

Whitchurch Town Council

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PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on 16th January 2019

PRESENT

Cllrs: B Duffy, T Neville, A Hall and T O'Neill.

IN ATTENDANCE

Nicola Young, Town Clerk

1. Apologies

None received

2. Declarations of Interest

None

3. Meeting Notes

After a proposal from Cllr Neville, seconded by Cllr O'Neill, it was **PLAN/7/1819 RESOLVED** that the minutes from the Planning Committee meeting on 20th November 2018 be agreed and duly signed as an accurate record.

4. Matters Arising

None.

5. Correspondence

The following two emails were received by Committee members:

- Mr Paul Field-Williams regarding planning application number 18/0593/FUL
- Dr Clare Bellingham regarding planning application 18/05901/FUL

6. Public Participation

After a proposal from Cllr Duffy, seconded by Cllr O'Neill, it was **PLAN/8/1819 RESOLVED** to suspend Standing Orders to allow members of the public to address the Committee.

Eleanor Cooper – resident of Pauls Moss Court raised the following objections to the planning application 18/05901/FUL:

- The main entrance to Pauls Moss apartments will pass all Pauls Moss Court, there is no fencing on the front gardens of Pauls Moss Court and the speed bumps are planned to be removed. Therefore the roadway could become dangerous.
- There is a large amount of extra parking planned, currently there are 14 households and the plans are to have 74 extra care apartments, where will everyone park?
- Concerns from Pauls Moss Court residents regarding security.
- The planned top storey flats have balconies and will overlook the garden and have sight into the rear windows of the Pauls Moss Court houses
- Equity have ownership of the car park and each house in Pauls Moss Court has car parking spaces allocated on the deeds, how will Wrekin ensure the parking remains for Pauls Moss Court residents only? Residents have received no response from Equity Housing regarding the parking issue. Pauls Moss Court residents were informed that the residents should resolve this issue themselves with Equity Housing.
- There is little landscaping to the current design.

Beryl Still – Old Coach House, Dodington – raised the following issue regarding the planning application 18/05901/FUL:

- The Old Coach House garage opens onto the 2-way entrance (former Stonham car park) and Mrs Still has concerns regarding reversing out of the garage onto the entrance road and any disruption this may cause.

Julie Owen – resident of Pauls Moss Court raised the following objections to the planning applications 18/05901/FUL:

- Objecting to the number of flats proposed for the site
- The proposed new flats overlook her garden and would be able to see directly into her bedroom window
- There are no street lights on the plans

Email from Dr Clare Bellingham was read out by the Chairman, which objects to demolishing Pauls Moss House. Dr Bellingham listed statements from the planning application which she deemed 'untrue', including the quality of Pauls Moss House and the planning statement that losing Pauls Moss House would "cause no adverse harm to the character or appearance of the conservation area, rather it will enhance it." Dr Bellingham went on to state the pre-application advice to the developer from Shropshire Council Conservation Officer stating that "the demolition of this building would like to cause substantial harm to the significance of the Conservation Area and the scheme as currently proposed falls to either preserve or enhance the character and appearance of the Conservation Area. For these reasons we object to the scheme as currently proposed."

Liz Lever also objects to demolishing Pauls Moss House as it is a building of significance to the heritage of Whitchurch and Victorian architecture.

Andy Allen also objects to demolishing Pauls Moss House, as the proposed development is not appropriate to sit within the current surroundings, it is not a suitable design.

Paul Field-Williams – resident of Chester Avenue, handed a list of the following objections to the planning application 18/05493/FUL on behalf of residents of Chester Avenue:

"We object to the proposed changes to plots 32-37. This change will affect a number of properties on Chester Avenue for the following reasons:

- The proposed alterations will push the two-story building right up to our boundary line/hedge. (The original proposals that we were consulted on were approx. 10-15m further away.)
- The impact of the new location will be further exasperated as a result of the developer's land being approximate 1.5m higher than our properties and therefore making the proposed building even more imposing in the skyline.
- There will be an invasion of privacy from windows overlooking all of our properties.
- There will be blocking natural light from our gardens.
- The proposal includes the construction of a retaining wall that will encroach into, or possibly destroy our hedges and consequently affecting wildlife, habitat and privacy.
- There will be new additional light pollution from domestic and security lighting.
- There will be an increased in noise levels due to closer proximity of the dwelling.
- There will be an impact on surface water run-off and land drainage. (There has been a noted increase in surface water [which] has been apparent in surrounding areas in Chester Avenue since the completion of the first phase of the housing development.)
- The building will significantly fill the skyline from the [view of] the properties.

We would like to add that whilst in principle we do not object to the change of style of building from 'Joyce' to a 'Bronte', we feel that the change of location with the building butted up to our boundary will be detrimental to our surroundings.

We have the support from both Shropshire Councillors Tom Biggins and Peggy Mullock and request that Whitchurch Town Council also support our objection in the revised planning application.”

Shropshire Councillor Gerald Dakin requested a site visit for this application.

After a proposal from Cllr Duffy, seconded by Cllr O’Neill, it was **PLAN/9/RESOLVED** to reinstate Standing Orders.28;

7. Planning Applications

The comments from the committee are contained within the table:

Date of Application	Reference	Location	Comments
a. 6 th December 2019	18/05493/FUL	Land based south of Chester Road, Whitchurch SY13 1WD	Objection Whitchurch Town Council supports the objections above, raised by residents of Chester Avenue and requests that Shropshire Council Planners organise a site visit for the North Planning Committee.
b. 9 th January 2019	18/05901/FUL	Pauls Moss Community Room, Pauls Moss, Whitchurch SY13 1HH	Support Whitchurch Town Council takes on board the general concerns raised at this Planning Committee by residents, however there is a need for a medical centre in Whitchurch and therefore this Council supports the development. Whitchurch Town Council requests a site visit is organised by Shropshire Council Planners for the North Planning Committee to understand the concerns raised about overlooking and increased traffic. The Pauls Moss building is in poor repair apart from the entrance hall, therefore Whitchurch Town Council request that the developers consider incorporating some artefacts from the current building into the new centre. After a proposal from Cllr Duffy, seconded by Cllr O’Neill it was PLAN/10/RESOLVED to support the development and note objections of residents and request a site visit by North Planning Committee, Shropshire Council.
c. 14 th January 2019	19/00131/COU	16-18 Watergate Street, Whitchurch SY13 1DX	Support
d. 11 th January 2019	19/00151/TCA	P A Roberts, High Street Garage, Whitchurch	Objection After a proposal by Cllr Duffy, seconded by Cllr Hall, it was PLAN/11/RESOLVED to request that a report be provided with information on whether the tree roots are damaging the building and confirmation on whether the tree can be pollarded.
e. 11 th January 2019	18/04778/FUL 18/04935/LBC	Land to the North of Rosemary Lane, Whitchurch	Objection Whitchurch Town Council object and agree with the comments on the Shropshire Council Portal from residents, including the erection of no.4 town houses with associated parking following demolition of a Dutch barn is over development of the site and area and does not be adhere to

			<p>the meaning of a sustainable development. In order for the North Planning Committee to view the site for themselves, Whitchurch Town Council proposes that Planners organise a site visit.</p> <p>Whitchurch Town Council object to the demolition of a listed building - Dutch Barn – and support the Conservation Officers report.</p>
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After a proposal from Cllr Duffy, seconded by Cllr O’Neill, It was PLAN/12/1819 RESOLVED to send the above comments to Shropshire Council’s Planning Department.

8. Confidential Business
 No Confidential business.

Meeting closed at 7.17pm.

Chairman Dated