

Whitchurch Town Council

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PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on 1st October 2019

PRESENT

Cllrs: B Duffy, A. Hall, T O'Neill, J. Martin and R. Shepherd.

IN ATTENDANCE

Nicola Young, Town Clerk

Zoë Dean – Town Centre Manager/Assistant Town Clerk

1. Election of Chairman

Cllr O'Neill proposed Cllr Ruth Shepherd, seconded by Cllr Martin.

It was PL/01/1920 RESOLVED that Cllr R. Shepherd be elected Chair of the Planning Committee.

No other nominations were received.

2. Election of Vice Chair

Cllr Duffy proposed Cllr John Martin, seconded by Cllr O'Neill.

It was PL/02/1920 RESOLVED that Cllr J. Martin be elected Vice Chair of the Planning Committee.

No other nominations were received.

3. Apologies

None received

4. Declarations of Interest

None

5. Minutes

Cllr Hall stated that item 7b Pauls Moss, incorrect comments had been included "Building in a poor state of repair". Cllr Duffy noted that the Clerk had been asked to re-read comments at the meeting and all voted to approve the statement.

After a proposal from Cllr Duffy, seconded by Cllr O'Neill,

It was PL/03/1920 RESOLVED to accept the accuracy of the minutes.

Cllrs Duffy, O'Neill and Shepherd: For. Cllr Hall; voted against and Cllr Martin abstained from the vote.

After a proposal from Cllr Duffy, seconded by Cllr O'Neill,

It was PL/04/1920 RESOLVED to accept the minutes in their entirety.

6. Matters Arising

None.

7. Correspondence

None received.

8. Public Participation

After a proposal from Cllr Duffy, seconded by Cllr Martin,

It was PL/05/1819 RESOLVED to suspend Standing Orders for purpose of Public Participation.

9. Presentation from Mr Philip Brenner for the Wrekin Housing Trust

Mr Brenner noted that he was a consultant for the Pauls Moss application and did not work for Wrekin Housing Trust.

The Pauls Moss application had been revised. The number of apartments had been reduced from 74 to 71. A community café was planned for the grounds, there would be two less parking spaces and the Yew tree would be retained. A self-contained entrance to the medical centre would also be established and the extra-care residence, which would provide the best possible environment for independent living. Mr Brenner noted that no harm would be caused to the conservation area. The pharmacy had also been removed from the plans. A large open space would be incorporated to form a public plaza, with retained trees.

Cllr Hall asked whether there was more information regarding retaining the features of Pauls Moss House. Mr Brenner noted that as many features as possible would be retained but there was no list.

Mr Brenner answered Cllr Hall's further question regarding traffic movement, stating that Wrekin Housing Trust had employed a company to undertake a traffic survey and Highways had accepted the number of car parking spaces with less traffic, no pharmacy and three less apartments. Mr Brenner noted that the units were aimed at over 55's, predominantly over 70's, of which a national survey had found that only one third of that group had cars.

Cllr Hall asked what percentage of time was spent engaging local residents since the last application. Mr Brenner confirmed that stakeholders had been consulted, not residents. The Trust had focussed on the reasons for refusal.

10. a) Public Questions/Comments: Application 19/03861/FUL Pauls Moss, Dodington

- a) A resident noted that in the old plans a turning circle had been included to avoid Pauls Moss. There was nothing in the assessment for how this will be addressed. The resident also asked about the plans for traffic during the extensive excavation, some existing residents will be completely blocked in. There would also be issues regarding how the bin lorry would turn. Resident (a) noted that residents had not been consulted. Some of the information presented was raised as factually incorrect. The new proposed flats would have three storeys/balconies/longer windows and overlook some residents.
Mr Brenner noted at this point that he was the designer and not able to answer all of the questions.
- b) Resident (b) informed the meeting that the group had been led by Richard Benson Solicitors who would request the recording of the meeting.
- c) Cllr Andy Allen applauded my Brenner for his presentation. Cllr Allen raised concerns over the flat roof issues and the fact that the site was overcrowded. The flat rooves would also be out of keeping with the conservation area (196MTPF).
- d) Resident (b) noted that Philip Molineux of Shropshire Council had requested the EIA Architectural Response of the Impact Assessment on Pauls Moss but to date this had not been received. Resident (b) urged the committee to defer all comments until after this report had been received, in advance of the full Planning Meeting. Resident (b) also noted that Historic England had concerns which were on the Planning Portal. There would be loss of privacy, amenity and access with short distances between dwellings.
- e) Dr C. Bellingham wished to speak on behalf of the old house and the wildlife in the area. Dr Bellingham stated that the unique character of the house should be kept, including the mahogany panelling and fireplace. A café could be worked into the existing space, the view from the house would also be gone if the tree next to the house was lost, resulting in loss of wildlife. The house also has a south-facing view which should be made the most of with a beautiful existence and lots off wildlife.
- f) Resident (b) asked where the CIL levy of £1.1 million had come from for this project which was noted in the Planning Statement. Mr Brenner noted that the figure was less than that, around £490,000 which was for the medical centre.
- g) Dr Bellingham asked for more practical advice and for a phased approach to be agreed in order for the medical centre to be started. If the walls are to be removed from Pauls Moss House then Heritage would be lost.

It was noted at this point that the application would go before Shropshire Council's Planning Committee on 15th October 2019.

- h) Resident (c) informed the committee that twenty people would fit into the existing lounge, with walking aids and wheelchairs. It was made a conservation area after the Pauls Moss flats were built. The current lounge was not big enough, but Pauls Moss residents had always had a good social life which they longed to get back.
- i) Mr J. Still. As a resident of Dodington Mr Still expressed concern over issues of visibility, access and restricted vehicle view. Mr Still noted that no plans were available for the old Stonham Housing buildings or the adjacent car parking. Increased school traffic could also cause problems. Mr Still's garage doors open outwards onto the proposed pathway. Wrekin Housing Trust noted that they had acquired the land but measures were in place and meetings had taken place to resolve this issue with Mr Still's garage door.
- j) Mr Smith stated that Whitchurch desperately need a medical centre with sympathy for the views expressed.

10. b) Public Questions/Comments 19/03593/OUT Land To The North of Edgeley Road

- a) Cllr Allen stated it was very difficult to view when driving. The proposed land is a very wet site and is known as "the sponge". The issues of access and traffic makes it a non-viable proposition.
- b) Resident (b) explained that they lived in the 'Fountain House' and the increased traffic to the Rugby Club/Newport Road would not cope. This road was created for the rugby club to avoid Edgeley Road being used.
- c) Dr C. Bellingham stated that this site is a key water vole site and one of the best sites in North Shropshire. The land was originally bought for a pittance. It would be unenforceable to make a rule for residents to have no cats. The land could be used for a wildlife haven.
- d) Resident (d) noted that this land also formed part of the hedgehog population and they need land to roam if they are going to lose habitat within Pauls Moss.
- e) Resident (e) stated that this development would have a dangerous effect on the junction, with the mini roundabout and access to the school as many cut the corner of the mini roundabout where there have been accidents.

After a proposal from Cllr Hall, seconded by Cllr Martin,
It was PL/06/1920 RESOLVED to reinstate Standing Orders.

10. Planning Applications

The comments from the committee are contained within the table:

Date of Application	Reference	Location	Comments
a. Mon 16 Sep 2019	19/03861/FUL	Pauls Moss Community Room, Pauls Moss, Whitchurch SY13 1HH	<p>After a proposal from Cllr Duffy, seconded by Cllr Martin (Cllr Hall abstained), it was PL/07/1920 RESOLVED: to support the Pauls Moss Development 19/03861/FUL, stressing the importance of the new Medical Centre, with the following caveats, noting the following concerns of residents</p> <ul style="list-style-type: none"> • Concerns over access to all residents during and after the build • Flat rooves in a conservation area • Traffic plans – the internal routing of the turning circle • Over-development of housing and overlooking existing Pauls Moss Court residents • Still awaiting the outcome of the impact assessment • Concerns regarding the removal of Heritage features of the existing building i.e. fire places and mahogany panelling.

			<p>Whitchurch Town Council expressed concerns over the fact that this application is not a phased development.</p> <p>There was a second proposal to appoint a representative to speak at the Shropshire Council planning meeting regarding this application. After a proposal from Cllr Shepherd, seconded by Cllr O'Neill, It was PL/08/1920 RESOLVED to appoint Cllr Bev Duffy to attend the Planning Meeting on 15th October 2019, approved by all.</p>
b. Wed 28 Aug 2019	19/03593/OUT	Proposed Residential Development Land To The North of Edgeley Road, Whitchurch, Shropshire	<p>Objection on the following grounds:</p> <ul style="list-style-type: none"> • Concerns regarding access • The access road is only for the rugby club • Narrow road • Presence of water voles • Not in the SAMDev or future SAMDev up to 2016 and acceptance could set a precedent • Very boggy land with drainage issues • Loss of green space (97 MTPF) • Loss of biodiversity <p>After a proposal from Cllr Hall, seconded by Cllr Duffy, It was PL/09/1920 RESOLVED to refuse the 19/03593/OUT application with the reasons listed above.</p>
c. Fri 20 Sep 2019	19/04078/FUL	Sunset View, Alkington Road, Whitchurch, Shropshire, SY13 1TA	<p>Support, single dwelling</p> <p>After a proposal from Cllr Shepherd, seconded by Cllr Duffy, It was PL/010/1920 RESOLVED to support application 19/04078/FUL.</p>

11. Confidential Business
No Confidential business.

Meeting closed at 19.42pm.

Chairman Dated

Initialled: