



Church Stretton

Town Council

Minutes of a meeting of the Planning Committee held at 6.00pm on Tuesday 12th December 2023 in the Silvester Horne Institute.

Present: Cllr J Luck, Cllr C Carson, Cllr M Morris (arrived 6.15pm), Cllr A Williams

In attendance: Mrs H Merrett (Committees and Finance)

Members of the Public: 7

PC.037 Apologies

Received and accepted from Cllr A Munro, Cllr J Burns and Cllr M Morris (for late arrival).

PC.038 Disclosable Interests

None declared

PC.039 Questions From Members Of The Public

It was proposed by Cllr Carson, seconded by Cllr Williams and **23/24 019** **unanimously RESOLVED** to suspend standing orders to allow members of the public to make verbal comments as required.

PC.040 Minutes

It was proposed by Cllr Carson, seconded by Cllr Williams and **23/24 020** **unanimously RESOLVED** to approve the minutes of the meeting held 14th November 2023. The Chair signed the minutes.

PC.041 Planning Applications Review

i. Current List

23/05106/VAR 23 Stretton Farm Road, Church Stretton, Shropshire, SY6 6DX,
Variation of Condition 2 (approved plans) attached to Application Reference Number
19/05395/FUL

It was proposed by Cllr Luck, seconded by Cllr Williams and **RESOLVED 23/24 21**
unanimously to support this application with a comment:

The original application (19/05395/FUL) was supported by the Town Council and was subsequently granted by Shropshire Council. The applicants attended the Town

Council planning committee meeting on 12th December 2023 and were able to give an explanation for the variation and confirmed that the works had started within the 3 year period and that SC Building Control were satisfied with the proximity to the relevant neighbour's fence of the proposed alteration. This variation reduces the footprint of the original granted application and therefore the Town Council were happy to support the variation.

23/05020/FUL Proposed Dwelling South Of Ashfield House 7, Windle Hill, Church Stretton, Shropshire

Erection of detached dwelling.

It was proposed by Cllr Carson, seconded by Cllr Morris and **RESOLVED 23/24 022 unanimously** to object to this application with a comment:

The Town Council objects to this application on the following grounds:

- Scale massing and design are inappropriate for the constraints of the site.
- The construction of large dwellings in the gardens of existing dwellings is contrary to policy QE3 of the Church Stretton Town Design Statement.
- There are continuing issues around access that have failed to be addressed.
- The location on a greenfield site at the edge of the current development is an example of urban creep.
- Following recent surface water flooding below the chosen site the Town Council is not satisfied that the current remedies for dealing with excessive surface water other than by using drains are no longer fit for purpose.
- The development is highly likely to have a negative on the private amenity and quiet enjoyment of surrounding properties especially those adjacent to the plot in Hazler Orchard whose gardens abut and run alongside the proposed development site. Windle Hill, Church Stretton sits within the Shropshire Hills a Nationally Protected Landscape but outside the Church Stretton Conservation Area. The majority of the dwellings in Windle Hill are of a similar style and date from the late 1980's being of brick and tiled roof.

The application is for a large ultra-modern, upside down family home to be built in a portion of the rear garden at 7 Windle Hill. From the plans submitted we feel that the scale and massing will overpower the site and not only severely reduce the amenity of the host property but also result in an unacceptably limited private amenity space not commensurate with the proposed dwellings size and form. The design is such that it cannot be considered sympathetic to the surrounding built environment and landscape setting as required by paragraph 130 section [c] of the National Planning Policy Framework (NPPF).

The Church Stretton Town Design Statement in respect of new developments General Requirements Page 8, (Policy E7) expressly states that tandem developments where one property lies behind the other without a highway frontage should be avoided being an unsatisfactory arrangement. It also mentions scale and appropriateness to the site, access, car parking and importantly outdoor play space for children. Page 17 (QE3) clearly states that infill development and building in gardens should only be allowed when it respects the character and appearance of the area. As already mentioned, the proposed dwelling does not do this and therefore is not compliant with this local policy and is contrary paragraph 134 of the NPPF.

There are clear access issues to this site. The new proposal seeks to address this issue with the demolition of a flat at the rear of the host dwelling and an approach to "borrow" for the duration of the construction portion of land not owned by the applicant and unlikely to be allowed.

Following the devastation and flooding suffered by properties on the valley floor below the eastern hills on the 20th October this year, which it is believed by many to be as a result of surface water run off not being captured by the measures currently recommended by Shropshire Council and the loss of natural permeable surfaces the Town Council does not feel that it can support the loss of greenfield sites which naturally allow rainwater to slowly permeate the ground by constructing a large detached dwelling of the kind proposed.

The site chosen does sit within the development boundary of the town but extends Windle Hill into the existing greenspace and we feel sets a further precedent for more development and loss of even more greenspace for which Church Stretton is renowned.

The development will have a harmful impact on the rear garden amenity space of properties in Hazler Orchard whose rear gardens both back onto and in one case run alongside the proposed development and are likely to suffer a loss of "quiet enjoyment". A case that would appear relevant to this loss of "quiet enjoyment" that the Town Council would ask the Local Planning Authority to consider is that of *Timothy Taylor v Mayfair Corporation* and another (2016). This case was in respect of leasehold flats but resonates with the comments regarding the original covenant mentioned by Mr. Michael Cotterell.

Bearing in mind these many points the Town Council is of the opinion that the proposed dwelling is contrary to Core Strategy Policy CS6 and SAMDev policy MD2 and should be refused.

23/05091/FUL Land Adjoining Dalesford, Cardingmill Valley, Church Stretton, Shropshire, SY6 6JF.

Erection of detached dwelling

It was proposed by Cllr Williams, seconded by Cllr Morris and **RESOLVED 23/24 023 unanimously** to object to this application with a comment:

The development proposed is on a greenfield site within the Shropshire Hills protected landscape, the Church Stretton Conservation Area and within the Carding Mill Valley, which is in itself a very sensitive location much loved by the local community and visitors from around the United Kingdom and elsewhere.

The development envisages a modernistic property embedded into the hillside and would be prominently located just within the Carding Mill Valley sandwiched between a pair of period semidetached dwellings to the west and a detached dwelling to its east. The properties either side of that which is proposed are similar in their exterior and complement each other. The proposal cannot be considered as being sympathetic to the local character and history of the surrounding built environment and therefore fails one of the main requirements imposed by Paragraph 130 of the National Planning Policy Framework (NPPF).

Paragraph 134 of the NPPF states that developments should reflect local design policies and guidance on design and must take into account local design guidance and supplementary codes and in this instance the Church Stretton Conservation Area Design Guide is the document that should be consulted.

Page 5 of the aforementioned guide provides advice on this matter and is widely available.

Objective 1. Of the design guide states that any new development must preserve and where possible enhance the character of the towns Conservation area

Objective 3. Highlights 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 proposed development does not comply with either requirement consequently fails to meet the requirements of Paragraph 134 of the NPPF. It quite clearly states in paragraph 134 that such developments should be refused.

Shropshire Council Site Allocations and Management of Development (SAMDev) Plan contains a number of policies that are relevant to this application particularly Policies MD2 (Sustainable design) and MD13 (Historic environment)

Policy MD2 requires that developments contribute to and respect locally distinctive or valued character and existing amenity value by responding appropriately to form and layout of existing development... that proposed clearly does not.

Policy MD 2 requires that developments should reflect local characteristic architectural design and details such as building materials, form, colour and texture detailing, taking into account their scale and proportion.

The Shropshire Core Strategy policy CS6 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. Once again, the proposed development fails to meet the requirements of this policy.

The siting of this development on recently cleared land is likely to require the removal of further trees and consequent loss of habitat and cannot be anything but visually prominent in this most sensitive part of Church Stretton.

23/05088/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 (revised scheme to ref. 21/05218/FUL)

It was proposed by Cllr Carson, seconded by Cllr Williams and **RESOLVED 23/24 024 unanimously** to object to this application with a comment:

The current application is, in reality, not much different to the most recent application considered by the Town Council in September this year (23/03654/FUL) which we objected to. This application fails to address the concerns that were raised in September and our objections from 3 months ago are still relevant.

The comments made in respect of application 23/03654/FUL apply equally to this application and we ask that they are considered in respect of this one.

In summary the proposed development, in particular the new kitchen and dining open plan area which would be visually prominent from the War Memorial in particular only exacerbates further the unacceptably scaled extension that would constitute disproportionate additions and result in a sprawled development not reflective of the layout, form and design of the original building. This consequently causes irreparable harm to the original heritage asset through significantly eroding its historic legibility and prominence within the plot setting, which has traditionally been spacious and

open. Therefore, the scheme is contrary to SamDev policies MD2, MD7b and MD13 and Core Strategy policies CS5 and CS6.

A photograph of the view from the War Memorial has been emailed directly to Southern Planning for inclusion in this submission.

23/04908/FUL Hill Rise, Hazler Road, Church Stretton, Shropshire, SY6 7AQ.

Erection of a new private garage and single storey side extension following demolition of existing garage and attached outbuildings and carport.

It was proposed by Cllr Carson, seconded by Cllr Morris and **RESOLVED 23/24 025 unanimously** to support this application with a comment:

“Hill Rise” sits back from Hazler Road, Church Stretton behind impressive gates. The application is to make alterations to the side elevation after removing the current structures. The proposed alterations will enhance the appearance of the front elevation and are considered aesthetically pleasing. We understand the applicant has spoken with the only relevant neighbour who has no objection to the alterations.

23/04877/FUL 5 The Meadows, Church Stretton, Shropshire, SY6 7EG

Erection of portico over front door, installation of replacement front windows with rendered infill panels below, and rendering of part of front elevation.

It was proposed by Cllr Morris, seconded by Cllr Williams and **RESOLVED 23/24 26 unanimously** to support this application with a comment:

5 The Meadows, Church Stretton is a large modern property located within the conservation area but situated at the end of a cul-de-sac leading off of Hazler Road. The property cannot be seen from Hazler Road. The proposal is for the erection of a portico and other works to the front of the property. The Town Council are of the opinion that the works will not detract from area and will enhance the appearance of the front of the property.

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.042 Correspondence

None received

PC.043 Next Meeting

Councillors noted the date of the next planning meeting as being Tuesday 16th January 2024 at 6.00 pm.

There being no further business the meeting closed at 7.38 pm.

Signed byDate 16th January 2024

As a true and accurate record of the meeting.

Approved