

Church Stretton Town Council

MINUTES OF A MEETING OF THE PLANNING, CONSERVATION AND HERITAGE COMMITTEE HELD VIA ZOOM REMOTE MEETING PLATFORM ON TUESDAY 12th JANUARY 2021 at 7.00 p.m.

Those present:

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

Officers: Mr. C. Maclean (Locum Town Clerk), Mrs. H. Merrett (Admin)

Members of the Public: 0

PC.679 TO RECEIVE APOLOGIES

Mr. D. Chetwood (Town Clerk),

PC.680 DECLARATIONS OF INTEREST

None.

PC.681 MINUTES

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

RESOLVED (unanimously) that the minutes of the Planning, Conservation and Heritage Committee meeting held on the 15th December 2020 shall be taken as read and signed as a true record by the Chairman.

PC.682 PLANNING APPLICATIONS REVIEW

Councillors noted that CSTC and Shropshire Council had adopted different stances over the application relating to 14 Shrewsbury Road. Councillors noted that the application had been granted permission by Shropshire Council.

Councillors considered the application relating to the property at Nixons Wood and the request to extend the siting of the temporary cabin for a further two years. It was noted that contact had been received from a resident from All Stretton enquiring whether the Town Council would be commenting on this application. Councillors shared concerns over the applicant's intentions in relation to the siting of this type of dwelling in the open countryside in the AONB. Councillors considered the plan for the siting of the cabin to house a worker whilst the upgrading of the security system was carried out. This should have been achieved within the last two years and on this basis the Town Council would object to the application. Councillors also noted that an ecological survey had been undertaken in 2016 and questions were raised over the quality and accuracy of the review and the report.

Councillors noted correspondence received from a resident relating to parking at the proposed development at Crown Carpets on Burway Road. Questions had been raised over the adequacy of parking spaces. Councillors noted that an invitation had been extended to the agent to attend the meeting to update the committee and answer questions but his apologies had been received. Cllr Claytonsmith advised that written questions would be put to the agent for a response.

PC.683 SHROPSHIRE COUNCIL DRAFT LOCAL PLAN REGULATION 19

Councillors noted that the Consultation period runs to 3rd February 2021 and discussed the merits of further comments from the Town Council. Councillors noted that despite Shropshire Council making the decision to withdraw the Snatchfields site from their plan, the number of properties that were required to be built had not reduced. It was noted that the impact of Shropshire Council's decision would result in further infilling in gardens. The rest of the housing would arise through windfall and rural exception sites for affordable housing abutting the development boundary as well as through the SAMDev Leasowes development. Councillors agreed that a

response was needed to the Regulation 19 Consultation. Acknowledgement to be made of Shropshire Council's decision over Snatchfields.

PC.684 PLACE PLAN

Councillors considered the merits of Place Plan discussions and updates being brought within the scope of this committee. It was acknowledged that previous discussions on this document had taken place in the former Strategy Group, which has now been replaced by the Executive Forum. Councillors agreed that because of the strategic nature of this Plan, any future reviews and discussions would be undertaken within the Executive Forum with the results shared at Council. The Plan was out of date and a meeting with the Shropshire Council Place Plan officer was considered urgent. Councillors acknowledged that discussions with the responsible Shropshire Council officer would be delayed due to her being deployed on other responsibilities supporting Shropshire Council's response to the pandemic.

PC.685 PLANNING MATTERS

PC 685a) Unitary Decisions

**UNITARY DECISIONS ON PLANNING APPLICATIONS FOR THE PARISH RECEIVED
BETWEEN 15TH DECEMBER 2020 AND 12TH JANUARY 2021**

20/04081/FUL – 3 The Donkey Patch, Clive Avenue, Church Stretton

Application under Section 73A of the Town and Country Act 1990 for erection of two storey side extension to form garden store at lower ground level, car port, shed, greenhouse and extension to breakfast room at ground floor level (retrospective) Carport, Garden Shed and Greenhouse (All retrospective)

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

20/04081/FUL – 3 The Donkey Patch, Clive Avenue, Church Stretton

Erection of one detached dwelling, car port, detached shed and greenhouse on land at 3 The Donkey Patch, Clive Avenue, Church Stretton (amended description)

Shropshire Council GRANT PERMISSION

20/03835/FUL – 14 Shrewsbury Road, Church Stretton, SY6 6JB

Proposed side boundary wall to create larger amenity space.

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

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

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

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

20/04406/TPO – Southcroft, Cunnery Rd, Church Stretton SY6 6AH

T1 – Oak Tree – remove; T3 – Oak Tree within a group-remove; T4G – remaining Oak trees within the whole group – carry out a light 10% crown thin, crown lift over road, remove dead wood and lightly protected by The Council of the South Shropshire District (Land adjacent to 'Yearlet' and 'Friarswood', Cunnery Road, Church Stretton) TPO 1996

**Shropshire Council REFUSE
Church Stretton Town Council NEUTRAL**

20/04503/LBC – Marshbrook Signal Box, Marshbrook, Church Stretton, SY6 6QG

Works to replace landing and staircase and installation of timber support for landing and other associated works affecting a Grade 11 Listed Building

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

PC.685b) Actions Taken

20/04888/TCA – Midst Hills, Burway Rd, Church Stretton SY6 6DP

Works to reduce height by 3m 2No 7m Elwoodii Conifer (T1) (T2); to fell ground level 6m Cherry Laurel (T3) 4m Leylandii (T4) 6m Holly (T5) 6m Holly (T6) 8m Holly (T11) 7m juvenile Yew (T12); to crown lift the lower 6 branches of 21m Drawn Sycamore (T8); to remove the lowest 2 branches of 21m Drawn Oak (T10); to remove the lowest branch on each 20m Oak Tree (T13) 21m Drawn Oak (T9) 20m Oak Tree (T14) 21m Drawn Oak (T7) within Church Stretton Conservation Area

TWS Hymas and Eade

SUPPORT

20/04889/TCA – Stretton Heights, Burway Rd, Church Stretton SY6 6DP

To complete a minor crown lift of 3 metres on 5 different branches of 1no. Beech Tree as they are drooping low within Church Stretton Conservation Area

TWS Hymas and Eade

SUPPORT

20/04906/TCA – The Hollies, 10 Watling Street South, Church Stretton, SY6 7BG

Removal of 2no Laurel's and prune 1no Laurel to hedge height within Church Stretton Conservation Area

TWs Hymas and Cooke

SUPPORT

20/05089/TCA – Novers Way, Madeira Walk, Church Stretton SY6 6JQ

To reduce by 25%, re-prune 1no Purple Prunus back to original cuts and away from phone wire.

TWs Eade and Walker

SUPPORT

20/04646/FUL – 1 Oakland Park Church Stretton, SY6 7AW

Erection of a single storey rear extension following demolition of existing conservatory, Amended scheme to include new Utility Room

Committee

SUPPORT with comments

20/04699/FUL – Cornerways, 43 Ludlow Rd, Church Stretton SY6 6AB

Erection of front porch and rear extension

Committee

SUPPORT

20/04734/FUL – Bibury, Lutwyche Rd, Church Stretton SY6 6AT Erection of rear first floor extension to dwelling and erection of replacement garage with first floor annex.

Committee

NEUTRAL with comments

20/04946/FUL & 20/04947/LBC – Station Inn, Marshbrook, Church Stretton SY6 6QE

Re-modelling of rear roof plane to create space for 6 bedrooms with en-suite bathrooms and erection of side stepped access and rear walkway to provide access to new first floor rooms

Committee

SUPPORT with comments

20/05049/FUL – Bodbury, Cardingmill Valley, Church Stretton SY6 6JG

Subdivision of extended house to create two separate dwellings

Committee

SUPPORT with comments

20/03580/FUL – Pryll Cottage, 19 Burway Road, Church Stretton, SY6 6DP

Erection of part two storey and part single storey extension following partial demolition of existing extension with the proposed retention/inclusion of garden wall for the provision of extending the existing dwelling (re-submission)

Committee

OBJECTION with comments

20/05325/TCA - Denehurst Court, Shrewsbury Rd, Church Stretton SY6 6EQ

Works to trees as per attached schedule within Church Stretton Conservation Area

TW Hymas & Blake

SUPPORT

20/05355/TPO – Denehurst Court, Shrewsbury Road, Church Stretton, SY6 6EQ

Works to trees as per attached schedule protected by The Council of The South Shropshire District Council (Denehurst Court, Shrewsbury Road, Church Stretton, Shropshire), TPO 2004

TW Hymas & Blake

SUPPORT

20/05279/TCA – Stanyeld, Stanyeld Road, Church Stretton, SY6 6JJ

To reduce on eastern side by up to 2.5m 8no Cypress Trees within Church Stretton Conservation Area

TW Cooke & Hymas

NEUTRAL with comments

PC 685c) Current Planning Lists

20/04681/FUL – Kyrewood, Clive Avenue, Church Stretton, SY6 7BL

Erection of single storey porch extension to side elevation. Increase roof height of existing external WC to form single pitched roof with proposed single storey extension.

Consultation Expiry 15th January 2021

20/05241/FUL – Lodge Accommodation At Nixons Wood, Church Stretton, SY6 7JJ

Retention of temporary timber cabin (for 2 years) to provide a farm office, meeting facility and custodial farm living accommodation

Consultation Expiry 19th January 2021

PC.686 **DATE OF NEXT MEETING** – Set for Tuesday 9th February 2021 at 7.00pm.

..... Chairman 8.36pm