



Church Stretton

Town Council

Minutes of a meeting of the Planning Committee held at 7pm on Tuesday 13th December 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: 3

PC.95 Apologies

None

PC.96 Disclosable Interests

Cllr Morris declared a non-pecuniary interest in application no.22/05364/FUL

PC.99 Minutes

It was proposed by Cllr Morris, seconded by Cllr Carson and **22/23 057 unanimously RESOLVED** to approve the minutes of the meeting held 8th November 2022. The Chair signed the minutes.

PC.97 It was proposed by Cllr Munro, seconded by Cllr Morris and **22/23 058 RESOLVED unanimously** to suspend standing orders

PC.98 22/05115/FUL The Boulders, 38 Shrewsbury Road, Church Stretton, Shropshire, SY6 6EU.

Erection of extensions and alterations to dwelling

After discussion it was proposed by Cllr Carson, seconded by Cllr Burns and **22/23 059 unanimously RESOLVED** to support to this application.

22/05364/FUL Hilbre, 17 Watling Street South, Church Stretton, Shropshire, SY6 7BG.

Erection of two new dwellings with garages and creation of two new vehicular access points.

After discussion it was proposed by Cllr Munro, seconded by Cllr Burns and **22/23 060 unanimously RESOLVED** to **object** to this application with comment:

“Hilbre” 17 Watling Street South, Church Stretton. SY6 7BG

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

Overdevelopment

Loss of amenity

Development not meeting the housing needs of Church Stretton

Overdevelopment:

“Hilbre”, 17 Watling Street South, Church Stretton is an imposing dwelling sitting within a large plot, largely obscured by a tall mature hedge which wraps around the property from the road entrance in Watling Street South and into Hazler crescent where it abuts a property known as “The corner”.

The Town Council previously objected to the former application (22/00060/FUL) which was withdrawn in February 2022 in that it represented an overdevelopment of the plot. The current proposal would appear to have reduced the size of the two new properties, but it is still felt that the proposed property at Plot 1 has been shoehorned into the plot and as such represents an over development. Plot 1 is very close to the boundary with “The Corner” located in Hazler Crescent and indeed is closer than the plan shows. It was noted that the boundary with “The Corner” shown on site plan document (724.10) appears at variance with the records held by HM Land Registry title number SL157512. Fortunately, the copy of the Land Registry entry is included with the application for ease of comparison.

The location of garage (G2) is clearly forward of the Hazler Crescent building line and as such would be intrusive, especially with the proposed removal of the current hedge.

Loss of Amenity:

The proposal requires the removal of a number of trees and the loss of a substantial portion of the hedge that currently screens “Hilbre”. This hedge has been an element of the local street scene for many years and completely screens the ground floor of the current building giving a sense of intrigue & mystery to the property. The hedge which according to the arboriculturist report describes as groups of trees originally planted as a hedge but due to a lack of management reverted back to a line of trees provides a rich environment to many species of wildlife and contributes considerably to the character and appearance of this part of the conservation area and may benefit from the protection of a TPO such is its contribution.

Development not meeting the housing needs of Church Stretton.

Much is made in the Planning & Heritage (P&H) statement regarding “Housing & Land Supply” targets and includes sections on delivering a sufficient supply of homes, encouraging planners to boost the number of houses available at all levels. The P&H statement explains that it is widely acknowledged that Britain is experiencing a significant housing crisis, with simply not enough homes available for those who want them.

The Town Council carried out a “Housing Needs Survey” through the summer of 2022 to identify housing need as opposed to desire. On the 22nd of November 2022 the Church Stretton Housing Needs Survey was published and is readily available from the Town Council and the Church Stretton Town Council website. The result of the survey, with a near 40% response rate identified the community need for one and two bed properties at an affordable price and that the requirement for large, locally unaffordable, detached properties was not a priority either presently or in the future.

The Town Council is acutely aware that there have been a number of applications in respect of this property and in reviewing the application make the following recommendations that may make the application more palatable.

That only the property identified as plot 2 on the proposed site plan is built, in order to reduce the element of over development.

That the proposed garage (G2) is relocated to the northeast of the plot. This will ensure that it would not obtrude beyond the building line for Hazler Crescent.

That the current access to “Hilbre” off of Watling St South is utilised for both “Hilbre” and the property envisaged at plot 2 on the proposed site plan. This would address the loss of amenity by mitigating the need to remove large portions of the current hedgerow.

Standing orders were reinstated.

PC.100 Planning Applications Review

i. Current List

22/04742/FUL Former Chapel Building, Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RB

Conversion of chapel building to a single dwelling

It was proposed by Cllr Morris, seconded by Cllr Burns and **22/23 061 unanimously RESOLVED** to support this application.

22/05112/FUL Kyrewood , Clive Avenue, Church Stretton, Shropshire, SY6 7BL.

Demolition of existing garage, construction of a new three-bedroom property and car proposed parking deck to Kyrewood.

It was proposed by Cllr Burns, seconded by Cllr Carson and **22/23 062 unanimously RESOLVED** to support this application.

22/05161/LBC 1 Scotsmansfield, Burway Road, Church Stretton, Shropshire, SY6 6DP.

Replacement of 2No flues with 1No flue in roof affecting a Grade II Listed Building

22/05159/FUL 1 Scotsmansfield, Burway Road, Church Stretton, Shropshire, SY6 6DP.

Replacement of 2No flues with 1No flue in roof

It was proposed by Cllr Burns, seconded by Cllr Carson and **22/23 063 unanimously RESOLVED** to support both the above applications.

22/05369/FUL Barn Acre, All Stretton, Church Stretton, Shropshire, SY6 6HH.

Erection of rear two storey extension, conversion of stable into self-contained annex, ancillary to main dwelling, internal layout alterations and roof and fenestration alterations

It was proposed by Cllr Burns, seconded by Cllr Carson and **22/23 064 unanimously RESOLVED** to be **neutral** to this application with a comment to note the Planning Committee's concerns:

The Town Council on reviewing this application felt that the proposal was appropriate in respect of context and location but was mindful of the issues, of which it had no knowledge, raised within the pre-application advice given by the Local Planning Authority.

22/05412/FUL Highbury, 41 Ludlow Road, Little Stretton, Church Stretton, Shropshire

Erection of rear single storey extension and internal alterations

It was proposed by Cllr Burns, seconded by Cllr Morris and **22/23 065 unanimously RESOLVED** to support this application

22/05405/FUL Barn Acre, All Stretton, Church Stretton, Shropshire, SY6 6HH.

Erection of farm equipment storage building

This application is not currently visible on the Shropshire Planning Portal so the Committee was unable to view the proposal / make comment.

22/05542/TPO Cleveland, Hazler Road, Church Stretton, Shropshire, SY6 7AQ.

Crown lift to give 5m clearance from ground, remove two east-most limbs from T1 & crown reduce back to pruning points (See Photos) of 2no Lime (T1&T2) protected by the Shropshire Council (Cleveland, Hazler Road, Church Stretton) TPO 2022 (Ref: SC/00503/22)

The Tree wardens are now in favour of the work since a TPO has been put in place.

22/05135/FUL Old Rectory House, Burway Road, Church Stretton, Shropshire, SY6 6DW.

Erection of single detached carport building incorporating bin and log store and installation of replacement entrance gates

22/05136/LBC Old Rectory House, Burway Road, Church Stretton, Shropshire, SY6 6DW.

Erection of single detached carport building incorporating bin and log store and installation of replacement entrance gates

It was proposed by Cllr Munro, seconded by Cllr Carson and **22/23 066 unanimously RESOLVED** to support both the above applications.

22/05461/VAR 20 Church Street, Church Stretton, Shropshire, SY6 6DH

Variation of Condition No.2 (approved plans) attached to planning permission 21/04759/FUL dated 25/02/2022

Committee felt that this should be a completely new application. It was proposed by Cllr Luck, seconded by Cllr Carson and **22/23 067 unanimously RESOLVED** to object to this application with comment and send a letter to Cllr David Evans:

The Town Council **Objects** to this variation of the plans submitted and approved in respect of application 21/04759/FUL on the grounds that the variation proposes fundamental and substantial modifications clearly requiring a new planning application under section 70 of the Town and Country Planning Act 1990.

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 that no new enforcements had been made.

PC.101 Correspondence

No correspondence had been received

PC.102 Next Meeting

Councillors noted the date of the next meeting as being Tuesday 17th January 2023.

There being no further business the meeting closed at 9.15pm

Signed by

Date 17th January 2023

As a true and accurate record of the meeting.

Approved