



Church Stretton

Town Council

Minutes of a meeting of the Planning Committee held at 6.30pm on Tuesday 12th September 2023 in the Silvester Horne Institute.

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

In attendance: Mrs H Merrett (Committees and Finance)

Members of the Public: None

PC.016 Apologies

Received and accepted from Cllr A Munro

PC.017 Disclosable Interests

None declared

PC.018 Questions From Members Of The Public

None present

PC.019 Minutes

It was proposed by Cllr Burns, seconded by Cllr Carson and **23/24 004 unanimously RESOLVED** to approve the minutes of the meeting held 18th July 2023. The Chair signed the minutes.

PC.020 Planning Applications Review

i. Current List

23/03598/FUL Furzley, Sandford Avenue, Church Stretton, Shropshire, SY6 7AB.

Erection of replacement car port following demolition of existing car port and erection of open sided porch to front of dwelling.

It was proposed by Cllr Morris, seconded by Cllr Williams **unanimously RESOLVED 23/24 004** to support this application with a comment:

The Town Council **SUPPORTS** this application for the following reasons.

1. The property is not visible from Sandford Avenue and there is therefore no impact on the street scene.
2. The proposed car port is much smaller than the current car port which it will replace. The current car port was built by a previous owner of the property to shelter a motorhome.

3. The Proposed Porch is in keeping and the only neighbour has a similar porch on their house. It would appear that "Furzley" was originally built to have a porch over the front door as the original bases that it would have rested on are clearly visible. The current occupier confirmed this during the site visit.

4. Additional trees are to be planted as part of the application.

23/03576/FUL Melville, Watling Street North, Church Stretton, Shropshire, SY6 7AR

Application (to include access, appearance, landscaping, layout and scale) for new dwelling. It was proposed by Cllr Williams, seconded by Cllr Carson and **RESOLVED (4 in favour, Cllr Morris abstained) 23/24 005** to object to this application with a comment:

The Town Council OBJECTS to this application for the following reasons:

This is the second application brought before the Town Council for the building of a new dwelling in the rear garden of this property in the last 18 months. The previous application (22/02467/OUT) was refused on 26th May 2022 as follows:

Without full details of the development's appearance, layout, scale and landscaping, together with a heritage impact assessment and a comprehensive arboricultural constraints assessment, there is insufficient evidence to demonstrate that the development would preserve or enhance the character and appearance of the Church Stretton Conservation Area and safeguard the setting of the Shropshire Hills Area of Outstanding Natural Beauty, given the site's prominent location, the implications of the gradient for the dwelling's positioning, form and design and the predictable adverse impacts on established tree cover. Although the harm caused may be 'less-than-substantial', it has not been demonstrated that the harm would be offset by any significant public benefits. In these respects the scheme is contrary to the National Planning Policy Framework, Policies CS6 and CS17 of the Shropshire Council Local Development Framework Core Strategy and Policies MD2, MD12 and MD13 the Shropshire Council Site Allocations and Management of Development Plan. In respect of this refused application the Town Council had recommended that the application be refused on the grounds of.

Overlooking & Privacy

Highway Issues

Loss of trees.

The Town Council comments in respect of the former application apply equally to this new application. For the sake of brevity these have not been added to the latest application.

The new application has sought to address the concerns around the lack of details in respect of the development raised by the Planning Authority and addressed in its refusal of the previous application.

The new "Full" application highlights the amount of harm that is being proposed at this location and has made it even more apparent that the development cannot be considered to either preserve or enhance the character of the Church Stretton Conservation Area.

A close inspection of the arboricultural reports submitted on 15th August in support of this application detail the number of trees to be removed. In total 64 trees need to be "Removed". This will unacceptably erode the verdant nature of the site, and have massive impact on the ecology of not only the development site but the surrounding local area.

The Town Council would like to bring to the attention of the Case Officer for this application the Shropshire Council Tree & Amenity Protection Officer's report dated 15th July 2022 made in connection with the refused application 22/02467/OUT. Whilst some of the points about applying for "Outline Planning" within a Conservation Area may have been addressed, the majority have not and still stand.

For the sake of clarity and to ensure that the points made then, and which are still valid are considered I have copied them into this submission. The relevant parts being subsections (e) & (f) of paragraph 1.2 and paragraphs 2.1 and 2.2.

(Comments below double spaced for emphasis)

(e) The application as submitted leaves appearance and Landscape to be addressed as reserve matters. This fails to address pre-application advice that development at this site would be unable to provide appropriate on-site space for sustainable compensatory planting and landscape mitigation (see 1.1 above). From an arboricultural perspective this approach appears to sidestep a significant known constraint by seeking a principle for development that would remove the capacity of the LPA to secure appropriate landscape mitigation. (f) Point (e) above is further compounded by the fact that the open garden area associated with this proposed development would be overshadowed by the retained trees which is highly likely to result in pressure from future resident to remove or heavily lop the trees in order to open the garden up rather than encourage the establishment of new planting.

2.1 The development proposal for this site will results in tree losses without demonstrating how it would protect conserve or enhance the natural environment and green infra structure. Since the pre-application, the Government has released its National Design Code guidance which consolidates the aspiration for good design to give appropriate regard to the protection restoration and enhancement of natural environment features and the benefits they bring to the character

and amenity of the wider landscape, which within a Conservation

Area and AONB merit the highest of design standards. 2.2

Currently the site is of a size that it can support large trees without them being an onerous burden on the occupants, the introduction of another large dwelling onto the site will cause significant competition for open space and light and give rise for greater opportunity for proximity concerns, this is likely to result in the trees being seen as a burden rather than an asset especially where views of the hills in Church Stretton put a premium on the value of a property.

Watling Street North is characterised by the large Edwardian properties and the narrowness of the Roman road they sit alongside. The dwelling envisaged is a small two bedroomed flat roofed detached property and completely out of character for this part of the Conservation Area.

Paragraphs 127 and 130 of the National Planning Policy Framework Policy (NPPF) require that developments add to the overall quality of an area are visually attractive and are sympathetic to the surrounding built environment and landscaping setting. It is our opinion that this proposal fails all three tests.

Paragraph 134 of the NPPF goes on to say that development that is not well designed should be refused, especially where it fails to 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.

The Church Stretton Conservation Area Design Guide states within the objectives on Page 5 that any new development preserves and where possible enhances the character of the town's Conservation Area. We do not believe this is the case and that therefore the proposal is not compliant with Paragraph 134 of the NPPF, and must therefore also fail to comply with Policy MD2 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.

Watling Street North Church Stretton is an ancient Roman Road and is extremely narrow. Adjacent to "Oakdene" there is a slight rise in the road. This rise which from Sandford Avenue travelling north is approximately 2m and when travelling south from Helmeth Road is slightly more at 3m. this precludes a safe sightline from one end of Watling Street North to the other. In all likelihood this is the primary cause for the road being classified as "Sub-Standard".

It should be pointed out that for the 140 plus properties at the northern end of Watling St. North the only access in or out is Watling St. North and that should there be any obstruction to free passage along the road during the construction phase no alternative is available. Should the Planning Authority grant this application there would have to be serious consideration of implementing a robust traffic management plan for the duration of the build.

23/03654/FUL Pryll Cottage, 19 Burway Road, Church Stretton, Shropshire, SY6 6DP.

Erection of part two storey and part single storey extension following partial demolition, single storey flat roof side extension and partially replacing boundary fence with brick wall (revision to previously approved scheme 21/05218/FUL)

It was proposed by Cllr Carson, seconded by Cllr Burns **unanimously RESOLVED 23/24 005** to object to this application with a comment:

The Town Council OBJECTS to this application on the grounds of:

Overdevelopment

Inappropriate materials

Proposal not subservient to current Non-Designated Heritage Asset

Pryll Cottage has become the subject of four applications to extend the property since 2019.

Finally in May 2022 and after appeal the Planning Inspector, Helen Smith BSc (Hons) MSc MA MRTPI allowed an appeal against refusal for application 21/05218/FUL.

In allowing the appeal she imposed conditions. The Inspector stated that in addition to the standard condition on time limits that she was imposing a further condition:

(Comments below double spaced for emphasis)

"...Requiring "that the development is carried out in accordance

with the approved plans". And that "This is in the interests of

certainty. To protect the character and appearance of the area and

the particular qualities of the appeal building, a condition regarding

the use of matching external materials is imposed."

The Inspector then went on to specify conditions relating to the build.

Condition 3 was that the development ...shall be carried out in accordance with the approved plans. The Inspector then listed individually the approved plans.

This new application 23/03654/Ful has now been submitted and is to extend the living accommodation beyond that approved by the Inspector and the use of materials that would breach the terms of the successful appeal if they had been part of a variation requested to application 21/05218/FUL.

The Agent, AddisonRees Planning Consultancy Ltd, a Member of the RTPI, has referenced the former application and describes on the Planning Statement that this application is a revised scheme 21/05218/FUL. The Agent goes on to state in the introduction that this application is an amendment to the former application.

The Town Council is unsure as to whether this is really an amendment to the previous application or whether this is a wholly new application, in effect starting from current structure and as if the appeal had not been allowed. We will therefore argue against development from both points of view.

A revised Scheme.

On allowing the appeal and overturning the Planning Authority's refusal the Inspector imposed the conditions as already stated. We therefore posit that this application has no merit and that the only course of action for the Planning Authority is to ensure that the conditions imposed are complied with. This application 23/03654/FUL must be refused.

On the basis of this being a revised scheme it would appear that the landowner is attempting a piecemeal development of the site in order to eventually gain that which was refused on

appeal in an earlier scheme. Such piecemeal development is considered "Bad planning Practice".

Having successfully appealed the previous refusal, and in light of the Inspectors comments and conditions imposed surely this should have been rightly considered the "Master Plan", and no further planning applications considered.

The Town Council would like to make it quite clear its strong objections to any changes to that which was agreed by the applicant and the Planning Inspector and will robustly challenge any further development, revisions or amendments.

A wholly new application:

The oldest part of Pryll cottage bordering the road, probably dates from the early 17th century and later formed part of the kitchen garden of "The Rectory". The cottage is considered a non-designated Heritage Asset and is situated within the Church Stretton Conservation Area.

As has been stated in previous applications, the small scale and traditional construction of the cottage contributes to the historic context to the area within which it sits. The development proposed is in orders of magnitude larger than the current cottage and could be as much as three times the size. (There being no measurements it is hard to tell).

On comparing the current and proposed elevations it is clear that the proposal would dramatically change the nature of the streetscape as viewed from Burway Road and also gives a clear idea of the dominant effect that the proposal would have on the current cottage. The use of a metal standing seam roof for the flat roofed side extension including dormer and environmentally unfriendly wood burner and associated metal flue will jar with the existing materials used in the construction of the cottage.

In summary, the latest proposal, though smaller than the previous applications completely overwhelms the original cottage and neither conserves nor enhances the original and is therefore at variance with the "Shropshire Local Development Framework" adopted core strategy sections: CS6 & CS17 and Section 10.11 (page 49) of the guidance contained within the Church Stretton Conservation Area Design Guide.

ii. Unitary Decisions

Councillors noted the decisions made by Shropshire Council.

iii. Appeals

Councillors noted that one new appeal had been made on Kyrewood.

iv. Enforcements

Councillors noted that no new enforcements had been made.

PC.021 Correspondence

Planning enforcement Planning Application Ref. 18/04699/FUL, 20/05241/FUL & Appeal Ref. APP/L3245/W/21/3277608 Nixons Wood, Church Stretton.

Cllrs noted the recent correspondence between Cllr Luck and Senior Enforcement Officer Julian Beeston at Shropshire Council.

PC.022 Next Meeting

Councillors noted the date of the next planning meeting as being Tuesday 10th October 2023 at 6.30 pm.

There being no further business the meeting closed at 7.40 pm.

Signed byDate 10th October 2023

As a true and accurate record of the meeting.

Approved