



Committee and Date

North Planning Committee

22nd December 2015

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 24 November 2015

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

2.00 - 2.50 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Arthur Walpole (Chairman)

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

81 Apologies for Absence

An apology for absence was received from Councillor Gerald Dakin.

82 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 27th October 2015 be approved as a correct record and signed by the Chairman.

83 Public Question Time

There were no public questions, statements or petitions received.

84 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.

85 Development Land East Of Wem Road, Shawbury, Shropshire (14/04558/OUT)

The Principal Planning Officer introduced the report which was an addendum to a previous report on 17th February 2015, when outline approval for residential development for up to 25 dwellings had been granted. Members' attention was drawn to the schedule of additional letters which referred to additional information from the agent regarding noise issues and a representation from Open Space and Recreation (Shropshire Council) which stated that the proposal did not meet policy requirements in relation to Public open space. The Principal Planning Officer explained that due to its advanced stage greater weight could now be given to SAMDev and Officers were now recommending refusal of the application.

Councillor Dave Roberts, on behalf of Shawbury Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Justin Stevenson, 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 response to a request from the Chairman, the Principal Planning Officer clarified Policy MD3 and explained that the number of 50 new dwellings as quoted in SAMDev was a guideline, not a maximum figure.

During the ensuing debate, Members expressed differing views with some Members continuing to support approval as was previously resolved. The majority of Members considered that the proposal would have an adverse impact on the surrounding area and supported refusal as per the reasons set out in the report.

RESOLVED:

That planning permission be refused in accordance with the Officer's recommendation for the following reasons:

1. The proposal is considered to conflict with the Shropshire Core Strategy, Shropshire Site Allocations and Management of Development Plan (SAMDev) and the saved policies of the North Shropshire Local Plan as the development proposes housing development in an area identified as countryside for planning purposes which does not comply with the restricted development supported in the policies. The site is not a recognised site for development in accordance with SAMDev policy S17.2, Core Strategy policy CS5 or saved policy H5 of the North Shropshire Local Plan. The Council is also of the opinion that it can now demonstrate an adequate five year supply of house building land as required by paragraph 49 of the NPPF.
2. The development of the site is not considered to be sustainable development in accordance with the overall aims and objectives of NPPF by reason of the visual impact of the development and the environmental harm from developing grade 3 agricultural land. These adverse impacts are considered to be harm resulting from the development which are not outweighed by the benefits identified or any material considerations.

86 Former Oswalds Stores, Oswalds Well Lane, Oswestry, Shropshire, SY11 2TF (15/03804/FUL)

The Principal Planning Officer introduced the application for the erection of four dwellings and detailed the planning history in relation to the application site.

Mrs Judith Williams, local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Debate ensued with the majority of Members expressing the view that although some of the previous concerns had been addressed, the proposal was overdevelopment, with limited poor quality amenity space, inadequate arrangements for access to and storage of bins and would adversely affect the residential amenity of the adjacent properties.

Having considered the submitted plans for the proposal, the majority of Members expressed their objection to the proposal contrary to the Officer's recommendation.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation for the following reason:

1. Taking into account the local context and character, the layout scale and design of the proposed development is not considered to relate well to the surrounding area, would create a cramped form of development having an adverse overbearing and oppressive effect on the residential amenity of adjacent occupiers. Furthermore the proposed outside amenity space is inadequate in terms of layout and scale, and the arrangements for the storage of and access to refuse bins are considered to be unsatisfactory leading to adverse impacts on the residential amenity of adjoining occupiers and future occupiers of the development . As such the proposal is contrary to Policy CS6 of Shropshire Council's Core Strategy and the Type and Affordability of Housing SPD.

87 Appeals and Appeal Decisions

RESOLVED:

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

88 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would be held at 2.00 p.m. on Tuesday 22nd December 2015 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: