



Committee and Date

Central Planning Committee

13th April 2017

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 16 March 2017

2.00 - 2.52 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Shelley Davies

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

Present

Councillor Vernon Bushell (Chairman)

Councillors Ted Clarke (Vice Chairman), Andrew Bannerman, Dean Carroll, Amy Liebich, Pamela Moseley, Kevin Pardy, David Roberts and Tim Barker (substitute for Peter Nutting)

106 Apologies for absence

Apologies for absence were received from Councillors Peter Nutting (Substitute: Tim Barker), Miles Kenny and Tudor Bebb.

107 Minutes

It was noted by a Member that Minute 102 and Minute 103 do not include any reference to the discussion that took place regarding the recommendation to delegate the decision to Officers.

RESOLVED:

That the Minutes of the meeting of the Central Planning Committee held on 16th February 2017 be approved as a correct record and signed by the Chairman subject to the following amendment to the final paragraph of Minute 102 and Minute 103:

- Having considered the submitted plans for the proposal, the majority of Members agreed to defer the application to allow Sport England the opportunity to provide further information and for Members to consider the terms of the Section 106 legal agreement.

108 Public Question Time

There were no public questions or petitions received.

109 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.

With reference to planning application 16/04594/EIA Foxholes Farm, Little Ness, Shrewsbury - Councillor David Roberts stated that due to a perception of bias and as he was the local Ward Councillor he would make a statement and then leave the room, take no part in the consideration of, or voting on, this item.

110 Foxholes Farm, Little Ness, Shrewsbury - 16/04594/EIA

The Technical Specialist Planning Officer introduced the application for the erection of two additional poultry rearing buildings and one general purpose agricultural building, plus associated hardstanding and works; application under Section 73a of the Town and Country Planning Act 1990 (retrospective) for the revised siting of six poultry rearing buildings, office building and the revised routing of part of the access track (revised scheme) and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included an amendment to Condition 10 to restrict the number of HGV movements taking place during the night-time and read out a representation from an objector that had been received that morning (copy attached to the signed minutes).

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor David Roberts addressed the Committee in support of the application, as the local ward Councillor and then left the room, took no part in the debate and did not vote on this item.

Councillor David Roberts left the meeting at this point.

In response to concerns regarding night-time HGV movements and the potential loss of woodland, the Technical Specialist Planning Officer clarified the amendment to Condition 10 and suggested that if Members were minded to approve the application, Condition 8 be reworded to ensure the existing woodland was retained.

Having considered the submitted plans for the proposal, the majority of Members expressed their support for the Officer's recommendation subject to the amendment to Condition 10 and the rewording of Condition 8.

RESOLVED:

That delegated powers be given to the Planning Services Manager as per the Officer's recommendation to grant planning permission subject to:

- The conditions as set out in Appendix 2, and any amendments considered necessary;
- The amendment to Condition 10 as set out on the Schedule of Additional Letters;
- The rewording of Condition 8 to ensure that the existing landscaping was retained; and
- The completion of a variation to the existing Section 106 legal agreement to secure HGV routing controls.

111 **Shropshire Sand and Gravel, Gonsal Quarry, Condover - 13/00336/EIA**

The Principal Planning Officer introduced the application for the phased extension to Gonsal Quarry and restoration for nature conservation benefits together with the retention of existing plant, silt lagoons and haul route. The Principal Planning Officer explained that the application was reported to the Committee on 17th June 2013 when Members resolved to approve the application subject to a legal agreement which included the requirement for provision of a permissive footpath within the restored quarry area. However, the applicant had been unable to reach an agreement with the landowner in relation the footpath and therefore it was recommended that the provision of a permissive footpath as set out in the minutes of the Committee meeting of 17th June 2013 be removed from the planning legal agreement.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Tim Barker addressed the Committee, as the local ward Councillor and then left the room, took no part in the debate and did not vote on this item. He requested that it be noted that discussion had taken place between the Parish Council and the applicant in relation to alternative voluntary provisions as detailed at paragraph 2 of the Officers' report, but stressed that this matter was not relevant to the Members' decision and separate to the planning legal agreement.

The Solicitor advised the Committee that the voluntary provisions referred to were not necessary to make the planning application acceptable in planning terms and as such were not relevant to the decision whether to approve the application and so Members should give no weight to them in their consideration of this matter.

Councillor Tim Barker left the meeting at this point.

Having considered the submitted plans for the proposal, Members unanimously expressed their support for the officer's recommendation.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to the Conditions and legal obligations as set out in Appendix 1 of the report subject to the removal of the original requirement for provision of a permissive footpath in the restored quarry area.

112 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 16th March 2017 be noted.

113 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee be held at 2.00 p.m. on Thursday, 13th April 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: