



Church Stretton

Town Council

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

Present: Cllr J Luck, Cllr J Burns, Cllr C Carson, Cllr M Morris, Cllr Andrew Williams

In attendance: Mrs H Merrett (Committees and Finance)

Members of the Public: None

PC.129 Apologies

Cllr A Munro sent apologies that he would be late arriving at the meeting

PC.130 Disclosable Interests

Cllr Morris declared that he is a neighbour to 51 Swains Meadow

PC. 131 Questions From Members Of The Public

None present

PC.132 Minutes

It was proposed by Cllr Carson, seconded by Cllr Morris and **22/23 085 unanimously RESOLVED** to approve the minutes of the meeting held 14th March 2023. The Chair signed the minutes.

PC.133 Planning Applications Review

i. Current List

23/00579/FUL 15, Helmeth Road, Church Stretton Shropshire SY6 7AS

Front facing gable and windows over front door, solar panels to front roof and erection of garden room extension to the rear

It was proposed by Cllr Burns, seconded by Cllr Morris and **22/23 086 unanimously RESOLVED** to support this application with a comment:

This application is supported by the Town Council. The property sits outside the Church Stretton Conservation Area. The application appears not to have any detrimental impact on the surrounding properties and also felt that the installation of the solar panels on this south facing roof was a small step in towards reducing the carbon emissions of Church Stretton.

23/01326/FUL The Stone House, Ludlow Road, Little Stretton, Church Stretton, Shropshire

Erection of rear two storey extension and detached garage.

It was proposed by Cllr Williams, seconded by Cllr Carson and **22/23 087 unanimously RESOLVED** be neutral to this application with a comment:

Church Stretton Town Council are Neutral in respect of this application that sits outside the Little Stretton Conservation Area; but feel that the erection of the garage in the position shown on the plans is incongruous in respect of the surrounding properties on this side of the Ludlow Road in that it will sit proud of the building line and will therefore have a negative effect on the Street scene at this location. The Town Council was of the opinion that should the garage be moved further back within the site that this concern could be addressed. The Council is unable to ascertain how far the proposed rear extension would be from the boundary at the rear and would ask that the Local Planning Authority ensure that it is at least 1m from the building on the neighbouring property as recommended within current building regulations.

23/01524/FUL Vernon House, Watling Street South, Church Stretton, Shropshire, SY6 7BG.

Replacement of existing rear porch with new rear porch/garden room with pitched roof

It was proposed by Cllr Morris, seconded by Cllr Carson and **22/23 088 unanimously RESOLVED** to support this application with a comment:

Church Stretton Town Council Supports this application. Vernon House, Watling Street South sits within the 2013 extension of the Church Stretton Conservation Area. This application is to replace a "Lean to" porch at the rear of the property facing onto the Hereford Road. The Town Council feel that this application will enhance the look of the property from the Hereford Road with no detriment to the street scene.

Cllr A Munro arrived in the meeting at 7.25pm.

23/01503/FUL Barn Acre, All Stretton, Church Stretton, Shropshire, SY6 6HH.

Erection of farm equipment storage building

It was proposed by Cllr Williams, seconded by Cllr Morris and **22/23 089 unanimously RESOLVED** to object to this application with a comment:

Church Stretton Town Council continues to Object to this development as per our comments in respect of application 22/05405/FUL as below:

The chosen site for this building sits outside the All Stretton Conservation Area but within the AONB. The building proposed appears to have a rather large footprint and six vehicular entrances. There are no measurements supplied in respect of the height of the building. It is noted that the applicant's agent makes much of the fact that the nearest property is 52m away and that the building proposed will not be visible from any property. One can only presume that the property referred to is, "Meadgate Cottage".

From the plans submitted it would appear that the eaves will be 8 feet above the ground and the ridge height some 16 feet above the ground. For reference the minimum height of a UK Motorway Bridge is 16 feet six inches from the ground. This will clearly be a very large and obtrusive building dominating the local landscape and highly likely to be visible to many of the surrounding properties and hills.

The building is to be fitted with a roof mounted array of solar panels facing East and West. Surely it would be better if the solar panels faced South. There is no information regarding

the optimum placement of the solar panels from a reputable installer to give an explanation as to why the building is not orientated to make the most of the sun's energy.

The Town Council cannot but object to this application in its current form on the basis of its siting scale and design.

The Town Council is of the opinion that should the location of the proposed structure be moved closer to the boundary of the applicant's land to the North as shown on the block plan where the North direction arrow is situated and rotated 90 degrees so that the longest length faces south the structure would be far less obtrusive. It would be most helpful if the plans/elevations could be amended to give the ridge and eaves heights.

Additional comment relating to the current application:

The Town Council note that the proposed building has the majority of its doors on the East facing elevation overlooking the re-wilding area. The Agent states as follows. "On the east elevation will be five double doors to ensure easy access for heavier machinery" It seems incongruous that the "Heavier machinery" will be driven into the proposed building through the area to be re-wilded. On examining the submitted plans it would also appear that the height of the 5 entrance doors is in the region of 2.4m, not likely to be of sufficient height for ingress by "Heavier machinery" as stated within the Agents submission, and certainly not high enough for a tractor. For comparison The Everest.co.uk website states that. "There isn't one overall standard door size in the UK, but there are a few sizes that are common across homes and door manufacturers." It goes onto give the standard height for domestic doors as 1.981m. Only some 42cm lower than that proposed.

The Town Council supported the creation of the re-wilding pool but feels that if the application had included this associated application, it would not have done so. This would appear to be a prima facie example of piecemeal development and would ask that the LPA consider it as such especially when examining the associated planning application 23/01503/FUL. We are also concerned that, based on the above information, at some time in the future the applicant will attempt to convert the building to holiday lets in accordance with the provisions of class Q of the GPDO 2015.

Whilst the LPA have already agreed the earlier iteration of this application, we would strongly request that should this application be granted, that a strong S.106 agreement be drawn up to prevent the building being used for anything other than the stated use, as an agricultural storage facility for the foreseeable future.

23/01494/FUL Barn Acre, All Stretton, Church Stretton, Shropshire, SY6 6HH.

Erection of rear two storey extension, conversion of stable into living space, internal layout alterations and roof and fenestration alterations (revised scheme)

It was proposed by Cllr Williams, seconded by Cllr Burns and **22/23 090 unanimously RESOLVED** be neutral to this application with a comment:

The Town Council remains neutral in respect of this application but has concerns over the future use of the "Annex" and would ask that as with co-application (23/01503/FUL) a S.106 agreement is made. To ensure that the proposed development of the former stables are not sold/let as a separate property and that it may not be used other than as ancillary to the main building and its occupants and not for commercial gain as a holiday let.

23/01369/DSA106 51, Swains Meadow Church Stretton Shropshire SY6 6HU

Discharge of S106 agreement attached to planning permission reference SS/1988/461/P

It was proposed by Cllr Carson, seconded by Cllr Munro and **22/23 090 RESOLVED (5 in favour, 1 abstention)** to object to this application with a comment:

Church Stretton Town Council strongly object to this application to discharge the S.106 agreement dated 1986, attached to the property at 51 Swains Meadow. Mr Swain is a philanthropic individual who continues to this day to support local residents and businesses who, without his generous support, could not achieve their dream of home ownership or establishing community projects.

The 2022 Housing Needs Survey which is to form the basis of the agreed Neighbourhood Plan to be launched next month clearly makes the case for protecting the 1986 S.106 and enable affordable properties to be available for those who would otherwise be unable to live locally. The Town Council continues to hear pleas from local people who cannot afford to live near their family and support networks for increases in affordable housing. The need for affordable housing within the Strettons is also essential to service the needs of a rapidly ageing demographic and maintain that strong sense of community.

The owner's solicitors interpret Clause 2 of the S.106 as only applying to bind the developer on first re-sale of the plots and not future re-sales. The S.106 being a legal document, was we presume, drawn up by lawyers would surely have made this crystal clear if this was the case. The annulment of this agreement cannot but lead to further such applications and the loss of the few affordable homes that currently exist within Church Stretton; it should be resisted at all costs.

ii. Unitary Decisions

Councillors noted the decisions made by Shropshire Council.

iii. Appeals

Councillors noted that no new appeals had been made.

iv. Enforcements

Councillors noted that a new enforcement had been made on 31, Stretton Farm Road.

PC.134 Correspondence

None received

PC.135 Next Meeting

Councillors noted the date of the next meeting as being Tuesday 9th May 2023.

There being no further business the meeting closed at 8.15pm.

Signed by

Date.....

As a true and accurate record of the meeting.