

Church Stretton Town Council

MINUTES OF A MEETING OF THE PLANNING, CONSERVATION AND HERITAGE COMMITTEE HELD VIA GOTOMEETING REMOTE MEETING PLATFORM ON TUESDAY 8th SEPTEMBER 2020 at 6.00 p.m.

Those present:

Councillors: Cllr Claytonsmith, Cllr Hickman, Cllr Morris, Cllr Walker, Cllr Welch and Cllr Wilks.

Officers: Mr. C. Maclean (Locum Town Clerk)

Guest:

Members of the Public: 0

PC.642 TO RECEIVE APOLOGIES

Mr. D. Chetwood (Town Clerk)

PC.643 DECLARATIONS OF INTEREST

None.

PC.644 MINUTES

Draft minutes had been circulated and it was proposed by Cllr Walker, seconded by Cllr Claytonsmith and

RESOLVED (unanimously) that the minutes of the Planning, Conservation and Heritage Committee meeting held on the 18th February 2020 shall be taken as read and signed as a true record by the Chairman.

PC.645 CROSSWAYS REDEVELOPMENT

Councillors noted that the applications for the conversion of offices into two residential units had not yet been determined. Highways England has requested that planning should not be granted for another three months. The access gate onto the A49 is to be retained causing fears that cars would park on the A49 thus having an impact on the highway. Parking within the site is not considered adequate. It was also noted that the developer's proposals in relation to glazing and soundproofing were still under assessment. [This application has since been withdrawn]

PC.646 ENFORCEMENT ISSUES

Councillors noted that there were 5 enforcement notices were currently being reviewed by Shropshire Council.

Stretton Heights is under consideration as a result of the installation of metal posts and chains at the driveway entrance in the Conservation Area.

Development at the Yew Tree Inn was not being carried out correctly in relation to drainage.

Grade 2 property Ashlett House in Church Stretton being considered regarding the installation of a satellite dish.

Highlands in All Stretton being considered in relation to erection of a first-floor extension.

Campsite in north of Farm Lane, All Stretton being reviewed in relation to a number of issues including erection of ancillary buildings and health and safety issues.

PC.647 SHROPSHIRE COUNCIL'S DRAFT HOUSING STRATEGY

Councillors noted the Draft Housing Strategy. The objectives were clearly set out in the document. The questions related directly to these objectives so responding to the Questionnaire would not be too onerous. Councillor Walker volunteered to fill it in and share copy with Cllr Claytonsmith.

PC.648 DRAFT LOCAL PLAN

Councillors reviewed the draft response to the Local Plan. It was noted that alternative sites needed to be considered and documented. Alternative sites were discussed in relation to both open market and affordable housing.

Councillors noted and recognised the efforts being undertaken by the Save Snatchfields Group in relation to that site.

PC.649 PLANNING MATTERS

PC 649a) Unitary Decisions

19/01833/REM – Proposed Dwelling Adjacent The Levons, Hazler Road, Church Stretton

Approval of reserved details (access, appearance, landscaping, layout and scale) in pursuance of outline planning permission No. 18/01563/OUT (for erection of dwelling and garage, and formation of access drive).

**Shropshire Council WITHDRAWN
Church Stretton Town Council OBJECT**

19/04566/FUL – 27 Stretton Farm Road, Church Stretton

Erection of single storey extensions to the rear and side elevations

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

19/04496/FUL – 1 Oakland Park, Church Stretton, SY6 7AW

Erection of a single storey extension following demolition of existing conservatory

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

19/04731/FUL – Flat 4A and 6A, 6 Sandford Avenue, Church Stretton, SY6 6BW

Replacement of six windows to front elevation and two windows to rear elevation with UPVC windows.

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

19/04330/FUL – Rivenhall, Burway Road, Church Stretton, SY6 6DP

Erection of single storey extension and associated works

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

15/01276/FUL Proposed Development Land To The East Of Shrewsbury Road, Church Stretton, Shropshire

Erection of 47 dwellings and garaging; formation of estate roads; reformation of existing school vehicular access and adjoining service road; formation of 10-bay coach park and overspill car park; highway alterations; erection of changing rooms and clubhouse; relocation of two sports fields and formation of multi-use games area; formation of sports pitches; formation of children's play area; and formation of grassed terraced amphitheatre

**Shropshire Council WITHDRAWN
Church Stretton Town Council
OBJECT**

15/01277/OUT Proposed Development Land To The East Of, Shrewsbury Road, Church Stretton, Shropshire

Outline application (access for approval) for the formation of commercial units with Business (B1) and Office use; formation of parking areas and service roads

**Shropshire Council WITHDRAWN
Church Stretton Town Council NEUTRAL**

18/01484/FUL Proposed Residential Development To The East Of Shrewsbury Road, Church Stretton, Shropshire

Erection of 7 dwellings following demolition of demountable classrooms

**Shropshire Council WITHDRAWN
Church Stretton Town Council OBJECT**

19/05424/LBC – Residential development at Yew Tree Inn, All Stretton, SY6 6HZ

Revised design for conversion of outbuilding into dwelling, to include erection of extension

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

19/05435/FUL – Residential development at Yew Tree Inn, All Stretton, SY6 6HZ

Erection of car port adjoining previously approved domestic garage

**Shropshire Council GRANT PERMISSION
Church Stretton Town Council SUPPORT**

DECISIONS NOTED

PC 649b) Actions Taken

20/02537/OUT – Land to the rear of Corley and Longcroft, Hazler Road, Church Stretton

Outline application for the erection of 2no detached dwellings and formation of wider access from highway (to include access)

Committee

NEUTRAL

20/02889/TCA – 18 Church Street, Church Stretton, SY6 6DH

Fell 1no Conifer, 1no Willow a group of 6no Conifers and 1no Laurel and crown reduce by 15-20% 1no Magnolia within Church Stretton Conservation Area

TWs Eade and Walker

SUPPORT

20/01300/FUL – John Stephens Landscapes Ltd, Caradoc Yard, All Stretton, Church Stretton

Erection of building for storage and office

Highways England requests a three- month delay in determination. Clarification needed on vehicle movements.

Committee

NEUTRAL

20/02896/TCA – Westville, Cunnery Road, Church Stretton, SY6 6AQ

To cut to ground level group of Sycamore trees (T1G), remove 1no large leyandii and replace (T2), remove a row of coniferous variety and replace with native hedge (T3G), remove dead wood and prune back from the house 20% 1no Beech Tree (T4) dead wood 1no Beech Tree (T5) and reduce height by 20% conifer and laurel hedging (H1) and remove self sown small trees (incl. T6) within hedgeline within Church Stretton Conservation Area

TWs Cooke and Eade

SUPPORT

20/02644/FUL – Copper Beech, Cardingmill Valley, Church Stretton, SY6 6JE

Erection of part single storey part first floor extensions with fenestration alterations

Cllr Claytonsmith Committee

NEUTRAL

20/02965/TCA – Obiri House, Madeira Walk, Church Stretton, SY6 6JQ

To fell 1no Ash Tree within Church Stretton Conservation Area

TWs Eade and Hymas

SUPPORT

20/02813/REM – Proposed Dwelling Adjacent The Levons, Hazler Road, Church Stretton

Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to outline permission reference 18/01563/OUT dated 11/06/2018 for the erection of dwelling and formation of access drive
Committee

NEUTRAL

20/03132/TCA – Rockmount House, Trevor Hill, Church Stretton, SY6 6JH

To cut down to the base (coppice) 1no Cotoneaster tree within Church Stretton Conservation Area
TWs Cooke and Naylor

SUPPORT

20/03215/TCA – Aspen House, Sandford Avenue, Church Stretton, SY6 7AA

Fell 1no Rowan within Church Stretton Conservation Area
TWs Hymas and Cooke

SUPPORT

20/03116/TCA – The Scout Hut, Church Street, Church Stretton

To fell 1no Box (T1) within Church Stretton Conservation Area
TWs Hymas, Blake and Naylor

OBJECTION

20/02829/FUL – Maelog, 83 Shrewsbury Road, Church Stretton, SY6 6EY

Erection of conservatory
Committee

NEUTRAL

20/03189/TCA – Innisfree, Hazler Road, Church Stretton, SY6 7AF

Prune back from house 1no Ash (T1), inspect and possibly remove single tree from group of Conifer (T2G), fell 1no Willow (T3), prune back from house by 20% 1no Cotoneaster, re-pollard 1no Willow (T5) and fell 1no Plum Tree (T6) within Church Stretton Conservation Area

TWs Walker and Blake

NEUTRAL

20/03188/TCA – Glebe House, Cunnery Road, Church Stretton, SY6 6AQ

Crown lift to 4m, balance crown and prune back from house by 20% of 1no Oak and remove 3 lower branches over road of 1no Oak (T2) within Church Stretton Conservation Area

TWs Eade and Naylor

SUPPORT

20/03384/TCA – Tettenhall, All Stretton, Church Stretton, SY6 6HN

Fell 1no Yew within All Stretton Conservation Area
TWs ? and Naylor

OBJECTION

20/03399/TCA – Oltre, Sandford Avenue, Church Stretton, SY6 7AA

Trim secondary growth adjacent house down to 4m in height of 1 no Lawson Cypress within Church Stretton Conservation Area

TWs Hymas and Walker

NEUTRAL

20/03318/TCA – 121 Watling Street South, Church Stretton, SY6 7BJ

Coppice 1no Hazel within Church Stretton Conservation Area

TWs Walker and Hymas

SUPPORT

20/03400/TCA – Redcroft, 75 Shrewsbury Road, Church Stretton, SY6 6EY

Reduce by approximately 35% crown of 1no Birch within Church Stretton Conservation Area

TWs Eade and Blake

SUPPORT

20/03365/TCA – Coombehurst, Burway Road, Church Stretton, SY6 6DP

To reduce the west side of the tree by 6 metres of 1no English Oak within Church Stretton Conservation Area

TWs Eade and Blake

SUPPORT

20/03107/FUL – Brambles, Clive Avenue, Church Stretton, SY6 7BL

Erection of new dormer roof, rear extension and front porch/approach alterations

Committee

SUPPORT

PC 649c) Current Planning Lists

20/03376/TCA – High Meadow, Hazler Road, Church Stretton, SY6 7AF

To reduce in height by 15 feet 1no Blue Lawson within Church Stretton Conservation Area

Consultation Expiry 10th September 2020

20/03507/TCA – 223 Watling Street South, Church Stretton, SY6 7BJ

To remove overhanging branches (over 197 Watling Street South) up to a height of approx. 3 to 4metres (approx. 1m above BBQ structure as shown in pictures) 1no Sycamore Tree within Church Stretton Conservation Area.

Consultation Expiry 11th September 2020

20/03380/FUL – Westville, Cunnery Road, Church Stretton, SY6 6AQ

Erection of single storey rear extension following demolition of existing flat roofed extensions

Consultation Expiry 30th September 2020

PC.650 **DATE OF NEXT MEETING** – Set for Tuesday 13th October 2020 at 6.00pm.

..... Chairman 6.45p.m.