



Committee and Date

North Planning Committee

22nd March 2016

NORTH PLANNING COMMITTEE

**Minutes of the meeting held on 23 February 2016 in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
2.00 - 3.35 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, Gerald Dakin, Pauline Dee, Roger Hughes, Vince Hunt, David Lloyd and Peggy Mullock

109 Apologies for Absence

An apology for absence was received from Councillor Steve Davenport.

110 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 26th January 2016 be approved as a correct record and signed by the Chairman subject to the following addition to Minute 104:

Councillor Pauline Dee as local Ward Councillor, explained that she would make a statement in relation to the item, then leave the room and take no part in the debate or the vote in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1).

111 Public Question Time

There were no public questions, statements or petitions received.

112 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.

Councillor Roger Hughes declared that there was a perception of bias in relation to planning application 15/05463/VAR, Removal of Condition No. 3 attached to Planning Permission NS/03/00825/FUL dated 9 October 2003 to allow the annex to be occupied by a third party as an independent dwelling, Castleton, Cemetery Road, Market Drayton. Councillor Hughes stated that he would leave the room during consideration of the application.

**113 Castleton, Cemetery Road, Market Drayton, Shropshire, TF9 3BG
(15/05463/VAR)**

(In accordance with his declaration made at Minute 112, Councillor Hughes left the room during consideration of this application.)

The Principal Planning Officer introduced the application for the removal of Condition No. 3 attached to Planning Permission NS/03/00825/FUL dated 9 October 2003 to allow the annex to be occupied by a third party as an independent dwelling 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.

Mr Peter Richards, 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 queries from a Member, the Principal Planning Officer confirmed that the 1.8 metre fence would be sufficient to prevent overlooking from the 2 ground floor windows and that permitted development rights would be removed.

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

RESOLVED:

That planning permission be granted contrary to the Officer's recommendation subject to:

- The applicant entering into a S106 agreement to secure an affordable housing contribution; and
- The remaining conditions attached to Planning Permission NS/03/00825/FUL dated 9 October 2003 being re-imposed.

For the following reason:

Members were satisfied that the development provided sufficient amenity space for both properties, contributed to a varied local housing stock and considered that any adverse impact in relation to overlooking was outweighed by the benefits identified.

114 The Hollies, Dovaston, Kinnerley, Oswestry, Shropshire (12/03866/FUL)

(The Chairman, as the local Ward Councillor for this application vacated the Chair and the Vice-Chairman, Councillor Paul Wynn presided for this item.)

The Principal Planning Officer introduced the application for the reposition of previously approved replacement dwelling (previous ref 06/14437/FUL). Members' attention was drawn to the Schedule of Additional letters which contained information

in relation to a draft legal agreement to rescind the 2006 consent without compensation. It was added that the draft legal agreement would need to be checked by the Council's Solicitor if Members were minded to approve the application.

Councillor Charles Green, on behalf of Kinnerley Parish Council spoke against 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 Arthur Walpole, 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, a number of points were raised including the following:

- The site had been the subject of a long planning history;
- The comments of Kinnerley Parish Council as contained in the Officer's report in relation to how altering the position of the cottage would change the landscape of the area were emphasised; and
- Reference was made to the 2006 planning consent conditions which required original materials to be re-used and it was requested that if this was no longer possible equivalent materials should be used to reflect the appearance and character of the original cottage.

The Principal Planning Officer circulated a copy of the previous planning consent and noted the relevant conditions that could be re-imposed if Members were minded to approve the application and felt this was necessary.

Debate ensued with the majority of Members expressing the view that the proposal would alter the local street scene of the area and felt that the applicant had not provided sufficient reasons to justify why the dwelling should not occupy the original footprint.

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:

Members were not satisfied that sufficient reasons had been provided to justify siting the replacement dwelling on a different footprint to the dwelling which it replaces contrary to the policies MD7a of SAMDev and the Councils Type and Affordability of Housing Supplementary Planning Document and to do so would be out of character with the local area taking into account the local vernacular and built form and would therefore be contrary to Guideline G3 of the Kinnerley Parish Design Statement.

115 Gobowen Methodist Chapel, Chirk Road, Gobowen, Oswestry, Shropshire (15/05302/FUL)

The Technical Specialist Planning Officer introduced the application for the conversion of the school room adjoining the former chapel to one dwelling. Members' attention was drawn to the information contained within the Schedule of Additional letters which noted that further planning conditions were recommended and alteration to condition 3 regarding the detailing of the proposed development.

Mr Paul Jones, 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, a number of points were raised including the following:

- He was in support of the application as he did not wish to see buildings such as chapels left empty;
- Although it was not possible for the development to allow off-road parking, the issues regarding vehicles parking along the side of the building needed to be addressed; and
- He noted that concern had been raised in relation to the upstairs room and the roof terrace.

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

- The application had attracted a lot of local interest due to the location of the site, which was very prominent from the roundabout;
- He supported the concerns of the Parish Council relating to the lack of off-road parking; and
- The upstairs space and roof terrace raised concern as the area would be difficult to screen.

In response to a query from the Chairman, the Technical Specialist Planning Officer further explained the Highways comment noting that although off-road parking would be preferred, the use of the building as a dwelling would reduce the number of vehicle movements compared to its former use as a chapel and therefore a highways objection could not be sustained.

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

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation subject to:

- The Conditions set out in Appendix 1; and
- The applicant entering into a S106 agreement to secure an affordable housing contribution.

116 Gobowen Methodist Chapel, Chirk Road, Gobowen, Oswestry, Shropshire (15/05303/FUL)

The Technical Specialist Planning Officer introduced the application for the conversion of the former chapel to one dwelling. Members' attention was drawn to the information contained within the Schedule of Additional letters which noted that further planning conditions were recommended and alteration to condition 3 regarding the detailing of the proposed development.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Robert Macey addressed the Committee as the local Ward Councillor. He noted that he had concerns in relation to parking issues as there was only one parking space for a 4 bedroom dwelling.

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

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation subject to:

- The Conditions set out in Appendix 1; and
- The applicant entering into a S106 agreement to secure an affordable housing contribution.

117 Appeals and Appeal Decisions

RESOLVED:

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

118 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 March 2016, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: