



Committee and Date

North Planning Committee

28th March 2017

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 28 February 2017

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

2.00 - 3.36 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, Gerald Dakin, Steve Davenport, Pauline Dee, Roger Hughes, Vince Hunt, Karen Calder (substitute for John Cadwallader) and David Lloyd

66 Apologies for Absence

Apologies for absence were received from Councillors John Cadwallader (substitute: Councillor Karen Calder) and Peggy Mullock.

67 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 31st January 2017 be approved as a correct record and signed by the Chairman.

68 Public Question Time

There were no public questions or petitions received.

69 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.

70 Broughall Fields Farm, Ash Road, Whitchurch, TF8 7BX (16/04784/VAR)

The Chairman reported that Planning Officers were recommending that consideration of the application be deferred to a future meeting of the North Planning Committee.

RESOLVED:

That consideration of the application be deferred to a future meeting of the North Planning Committee.

71 Proposed Development Land To The East Of Drenwydd, Park Hall, Shropshire (16/05810/FUL)

The Principal Planning Officer introduced the application for the change of use of land for the provision of up to 3 gypsy traveller pitches or up to 3 travelling show people plots (to include construction of new vehicular and pedestrian access and bunding, and a maximum of 1 double amenity block with associated landscaping) 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 objection from Network Rail who, due to the close proximity of the site to the footpath level crossing (Whittington 2) and the safety implications for children and young families crossing the railway, recommended the closure or diversion of the footpath crossing. An amendment to the Planning Officer's recommendation was also detailed in the Schedule of Additional letters.

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

Councillor Paul Thompson-Lawrence, on behalf of Whittington 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 Steve Charmley, 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 access and highways infrastructure was not suitable for large HGV vehicles that would be associated with traveling show people;
- The proximity of the site to the busy railway line and the associated implications for the safety of residents was a concern;
- Park Hall/Whittington had already accommodated a large number of gypsy/traveller pitches, compared to the rest of Shropshire; and
- He thanked officers for listening to the concerns of local residents and if the Committee were minded to approve the application he welcomed the proposal for the site to be managed by Shropshire Council.

The Principal Planning Officer responded to concerns raised by the speakers, by confirming that there was a need for permanent gypsy pitches within north Shropshire and there wasn't sufficient capacity within the existing site at Park Hall to accommodate more families. The recommendation that the site be council managed would mean that residents would be able to report any issues, should they arise.

During the ensuing debate the Committee expressed concerns relating to the suitability of the site, in particular the close proximity to the busy railway line, both in

terms of the noise from passing trains and the safety of families and young children living on the site. The Committee also felt that the site was unsuitable for large HGV vehicles that would be used by traveling show people. The Committee also raised concerns relating to the visual impact of the site

Having considered the submitted plans and listened to the comments made by all of the speakers, the Committee unanimously expressed their objection to the proposals, contrary to the Officer's recommendation, as they did not meet the requirements of the Shropshire Core Strategy and the DCLG Designing Gypsy and Traveller Sites Good Practice Guide.

RESOLVED:

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

The proposed site is considered to be contrary to the requirements of CS12 and CS6 in that it does not incorporate suitable design and screening or have suitable access and areas for manoeuvring, the proposal is also contrary to paragraph 26 of the Planning Policy for Traveller Sites by not being well planned or positively enhance the environment and by not promoting opportunities for healthy lifestyles. Furthermore the close proximity of the site to the railway line would have safety implications contrary to CS6 of the Core Strategy and the advice within the DCLG Designing Gypsy and Traveller Sites Good Practice Guide.

72 Proposed Residential Development, Opposite School, Kinnerley (16/04719/FUL)

(Councillor Arthur Walpole, as local member vacated the Chair. Councillor Paul Wynn as Vice-Chairman presided as Chairman for this item)

The Principal Planning Officer introduced the application for the residential development of 18 no. dwellings and formation of vehicular access.

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 Walpole, 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 principal of development on the site was accepted, however the site was designated as being suitable for twelve houses in SAMDev and the Kinnerley Neighbourhood Plan which had been formally adopted by Shropshire Council and weight should be given to this;
- The settlement of Kinnerley had exceeded the quota of development, including designated sites, as set out in the SAMDev; and

- The layout, size and density of the proposed development was inappropriate for the rural setting.

Mr Andrew 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.

During the ensuing debate the Committee acknowledged that the houses were well designed and the site had been allocated for housing development, however some Members expressed concerns relating to the infrastructure of the village and whether it could accommodate the additional dwellings proposed on the site. Concerns were also expressed regarding the size of the proposed dwellings and the negative impact this would have on community cohesion.

In response to concerns the Principal Planning Officer explained that that the numbers set out in the Neighbourhood Plan were a guideline and not a maximum figure and Members needed to carefully consider the harm that an additional six dwellings would cause.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members expressed their objection to the proposals, contrary to the Officer's recommendation.

Prior to being put to the vote, the Solicitor advised Members that if the Committee determine and wish to refuse an application contrary to the Officer recommendation, it may not continue to determine that application if the reasons to refuse might not be considered to be defensible if challenged and therefore should be a "minded to refuse" decision.

RESOLVED:

That in accordance with Shropshire Council's Constitution, Members are minded to refuse the application contrary to the officer's recommendation due to concerns relating to overdevelopment of the site which would have a negative impact on community cohesion.

In accordance with paragraph 17.4 of the Local Protocol for Councillors and Officers dealing with Regulatory matters the application stands deferred to a future meeting

(The Chairman returned to the meeting and resumed the Chair.)

73 Cockshutt C Of E School, Shrewsbury Road, Cockshutt, Shrewsbury, Shropshire, (17/00142/FUL)

The Chairman reported that Planning Officers were recommending that consideration of the application be deferred to a future meeting of the North Planning Committee.

RESOLVED:

Consideration of the application be deferred to a future meeting of the North Planning Committee.

74 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Northern area as at 28th February 2017 be noted.

75 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 March 2017 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: