



# Church Stretton

## Town Council

### Minutes of a meeting of the Planning Committee held at 7pm on Tuesday 8<sup>th</sup> November 2022 in the Silvester Horne Institute.

Present: Councillors: Cllr J Luck (Chair), Cllr C Carson, Cllr M Morris, Cllr J Burns, Cllr A Munro  
In attendance: Mrs H Merrett (Committees and Finance)  
Members of the Public: None

#### PC.88 Apologies

None

#### PC.89 Disclosable Interests

There were no declarations of interests

#### PC.90 Public Session

There were no members of the public present

#### PC.91 Minutes

It was proposed by Cllr Morris, seconded by Cllr Carson and **22/23 052 unanimously RESOLVED** to approve the minutes of the meeting held 11<sup>th</sup> October 2022. The Chair signed the minutes.

#### PC.92 Planning Applications Review

##### i. Current List

#### **22/04405/FUL Manor Cottage, Ludlow Road, Little Stretton, Church Stretton, Shropshire.**

Erection of detached open fronted double garage with log store

It was proposed by Cllr Morris, seconded by Cllr Burns and **22/23 053 unanimously RESOLVED** to support this application

#### **22/04854/FUL Ashes Cottage, Little Stretton, Church Stretton, Shropshire, SY6 6PP.**

Erection of detached garage and ground mounted solar panels

It was proposed by Cllr Burns, seconded by Cllr Carson and **22/23 054 unanimously RESOLVED** to support to this application (while referring to comments on previous application)

**22/04947/FUL The Homestead, 11 Watling St. South, Church Stretton, Shropshire SY6 7BG**

Erection of double garage with a home office above

It was proposed by Cllr Munro, seconded by Cllr Burns and **22/23 055 unanimously RESOLVED** to object to this application with comment:

Planning Application. 22/04947/FUL. Erection of a double garage with home office above. "The Homestead" 11 Watling Street South, Church Stretton.

Church Stretton Town Council object to this application on the grounds that the proposed development does not reflect the existing settlement pattern and would be overly dominant in the street-scene at this location.

"The Homestead", 11 Watling Street South is one of a number of imposing Edwardian style dwellings located at the northern end of Watling Street South. It abuts the ancient Roman road that ran from Wroxeter to Carleon and is within the Church Stretton Conservation Area.

The dwellings on the eastern side of Watling Street South in the vicinity of, and including number 11, can be characterised as large, detached dwellings set quite some distance back and above the road. The front gardens are expansive and laid mainly to lawn. The layout of the properties at this point ensure that there is a wide view along Watling Street South uninterrupted by other buildings and this echoes the general layout adopted by the Roman engineers when constructing the original Watling Street through Church Stretton.

This proposal of a garage and office above appears to be very close to the boundary line adjacent to the road and would forever destroy the setting of the road at this location. The siting of the development being so close to the road would elevate it to the dominant building at this location for road users of all types.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Paragraph 130 of the National Planning Policy Framework requires that developments should be sympathetic to local character and history including the surrounding built environment.

CS6 and MD2 require development within a Conservation Area to take account of local character and context, responding appropriately to the form and layout of existing development including streetscape and their scale and proportion.

Page 5 of the Church Stretton Conservation Area Design Guide requires that any new development preserves and where possible enhances the character of the town's Conservation Area

It is the Town Councils opinion that this proposal is not compliant with the above legislation or policies and that on account of the prominent visual position of the development site, coupled with the scale of the development proposed, it is considered to be detrimental to the setting of the conservation area, which cannot be outweighed by public gain or benefit.

The Town Council feels obliged to bring to the attention of the Planning Authority the document uploaded to the Planning Portal on 1st November 2022, entitled, "Street-scene/Context Plan". This document submitted as part of the application appears to be at such variance to a photograph taken on the 8th November 2022 as part of the Town Councils review of the application that a copy of the image taken on the 8th November has been emailed to the Planning Authority.

**ii. Actions taken**

Councillors noted the actions taken.

**iii. Unitary Decisions**

Councillors noted the decisions made by Shropshire Council.

Following the recent decision on Crown House 19/03202/FUL it was proposed by Cllr Church Stretton Town Council Planning Committee Meeting 8<sup>th</sup> November 2022

Carson, seconded by Cllr Luck and **22/23 056 unanimously RESOLVED** to send a letter to Tracey Darke at Shropshire Council Planning as follows:

Dear Ms Darke

Crown House, Burway Road, Church Stretton

The Church Stretton Town Council has been closely following the development of the old Crown Carpets site, Burway Road, Church Stretton. The Council were pleased to see that the development has now been granted planning permission subject to conditions.

On examining the S.106 agreement made on 28<sup>th</sup> October 2022 however, we found that there appears to be a substantive error, which as Councillors we felt both legally, and morally, obliged to bring to the attention of the Planning Authority in the person of yourself.

It would appear that there is a discrepancy between the plan (Plan1) attached to the S.106 agreement and the Title Plan (SL89822) registered at HM Land Registry. The Plan shown on the S.106 agreement appears to include land not owned by MAR Design Limited.

It would appear that a number of car parking spaces submitted by the applicant cannot be built if it is shown that this land is not owned by the applicant.

The Town Council can only assume that the plan included within the S.106 agreement plan was accepted in good faith by all parties involved.

There may be a very good reason why the applicant has incorporated the land he does not own into the plans and the S.106 agreement; but we are unable to discern this from the publicly available records.

I am sure that the Planning Authority are aware that at present the Town Council has objected to the "Stopping Up" Order and although this objection is not shown on the Shropshire Council Planning Portal's publicly available documents, Highways England have confirmed that they hold a copy of the Church Stretton Town Council's resolution and objection to the Order.

The impact on purchasers of these properties should the land have been included by error and the error not rectified would be devastating. It would affect the resale of their home, and could in the worst case scenario prevent them obtaining a mortgage on these much needed properties in the centre of Church Stretton.

The Town Council recommend that the Planning Authority seeks to determine whether there is an acceptable explanation for the discrepancies between the plans and to satisfy themselves that this is an unfortunate error that has crept into the process or whether there has been a deliberate or reckless attempt to misrepresent ownership of the land.

I have enclosed copies of both the plan attached to the S.106 agreement dated 28<sup>th</sup> October 2022 and the Current Title Plan dated 8<sup>th</sup> November 2022 for your ease.

We would be very grateful if you would look into this matter and inform us of your findings.

We look forward to hearing from you in due course and if there is any assistance, we can provide to you on this matter do not hesitate to ask.

#### **iv. Appeals**

Councillors noted that no new appeals had been made.

#### **v. Enforcements**

Councillors noted the new enforcement made regarding the fishing pool in All Stretton.

#### **PC.93 Correspondence**

No correspondence had been received

**PC.94 Next Meeting**

Councillors noted the date of the next meeting as being Tuesday 13<sup>th</sup> December 2022.

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

Signed by .....

Date.....

As a true and accurate record of the meeting.

Approved