



# Church Stretton

## Town Council

### Minutes of a meeting of the Planning Committee held at 6.00pm on Tuesday 16<sup>th</sup> January 2024 in the Silvester Horne Institute.

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

In attendance: Mrs H Merrett (Committees and Finance)

Members of the Public: None

#### PC.044 Apologies

None received

#### PC.045 Disclosable Interests

None declared

#### PC.046 Questions From Members Of The Public

There were no Members of the Public present

#### PC.047 Minutes

It was proposed by Cllr Morris, seconded by Cllr Carson and **23/24 027 unanimously RESOLVED** to approve the minutes of the meeting held 12<sup>th</sup> December 2023. The Chair signed the minutes.

#### PC.048 Planning Applications Review

##### i. Current List

**23/05296/FUL Hill Cottage, Clive Avenue, Church Stretton, Shropshire, SY6 7BL.**

Erection of new dwelling following demolition of existing dwelling

It was agreed unanimously to support this application with a comment:

**Hill Cottage is located on Clive Avenue, Church Stretton, within the Shropshire Hills National Protected Landscape and the extended Church Stretton Conservation Area. The property is a large, detached dwelling that once had extensive gardens. In 2020 permission was granted for two executive homes to be built within the garden of Hill Cottage and planning permission was granted in 2021 to convert the 3 bay**

garage on the site into a dwelling. The two large executive homes have now been built whilst the garage conversion appears not to have commenced.

This once fine property is in a poor state of repair and the granted planning applications have created what can only be described as a new cul-de-sac off of Clive Avenue. The Town Council are of the opinion that the granting of the 3 planning applications within the curtilage of Hill Cottage have already altered the appearance of this piece of land and that the demolition and creation of the new dwelling cannot add to the harm in this part of the conservation area has already suffered, and should therefore be granted.

**23/05403/FUL Owls Cottage, Ludlow Road, Little Stretton, Church Stretton, Shropshire**  
Alterations and extensions to dwelling and erection of a detached annexe

**23/05404/LBC Owls Cottage, Ludlow Road, Little Stretton, Church Stretton, Shropshire**  
Alterations and extensions to dwelling and erection of a detached annexe

It was agreed unanimously to object to both the above applications with comments:

**Owls Cottage 23/05403/FUL:**

**The Town Council objects to this application.**

**Owls Cottage is a Grade 2 listed cottage situated within the AONB National Protected Landscape and the Little Stretton Conservation Area. The cottage was first listed on 29th February 2000 along with the neighbouring property Darrell Cottage to which it is attached. The official list entry being number 1383243. Both cottages are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest.**

**The application is for extensive additions to the main dwelling and the creation of a large annexe in place of the current garage situated at the western boundary of the property.**

**In respect of the additions to the main dwelling the Town Council are of the opinion that these additions are of such a size that they are not subservient to the existing cottage. The Town Council does note however that the additions do, in the main, replace a number of ground floor additions that are incongruous and detrimental to the original 17th Century cottage. We feel that the current proposal incorporates these detrimental additions and although it increases the 1st floor accommodation it can be considered acceptable.**

**What the Town Council does not find acceptable is the demolition of the garage at the far western edge of the curtilage of the property and its replacement by a considerably larger annex. There is no doubt that the garage is of poor quality and probably unable to house a modern motor car. We understand that the creation of the annex and extensions to the main cottage are to provide additional space for occasional visitors and can understand the applicants desire to increase the living space in order to do this but the Town Council feels that the creation of the annex especially fails to accord with policies CS6 and CS17 in that it will fail to either protect, conserve or enhance the designated heritage asset that is Owls Cottage. The Town Council is also concerned about future use of the annex for commercial gain. Its siting within the curtilage of the cottage, being currently separated from the main part of the garden by a fence and its access onto the highway gives every impression of a small bungalow being built on the grounds of Owls Cottage.**

**Should the Planning Authority decide to grant this application then serious consideration must be given to the creation of a Section 106 agreement to prevent the**

use of the annex for anything other than for the enjoyment of householders and their occasional guests and certainly to prevent the use of the annex for commercial gain.

**Owls Cottage 23/05405/LBC**

The Town Council objects to this application.

Owls Cottage is a Grade 2 listed cottage situated within the AONB, a National Protected Landscape, and the Little Stretton Conservation Area. The cottage was first listed on 29th February 2000 along with the neighbouring property Darrell Cottage to which it is attached. The official list entry being number 1383243. Both cottages are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest.

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**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 the new enforcements made.

**PC.049 Correspondence**

Councillors noted the correspondence relating to the Pryll Cottage enforcement.

**PC.050 Next Meeting**

Councillors noted the date of the next planning meeting as being Tuesday 13<sup>th</sup> February 2024 at 6.00 pm.

There being no further business the meeting closed at 6.45pm.

Signed by .....Date 13<sup>th</sup> February 2024

As a true and accurate record of the meeting.