



Church Stretton

Town Council

Minutes of a meeting of the Planning Committee held at 7pm on Tuesday 11th October 2022 in the Silvester Horne Institute.

Present: Councillors: Cllr J Luck (Chair), Cllr C Carson, Cllr M Morris, Cllr J Burns
In attendance: Mrs H Merrett (Committees and Finance)
Members of the Public: 2

PC.81 Apologies

These were received and accepted from Cllr A Munro

PC.82 Disclosable Interests

There were no declarations of interests

PC.83 Public Session

Standing orders were suspended at 7.05pm to allow members of the public to make a contribution to the discussion on Roachdene.

After discussion the Town Councils Planning Committee decision in respect of this planning application it was proposed by Cllr Morris, seconded by Cllr Carson and **RESOLVED** unanimously 22/23 48 to **Support this application in Full with following comment:**

Roachdene, 175 Watling St. South, Church Stretton is a semi-derelict dormer bungalow situated within the Church Stretton Conservation Area. The property had until recently been empty for several years. It is constructed of rendered brick with a dark tiled roof.

The new owners are bringing this building back into habitation, focussing on making it as fuel efficient as possible and to do so have to renew the current windows and doors and fit the most efficient heating systems available at present.

The matters that were of concern to the Town Council were the style and colour of the windows to be fitted and the installation of solar panels on the front of the bungalow. The applicants attended the CSTC Planning Committee to discuss their application.

The windows to be fitted are a "heritage style" triple glazed Upvc window in "Painswick Green" a colour already in use within the conservation area. This was found to be an acceptable use of Upvc was felt to be a sympathetic choice for this part of the conservation area where there are already a wide range of window frame colours.

The applicant stated that the solar panels to be installed on the rear and front of the roof are of the most up to date design being as slim as possible and fully black in construction. He went

on to say that he had been unable to use solar tiles as the roof joists would not be able to take the weight of them. The Committee is aware that in general solar panels should not be fitted to the roof of properties within the conservation area where they are facing onto the highway as they could detract from the street scene and general amenity of the locality; but felt that in respect of this application, where the applicants are clearly looking to bring back this semi-derelict property which has for many years had a negative impact on the amenity of the local area, that the installation of wholly black in colour solar panels, on a very dark coloured roof would not be intrusive, and that therefore in this case they unanimously supported the application in respect of this part as well.

Standing orders were reinstated at 7.35pm

PC.84 Minutes

It was proposed by Cllr Burns, seconded by Cllr Carson and 22/23 049 unanimously **RESOLVED** to approve the minutes of the meeting held 19th July 2022. The Chair signed the minutes.

PC.85 Planning Applications Review

i. Current List

22/04103/FUL Roachdene, 175 Watling Street South, Church Stretton, Shropshire, SY6 7BJ.

Erection of single storey rear extension, fenestration alterations, new front door, installation of solar panels

This item is listed above under **Public Session**

22/04104/FUL The Robins, Hazler Road, Church Stretton, Shropshire, SY6 7AQ.

Erection of extensions, alterations to existing dwelling and erection of replacement garage

It was proposed by Cllr Morris, seconded by Cllr Carson **22/23 050** unanimously **RESOLVED** 22/23 to support to this application

22/03976/TCA The Spinney 77 Sandford Avenue And, Caradoc Grange, Church Stretton, Shropshire, SY6 7AB.

Works to a number of trees (see schedule) within Church Stretton Conservation Area

22/04016/TCA Wheelridge, 5 Watling Street South, Church Stretton, Shropshire, SY6 7BG.

Crown reduce by 25% and remove deadwood of 1no Ornamental Plum within Church Stretton Conservation Area

22/04059/TCA Westfield House, 5 Westfields, Church Stretton, Shropshire, SY6 7AF

Fell 1no Holly Oak & 1no Eucalyptus within Church Stretton Conservation Area

22/04219/FUL 22 Shrewsbury Rd, Church Stretton, Shrops SY6 6JB

Erection of porch, 1.5 storey (room in roof) side extension and single-storey rear extension; demolition of front porch, side garage, and rear extensions; installation of external wall insulation to existing dwelling and rendered finish; installation of new windows throughout and installation of air source heat pump

It was proposed by Cllr Carson, seconded by Cllr Morris and unanimously **RESOLVED 22/23 051** to support to this application

22/04261/TCA 3 The Donkey Patch, Clive Avenue, Church Stretton, Shropshire, SY6 7BL.
To fell 1no. Alder within Church Stretton Conservation Area

22/04447/TCA Caradoc, Clive Avenue, Church Stretton, Shropshire, SY6 7BL.
To fell 1no. Rowan (Tree 13), 1no. Holly (14) and 1no. Tree Cotoneaster (15) within Church Stretton Conservation Area

22/04449/TCA Lawley, Clive Avenue, Church Stretton, Shropshire, SY6 7BL.
To remove 1no. Holly within Church Stretton Conservation Area

22/04454/TCA Lower House, All Stretton, Church Stretton, Shropshire, SY6 6HH.
Fell 3no Conifers within All Stretton Conservation Area

Tree works above are to be sorted by the Tree Wardens

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

PC.86 Correspondence

No correspondence had been received

PC.87 Next Meeting

Councillors noted the date of the next meeting as being Tuesday 8th November 2022.

There being no further business the meeting closed at 8.00pm.

Signed by

Date.....

As a true and accurate record of the meeting.