

Whitchurch Town Council

Civic Centre
Whitchurch
SY13 1AX



High Street
Shropshire
tel. 01948 665761

website: www.whitchurchcouncil.uk

email: clerk@whitchurchcouncil.uk

PLANNING COMMITTEE

Meeting Notes from the Non-Quorate Planning Committee Meeting held on Monday 29th October 2018

PRESENT

Cllrs: T. O'Neill, B. Duffy

IN ATTENDANCE

N. Young (Town Clerk)
Sam Willcox – Harris Lamb Property Consultancy
Alastair Stewart – Persimmon Homes

1. Apologies

Cllr Andy Hall
Cllr John Martin
Cllr Tony Neville

2. Declarations of Interest

None

3. Minutes

As the meeting was not quorate, the minutes of the previous meeting could not be signed.

4. Matters Arising

As the meeting was not quorate, no matters were raised.

5. Correspondence

None

6. Public Participation

None

7. Presentation from Persimmon Homes – Liverpool Road Site

Councillors Duffy and O'Neill had a presentation from Alastair Stewart, Persimmon Homes and Sam Willcox, Harris Lamb Property Consultancy and the following information was discussed:

Mr Willcox and Mr Stewart reported that:

- Liverpool Road site: Persimmon Homes had previously submitted this site to the Planning Authority but the development had been refused as it was unacceptable in principle, outside the planning boundary and there was a lack of survey data.
- Local Plan: Persimmon Homes have now met with Shropshire Council Planning Policy department regarding the Liverpool Road site and it is anticipated that this site, for 72 houses, will be included in the Local Plan review.

- Survey data has now been collected, including an ecology survey and a survey on great crested newts. The survey was completed in prime survey season: May. The survey has concluded that there are no great crested newts in near ponds.
- Affordable housing will be shared ownership – 25% rent/75% purchased.
- Highways: Persimmon Homes have commissioned PCB Transport and reinstructed highway engineers regarding the highways issues previously raised, especially regarding the raised levels of transport onto Rosemary Lane and the gentleman report that there is scope for developments on the highway.
- Water Run-Off. The developers are required to keep the water run-off down to greenfield run-off rates.
- Open Spaces. There was a communal open space on the plan put forward, but it was reported that this space was not large enough for the number of bedrooms within the development. The developers would pass ownership of the communal open space to the owners of the properties and residents will be charged a service charge for the upkeep and maintenance of the area. The development company would pass on the open space maintenance to a management company.
- Pedestrian Access. It was suggested that the development could include a pedestrian access point into Hillewood Avenue, to encourage more people to walk/cycle into town from this development.
- Development Site. The site is on a hill and it was suggested to the development companies that at the top of the site there should be bungalows, as there is always a need for bungalows in the town. This would also alleviate the sight into Alkington Road properties [not that this is a material planning consideration] and give a better overall line of sight for the development.

8. Planning Applications

No comment could be made on the planning applications as the meeting was not quorate.

9. Confidential Business

No Confidential business.

Meeting closed at 7.05pm.

Chairman Dated