



Church Stretton

Town Council

Minutes of a meeting of the Planning Committee held at 7pm on Tuesday 14th February 2023 in the Silvester Horne Institute.

Present: Councillors: Cllr J Luck (Chair), Cllr M Morris, Cllr J Burns, Cllr A Munro
In attendance: Mrs H Merrett (Committees and Finance)
Members of the Public: 1

PC.113 Apologies

Apologies were received and accepted from Cllr C Carson

PC.114 Disclosable Interests

There were no declarations of interests.

PC.115 It was proposed by Cllr Munro, seconded by Cllr Morris and **22/23 073 RESOLVED** unanimously to suspend standing orders to allow the member of the Public to take part in discussions if wished.

PC.116 Minutes

It was proposed by Cllr Morris, seconded by Cllr Burns and **22/23 074 unanimously RESOLVED** to approve the minutes of the meeting held 17th January 2023. The Chair signed the minutes.

PC.117 Planning Applications Review

i. Current List

23/00134/FUL 20 Church Street, Church Stretton, Shropshire, SY6 6DH

Remodelling and alterations of existing dwelling including new dormers, roof alterations, rendering, fenestration alterations, internal layout alterations and replacement garage (revised scheme)

It was proposed by Cllr Morris, seconded by Cllr Burns and **22/23 075 unanimously RESOLVED** to support this application with the following comment:

The original development came before the Town Council in October 2021 (21/04759/FUL). The design at that point was felt to be out of keeping with its location both within the Church Stretton Conservation Area and in its juxtaposition with the much older surrounding buildings. The Town Council objected to this application which Shropshire Council then granted in full.

As part of this consent, it was conditional that a mature Cypress tree that was on the development and was to be removed would be replaced with a native species, most likely a Rowan.

In December 2022 the Town Council was notified of a variation to the aforementioned development (22/05461/VAR) which was for a structure so markedly different from that granted, that the variation was objected to, and we recommended that a new planning application was the correct way of dealing with the new design. At this point there was no mention of the cypress tree which had in fact, already been cut down.

The current application 23/00134/FUL appears identical to the variation. Again, there is no mention of the replacement tree, and the block plan gives no indication that the cypress tree ever existed.

The Town Council is of the opinion that the latest design is acceptable but like, SC Trees, feels that the planning consent cannot be granted until the replacement tree as required by planning consent 21/04759/21 is acknowledged within this current application

23/00420/FUL Cherry Trees, 11 Chelmick Drive, Church Stretton, Shropshire, SY6 7BP.
Erection of front single storey extension and side two storey extension.

It was proposed by Cllr Morris, seconded by Cllr Burns and **22/23 076 unanimously RESOLVED** to support this application with the following comment:

The proposal will have little effect on the streetscape at this location, but it is felt that consideration should be given to using obscured glazing in the new window shown on the northern aspect. The plans appear to show the north-western extent of the development up against the boundary of number 12 Chelmick Drive. The guidelines recommend a minimum of 1metre between structures and boundaries and we would recommend that this is confirmed before development is granted.

23/00414/FUL Ashbrook House, 29 Shrewsbury Road, Church Stretton, Shropshire, SY6 6JB.

Proposed change of use of ancillary domestic outbuilding (annex) to holiday let accommodation.

It was proposed by Cllr Burns, seconded by Cllr Morris and **22/23 077 unanimously RESOLVED** to object to this application with the following comment:

Whilst this Council accepts that the Local Planning Authority has backed itself into a corner with the decisions made prior to this application for a dwelling, it is a prime example of how treating each planning application on its own merits can fail the communities and protected spaces it is designed to conserve.

On the 1st February 2021 an application to build a holiday Let within the grounds of the property was validated. The comments from neighbours were negative with all neighbours commenting raising objections. The application was subsequently withdrawn.

On 1st March 2021 an application for a lawful development certificate was validated and ultimately granted for an outbuilding within the grounds of the property.

Paragraph 1.2 of the undated Planning Officers, Development Management Report published on 9th April 2021 states "It is confirmed the outbuilding would be used as a study and home gym only". The only interpretation that the Town Council can place on the word only within paragraph 1.2 is that no other use of the outbuilding would have been permitted. It must follow that the current application cannot rely on precedence based upon the granting of the Lawful Development Certificate.

The current application must therefore be considered in the same light as the original February 2021 application.

The current application proposes a dwelling or holiday let within the curtilage of an existing dwelling, a garden infill. Garden Infills are referenced within Paragraph 71 of the NPPF states that plans (SAMDev). should resist inappropriate development of residential gardens.... The Town Council is of the opinion that the any development of this nature is inappropriate, and so it would appear do the neighbours.

NPPF Paragraph 130(c) requires that any development is sympathetic to local character and history including the surrounding built environment and landscaping setting. It is clear that Ashbrook house which is built on the old Ashbrook Meadows maintains an open boundary with its neighbour Peel Wyke laying across the Ash Brook, thus maintaining a historical connection with the brook. It is unclear how this ancient open boundary can be maintained when the proposal is for a holiday let with a constant rotation of visitors who may not respect the limitations of such a boundary.

NPPF Paragraph 134 & Shropshire Core Strategy policy CS6 require that developments reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Page 5 Objective 1 of the Church Stretton Conservation Area Design Guide requires any new development preserves and where possible enhances the character of the town's Conservation Area. The proposal cannot be said to enhance the character of the towns Conservation Area.

SAMDev policies MD12 & MD13 require that development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set. As such, new development should respect the existing pattern of development, both visually and in relation to the function of spaces, retain and enhance important views and landmarks and respond appropriately to local environmental and historic assets. The development of a self-contained holiday let within the garden of 29 Shrewsbury Road, does not meet this requirement.

SAMDev Plan policy MD2(2) requires developments to respond appropriately to the form, layout, and function of existing development. Again, a garden infill within the Conservation Area cannot meet the requirements of this policy.

Core Strategy policy CS6 requires all development to safeguard residential and local amenity. This development does not.

This proposed development does not meet many of the relevant National, County, local policies or guidance and should be resisted by the Local Planning Authority.

23/00377/FUL Gaerstone Farm, Hope Bowdler Church Stretton Shropshire SY6 7ES

Erection of Vending Hut (retrospective) and erection of composting toilet building and shelter to include the change of use of land

It was proposed by Cllr Burns, seconded by Cllr Munro and **22/23 078 (3 in favour, 1 abstention) RESOLVED** to support this application, subject to it having a 106 Agreement attached, with the following comment:

This application to regularize the "Vending Hut", install a compostable toilet, provide shelter to users of the vending hut facilities, and instigate a change of land use is located on land which is within the AONB, a protected landscape and also outside the Church Stretton Development Boundary. The Town Council, however, is of the opinion that this development would provide much needed facilities for visitors intending to walk the hills on the eastern side of the valley and may help to offset the excess of visitors who visit the Cardingmill Valley area.

The Town Council does however implore the Local Planning Authority to insist upon entering into a Section 106 agreement with the applicant to ensure that there is no future change of use for the land to stop a later change of use allowing a dwelling to be built on the site.

23/00441/FUL Glen Cottage, Snatchfields Lane, Church Stretton, Shropshire, SY6 7AJ.

Erection of a front entrance extension and rear two storey extension with single storey lobby
Cllr Luck will ensure that neighbours are advised of this application.

It was proposed by Cllr Munro, seconded by Cllr Morris and **22/23 079 unanimously
RESOLVED** to be neutral to this application with the following comment:

The proposal is for both front and rear extensions. The front extension does not fundamentally impact on the streetscape at this location. The impact of the rear extensions could not be reasonably assessed from the public highway.

The Planning Committee felt that the only property likely to be impacted on by the development would be Little Orchard, Hazler Crescent. The committee resolved to contact the occupant of this property as, by virtue of the planning notice policy adopted by Shropshire Council, they may be unaware of this development. This was, as expected, the case.

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.118 Shropshire County Council

a) Cllrs suggested that Planning notices, planning locations, ensuring that all relevant material is on the Portal and effective enforcement might be addressed at a future Committee Meeting when Shropshire County Council are in attendance.

b) Cllrs noted that there has been no progress on rectifying the anomaly contained within the S.106 agreement in respect of the Crown Carpets planning application (19/03202/FUL)

PC.119 Correspondence

No correspondence had been received.

PC.120 Next Meeting

Councillors noted the date of the next meeting as being Tuesday 14th March 2023 at 7.00pm.

There being no further business the meeting closed at 8.30pm.

Signed by

Date 14th March 2023

As a true and accurate record of the meeting.

Church Stretton Town Council

Planning Committee Meeting 14th February 2023