



## Committee and Date

North Planning Committee

12<sup>th</sup> July 2016

## **NORTH PLANNING COMMITTEE**

**Minutes of the meeting held on 14 June 2016**

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

**2.00 - 3.43 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, Roger Hughes, Vince Hunt, David Lloyd and Peggy Mullock

### **1 Election of Chairman**

#### **RESOLVED:**

That Councillor A. Walpole be elected Chairman for the ensuing year.

### **2 Apologies for Absence**

There were no apologies for absence.

### **3 Appointment of Vice-Chairman**

#### **RESOLVED:**

That Councillor P. Wynn be elected Vice-Chairman for the ensuing year.

### **4 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 17<sup>th</sup> May 2016 be approved as a correct record and signed by the Chairman.

### **5 Public Question Time**

There were no public questions or petitions received.

### **6 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 Joyce Barrow declared her interest is Planning Applications 14/04589/MAW, Ellesmere Sand and Gravel, Spunhill, Ellesmere, SY12 0HY due to perception of bias. Councillor Barrow stated that she would leave the room during consideration of this application.

**7 Land East Of Black Park Road, Black Park, Whitchurch, Shropshire (13/01405/OUT)**

The Principal Planning Officer introduced the outline application (access) for residential development 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. The Principal Planning Officer informed the Committee that as there were some ecological issues outstanding the recommendation to Members was to grant delegated powers to the Head of Planning Services to grant planning permission subject to the resolution of outstanding ecology matters.

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

- The proposed development would improve the look of the site;
- He questioned whether it would be possible to request acoustic fencing;
- He requested pedestrian access through the site onto Black Park Road;
- He was pleased to see the provision of additional parking spaces at the railway station; and
- He had some concerns in relation to a large tree and mature hedgerow and hoped that these could be trimmed back to alleviate traffic problems at the corner of the site.

In response to comments made by the local member, the Principal Planning Officer confirmed that the Council's Public Protection Officer had recommended Condition 7 to require a noise survey to be undertaken which would determine any requirements on the basis of protecting the amenity of future residents. Current and planned highways improvements were also detailed and plans for pedestrian access off the site onto Talbot Street which would be formalised at the reserved matters stage.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposals, however the Committee felt that the reserved matters application should come back to a future meeting of the North Planning Committee for consideration.

**RESOLVED:**

That delegated authority be given to the Head of Planning Services to grant planning permission subject to:

- Receipt of an acceptable Badger Survey;
- The conditions set out in Appendix 1;
- A Section 106 Legal Agreement to secure affordable housing and open space.
- Reserved Matters Application to be considered by the North Planning Committee

**8 Station Motor Services, Station Road, Whitchurch, Shropshire, SY13 1RL (15/03751/OUT)**

The Principal Planning Officer introduced the outline application for residential development (provision of access to adjoining site (planning ref 13/01405/OUT) 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. The Principal Planning Officer informed the Committee that as there were some ecological issues outstanding and the recommendation to Members was to grant delegated powers to the Head of Planning Services to grant planning permission subject to the resolution of outstanding ecology matters.

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

- He was supportive of the application and had no concerns other than the need for acoustic fencing, which was covered under condition 7.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their support for the proposals and agreed that the reserved matters application should be considered at a future meeting of the North Planning Committee.

**RESOLVED:**

That delegated authority be given to the Head of Planning Services to grant planning permission subject to:

- Receipt of an acceptable Badger Survey;
- The conditions set out in Appendix 1;
- A Section 106 Legal Agreement to secure affordable housing and open space.
- Reserved Matters Application to be considered by the North Planning Committee

**9 Land To North West Of Ollerton, Shropshire (16/00328/FUL)**

The Principal Planning Officer introduced the application for the erection of 2no. free range egg laying units with associated feed bins, turning area, attenuation pond and highway access 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. The Principal Planning Officer reported an update from the Conservation Manager and clarified the number of vehicle movements' referred to at paragraph 6.5.2 of the planning officer's report.

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

Councillor Keith Newby on behalf of Stoke-upon-Tern Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Chairman read out a statement from Councillor Karen Calder, as the local ward Councillor.

Mr Barry Peers spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Ian Pick, 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.

Having considered the submitted plans and listened to the comments made by all of the speakers, members of the Committee agreed that the proposed development was situated within a suitable agricultural location and was supported by some local residents. The Committee were pleased to note the highways mitigation work associated with the development and also stressed the importance of suitable landscaping to ensure the protection of the existing hedgerow. In response, the Principal Planning Officer confirmed that Conditions 8 and 9 covered landscaping and future landscape maintenance.

**RESOLVED:**

That planning permission be granted, subject to the conditions set out in Appendix 1 and any modifications as considered necessary by the Head of Planning Services.

**10 Ifton Heath C P School, Overton Road, Ifton Heath, St Martins, Shropshire (16/02096/VAR)**

The Principal Planning Officer introduced the application for the variation of Condition No. 1 attached to Planning Permission 15/00537/FUL dated 14 May 2015 to allow for the family to remain on site for a further temporary period of nine months. Members' attention was drawn to the Schedule of Additional letters which contained additional comments from St Martins Parish Council.

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 table, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He was supportive of the application;
- There had been no complaints from residents within St Martins; and
- The site was kept in order with no problems to report.

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

**RESOLVED:**

That planning permission be granted for a further 9 months subject to the conditions set out in Appendix 1.

**11 Valnorver, 26 Leek Street, Wem, Shrewsbury (15/04233/FUL)**

The Principal Planning Officer introduced the addendum report to planning application 15/04233/FUL, Valnorver, 26 Leek Street, Wem for the erection of 2no dwellings with garage and access.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Pauline Dee as local ward councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During her statement Councillor Dee stated that she took issue with the statement that there was no acknowledged need for affordable housing in Wem.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the officer's recommendation.

**RESOLVED:**

That the planning application be granted and not be subject to a Section 106 agreement in relation to the financial contribution for affordable housing.

**12 Ellesmere Sand and Gravel, Spunhill, Ellesmere, SY12 0HY (14/04589/MAW)**

*In accordance with her declaration at Minute 5 Councillor Joyce Barrow left the meeting during consideration of this application.*

The Principal Planning Officer introduced the application for the extension to Wood Lane Quarry 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. Members' attention was drawn to the information contained within the Schedule of Additional letters which detailed an additional proposed condition reflecting the response from the Council's Archaeologist. A copy of the application summary was also circulated to Members.

Councillor Chris Symes on behalf of Welshampton and Lyneal Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Stewart Lawrence, the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate, Members congratulated the Principal Planning Officer and the Natural Environment Team Leader for their work in preparing a thorough and accurate report. Members, whilst acknowledging the concerns of the Parish Council acknowledged that they had a duty to support sand and gravel production within Shropshire. It was acknowledged that the applicant ran the site very well and had worked hard to enhance the area surrounding the site. The Committee added a reassurance that the site would be very closely monitored in the future as the Council had a statutory duty to protect the sites surrounding the development.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the officers' recommendation.

**RESOLVED:**

That planning permission be granted, subject to the conditions set out in Appendix 1 and an additional condition in relation to archaeological work as detailed in the Schedule of Additional Letters and a Section 106 Legal Agreement.

**13 Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the northern area be noted.

**14 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, 12<sup>th</sup> July 2016, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....