



Committee and Date

North Planning Committee

4th August 2015

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 7 July 2015

In the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

2.00 - 4.55 pm

Responsible Officer: Emily Marshall

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Present

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Joyce Barrow, John Cadwallader, Gerald Dakin, Steve Davenport, Pauline Dee, Vince Hunt, David Lloyd, David Minnery and Peggy Mullock

21 Apologies for Absence

There were no apologies for absence received.

22 Minutes

That the Minutes of the meeting of the North Planning Committee held on 9th June 2015 be approved as a correct record and signed by the Chairman.

23 Public Question Time

There were no public questions, statements or petitions received.

24 Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they had a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

25 Proposed Solar Farm At Rhosygadfa, Gobowen, Shropshire (14/03946/FUL)

The Planning Officer (Technical Specialist) introduced the application for the construction of a solar farm, comprising the installation of (circa) 40,000 ground mounted solar panels, 8 inverters, electricity substation and 2.4m high security fencing (revised description), confirming that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area. Members' attention was drawn to the schedule of additional letters

which contained additional comments from an objector and an additional email of objection that had been received from a resident of Hindford.

Mr Brian Case, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Ellis, on behalf of Selattyn and Gobowen Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Charmley addressed the Committee as the local ward Councillor, during which a number of points were raised including the following:

- There had been a lack of consultation with the residents of Whittington;
- The proposed development was inappropriately located and on good quality agricultural land;
- The site was not appropriate for this type of development; and
- The solar farm would be visible from the Oswestry Hillfort.

Mr Nick Williams, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor David Lloyd, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He had received a large number of objections to the proposals from local residents;
- The proposed development did not create additional jobs for the area, the development would result in heavy traffic along narrow lanes, the loss of habitat for a variety of wildlife and the loss of good quality agricultural land; and
- The proposed development would have detrimental impact on an area that was well used by walkers, families and local residents.

During the ensuing debate, Members acknowledged the need to generate renewable energy, however concern was expressed at the scale and mass of the proposed development and its detrimental effect on the surrounding landscape and the public rights of way which ran alongside and through the site. Additionally it was felt that the proposed hedgerow and planting scheme did not adequately mitigate against the detrimental effect on the surrounding landscape. Concern was also expressed at the loss of productive agricultural land.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members expressed their objection to the application, contrary to the Officer's recommendation.

RESOLVED:

That planning permission be refused against the Officer's recommendation for the following reasons:

It was acknowledged that substantial weight should be given to the generation of renewable energy proposed by the scheme, noting local and national policies, however very significant weight was given to the scale and massing of the development which would introduce an alien and discordant element to the landscape causing significant detrimental visual impact to the landscape character of the surrounding area. Recognising the intrinsic character and beauty of the countryside, the Committee were concerned that the proposed hedgerow and tree planting scheme in conjunction with the existing trees and hedgerows did not adequately mitigate against the detrimental impact of the development on the surrounding countryside. The Committee also felt that the proposed development would result in diminished enjoyment of the public rights of way which ran alongside and through the site. Although the available evidence was that the site was not best and most versatile agricultural land, nevertheless it had been productive and was not brownfield land where it was considered that such developments would be better sited, this being a further albeit minor, negative factor weighing against the scheme. Accordingly it was considered that the impacts of the scheme were not and could not be made acceptable. For these reasons it was felt that the proposed development was contrary to Shropshire Council Core Strategy Policies CS5, CS6 and CS17 and paragraphs 17, 98, 111 of the National Planning Policy Framework (NPPF).

(Councillor Gerald Dakin requested that his vote against this resolution be recorded.)

26 Proposed Residential Development West Of Cottage Lane, St Martins, Shropshire 15/00566/REM

The Principal Planning Officer introduced the application for the approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to permission 14/01390/OUT for the erection of eight dwellings and two bungalows, confirming that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. Members' attention was drawn to the schedule of additional letters, which provided a written response to the comments made by St Martins Parish Council.

Councillor Sue Schofield, on behalf of St Martins Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Ms Katherine Else, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Steve Davenport, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- The density of the proposed development was not appropriate and in excess of the indicative layout, which was for 5-8 dwellings;
- The proposed development was accessed via a narrow lane, which was used frequently by heavy farm vehicles and also children walking to school;
- The site was low lying, situated on the edge of the village and within a flood risk area; and
- Condition 8 of the outline consent, in relation to drainage had not been discharged.

In response to the comments made by the local ward councillor in relation to Condition 8, the Principal Planning Officer explained that a detailed drainage scheme could not be designed and submitted until the layout of the development and the number of dwellings was known and the Condition required a scheme to be submitted before development commenced.

During the ensuing debate, the need to protect the hedges on the boundaries of the site was questioned. In response, the Principal Planning Officer explained that a condition to protect the hedgerow in perpetuity would not meet the required tests, however it was suggested that an additional condition be included to refer back to the conditions attached to outline planning permission (14/01390/OUT) might be appropriate.

Having considered the submitted plans, Members of the Committee unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation and an additional condition to refer back to the conditions attached to outline planning permission (14/01390/OUT).

27 Land Adjoining Bombay Palace, Dudleston Heath, Shropshire, SY12 9JY (15/00325/REM)

The Principal Planning Officer introduced the reserved matters application pursuant of outline application reference 13/04672/OUT dated 31st October 2014 for the erection of seven dwellings to include means of access, appearance, landscaping, layout and scale and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Councillor Ian Ward, on behalf of Ellesmere Rural Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Andrew Beeston, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Steve Davenport, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- The Parish Council and local residents supported development of the site, however the Parish Council had pushed to get the existing building listed and developed into smaller units, which were in keeping with the existing properties within the surrounding area; and
- Smaller, affordable properties were needed within the village.

Having considered the submitted plans, the majority of Members of the Committee expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendations.

(Councillor David Minnery left the meeting at this point and did not return.)

28 Land Adjacent To The Builders Yard Known As No. 8 Barkers Green, Wem, Shropshire 15/01036/FUL

The Principal Planning Officer introduced the application for change of use of land for the stationing of caravans for residential purposes for 1no. gypsy pitch together with the formation of hardstanding and utility/dayroom ancillary to that use.

Mr David Collier, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Leonard Staines, on behalf of Wem Rural Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr N Green, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

RESOLVED:

That this item be deferred until a future meeting of this Committee, to allow the Committee to undertake a site visit to assess the impact of the proposal on the surround area and neighbouring properties.

(Councillors Gerald Dakin and Peggy Mullock left the meeting at this point and did not return.)

**29 Development Land East Of Shrewsbury Road, Cockshutt, Shropshire
13/04868/OUT**

The Principal Planning Officer introduced the report which was an addendum to a previous report on 1st July 2014, when outline application for the erection of five dwellings and formation of vehicular access (all matters reserved) had been granted.

During the ensuing debate, the Committee whilst acknowledging the potential benefits that housing would bring, considered that the site was located outside the development boundary and had not been identified as a site for future residential development within the emerging SAMDev Plan.

RESOLVED:

That planning permission be refused against Officer's recommendation for the following reasons:

The Committee noted that the site had not been identified as a site for residential development within the emerging SAMDev Plan and, in view of the stage the plan had reached, very significant weight was given to this; they also acknowledged the potential benefits that housing would bring and gave weight to this but did not consider that these benefits, or any other material considerations, would outweigh the emerging plan or the policy support for a plan led approach. As such the development of the site would be contrary to policy CS4 and CS5 of the Core Strategy, policy S8.2 of the SAMDev and the NPPF.

30 Land Off Greenfields Lane, Market Drayton, Shropshire 14/03782/OUT

The Principal Planning Officer introduced the report which was an addendum, to a report presented in November 2014 and sought member's approval to amend the wording of a condition on planning application 14/03782/OUT.

RESOLVED:

That, the wording of the Condition 5 be amended as recommended in the Officer's report.

31 Appeals and Appeal Decisions

RESOLVED:

That the appeals and appeal decisions for the northern area be noted.

32 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would be held at 2.00 pm on Tuesday 4th August 2015, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: