



Church Stretton

Town Council

Minutes of a meeting of the Planning Committee held at 7pm on Thursday 19th July 2022 in the Silvester Horne Institute.

Present: Councillors: Cllr J Luck (Chair), Cllr C Carson, Cllr M Morris, Cllr A Munro
(Ex-Officio)
In attendance: Cllr S Davies, Cllr J Burns, Mrs H Merrett (Admin)
Members of the Public: None

PC.72 Apologies

There were no absentees

PC.73 Disclosable Interests

There were declarations of interests from Cllr Munro who knows the vendor of Belvedere well, Cllr Morris knew the old owners of Belvedere well and Cllr Luck advised the current purchasers in the past.

PC.74 Public Session

There were no members of the Public Present.

PC.75 Minutes

It was proposed by Cllr Morris, seconded by Cllr Carson and 22/23 041 unanimously **RESOLVED** to approve the minutes of the meeting held 14th June 2022. The Chair signed the minutes.

PC.76 Cycling & Walking Infrastructure Local Plan

As the presenters were unable to attend it was suggested that this item be postponed to the 13th September 2022 meeting. It was 22/23 042 unanimously **RESOLVED** that Cllr Luck will send a communication about an ad hoc meeting to discuss where funding may come from and possibly to authorise travelling expenses.

PC.77 Planning Applications Review

i. Current List

22/02955/FUL 2 Oakland Park, Church Stretton, Shropshire, SY6 7AW

Front balcony alterations, fenestration alterations, front gable and eaves roof alterations and rendering to front and side facades

It was 22/23 043 unanimously **RESOLVED** to support to this application

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

Erection of replacement double garage with bedroom/home office above

AMENDED

It was 22/23 044 unanimously **RESOLVED** to maintain the objection to this application with comment:

The amended plans as submitted on 14th July have been reviewed by the Town Council who have the following observations:

The current garage has a shallow pitch from the eaves to its ridge height and obtrudes some 1.55 metres above the height of the boundary fence at "Inglesant" (1.75 metres). The proposed development will be 3.67 metres above the height of the current fence ie more than double and clearly over dominant.

The Town Council has also examined drawing number 763.03 submitted on 14th July which we presume is to show precedence, and highlights the following:

"The existing garage at 6 Hazler Crescent". We believe this is an error it clearly points to the garage at 6 Hazler Road. This clearly shows the less dominant, shallow pitch of the existing garage.

"The tall two storey extension at Inglesant, Hazler Crescent". The property highlighted is not "Inglesant" but "Somerford". The Council has been informed by the occupant of "Somerford" that no extension has ever been added to this original 1904 property.

"Similar replacement garage proposal recently built at 5, Watling Street South. Planning Ref. 18/02907/FUL" This application has been examined to determine its similarity with that proposed for 6 Hazler Road. The garage at 5 Watling Street South when viewed from the rear of "Somerford" dominates the skyline. (An image showing this has been emailed to the Planning Authority)

The Case Officer for planning application 18/02907/FUL, Helen Tipton, states at Paragraph 2.1 of her Development Management Report when referring to the siting of the garage at 5 Watling Street South that "The houses on Hazler Crescent sit 50 metres or more away".

The garage at 5 Watling Street South has a ridge height of 4.90 metres, in comparison the ridge height proposed for 6 Hazler Road is slightly shorter by 50cm but is sited little more than 1 metre from "Inglesant"

Document 763.04 "Street Scenes" shows a mock up what the proposed development would like from Hazler Crescent. This mock up gives the impression of a new property "squeezed" into a confined space reminiscent of high density development that the Church Stretton Conservation Area designation was expected to prevent

The Town Council believes that the removal of the porch over the pedestrian access to the garage does not address any of the issues raised in the Town Councils previous objections and that our objection on the grounds of overdevelopment of the site within the conservation area, and issues surrounding overlooking and privacy remain.

The Town Council Objects to the plans as amended and our previous comment remains valid.

22/02940/FUL Belvedere Guest House, Burway Rd, Church Stretton SY6 6DP

Change of use application from C1 Guest House to C3 Dwelling House

It was 22/23 045 unanimously **RESOLVED** to support to this application with comment:

The Town Council is always sad to see the loss of visitor accommodation; but look forward to welcoming a new family to Church Stretton.

22/02467/OUT Melville, Watling Street North, Church Stretton, Shropshire, SY6 7AR

Outline application (access and layout for consideration) for the erection of one dwelling.

It was 22/23 046 unanimously **RESOLVED** to object to this application with comment:

“Melville” Watling Street North is a substantial semi-detached property located within the Shropshire Hills Area of Outstanding Natural Beauty, a nationally protected landscape, and within the Church Stretton conservation area. “Melville” is sandwiched between the A49, Hereford Road on its western boundary and Watling Street North on its eastern boundary.

The application is for outline planning permission to build a 3 or 4 bedroom two storey detached dwelling within the curtilage of “Melville” which would have a vehicle access onto Watling Street North.

The Town Council Objects to this application on the grounds of:

1. Overlooking & Privacy
2. Highway Issues
3. Loss of trees

Point 1 Comment: The application proposes to infill the applicants garden with a two storey small, detached dwelling. The Town Council feels that placing a two storey building into the garden is likely to create a loss of privacy to the immediate neighbour “Oakdene” and therefore is likely to have an unacceptable adverse impact on the amenities presently enjoyed by the occupier of said property.

Point 2 Comment: Watling Street North, Church Stretton is a narrow country lane with an advisory speed limit of 20mph. The road is so narrow for the greater part of its length that it is impossible for two cars to pass each other. Local residents of the Battlefield development are forced to use the private driveways of properties abutting the highway as informal passing places. The proposed development will be using the current shared entrance of “Melville” and “Oakdene” which is situated at the narrowest part of the highway and just below the brow of the slight rise in the road which precludes vehicles travelling along it from having a safe view of the roadway ahead. There is no pavement along the majority of Watling Street North meaning pedestrians have to walk in this narrow road. In 2010 an application was made for a garden infill development at a property “Moorhay” situated in the widest part of Watling Street North, (10/01451/FUL). This was refused and one of the three reasons for refusal states that “Any further increase in traffic along Watling Street North, which is a substandard highway, would be detrimental to highway safety.”

Point 3 Comment: The following comment is based upon the plans submitted and a very sparse Tree Protection & Impact Plan submitted. The development as outlined appears to involve the removal of a large number of trees and their replacement with a hedge along its western edge. These trees provide not only a wildlife corridor but reduce the impact of noise and pollution from the Hereford Road to the row of adjacent properties. The Town Council are not convinced that replacement hedge would provide the same degree of protection as the current trees. The hedge would change the visual approach to the traffic lights at the junction with Sandford Avenue, which currently gives the impression of a leafy wooded area on the approach to the town.

An aerial picture of the dwelling and garden known as “Melville” shows an abundance of trees within its garden and we are not convinced that, based upon the documents submitted, that the development will not harm the existing tree roots.

22/02610/FUL 31 Stretton Farm Road, Church Stretton SY6 6DX

Erection of single storey side, rear and front extensions.

It was 22/23 047 unanimously **RESOLVED** to be neutral to this application with comment:

The Town Council is neutral in respect of this application but feels that like the two similar applications submitted in the last eight months this development may result in an overdevelopment of the site. The Council notes that the November 2021 application (21/05227/FUL) was refused by the Planning Authority on the grounds that:

The proposal is considered not to be acceptable in terms of siting, scale and design particularly in terms of the street scene, and would result in a negative visual impact. As such the proposal is not in accordance with the requirements of relevant adopted policies in particular policies MD2 and CS6.

The next application in February 2022 (22/00762/FUL) saw a reduction in footprint of the proposed development of 3.674 m² which was granted.

The current application which was validated in June 2022 increases the footprint by 4.798 m² on the previous and actually makes the footprint 1.124 m² larger than that of application 21/05227/FUL which had been refused.

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

Councillors noted the correspondence regarding Barnfield Campsite, All Stretton

PC.78 Delegation During August 2022

Councillors considered arrangements and it was unanimously **RESOLVED** to approve delegation to Cllr Luck together with either the Locum Town Clerk or the Deputy Town Clerk during August 2022.

PC.79 Correspondence

Councillors noted the correspondence with Tracy Darke regarding documents being put on the planning portal.

PC.80 Next Meeting

Councillors noted the date of the next meeting as being Tuesday 13th September 2022.

There being no further business the meeting closed at 8.35pm.

Draft for approval at Planning committee meeting 13th September 2022

Signed by

Date.....

As a true and accurate record of the meeting.