

Whitchurch Town Council

Civic Centre
Whitchurch
SY13 1AX



High Street
Shropshire
tel. 01948 665761

website: www.whitchurchcouncil.uk

email: clerk@whitchurchcouncil.uk

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting Held virtually, via Zoom, on 29th September 2020 at 7pm

PRESENT

Cllrs: R Shepherd, A Hall, J Martin, L. Broders, M. Haynes and W. McDonnell

IN ATTENDANCE

Zoë Dean – Town Centre Manager/Assistant Town Clerk
Liberty Care Developers (x4)
C Squared Architects (x1)
Harry Wright – Whitchurch Herald

Cllr Shepherd remembered Cllr O'Neill, a popular member of Whitchurch Town Council who would be sadly missed. The Chair also welcomed three new members to the committee, Cllrs Broders, Haynes and McDonnell.

1. Apologies

Cllr Duffy – another engagement

2. Declarations of Interest

Cllr Martin noted that he lived near Joyce's Clocks building.
Cllr Shepherd declared that she knew C Squared Architects in a professional capacity.

3. Minutes

After a proposal from Cllr Shepherd, seconded by Cllr Martin,
It was **PLAN/05/2021 RESOLVED** to accept the minutes of the meeting on 2nd June 2020 and sign as an accurate record, noting that the start time of 7pm would be added.

4. Public Participation

After a proposal from Cllr McDonnell, seconded by Cllr Broders,
It was **PLAN/06/2021 RESOLVED** to suspend Standing Orders for purpose of Public Participation.
No members of the public wished to speak.

5. Presentation from Liberty Care Developments

Whitchurch Town Council's Planning Committee received a presentation from Liberty Care Developers Ltd and C Square Architects in response to planning application no. 20/03529/FUL.

Members asked the following questions:

1. Is it a Nursing Home as well? Answer: yes, residential and nursing, C2 Class is residential care.
2. Will the development make use of Solar Power? Answer: The development is open to low carbon measures; it is in their interest to be green and look at options with NME Consultants. It will also be a highly insulated building.
3. Will the development cause any lighting pollution? Answer: Low level lighting bollards will be used outside, and lighting plans will be developed using good quality manufacturers.

4. Will the right side of the development have any shielding for the next-door neighbours? Answer: A large tree has been left in for privacy with a close bodied fence and shrubs will also be planted.
5. How deep is the wild meadow and how will to be maintained? Answer: The site will employ a gardener and the border will be 10 metres minimum.
6. Will there be more public consultation to reassure the public about the development? Answer: A website has been set up for comments, and flyers have been distributed to residents, as well as the display of the statutory planning notice. A press release had also been sent to the Shropshire Star and the 30/09/20 edition of the Herald.

After a proposal from Cllr Shepherd, seconded by Cllr Broders, It was **PLAN/07/2021 RESOLVED** to reinstate Standing Orders.

6. Planning Applications

The comments from the committee are contained within the table:

Date of Application	Reference	Location	Comments
16 th September 2020	20/03529/FUL Erection of a care home (use Class C2), external stores, associated car parking, access, landscaping and associated works.	Land Adjacent Roseleigh, Wrexham Road, Whitchurch, Shropshire.	Whitchurch Town Council SUPPORTS this application. The committee noted that the development was a well-designed and welcome scheme that included green measures, as appropriate. Also noting the range of question which are included above. The development would be an asset to Whitchurch, responding to an obvious need, with a high-quality design. There is also a commitment to maintaining a relationship with the canal frontage environment.
24 th August 2020	20/03292/FUL Erection of two storey extension (following demolition of garages).	Former JB Joyce Factory Building, Station Road, Whitchurch, Shropshire, SY13 1RD.	Whitchurch Town Council SUPPORTS this application. The committee noted that the old garages were an eyesore and the installation of the new buildings would be a great improve to the site, enhancing the view from the nearby properties.

Following a proposal from Cllr Shepherd, seconded by Cllr Martin, It was **PLAN/08/2021 RESOLVED** to send the above comments from the Planning Committee to Shropshire Council.

7. Confidential Business

There was no confidential business.

Meeting closed at 20.19.

Chairman Dated

Initialled: