Council on changes to the town and rural parish boundaries and made a recommendation to take to full council.

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

RESVOLVED – all agreed to take recommendations to full council in June.

PI-05b/22/10 **Planning:**

(a) **Planning Applications for consideration:**

Reference: 22/01861/FUL

Address: Gable Lodge, 3 Brownlow Crescent, Ellesmere, Shropshire, SY12 0DA.

Proposal: Erection of garage and store, private use within curtilage of dwelling.

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

RESOLVED – that the application be supported.

Reference: 22/01879/LBC

Address: Former Canal Warehouse, New Wharf Road, Ellesmere, Shropshire.

Proposal: Works to Listed Building to facilitate the conversion of former canal warehouse to Use Class 'Other' / E(b) cafes/restaurants as part of the overall Phase 3 Wharf re-development.

Council discussed the change of use from industrial heritage warehouse to a café and as they would like to see the building to be saved and would support the application.

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

RESOLVED – that the change of use of the building agreed to the change of use in principle, however members agreed to consider the other application on the site before making their final decision.

FURTHER RESOLVED – Members later objected to this application after considering a separate application ref 22/01547/FUL is for the same development and Council had objected to that application.

Reference: 22/01547/FUL

Address: Former Canal Warehouse, New Wharf Road, Ellesmere, Shropshire.

Proposal: Phase 3 development to include the erection of part 2-storey part 3-storey building comprising 58 retirement apartments; erection of 8 townhouses; conversion and change of use of warehouse building to use class E(b) cafes/restaurants apartments; formation of car parking spaces, landscaping scheme, works to trees including felling; all ancillary works.

Council considered the application and still felt that the apartments looked too high. It was felt that the retirement apartments were not needed in the town as there are several vacant properties already and that this would result in 70% over capacity. There had been numerous episodes of flooding as highlighted by Mr A Harding back in 2019 and that these concerns still exist. The environment agency had constantly objected over the flooding concerns.

An impact assessment from Salford University had also stated that the site is of high archeologically interest as it possibly contained buried remains from medieval and post medieval times within Ellesmere and in doing the work this could cause damage with the loss of the burial site and any remains.

It also does not have sufficient water drainage proposals to the site as if the nearby culvert floods it could flood the site as well as the town.

There is also a contamination tier 1 risk due to lead and cyanide which was found on plot 2 of the site, local planning authority would not accept the data.

It was proposed to object this application as they could not find anything that would be of benefit to the town with the exception of the warehouse which is an existing grade 2 asset and no respect given to the heritage of the area. In addition, as 22/01879/LBC application was for the same development and that if one application was objected to then the other application would have to be objected.

It was moved by Cllr G Elner, seconded by Cllr P Goulbourne and

RESOLVED – that the application be objected to and object to application 22/01879/LBC.

Cllr J Mowl reported the content to Council of support of the application from a member of public on social media regarding the development.

Reference: 22/01849/FUL

Address: 24 Birch Road, Ellesmere, Shropshire, SY12 0ET

Proposal: Erection of two storey rear extension following demolition of existing external stair and shed and roofing of the lower ground floor area

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

RESOLVED – that the application be supported.

Planning Applications 21/05967/LBC & 21/05966/FUL Lloyds Bank, Scotland Street

Councillors acknowledged concerns raised by the local residents during Public Question Time.

Ellesmere Town Council's Planning & Infrastructure Committee have considered both of the applications separately; however, they feel that they are unable to support or object to either application due to having insufficient information regarding the commercial usage of the ground floor and because there is no clear indication of how this area would be accessed.

Members still have concerns regarding the lack of parking and after viewing the other comments they also have major concerns about the loss of privacy to neighbours due to the apartment windows overlooking their property.

Clarification is requested as to whether there will be 5 or 7 flats. The only planning notice on display on the lamppost in the Town Centre is still for the 7 apartments dated January.

Noted.

Reference: 22/02309/TPO

Location: Land Around Windlass Drive, Ellesmere, Shropshire, SY12 0FP.

Proposal: Crown reduce various aspects by approx. 3m and other works (see report for full details) of 3no Oak (T04, T05 & T10) protected by the Shropshire Council (Land at Former Dairy Crest Site Wharf Road, Ellesmere) TPO 2011 (Ref: SC/00067/11)

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

RESOLVED – that the application be supported.

(b) **Planning Decisions. For information only.**

Reference: 22/01212/COU

Address: White Lion Antiques, 4 Market Street, Ellesmere, Shropshire, SY12 0AN

Proposal: Change of use of one room from Retail Class E(a) to Dwellinghouse Class C3(a), to be incorporated into the existing dwellinghouse

Decision: Grant Permission

Noted.

Reference: 22/01178/FUL

Address: Proposed Commercial Development Land To The West Of, Grange Road, Ellesmere, Shropshire

Proposal: Proposed erection of 10no camping pods, service building and site access and internal driveway and parking.

Decision: Refuse

Noted.

The meeting closed at 7:15pm

Chair:

Date: