



# Church Stretton

## Town Council

### Minutes of a meeting of the Planning Committee held at 6.00pm on Tuesday 14<sup>th</sup> November 2023 in the Silvester Horne Institute.

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

In attendance: Mrs H Merrett (Committees and Finance)

Members of the Public: None

#### PC.030 Apologies

Received and accepted from Cllr A Munro.

#### PC.031 Disclosable Interests

None declared

#### PC.032 Questions From Members Of The Public

None present

#### PC.033 Minutes

It was proposed by Cllr Carson, seconded by Cllr Moris and **23/24 013 unanimously RESOLVED** to approve the minutes of the meeting held 10<sup>th</sup> October 2023 .The Chair signed the minutes.

#### PC.034 Planning Applications Review

##### i. Current List

#### **23/04360/FUL Proposed Dwelling SE Of The Homestead 11, Watling Street South, Church Stretton, Shropshire**

Erection of new dwelling following demolition of existing garage.

It was proposed by Cllr Williams, seconded by Cllr Carson and **RESOLVED 23/24 014 unanimously** to object to this application with a comment:

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

Inappropriate development in Conservation Area

Over development

Loss of amenity

The application is for the demolition of a small garage in the grounds of “Homestead” 11 Watling Street South, and the building of a modern flat roofed 3 bedroomed property in its stead.

This area in and around this part of Watling Street south and Hazler crescent characterised by Edwardian properties of many different styles and sizes. There is a cohesiveness to the locality which is re-inforced by unity and alignment of properties along the existing road layout. The Design and access statement describes the rear garden of as a “brownfield site” and therefore suitable for development. This is clearly not the case. The garage is small and whilst it may be possible at a stretch, to stretch the term “brownfield site” to the current footprint of the garage, it is clear that the footprint of the new development will be much larger than the described “brownfield site”. The design is for a low pitched dark grey standing metal seam roof. It is hard to understand how a monolithic metal roofed building within the rear garden of 11 Watling Street south would be compliant with Shropshire Council Core Policy CS6, which requires that ... all development will be designed to a high quality... which respects and enhances local distinctiveness. This will be achieved by ensuring that all development protects, restores, conserves, and enhances the natural built and historic environment and is appropriate in scale, density, pattern, and design, taking into account the local context and character and those features which contribute to local character, having regard to national and local design guidance, landscape character assessment and ecological strategies where appropriate.

The design and access statement submitted with this application mentions the small part of the Church Stretton Conservation Area Design Guide that mentions that a conservation area must evolve over time to meet the needs of its community. A more substantial part of this guide goes on to require that any new development must ensure any new development preserves and where possible enhances the character of the town’s Conservation Area and that such developments must highlight the importance of the context and setting of buildings and open spaces and to raise the appreciation of drawing on the vernacular to inform future design.

The rear garden at “Homestead” is described as large, and indeed it could be considered so; but the building of a 539 square metre detached dwelling above the current dwelling cannot be anything but overbearing and a dominant feature within not only this site, but the surrounding area.

The proposal is to dig out the rear garden of “Homestead” and partially submerge the ground floor of the new dwelling to reduce the overlooking and consequent loss of privacy to neighbours. Whilst the installation of obscured glass may be considered as mitigating the undoubted loss of privacy, windows can be opened. We are unsure as to whether, should the application be granted, that a requirement that none of the windows that overlook the adjacent dwellings would meet building regulations but, in any case, even the perception of a loss of privacy is enough to prevent others from enjoying the established amenity of their outside spaces and the ground floor of their home.

It is noted that the Statement of Access details Shropshire Council Housing Land Supply requirement. Shropshire Council meets its 5 year requirement and even exceeds it. The document also quotes many figures relating to homelessness in the United Kingdom and a lack of affordable housing for families. It is not clear, but it would appear the application is for a “Open Market” dwelling. The portions of the document relating to both of the above appear irrelevant to this application.

As a general comment in respect of the building of new dwellings within the curtilage of existing houses, especially on the eastern side of Church Stretton, we would like to make mention of the flooding in the Town on the 20th October 2023. The majority of homes flooded were in Swains Meadow where 17 homes, belonging to Church Strettons most vulnerable, were inundated. Watling Street south with its junction with Sandford Avenue was also flooded in parts.

The flooding mentioned originated from the eastern side of the A49 and is most likely to have been caused by a reduction in permeable surface above Watling St. South, and in all likelihood was exacerbated by the numerous garden infill developments on this side of Church Stretton. The Church Stretton Surface Water Management Plan 2011 notes that pluvial flooding can be exacerbated if development increases the percentage of impervious area and is not appropriately managed. It also called for further studies especially in Church Stretton. The loss of 539 square meters of impermeable surface less that taken up by the existing garage can only be a further worry for those flooded in October. It is our opinion that the 2011 CSSWMP, should be re-visited in light of the current climate emergency and that a moratorium placed on further developments in this part of Church Stretton, until this has been completed.

In short, the advice given on the Pre-application that the proposal would result in the intensification of the built environment, resulting in an overdevelopment of the site not commensurate with adjacent domestic dwellings, causing harm to the rear amenity space of the dwellings adjacent through overlooking and overbearing development is clearly well informed.

**23/04462/FUL Oakdale, 4 Crown Close, Little Stretton, Church Stretton, Shropshire**  
Installation of LPG Tank

It was proposed by Cllr Williams, seconded by Cllr Carson and **RESOLVED 23/24 015 unanimously** to support this application with a comment:

The Town Council SUPPORTS this application.

The application is for the installation of an underground LPG tank to replace the current oil fired boiler. The location for the LPG tank and the fact that it is to be installed underground means that there will be no impact on the locality.

**23/04538/FUL Gaerstone House , Sandford Avenue, Church Stretton, Shropshire, SY6 7AE.**

Erection of front extension, insertion of rear dormer, fenestration alterations and internal alterations

It was proposed by Cllr Morris, seconded by Cllr Williams and **RESOLVED 23/24 016 unanimously** to support this application with a comment:

The Town Council SUPPORTS this application.

Gaerstone House sits a long way back from Sandford Avenue and the alterations will not be visible from the highway and will therefore have no impact on the street scene.

**23/04217/FUL 92 Watling Street South, Church Stretton, Shropshire, SY6 7BH**  
Erection of home office

It was proposed by Cllr Morris, seconded by Cllr Carson and **RESOLVED 23/24 17 unanimously** to support this application with a comment:

The application is for a home office/ workshop in the rear garden of the dwelling close to the boundary with the A49. The rear garden appears well screened, and we see no problem with problems of overlooking or negative impact on the Conservation Area. As already raised, we would like to see that suitable surface water measures are in place following the flooding of Swains Meadow on the 20th October 2023

**23/04331/FUL Caradoc Cottage, All Stretton, Church Stretton, Shropshire, SY6 7JN.**

Application under Section 73A of the Town and Country Planning Act 1990 for change of use of dwelling and two log cabins to holiday let accommodation

It was proposed by Cllr Carson, seconded by Cllr Morris and **RESOLVED 23/24 18 unanimously** to support this application with a comment:

The Town Council SUPPORTS this application.

Caer Caradoc, Cottage has been operating as an Air BnB for some time now with no issues and we are pleased to see that this retrospective application has now been submitted to regularize the situation. We note that parking is to be off road at the Botvyle Farm campsite, but are slightly concerned that it would be very tempting to use the unmade track leading from the property NE to the highway approximately ½ mile away.

**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 no new enforcements had been made.

**PC.035 Correspondence**

None received

**PC.036 Next Meeting**

Councillors noted the date of the next planning meeting as being Tuesday 12<sup>th</sup> December 2023 at 6.00 pm.

There being no further business the meeting closed at 6.35 pm.

Signed by ..... Date 12<sup>th</sup> December 2023

As a true and accurate record of the meeting.