

# Church Stretton Town Council

## MINUTES OF A MEETING OF THE PLANNING, CONSERVATION AND HERITAGE COMMITTEE HELD VIA ZOOM REMOTE MEETING PLATFORM ON TUESDAY 15<sup>th</sup> DECEMBER 2020 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) – joined partway through meeting

*Members of the Public:* 0

### PC.670 TO RECEIVE APOLOGIES

Mr. D. Chetwood (Town Clerk),

### PC.671 DECLARATIONS OF INTEREST

None.

### PC.672 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 17<sup>th</sup> November 2020 shall be taken as read and signed as a true record by the Chairman.**

### PC.673 PLANNING APPLICATIONS REVIEW

Councillors noted that enforcement action was being undertaken in relation to the property Hillview in Hazler Road. Whilst no details have been forthcoming it is believed it may relate to the extension of the property.

Councillors also noted that the VAR had been withdrawn in relation to the application for the property at 3 The Donkey Patch.

It was observed that the timber cladding to the property at 24 Stretton Farm Rd had now been replaced with render which is in keeping with other local properties.

Councillors discussed the changes to the windows at the property adjacent to the Smithy. It was agreed that no comment would be made in relation to the changes.

Councillors observed that amendments had been made to the application for Pryll Cottage. The amendments were considered but concerns remain in relation to the extension overlooking 4 Rectory Gardens and the scale and design of the extension which are out of character with the existing dwelling, as well as their visibility from the main road and War Memorial site. Concerns also remain over the lack of dedicated car parking facilities for this property. The concerns would be shared with Shropshire Council.

Councillors noted the application relating to The Station Inn at Marshbrook. The proposals appeared to be in keeping with the rest of the property and well thought out. Support would be given to the application

The application for Bodbury in Carding Mill Valley was considered and Councillors expressed their support.

The application relating to 1 Oakland Park's extension was considered but no objections were raised.

The Bibury application was also considered and whilst the constraints of the site were discussed no objection was raised.

**PC.674 BROWNFIELD SITES**

Cllr Clayton Smith stated that her research had identified the definition of a Brownfield site as one which either currently or previously was occupied by a fixed structure and infrastructure. On such sites the four types are categorised as vacant, derelict, contaminated or partially occupied.

Reviews of Church Stretton showed the only registered sites are those relating to the premises formerly occupied by Crown Carpets and the car sales site which are due to be converted into 14 apartments but which have only one parking space allocated per unit.

The only other potential Brownfield site considered suitable by Councillors was the former Coal Yard and derelict workshops on the other side of the street. However, this would need to be registered before it could be considered as Brownfield.

Councillors considered the merits of other possible sites within the Church Stretton boundaries but it was recognised that these faced particular challenges such as risk of flooding.

**PC.675 SHROPSHIRE COUNCIL DRAFT LOCAL PLAN REGULATION 19**

Councillors noted that Consultation period runs from 16<sup>th</sup> December 2020 to 3<sup>rd</sup> February 2021.

The previous requirement for 70 houses plus 51 windfalls has now been set at 121 windfalls.

The boundary map remains unchanged. Cllr Clayton Smith stated that she would ask Daniel Corden of Shropshire Council if this could be expanded to include the area behind the school, Ley Gardens, Street Meadows and Watling Street North.

Affordable housing does not need to be within the boundary but Councillors considered it appropriate for this to be within the boundary accommodating 18 to 20 houses. The cumulative effects of small scale developments should also be included in the policy.

The statement that minor development will be resisted is in conflict with the statement that small/infill development is allowed and which needs clarification.

Councillors considered the merits of Caer Caradoc, it being categorised as an ancient scheduled monument and which should be included within the S5 Explanation. Similar discussions were held on sites within the strategic corridors abutting the AONB.

Councillors noted that exception development needs clarification since entry level exceptions are not allowed in the AONB.

**PC.676 SKATEPARK UPDATE**

Councillors noted that Planning Permission did not need to be requested as the proposal is considered to fit within the category of general permitted development. Once the current phase is completed it is believed a period will elapse before further additional sections are added.

Efforts are under way to secure a RoSPA inspection in January 2021 and at no additional cost.

Work is ongoing to create the agreement between the Skatepark Group and the Council setting out respective responsibilities.

**PC.677 PLANNING MATTERS**

PC 677a) Unitary Decisions

**20/03948/TPO – 5 White House Gardens, Church Stretton, SY6 7EE**

Reduce overlong side limbs by approx. 1 to 2m and crown lift by approx. 15% of 1no Oak Tree (T1) protected by The Council of South Shropshire District Council, (Rear of The White House, Sandford Drive, Church Stretton) TPO 2001

**Shropshire Council REFUSE  
Church Stretton Town Council OBJECT**

**20/04089/FUL – Overmeads, Shrewsbury Rd, All Stretton SY6 6HE**

Alterations and additions to existing dwelling (to include rear extension and replacement roof incorporating first floor accommodation), demolition of outbuilding, and alterations to driveway.

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

**20/03973/TPO – Westcroft, Clive Avenue, Church Stretton SY6 7BL**

15% end reduction of longest limbs on south/southeast sides of 1noOak Tree protected by Shropshire Council (Land at and adjacent Clive Avenue and Jane Wood Drive, Church Stretton) Tree Preservation Order 2013

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

**20/04186/TPO – Middle Marsh, Ludlow Road, Church Stretton SY6 6DD**

Various works to Lime tree protected by The Council of the South Shropshire District Council, (Church Stretton) TPO 1959

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

**20/04190/TPO – 7 Oakland Park, Church Stretton, SY6 7AW**

T1 and T2 – Lime – crown lift to 5m and remove epicormic growth protected by The Council of the South Shropshire District Council (Church Stretton) TPO 1959

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

**20/04303/TCA – Langland, 95 Watling Street South, Church Stretton SY6 7BH**

Crown reduction of 1no Beech Tree by 25%, removal of branch overhanging neighbour's property of 1no Cherry Tree within Church Stretton Conservation area

**Shropshire Council NO OBJECTION  
Church Stretton Town Council NEUTRAL**

**20/04213/TCA – High Winds, Clive Avenue, Church Stretton, SY6 7BL**

Works to fell 1No Spruce, 1No Eucalyptus and 1No Goat Willow within Church Stretton Conservation Area

**Shropshire Council NO OBJECTION  
Church Stretton Town Council OBJECTION**

**20/02537/OUT – Proposed Residential Development Land South of Corely and Longcroft, Hazler Road, Church Stretton**

Outline application (access for consideration) for the erection of 2No detached dwellings and formation of wider access

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

**20/04205/TCA – Witchwood, Longhills Rd, Church Stretton SY6 6DS**

Removal of Capricious Leylandii tree within Church Stretton Conservation Area

**Shropshire Council NO OBJECTION  
Church Stretton Town Council OBJECTION**

**20/04099/VAR – 3 The Donkey Patch, Clive Ave, Church Stretton Shropshire SY6 7BL**

Variation of Conditions Nos 1 and 5 (approved plans) attached to planning permissions/1/07/191000RM to regularise the “as built” development.

**Shropshire Council WITHDRAWN  
Church Stretton Town Council SUPPORT**

**20/04378/FUL – 85 Sandford Avenue, Church Stretton, SY6 7AB**

Erection of (replacement) extension to dwelling

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

PC.677b) Actions Taken

**20/04501/TCA – Roachdene, 175 Watling Street South, Church Stretton, SY6 7BJ**

To cut down to 2m (former hedge level) 1no Leylandii hedge within Church Stretton Conservation Area

**TWs Jon Cooke**

**NEUTRAL**

**20/04133/FUL – Proposed Residential Development Land South of Hill Cottage, Clive Avenue, Church Stretton**

Erection of two detached dwellings with integral garages

**Committee**

**NEUTRAL**

**20/04614/TCA – 6 Yew Tree Gardens, All Stretton, Church Stretton, SY6 6H**

To coppice at base 1no semi mature Sycamore Tree within All Stretton Conservation Area

**TWs Naylor**

**SUPPORT**

**20/04155/TCA – Gorswen, Sandford Avenue, Church Stretton, SY6 7AB**

Works to pollard 1no Sorbus (Rowan) Tree and coppice 1no Beech Tree within Church Stretton Conservation Area

**TWs Hymas**

**SUPPORT**

**20/04128/FUL – 24 Stretton Farm Road, Church Stretton, SY6 6DX**

Erection of a single storey rear extension

**Committee**

**NEUTRAL**

**20/04409/TCA – 71 Shrewsbury Rd, Church Stretton SY6 6EX**

To re-pollard back to previous points 1no Katsura tree with Church Stretton Conservation Area

**TWs Naylor**

**NEUTRAL**

**20/04642/TCA – Juniper Cottage, All Stretton SY6 6HG**

To crown thin one Corsican Pine by 10-15%, remove 1 stem, rebalance the rootplate and future proof the remaining stems of one Ash Tree and crown thin by 10% and remove deadwood of one Sycamore Tree within All Stretton Conservation Area.

**TWs Eade & Naylor**

**NEUTRAL**

**20/04737/TCA – Hayes Lea, Longhills Rd, Church Stretton SY6 6DS**

To pollard 6no Hornbeam trees within Church Stretton Conservation Area

**TWs Eade & Walker**

**SUPPORT**

**20/04344/FUL – The Smithy, 26 Church St, Church Stretton SY6 6DH**

Replacement of windows to front and side elevations; bricking up window gap to rear elevation

**Committee**

**SUPPORT**

**20/04378/FUL – 85 Sandford Ave, Church Stretton SY6 7AB**

Replacement of windows to front and side elevations; bricking up window gap to rear elevation

**Committee**

**SUPPORT****20/04445/FUL – Tryfan, 27 Chelmick Drive, Church Stretton, SY6 7BP**

Creation of two bedrooms at first floor level by raising and converting the existing roof space

**Committee**

**SUPPORT****20/04740/TCA Tinkers Halt, 1 The Row, All Stretton, Church Stretton**

Removal of 1no Ash Tree and 10% crown reduction of 1no Yew Tree and removal of single lowest branch within All Stretton Conservation Area

**TWs Cooke and Blake**

**SUPPORT****20/04832/TCA Poppies, Longhills Rd, Church Stretton**

Reduction in height of 1no. Variegated Poplar (Populus Candicans “Aurora” within All Stretton Conservation Area

**TWs Walker and Blake**

**SUPPORT****20/04503/LBC – Marshbrook Signal Box, Marshbrook, Church Stretton**

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

**Committee**

**SUPPORT****20/04483/FUL – The Levons, Hazler Road, Church Stretton, SY6 7AQ**

Erection of rear single storey extension, insertion of rooflights, roof alterations, fenestration alterations and erection of garden shed

**Committee**

**SUPPORT****20/04471/FUL – The Nestings, Cunnery Road, Church Stretton, SY6 6AH**

Erection of single storey front extension and decking

**Committee**

**NEUTRAL**

PC 677c) Current Planning Lists

**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.

**Consultation Expiry 16<sup>th</sup> December 2020**

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

Erection of front porch and rear extension

**Consultation Expiry 23rd December 2020**

**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.

**Consultation Expiry 23rd December 2020**

**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

**Consultation Expiry 11<sup>th</sup> December 2020**

**20/04944/TCA – Instone, Ludlow Rd, Little Stretton, Church Stretton**

Reduce 1no Elm by 30%, fell 1no Silver Birch and fell 1no Holly tree with Little Stretton Conservation Area.

**Consultation Expiry 11<sup>th</sup> December 2020**

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

Removal of 2no Laurel's and prune 1no Laurel to hedge height within Church Stretton conservation area.

**Consultation Expiry 11<sup>th</sup> December 2020**

**20/04816/TCA – Ringing Stones, Cunnery Road, Church Stretton, Shropshire SY6 6AQ**

Notifications of tree works to include crown reduction by 25% one Yew tree; crown reduction by 40% Ash, Sycamore and Oak trees; fell one Ash tree; all lying within the Church Stretton Conservation Area

**Consultation Expiry 11<sup>th</sup> December 2020**

**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

**Consultation Expiry 11<sup>th</sup> December 2020**

PC.678 **DATE OF NEXT MEETING** – Set for Tuesday 12<sup>th</sup> January 2021 at 7.00pm.

..... Chairman 8.25pm