



Church Stretton

Town Council

Minutes of the Planning Committee Meeting held in the Council Offices, Church Stretton on Tuesday 14th June 2022 at 7.00p.m.

Present: Councillors: Cllr J Luck (Chair), Cllr M Morris, Cllr A Munro (Ex-Officio)
In attendance: Officers: Cllr S Davies, Mrs H Merrett (Admin)
 Members of the Public: 1

PC.64 Welcome

The Chairman welcomed Councillors and Member of the Public to the meeting.

PC65 Apologies

These were received and accepted from Cllr C Carson,

PC.66 Disclosable Interests

There were no declarations of disclosable interests

PC.67 Questions from members of the public

There were no questions at this stage

PC.68 Minutes

It was proposed by Cllr Munro, seconded by Cllr Morris and **22/23 035 RESOLVED** unanimously to confirm and adopt, the Minutes of the Planning Committee meeting held on 12th May 2022 as correct, after one amendment, and these were duly signed, initialled and dated on each page by the Chairman as a true record.

PC.69 Cycling & Walking Infrastructure Local Plan

Councillors were unable to receive a presentation on the above by Rose Dovey, Active Travel Manager, Shropshire Council.

This item will be held over to the next Planning Committee meeting (19th July 2022).

Standing orders were suspended to allow comments from the Member of the Public.

PC.70 Planning applications review

i. Current List

22/02415/FUL 6 Hazler Rd, Church Stretton, SY6 7AQ

Erection of replacement double garage with bedroom/home office above

It was **22/23 036 RESOLVED** unanimously to object to this application with a comment:

This planning application is the second one this year for the replacement of a double garage with accommodation. The last application (22/00204/FUL) was for a slightly larger garage with living accommodation above. The latest application remains within the footprint of the garage that is to be demolished but is still much taller to accommodate an office space and bedroom above the garage. The Town Council's objections remain the same as for the previous application.

The Town Council objects to this application on the following grounds:

- Overdevelopment of site
- Overlooking and loss of privacy

The semi-detached property known as No. 6 Hazler Road sits on the corner of Hazler Road and Hazler Crescent within the Church Stretton Conservation Area and like all of Church Stretton within the Shropshire Hills AONB. The Church Stretton Town Design Statement describes Hazler Crescent as being. "... varied with some substantial older houses built of brick and roughcast. There are many surviving period details and some pleasing Edwardian villas. There are several detached villas and some more modest houses set close together. These are in red brick with mainly squared and some splayed bay windows. Other buildings are roughcast or red brick with roughcast on the upper storey. Some have gables and one or two have dentil cornices."

The proposed development will substantially affect the residents of Hazler Crescent in a number of ways as mentioned above.

There is no dispute that the current garage is unfit for purpose and in a perilous state of disrepair. I am sure that if this application was to replace the current garage with one of a similar mass and height, it would be supported by all. The siting, design, and scale of the proposed development is of such a scale that it must constitute an overdevelopment of the site.

Objective 10 of the Shropshire Local development Core Strategy requires that. "... all new developments respond to their local context and create safe, accessible and attractive places which contribute to local distinctiveness. The proposed development does not meet this objective.

The Church Stretton Town Design Statement A2G1 (Page 24) States that developments should respect the character of the area and generally reflect the architectural styles of the earlier houses. This proposed development does not.

The Church Stretton Town Statement A2G3 and A2G4 (page 26) state that "Any building must be at a density appropriate for the area and allow adequate space for landscaping" & that "Any development must fit into its setting and the local topography". The Town Council has had the opportunity to examine the spatial context of the current property and the application as submitted. It is clear that the proposed structure is overly dominant to not only the surrounding properties, but due to its height creates an alleyway between it and 6 Hazler Road. The applicant's agent has stated that there will be a distance of 1 meter between the boundary of 6 Hazler Crescent and "Inglesant" and that this being greater than the current distance is a benefit. It should be noted that modern Building Regulations give as guidance that the distance between two adjoining properties should not be less than 1 meter and that therefore the increased distance from the boundary which has been cited as an improvement for the neighbours, is actually the minimum recommended at this time.

The plans as submitted are not detailed enough to show the context in relation to the neighbours at "The Brae" and "Inglesant" and we are concerned that the now, two windows, on the southeast elevation above the garage door will overlook both properties and give a view into the first floor windows of one or both of the neighbours. This is something that the nominated Planning Officer would need to assess on their site visit.

The applicant has clearly stated that the application is not for a dwelling and is only to be intended for a home office and therefore, should the Planning Authority determination be to grant this egregious application then the Town Council would recommend that the following conditions be considered:

That the two windows above the garage door be of obscured glass.

That the installation of sanitary fittings is prohibited.

That the property is not to be used as accommodation separate from the main dwelling and that a S.106 agreement is enacted to prevent this now or in the future.

22/02256/FUL Kyrewood, Clive Avenue, Church Stretton, SY6 7BL

Erection of 1No dwelling with integral garage, formation of vehicular access following demolition of existing garage and store room and formation of car deck to serve Kyrewood

It was **22/23 037 RESOLVED** unanimously to support this application with a comment:

The Town Council supports this application and notes that a previous planning application for a new dwelling within the curtilage of “Kyrewood” was granted in 1992 (SS/1/2415/0) though clearly never progressed. The parking arrangements for “Kyrewood” post development are not ideal but as the only persons affected would be the applicants, we feel that they are sufficient.

22/02301/FUL Longmynd House, Cunnery Rd, Church Stretton SY6 6AG

Refurbishment and alterations to create additional 8no bedrooms and improve south facing external façade to ground floor public rooms and removal of the outdoor stair and pool to create additional terraced gardens

It was **22/23 038 RESOLVED** unanimously to support this application with a comment:

Longmynd House is an iconic building within the Strettons and is operated by HF holidays providing walking holidays within this part of Shropshire. The plans as submitted were endorsed by the Town Council who would wish to commend the applicant for the excellent Design and Access statement which was felt to be comprehensive and constructed in a manner that presented the application in an easy to understand format.

22/02481/FUL Ashes Cottage, Little Stretton, Church Stretton, Shrops, SY6 6PP

Erection of detached garage and ground mounted solar panels

As this application had arrived only today it was **22/23 039 RESOLVED** unanimously to delegate this decision to Cllrs Luck and Munro.

Cllrs Luck and Munro decided to support this application with a comment:

The Town Council has examined the application for the erection of a double garage and ground mounted solar panels. Ashes Cottage sits within the Shropshire Hills AONB, but outside the Little Stretton conservation area.

The Town Council considered the application in two parts. Part one being the erection of the detached garage. This part presented no difficulties and was wholly supported. The installation of the solar panels was examined in detail as the property sits within the AONB and the rear garden is readily visible from the public right of way that passes in front of the cottage.

After considering the harm to the natural surroundings such an installation would have the Council felt that on balance the installation of the solar panels met the environmental objective as outlined within the NPPF paragraph 8(c) and therefore met the test for sustainable development. We felt that this outweighed the harm to the AONB from this

small solar array. The decision of the Town Council was to support this part of the development too.

During the renovation of the cottage, it appeared that part of the boundary hedge has been removed to enable the work to progress, we would ask that the applicant consider re-instating the hedge to lessen the visual impact of the solar array.

ii. Actions taken

Councillors noted the actions taken

iii. Unitary Decisions

Councillors noted the decisions made by Shropshire Council

iv. Appeals

Councillors noted that no new appeals had been made.

v. Enforcements

It was **22/23 040 RESOLVED** unanimously for Cllr Luck to send a letter to the Caravan and Motorhome Club expressing concerns over to possibility of Barnfield Farm becoming a listed site as there is **no safe access** to this site.

PC.71 Date of next meeting – Tuesday 19th July 2022 at 7.00p.m.

There being no further business the meeting ended at: 20.23

Signed by Date

Chair of Church Stretton Town Council Planning Committee
As a true and accurate record of the meeting