

MINUTES of the EXTRA ORDINARY MEETING of LOPPINGTON PARISH COUNCIL held on Wednesday, 13th December 2023 at 7.30pm in Loppington Village Hall

MEMBERS PRESENT: Cllrs. Mrs. T. Barton, R. Bearne, S. Connon, Mrs. D Hume-Miller, and J. Street and N. Taylor
Clerk - Mrs L McCormack
Shropshire Councillor:
Public – Two

93/23 Apologies for absence –

Apologies were received and accepted from Cllrs. Mrs. T. Sharpe and Mrs. G. Wilkins

94/23 Public Participation

The Applicant 23/04622/FUL & 23/04623/LBC attended.

Spensford House requires significant repairs; the gable end is in poor state of repair & dangerous.

The existing garage will need a rebuild and is also needed for accommodation whilst repairs to the main house are being done.

The Applicant gave a broad explanation for the proposed alterations including the reason for the extended rear porch and proposed orangery.

A meeting had taken place between the Applicant and the Conservation Officer and the Applicant assured the Parish Council that various repairs and replacements have been informally agreed.

The extended driveway is required as the proposed new garage & studio needs to be a far back as possible in the site to mitigate the impact on the setting of the listed building and conservation area.

The Parish Council are appreciative of the information supplied by the Applicant.

95/23 Declarations of Interest

- a) None
- b) Applications for Dispensation – None

96/23 Approval of Minutes of the last Meeting

The Minutes of the ordinary meeting held on 24th October 2023 were approved and signed by the Chairman

97/23 Financial matters:

- a) Payments were approved:
 - Village Hall Grant fund £15,000 (grant approved in August, min.no. 66/23)
 - Match Funding for the Defibrillator £750 (discussed Oct. meeting min.no. 86/23)
 - Hire of Village Hall on 13/12/2023 £20
- b) Christmas Trees – Cost TBC

98/23 Planning Matters

a. Applications for consideration

Reference: 23/04622/FUL (validated: 07/11/2023)
Address: Spensford House, Loppington, Shrewsbury, Shropshire, SY4 5NG
Proposal: Erection of single storey extension to rear entrance and extension to the rear elevation with balcony above following demolition of existing

with internal alterations, conversion of existing garage into annex and erection of 3 bay garage with artist studio/accommodation above and new entrance and driveway

View online at: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S31OTUTDKYP00>

Reference: 23/04623/LBC (validated: 07/11/2023)
Address: Spensford House, Loppington, Shrewsbury, Shropshire, SY4 5NG
Proposal: Erection of single storey extension to rear entrance and extension to the rear elevation with balcony above following demolition of existing with internal alterations, conversion of existing garage into annex and erection of 3 bay garage with artist studio/accommodation above and new entrance and driveway

View online at: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S31OTVTDKYQ00>

The Parish Council acknowledged that a meeting had taken place between the Applicant and the Conservation Officer, however the Parish Council are not party to any agreement or otherwise regarding the proposed repairs and alterations which makes it difficult for the Parish Council to form a detailed opinion. The Parish Council can only comment on the plans and documents available as submitted with the Application. Having examined the plans, the Parish Council noted a significant number of alterations to the listed building or its setting.

- neutral or beneficial, removal of the existing 20C conservatory,
- large orangery has a harmful impact on the listed building as it requires significant demolition of internal and external walls.
- large open plan living space is inappropriate both in scale and size and will result in unnecessary demolition and damage to the structure of the building changing the distinctive character of Spensford House.
- What appears to be unnecessary additional buildings & extensions. The Parish Council acknowledge the reason for the proposed conversion of the existing garage, however it is a substantial change to an ancillary building within the curtilage of a listed building providing sufficient facilities for independent living and forming a separate additional dwelling
- Members expressed reservations regarding the need to move the proposed access and development associated with this.

Comment: Object to both applications for the reasons given.

Reference: 23/04891/FUL (validated: 24/11/23)
Address: Weavers Loft Common Wood Wem Shrewsbury Shropshire SY4 5SJ
Proposal: Erection of extension to existing agricultural outbuilding
Comment: No objection
View online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S40Y79TDLEW00>

b. Applications received after 5th December - None

Applications for Prior Approval of the LPA (for information only)

Reference: 23/05142/PAAFC (validated: 30/11/2023)
Address: Agricultural Building At Burlton Grange, Burlton, Shrewsbury
Proposal: Change of use from Agricultural Building and associated yard to commercial use under Schedule 2, Part 3, Class R - Agricultural Buildings to Flexible Commercial Use (Storage and Distribution), of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

View online at: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4WFWQTDLTA00>

c. Determined since October meeting (for information only)

Reference: 23/03191/CPL
Address: Brook House, Burlton, Shrewsbury, Shropshire, SY4 5SX.
Proposal: Lawful development certificate for the proposed siting of a caravan as an ancillary annexe
Decision: Lawful

Reference: 23/04507/FUL
Address: Primrose House, Burlton, Shrewsbury, Shropshire, SY4 5SX.
Proposal: Erection of a veranda in rear courtyard.
Decision: Refused

Reference: 23/04508/LBC
Address: Primrose House, Burlton, Shrewsbury, Shropshire, SY4 5SX.
Proposal: Erection of a veranda in rear courtyard
Decision: Refused

Loppington Parish Council operates a scheme of delegation on planning matters.

Any planning applications in the Parish are published on receipt on www.loppingtonparishcouncil.gov.uk/environment/planning

99/23 Following a conversation with a local resident the Vice Chair reminded members of Council policy and the Code of Conduct.

100/23 Next LPC meeting and dates for the diary

Ordinary Meeting of the Parish Council – Tuesday, 9th January 2024 @ 7:30 pm
Loppington Village Hall

Meeting closed at 20: 43 pm

Signed ...(by the Chairman).....
(Chairman)

Date: 9th January 2024