



Committee and Date

North Planning Committee

28th February 2017

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 31 January 2017

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

2.00 - 4.03 pm

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor Arthur Walpole (Chairman)

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

56 Apologies for Absence

Apologies for absence were received from Councillor Pauline Dee (substitute: Councillor Peter Cherrington).

57 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 29th November 2016 be approved as a correct record and signed by the Chairman.

58 Public Question Time

There were no public questions, statements or petitions received.

59 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 16/03082/REM, Rush Lane, Market Drayton, Councillor Roger Hughes declared that he would speak as local ward Councillor and then leave the room, taking no part in the debate or voting on the item, due to perception of bias.

60 Land South Of Aspen Grange, Weston Rhyn, Shropshire (16/01735/OUT)

The Principal Planning Officer introduced the outline application for residential development (All matters Reserved). Members' attention was drawn to the information contained within the Schedule of Additional letters.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Robert Macey, 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 their statement, the following points were raised:

- Issues relating to drainage and flooding remained a concern;
- A large number of dwellings were proposed on the site, and the implications of this on the surrounding area; and
- The proposed development would lead to an increase in traffic on the surrounding highway network and within the village itself.

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 their statement, the following points were raised:

- He echoed the concerns raised by Councillor Macey; and
- Stressed that the flood risk was quite substantial.

In response, the Principal Planning Officer explained that the application was an outline application and so the number of dwellings proposed was indicative at this stage. The Council's Drainage Engineers were satisfied that there was a means of dealing with foul and surface water drainage on site.

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

RESOLVED

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

- The applicants entering into a S106 legal agreement to secure affordable housing; and
- The conditions set out in Appendix 1.

61 Land Adjacent To Rush Lane, Market Drayton, Shropshire (16/03082/REM)

The Principal Planning Officer introduced the application for the approval of reserved matters (layout, scale, appearance and landscaping) for residential development of 162 residential units; associated open space and landscaping; discharge of conditions 5 - 7 and 12 pursuant to APP/L3245/A/14/2227146 (allowed on appeal) by the Secretary of State.

The Principal Planning Officer 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, adding that since the Schedule of Additional letters had been published additional comments from the British Horse Society had been received. The Principal Planning Officer confirmed that a formal response from the Highway Authority had not been received, however initial indications were that technical issues had mainly been addressed.

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

Mr Andrew Price, on behalf of How Planning, representing Danbank Developments spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Roy Aldcroft on behalf of Market Drayton Town Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with his declaration at Minute 61 and the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Roger Hughes 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 their statement, the following points were raised:

- Concern was expressed at the Rush Lane crossing, particularly in relation to the access for emergency vehicles and in particular a large fire engine, as well as the turning space for refuse vehicles;
- The proposed dwelling at plot 45 was too close to Berwyn and should be replaced by a bungalow; and
- A management agreement for maintaining open spaces needed to be carefully considered as he was aware of two local sites where a management agreement had not worked and as a result the sites were not well maintained.

Mr Edward Landor, 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.

During the ensuing debate, Members of the Committee considered the points raised by all of the speakers, particularly in relation to the proximity of Plot 45, a proposed two story dwelling, to an existing bungalow "Berwyn" and access arrangements for emergency vehicles. In response to these concerns, the Principal Planning Officer confirmed that the Fire Authority had confirmed that their largest vehicle measured 2.5 meters wide, and the short, narrowest section of the highway measured 2.75 meters wide and would therefore be wide enough to accommodate a fire engine. The agent for the applicant was in attendance and confirmed that he was happy to re-examine plot 45, with a view to providing a bungalow, and to enter into further discussions with Planning Officers in relation to access for emergency vehicles.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members expressed their support for the Officer's recommendation subject to further negotiations regarding the inclusion of a bungalow at plot 45 and provision for emergency vehicles.

RESOLVED:

That delegated powers be given to the Area Planning Manager to grant planning permission subject to;

- No further objections from the Council Highway Officer;
- Further negotiations with the developer regarding providing a bungalow at plot 45 (due to the proximity to Berwyn) and in relation to emergency vehicle access; and
- The conditions set out in Appendix 1.

62 Land At Former Garage Site, Manor Place, Higher Heath, Whitchurch, Shropshire (16/04846/FUL)

The Principal Planning Officer introduced the application for the erection of five dwellings and associate 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 although the scheme had been redesigned a further objection had been received from Prees Parish Council. The Principal Planning Officer therefore recommended that the recommendation be amended to grant delegated powers to the Area Planning Manager to grant permission subject to the conditions set out in the report and any further conditions recommended by the Highways Authority.

Councillor Ray Hirons, on behalf of Prees 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 Paul Wynn 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 their statement, the following points were raised:

- He agreed with the comments made by the Parish Council;
- The proposed development would result in the loss of much needed amenity space in the area; and
- He considered that five houses on a small plot was overdevelopment of the site.

At this point Councillor Wynn left the meeting and did not return.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members expressed their support for the proposals.

RESOLVED:

That delegated powers be given to the Area Planning Manager to grant planning permission subject to:

- The conditions set out in Appendix 1; and
- Any further conditions recommended by the Highway Authority.

63 **Proposed Solar Farm At Rhosygadfa, Gobowen, Shropshire (16/05607/FUL)**

The Technical Specialist Planning Officer introduced the application for the temporary siting of telecom mast to support recently approved solar farm. Members' attention was drawn to the information contained within the Schedule of Additional letters.

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

- He was pleased to see that the application had been amended and the shorter timescale was now acceptable;
- Reemphasised the need for an effective traffic management plan, given the potential for heavy construction traffic using the narrow network of lanes surrounding the site; and
- Sought reassurance that planting would be undertaken to ensure the development was screened.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Robert Macey, as local ward councillor, made a statement which included comments made by Gobowen, Selattyn and Weston Rhyn Parish Council, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- He and the Parish Council were pleased to have received assurance that the mast would be taken down in October whether connected or not.

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.

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 planning permission be granted in accordance with the Officer's recommendation, subject to the conditions set out in Appendix 1.

64 **Appeals and Appeal Decisions**

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Northern area as at 31st January 2017 be noted.

65 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 28th February 2017 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: