

## PLANNING & INFRASTRUCTURE COMMITTEE

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

Monday 3<sup>rd</sup> April 2023 at 6.15pm.

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

Jo Butterworth	Town Clerk & RFO.
Jean Hynes	Deputy Town Clerk & RFO.
Gem Whitley	Administration Assistant.

Members of the Public	0
Member of the Press	0
Unitary Councillor	1 (dual hatted).
Guest Speakers	2

### **Public Participation Session.**

Due to previous residents' concerns about the planning proposals of The Barn Conversion at the Cross, Ellesmere, the owners of the property attended the meeting to address the previous issues raised regarding machinery storage, site access and speeding.

PI-04/23/01 **To receive apologies and reason for absence.**

Apologies were received from Cllr H Anderton due to family commitments.

**RESOLVED: that the apologies received from Cllr H Anderton - be approved.**

PI-04/23/02 **Disclosure of Personal and Prejudicial Interests**

None disclosed.

PI-04/23/03 **Grant Dispensations**

None requested.

PI-04/23/04 **Minutes.**

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

**RESOLVED – that the minutes of the meeting held on Monday 6<sup>th</sup> February 2023 be approved and signed by the Chair as a true record.**

Members agreed to move item PI-04/23/06 forward on the agenda.

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

**RESOLVED – Item 04/23/06 be moved forward.**

PI-04/23/06 **Planning:**

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

**Reference:** 23/00787/FUL.

**Address:** Proposed Barn Conversion At, The Cross, Ellesmere, Shropshire.

**Proposal:** Change of use of barn to dwelling house (as approved under ref: 22/00824/FUL) to include an extension, erection of a home-office, creation of a new access and associated works.

Cllr A Wignall thought that the application should be approved as all previous issues had been addressed. Cllr G Elner reminded everyone that the last time they objected was on the basis of potential noise, light pollution, layout, and density of the site, and that there was no highways report, which has now been received and approved by Highways. There were also concerns about the trees, drainage, and bats, all of which have been addressed. Commercial use was a previous concern with neighbours, but the owner guaranteed that it would not be an issue.

It was moved by Cllr A Wignall seconded by Cllr G Hutchinson and

**RESOLVED - Ellesmere Town Council support this application providing it is residential and home working with no storage of heavy plant and it adheres to the conditions set by Shropshire Council.**

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

**Reference:** 23/01006/TCA.

**Address:** Fullwood Court, Victoria Street, Ellesmere, Shropshire.

**Proposal:** Fell 1no. Willow and 1no. Cherry close to ground level and treat stump within Ellesmere Conservation Area.

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

**RESOLVED: that the application be supported.**

**Reference:** 23/00985/FUL.

**Address:** 1 Talbot Gardens, Ellesmere, Shropshire, SY12 0QZ.

**Proposal:** Erection of porch extension to northwest elevation of existing building.

Members considered the application and agreed to support the erection of porch extension.

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

**RESOLVED: that the application be supported with Cllr J Howard abstaining from the vote.**

**Reference:** 23/00879/TPO.

**Address:** 36 Diamond Way, Ellesmere, Shropshire, SY12 0FH.

**Proposal:** Removal of dead branches and reduce back 3 boughs overhanging property by 6m from 1no. Oak 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 G Hutchinson, seconded by Cllr P Goulbourne and

**RESOLVED: that the application be supported.**

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

**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 dwellings; conversion and change of use of warehouse building to use class E(b) cafes/restaurants; formation of car parking spaces, landscaping scheme, works to trees including felling; all ancillary works.

**Decision:** Refuse. Noted.

**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

**Decision:** Grant Permission. Noted.

**Reference:** 22/05178/FUL

**Address:** Victoria Garage, Scotland Street, Ellesmere, Shropshire, SY12 0DG.

**Proposal:** Demolition of existing garage building, re-aligned access onto Scotland Street and erection of two terraces of 3No dwellings and 2No semi-detached dwellings with associated parking and garden areas.

**Decision:** Grant Permission. Noted.

**Reference:** 23/00212/VAR.

**Address:** Proposed Residential Development Land To The South Of, Oswestry Road, Ellesmere, Shropshire.

**Proposal:** Variation of Condition No.s 16 and 17 attached to planning permission 21/03602/FUL dated 24 August 2022.

**Decision:** Grant Permission. Noted.

**Address:** Proposed Dwelling North of Garth, Willow Street, Ellesmere, Shropshire

**Proposal:** Outline application (all matters reserved) for the erection of one single storey dwelling including the widening of the existing of vehicular access

**Decision:** Refuse. Noted.

PI-04/23/05

**Neighbourhood Plan.**

(a) Members discussed Neighbourhood Plans following Eddie West's presentation on 6th February 2023 with varied views. It was felt that Council could benefit in that could have more of a say when it came to the decision making. Councillors did agree that they would like to talk to another council that had completed the process. It was moved by Cllr G Hutchinson, seconded by Cllr A Wignall and

**RESOLVED:** that Cllr Elner contact local Councils of a similar size to ask about their experiences of creating a Neighbourhood Plan.

**(b) Neighbourhood Grant Funding.**

The Clerk confirmed that an email had been received from Rosie Corner of Shropshire Council confirming that the Grant fund has now been extended to £10,000. Noted.

**Highways & Parking issues in Ellesmere.**

(a) Members considered a request from Ellesmere Primary School to support the change of the speed limit outside the school. They also asked for a pedestrian crossing at the end of Cambria Avenue and school signs setting the speed limit to a 20-mile limit all along the front of the school. Cllr G Elner acknowledged that he had also received the request as a Shropshire Councillor. Cllr G Elner had spoken with Shropshire Council, who stated that there is a scheme in place with some funding available, but had no further details at this time.

Cllr G Elner had also discussed with the school safety officer the potential of making the bus stop in Trimpley Street, (just past the crossing, where the path is wide, into a layby) allowing buses dropping off children to pull in allowing traffic to continually flow. Both the school and bus company confirmed that they would be in favour if funding could be found.

(b & c) Members discussed parking & highways issues throughout the town. Following a discussion, it was agreed for the committee to write a highways plan street by street detailing the issues and possible solutions, then invite a Highways Officer and Portfolio Holder from Highways to a meeting to hear the councils' concerns. In addition, it was agreed to invite a Shropshire Council Planning and Enforcement Officer to a meeting for advice on how to encourage residents to support anti-social parking within the town. It was further agreed to write to Shropshire Council to see if a residents parking area could be created on Birch Road.

The faulty traffic lights on Scotland Street were mentioned, and it was confirmed that they are reported every week. Cllr Elner requested that the Admin Assistant inform him of the number of times the traffic lights had been reported.

**RESOLVED: for the Committee to create a street-by-street plan of Highways concerns and solutions and then invite a Highways Officer and Highways Portfolio Holder to a meeting.**

**FURTHER RESOLVED: to invite a Parking Enforcement Officer to a meeting.**

**FURTHER RESOLVED: write to Shropshire Council to request a residents parking area and scheme be created and implemented on Birch Road.**

The meeting closed at 7pm.

Chair:

Date.