

Whitchurch Town Council

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PLANNING COMMITTEE

Minutes of the Virtual Planning Committee Meeting held, via Zoom, on 2nd June 2020

PRESENT

Cllrs: R Shepherd, A Hall, J Martin, B Duffy

IN ATTENDANCE

Nicola Young, Town Clerk
Shropshire Councillor Gerald Dakin

1. Apologies

Cllr O'Neill - illness

2. Declarations of Interest

None

3. Zoom Meeting Protocol

After a proposal by Cllr Shepherd, seconded by Cllr Duffy, it was **PLAN/01/2021 RESOLVED** receive the draft Zoom Meeting Protocols and agree to run the meeting in line with this Protocol.

4. Minutes

After a proposal from Cllr Duffy, seconded by Cllr Martin, it was **PLAN/02/2021 RESOLVED** to accept the minutes of the meeting on 1st October 2019 and sign as an accurate record, noting amendments para 10a, "Mr Brenner **not** designer": para 10c, remove Cllr and insert Mr: and, para 10d correct spelling of "Mullineux".

Cllr Hall abstention..

5. Public Participation

After a proposal from Cllr Shepherd, seconded by Cllr Martin, it was **PLAN/03/2021 RESOLVED** to suspend Standing Orders for purpose of Public Participation.

The Committee noted the following comments from members of Whitchurch Cricket Club in response to the following applications:

- a. 20/01895/REM – Application for approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant of 13/05077/OUT; for the mixed residential development of 134 dwellings with associated infrastructure - PHASE 2
<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QAC230TDMK000>
- b. 20/01897/REM - Application for approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant of 13/05077/OUT; for the mixed residential development of 151 dwellings, formation of football pitches and erection of clubhouse with associated infrastructure - PHASE 3
<https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
- c. 20/01899/REM - Application for approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant of 13/05077/OUT; for the mixed residential development of 39 dwellings with associated infrastructure - PHASE 4
<https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- Provision for a second cricket ground was intended to be handed over to Whitchurch Cricket Club on a peppercorn rent.
- The cricket pitch boundary should be high enough to protect surrounding properties from cricket balls – how high is the boundary hedging going to be? Will they be of sufficient height to provide protection to properties.

The Chairman read out an email from one of the landowners regarding the development, noting the following:

- There are no play areas planned for the development
- The school site has been moved
- There is no convenience store as originally planned
- The landowner now has to pay for the cricket and football pitches at a cost of £2million, plus £2.5million for drainage.

After a proposal from Cllr Shepherd, seconded by Cllr Martin, it was **PLAN/04/2021 RESOLVED** to reinstate Standing Orders.

6. Planning Applications

The comments from the committee are contained within the table:

Date of Application	Reference	Location	Comments
22 nd May 2020	20/01895/REM & 20/01897/REM & 20/08199/REM	Tilstock Road – Phase 2 Phase 3 & Phase 4	<p>After a proposal from Cllr Shepherd, seconded by Cllr Martin, it was PLAN/05/2021 RESOLVED that the comments below would be submitted regarding all the three Reserved Matters planning applications in relation to this development. Cllr Hall abstained. Whitchurch Town Council's comments are as follows:</p> <ul style="list-style-type: none"> - concern that no play areas are included within the development, especially for small children - considers that the football clubhouse is too big and all that is required is changing and toilet facilities - considers the development is of unimaginative design, although it is stated that it is a mixed development – the Committee request to know if this also means mixed design? - there are not enough trees within the development:- <ul style="list-style-type: none"> - within the housing - along the by-pass - will the tree height of the cricket ground boundary be sufficient to protect properties - the development is lacking community facilities - there is no clarity over the foul water drainage, this needs to be resolved before Phase 1 can move forward - reservations in terms of layout - will the developer be incorporating electric vehicle charging points and solar panels in the development <p>After a proposal by Cllr Shepherd, seconded by Cllr Duffy, it was PLAN/06/2021 RESOLVED that Whitchurch Town Council OPPOSE the 3</p>

			<p>applications as listed, stating more consideration needs to be given to the typology of housing stock and close attention to the list above needs to be borne in mind by the developer.</p> <p>Whitchurch Town Council is disappointed that CIL funding has not been allocated to date to increase the capacity of the wastewater drainage.</p> <p>Whitchurch Town Council support this development in principle when the foul water drainage issue has been resolved.</p>
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7. Confidential Business

There was no confidential business.

Meeting closed at 20.30.

Chairman Dated