

PLANNING & INFRASTRUCTURE COMMITTEE

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

Wednesday 16th November 2022 6.15pm

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

Jo Butterworth – Town Clerk & RFO
Gem Whitley - Administration Assistant

Members of the Public 8
Member of the Press 0
Unitary Councillor 1 (dual hatted)

Public Question Time

Mr Peter Wilson along with other residents from Cae Goody Lane came to raise concerns about planning application 22/0442/FUL Land adjacent to Rose Cottage. Their concerns were, flooding and drainage issues, greenbelt land being used as commercial and eventually being lost, increased volumes of traffic, effects on the bats and newts in the area and their other main concern was that the original conditions opposed by Shropshire Council when planning application 22/00824/FUL was granted would be removed.

Chairman Cllr Elner asked members of the committee if they would like to move the planning application due to be discussed under agenda item PI-11/22/07 forward, so that it could be considered whilst the members of the public were present. All members agreed.

PI-11/22/01 **Planning application 22/0442/FUL**, Land Adjacent to Rose Cottage, the Cross, Ellesmere, was considered by Cllrs, who identified a number of issues with the application which were as follows.

The previous application decision (22/00824/FUL, was granted with a number of conditions attached to it, Councillors would like Shropshire Council to ensure that all of the original conditions are upheld if this new application is granted.

Potential noise and light pollution from commercial use as well as smells and fumes are concerns that local residents have and for this reason, the council also have misgivings.

Cllrs have concerns regarding the site entrance, there is heavy traffic currently using this road as a cut through despite there being a 7.5 ton weight limit on the lane which is causing problems to the lanes infrastructure, however there is currently no highway report to consider to see if the current road condition has been taken into consideration.

The original footprint of this application was incredibly small, and members are worried that layout and density of the building design will exceed the capacity of the physical infrastructure and be inappropriate and incompatible for this area.

The possible loss of sunlight and overshadowing of the neighbouring property is an issue as well as the proposed property overlooking next door.

Members have concerns regarding the adverse impact on nature conservation, residents have reported there being newts and bats on the site. Bats are obviously present as the application includes bat boxes.

The impact that the proposal will have on trees on the site also concerns the committee.

Finally, no drainage report has been submitted and after listening to residents' concerns with regards to flooding and drainage on this site, members would like to see sight of the necessary reports as they are worried about water displacement that this proposal may create.

It was moved by Cllr P Jones, seconded by Cllr J Mowl and

RESOLVED: to object to this application for all the reasons listed above.

PI-11/22/02 **To receive apologies and reason for absence**

None received.

PI-11/22/03 **Disclosure of Personal and Prejudicial Interests**

None disclosed.

PI-11/22/04 **Grant Dispensations**

None granted.

PI-11/22/05 **Minutes**

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

RESOLVED – that the minutes of the meeting held on Monday 23rd May 2022 be approved and signed by the Chair as a true record.

Cllr G Hutchinson did not vote as he did not attend the previous meeting.

PI-11/22/06 **Ellesmere Place Plan**

Council listened to guest speaker Rosie Corner, Place Plan officer for Shropshire Council explain about the new electronic Place Plan system which is being implemented from next year. It was agreed by members that as well as working on their own ideas for the Place Plan, it would be beneficial to collaboratively work with neighbouring parishes identify joint project for the plan.

PI-11/22/07 **Neighbourhood Plan**

The Committee were advised by Rosie Corner to make an appointment with Eddie West and Dan Corden for them to come and speak regarding Neighbourhood Plans.

PI-11/22/08 **Planning** (N.B) This was item 7 before part of the item had moved to Item 1

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

Reference: 22/04448/TCA

Address: The Mount, St Johns Hill, Ellesmere, SY12 0EY

Proposal: Reduce end weight and crown clean 1 no Sycamore and apply cable brace and weight reduce selective limbs of 1 no Horse Chestnut (see description of works) within Ellesmere Conservation Area.

It was moved by Cllr A Wignall, seconded by Cllr M Hancock and

RESOLVED – Grant Permission

Reference: 22/04925/TCA

Address: 7 Kynaston Place, Ellesmere, Shropshire, SY12 9BF

Proposal:

Crown reduce by 30% and remove previously pollarded limb growing from the base of the tree over neighbours' fence 1no Sycamore (T1) & pollard to approx. 3m above ground of 1no Sycamore (T2) within Ellesmere Conservation Area

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

RESOLVED – Grant Permission

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

Reference: 22/03531/TPO

Address: Land At End Of Oswestry Road, Ellesmere, Shropshire, SY12 0BY

Proposal: Crown reduce in year one by 20% and again in year three by a further 20% (total 40% staged reduction) 1no Oak protected by the Shropshire Council (Land off Oswestry Road, Ellesmere) TPO 2016 (Ref: SC/00269/16).

Decision: Grant Permission. Noted.

PI/11/22/09 **Highways**

Cllr A Wignall and Cllr J Mowl felt a new working group dedicated to Highway issues would be beneficial. Cllr P Jones asked if these issues could not be discussed under the Planning and Infrastructure committees. The Town Clerk advised that this would be acceptable under the terms of reference.

It was proposed that the Planning and infrastructure hold more meetings to allow dedicated time for highways issues.

Proposed by Cllr P Jones, Seconded by Cllr A Wignall.

PI/11/22/10 **Pre-Planning Application Policy**

Item deferred whilst Town Clerk investigates when this was last reviewed.

The meeting closed at 7:20pm

Chair:

Date: