



# Church Stretton

## Town Council

### **Minutes of a meeting of the Planning Committee held at 7pm on Tuesday 14<sup>th</sup> March 2023 in the Silvester Horne Institute.**

Present: Cllr J Luck, Cllr J Burns, Cllr C Carson. Cllr M Morris, Cllr A Munro. Mr Andrew Williams

In attendance: Mrs H Merrett (Committees and Finance)

Members of the Public: None

#### **PC.121 Apologies**

#### **PC.122 Disclosable Interests**

There were no declarations of interests

#### **PC.123 Minutes**

It was proposed by Cllr Morris, seconded by Cllr Burns and **22/23 079 unanimously RESOLVED** to approve the minutes of the meeting held 14<sup>th</sup> February 2023. The Chair signed the minutes.

#### **PC.124 Planning Applications Review**

##### **i. Current List**

##### **23/00807/FUL Midst Hills, Burway Road, Church Stretton, Shropshire, SY6 6DP.**

Installation of dormer in connection with loft conversion, erection of rear extension and balcony / decking, and alterations to vehicular access and driveway layout

It was proposed by Cllr Morris, seconded by Cllr Burns and **22/23 080 unanimously RESOLVED** to support this application with a comment:

The Town Council supports this application. The property is the last but one property on the north side of Burway before the cattle grid. The Town Council could see no reason why this application should be objected to. The majority of the works will be to the rear of the property and so not affect the street scene.

##### **23/00497/FUL Cwm, 103 Sandford Avenue, Church Stretton, Shropshire, SY6 7AB.**

Works to render the exterior of the house

It was proposed by Cllr Morris, seconded by Cllr Carson and **22/23 081 unanimously RESOLVED** to support this application with a comment:

The Town Council supports this application. The property is set back from the road and barely visible. The surrounding neighbours, including those opposite, with the exception of 101 Sandford Avenue, have similarly coloured rendering.

**23/00812/FUL Oak House, Hazler Road, Church Stretton, Shropshire, SY6 7AQ.**

Erection of a glazed canopy to NW side and SW rear elevations following demolition of existing pergola, demolition of part existing conservatory and erection of a new oak framed sun room on existing plinth wall.

It was proposed by Cllr Carson, seconded by Cllr Burns and **22/23 082 (5 in favour and 1 abstention) RESOLVED** to support this application with a comment:

The Town Council supports this application. The property is set back from the road and barely visible. The development will not affect the street scene at this location.

**23/00820/FUL Barn To The Rear Of, Brockhurst, Church Stretton, Shropshire**

Conversion of agricultural outbuilding to form one dwelling and installation of package treatment plant (resubmission).

It was proposed by Cllr Morris, seconded by Cllr Carson and **22/23 083 unanimously RESOLVED** to object to this application with a comment and reference to the Housing Needs Survey:

The Town Council objects to this application. The Town Council is of the opinion that this application fails to address its objections to the previous application. The comment on the previous application and additional comments regarding the new application are that it is:

1. Outside the Town Development Boundary
2. Represents an isolated development within the AONB
3. Close to and within the proximity of a Heritage Asset
4. Creation of Precedent

1. The location of the development is within the Shropshire Hills Area of Outstanding Natural Beauty; a Protected Landscape and it is also located outside of the Church Stretton development boundary in open countryside where housing development is strictly controlled. The proposed development is outside the Development Boundary by approx. 600m by vehicle and 175m as "the crow flies".

The developer seeks to justify the development as a rural exception site by making use of NPPF Paragraph 80(c). Shropshire Council in its most recent 'Five Year Housing Land Supply Statement' (Shropshire Council February 5, 2022) (HLSS) indicates that overall, the Council can demonstrate more than a five-year supply overall. Therefore, the Town Council is of the opinion that a market value property as proposed, outside the Town Development Boundary is unnecessary at this time.

2. The proposed development is situated on the valley floor and as already mentioned sits some distance from the development boundary and indeed slightly further from the Ludlow Road. This proposal having failed to meet the sub-paragraphs of Paragraph 80 of the NPPF clearly represents the development of an isolated home in the countryside as described at the start of the same paragraph in the NPPF.

Paragraph 176 NPPF requires that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding National Beauty which have the highest status of protection in relation to these

issues..." The town council does not feel that this development neither conserves nor enhances the AONB.

3. The development is only 45m from the Heritage asset known as "Brockhurst Castle". Policies CS6 and CS17 require that wherever possible, proposals should avoid harm or loss of significance to designated or non-designated heritage assets including their settings. At 45m distant from Brockhurst Castle it is honestly believed that the application fails to meet the requirements of both these policies.

4. There are many disused agricultural buildings on the valley floor of the Strettons which are outside the development boundaries, and the Town Council are concerned that if this application is supported then the creation of a precedent will be set and many more of these former agricultural buildings will be purchased with a view to developing them into dwellings in the future.

The Town Council therefore objects to this application and are desirous that the Planning Authority takes due regard of the statements in support of this objection.

Additional comment as follows:

The Town Council notes that a document submitted on 24th February 2023 in support of this application, entitled "Background Papers" and described as "Appendix 2 – statement from planning Minister, references the conversion of office buildings to residential use and of the excessive use of Article 4 directions, neither of which are applicable to this application where there is neither an office block for conversion nor an article 4 direction in place.

The Local Planning Authority (LPA) has also dismissed out of hand part 4 of the Town Council's objection which is in relation to the creation of precedence. The matter of precedence within the protected landscape and outside the development boundary, set after much discussion, within the SAMDev weighs heavily on the mind of the Town Council and we would ask that the LPA takes into serious consideration the case of *CJ Holder v Gedling Borough Council v Mr John Nigel and ors* [2014] EWCA Civ 599 which addresses the principle of precedent.

Since the last application the results of the Church Stretton Housing Needs Survey have been received and published. I have summarised that part of the foreword to this document that has a powerful relevance to this application:

The survey draws some powerful and important conclusions.

Firstly, the town has made it abundantly clear that future need is to build new one and two-bedroom homes, and that these are wanted by both new households (including first time buyers) and also by residents who want to downsize. There is a strong feeling against building any more new detached homes. Residents feel that the town has plenty of detached homes, and that a reasonable supply will continue to become available through the existing resale market. This supply will increase if existing residents have an opportunity to downsize and remain within the community.

Secondly, the town believes that the "countryside" outside of the town's development boundary should continue to be protected, and work to assess the supply of new one and two-bedroomed homes demonstrates that the number of homes needed can be built on brown field sites within the existing development boundary.

The forward goes on to say. "Over the next few years these provisions will be incorporated into a new Neighbourhood Plan which will provide legal force as part of the overall planning system."

The Officer Report that led to the "Refusal" of the previous application echoes many of the statements we have made; but we are certain that the focus within that report on the siting of the garage has erroneously led the applicant to resubmit this revised application that still fails

to address the objections raised not only by ourselves but many of the planning professionals who responded previously.

**23/00915/FUL Maiden Hill Wood, All Stretton, Church Stretton, Shropshire, SY6 6LA.**

Erection of replacement garage

It was proposed by Cllr Burns, seconded by Cllr Munro and **22/23 084 unanimously RESOLVED** to support this application with a comment:

The Town Council supports this application. The property is very secluded, being down a long drive and surrounded by trees. The Town Council understands that the current electricity pylon is to be removed and that the replacement cabled supply needs to terminate in a substantial and brick built building, hence the application.

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.125 Update**

No update had been received on the Section 106 Agreement anomaly contained within the agreement Between Mar Design Ltd. and Shropshire Council dated 28th October 2022

**PC.126 Pre-Application Discussion**

Cllrs discussed Church Stretton Town Council's plans to replace the windows at the Sylvester Horne Institute Cottage. Cost could be around £18,000 for aluminium framed double-glazed windows. The building is not listed but the Town Council has a heritage responsibility to make the windows look as good as they can within the stone mullions and, if things need to be changed, it needs to be done correctly. Cllr Luck will speak to the RFO to discuss.

**PC.127 Correspondence**

An e-mail has been received regarding Halls "For Sale" and "Under Offer" Boards. These are suspected to be oversized and incorrectly positioned. Cllr Luck will contact Gillian Beeston at Halls Estate Agents.

**PC.128 Next Meeting**

Councillors noted the date of the next meeting as being Tuesday 18<sup>th</sup> April 2023.

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

Signed by .....

Date.....

As a true and accurate record of the meeting.

DRAFT