

**Committee and Date**

North Planning Committee

25th April 2017

NORTH PLANNING COMMITTEE**Minutes of the meeting held on 28 March 2017**

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

2.00 - 4.33 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

76 Apologies for Absence

There were no apologies for absence.

77 Minutes**RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 28th February 2017 be approved as a correct record and signed by the Chairman.

78 Public Question Time

There were no public questions or petitions received.

79 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 Paul Wynn declared his interest in relation to planning application 16/04784/VAR, variation of conditions 2, 3 and 8 attached to 14/01398/MAW dated 19/12/2014 (for installation of an anaerobic digestion plant) to alter the site layout and increase the quantity of feedstock accepted at the site due to a perception of bias. Councillor Wynn stated that he would leave the table during consideration of the application.

Councillor Peggy Mullock declared her interest in relation to planning application 16/04784/VAR, variation of conditions 2, 3 and 8 attached to 14/01398/MAW dated 19/12/2014 (for installation of an anaerobic digestion plant) to alter the site layout and increase the quantity of feedstock accepted at the site due to a perception of bias. Councillor Mullock stated that she would make a statement and then leave the table during consideration of the application.

80 The Sawmills, Rhoswiel, Weston Rhyn, Oswestry, Shropshire (14/05708/OUT)

The Principal Planning Officer introduced the outline application (access for approval) for mixed use residential development; creation of vehicular access; demolition of all existing buildings 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.

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 his statement, the following points were raised:

- The allocated site within SAMDev indicated only twenty dwellings;
- The surrounding highways network could not accommodate the additional traffic that would be generated by the proposed development and compound existing problems in the area; and
- He believed b), detailed in paragraph 4.1.10 to be the closest solution to foul drainage issues.

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, the following points were raised:

- In many ways the site was a near perfect brownfield site;
- However there were concerns relating to highways it was hoped that serious attention would be given to ensuring highways matters were dealt with; and
- In addition to social housing, he would like to see some light industry being incorporated into the development.

Justin Paul 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, whilst supporting the development of the site for housing, expressed their concerns in relation to the safety of the proposed access to the site where visibility was reduced.

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

accordance with the planning officer's recommendation and subject to an amendment to condition 1 to make access a matter reserved for later approval.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation subject to a legal agreement to secure affordable housing and subject to the conditions set out in Appendix 1 and amendment to Condition 1 to make access a matter reserved for later approval.

81 Site of Former Railway Station, Tern Hill, Shropshire (15/04373/FUL)

The Principal Planning Officer introduced the application for the erection of a workshop and amenity building and associated use of land as a haulage yard with external storage 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 read out additional comments that had been received from Sutton Parish Council.

Tim Greenwood, local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Helen Howie, 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 were satisfied that the concerns raised by local residents in relation to the potential impact on their residential amenity had been addressed by the Council's public protection officer and through a detailed set of conditions.

RESOLVED:

That delegated powers be given to the Head of Planning Services to grant planning permission subject to the conditions set out in Appendix 1 and any amendments considered necessary.

82 Proposed Residential Development, Land East Of 8A Moors Lane, St Martins Moor, Shropshire (16/03136/REM)

The Principal Planning Officer introduced the application for the approval of reserved matters pursuant to permission 14/01224/OUT for the erection of 2 dwellings and associated detached garages 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 referred to the deletion of condition 1. The Principal Planning Officer also stated that conditions 4, 5, 7 and 8 could be deleted as they repeat conditions on the outline consent.

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 Steve Davenport 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, the following points were raised:

- He did not support the application as it was overdevelopment of the site, which was accessed by a narrow lane; and
- The sewerage system was inadequate.

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 subject to the conditions set out in Appendix 1 and the removal of conditions 1, 4, 5, 7 and 8.

83 Proposed Residential Development, Land East Of 8A Moors Lane, St Martins Moor, Shropshire (16/03137/REM)

The Principal Planning Officer introduced the application for the approval of all reserved matters pursuant to permission 13/05016/OUT for the erection of two detached dwellings and associated garages 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 referred to the deletion of condition 1. The Principal Planning Officer also stated that conditions 4, 5, 7 and 8 could be deleted as they repeat conditions on the outline consent.

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 left the room, took no part in the debate and did not vote on this item.

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 subject to the conditions set out in Appendix 1 and the removal of conditions 1, 4, 5, 7 and 8.

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

In accordance with his declaration at Minute 79 Councillor Paul Wynn left the table, did not take part in the debate and did not vote on this application.

The Principal Planning Officer introduced the application for the variation of conditions 2, 3 and 8 attached to 14/01398/MAW dated 19/12/2014 (for installation of an anaerobic digestion plant) to alter the site layout and increase the quantity of feedstock accepted at the site 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. During his presentation the Principal Planning Officer reported the need for an additional condition in relation to odour management, an amendment to condition 19 so that it referred to no more than one digester tank and the deletion of the first paragraph of condition 21. He confirmed that the applicant had made a voluntary contribution towards the costs of maintaining the highway but as this did not meet the tests for a Section 106 obligation advised Members this should not be given weight in the decision.

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

Councillor John Sinnott, on behalf of Whitchurch Town 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 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 their statement, the following points were raised:

- The applicants were a large local employer with a national reputation who had spent a great deal researching the proposals and who would not want to risk their reputation;
- Requested that condition 15 be strengthened to protect against any potential for malfunction and to determine who the responsible body would be.

In accordance with her declaration at Minute 79, Councillor Peggy Mullock made a brief statement and then left the table, took no part in the debate and did not vote on this item due to perceived bias.

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.

The Principal Planning Officer responded to concerns raised by local residents, the Town Council and the local member, by confirming that with a robust set of planning conditions, as well as many other internal checks, operations at the site would be

very well managed to ensure that there would be no harmful effects on the environment or the residential amenity of those living near to the site. It was suggested that the local ward councillor be involved in the detailed wording of condition 15, relating to the amenity complaints procedure, to ensure that local concerns were addressed.

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

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to a legal agreement delivering off-site landscaping and subject to the conditions set out in Appendix 1, amended as follows:

- An additional condition to require an Odour Management Plan;
- The local member to be consulted on any application to discharge of Condition 15;
- An amendment to Condition 19 to refer to no more than 1 digester tank; and
- The removal of the first passage from condition 21.

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

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

Councillor Roger Hughes left the meeting at this point and did not return.

The Principal Planning Officer introduced the application for the erection of residential development of 18 no. dwellings; formation of vehicular access, confirming that the application had previously been considered by the North Planning Committee at their meeting on 28th February 2017 and had been minded to refuse the application due to concerns relating to overdevelopment of the site which would have a negative impact on community cohesion.

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, the following points were raised:

- Referring to the original permission for twelve dwellings it was confirmed that it was on this basis that the Parish Council had given their support to the application;
- Families would not be attracted to the proposed dwellings as some of them were too small; and

- The planning officer's comments made at paragraph 2.7 were qualitative and not supported by evidence.

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 some members expressed concerns in relation to overdevelopment of the site and the potential negative impact it might have on the character of the village of Kinnerley, however other members felt that the proposed development offered a variety of size and type of dwelling which were in keeping with the village and surrounding new developments.

Having considered the submitted plans and listened to the comments made by all of the speakers, members 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;
- The applicant signing a Section 106 Legal Agreement to secure two affordable dwellings.

86 Appeals and Appeal Decisions

The Committee thanked the planning and legal teams for their work in the area of appeals.

RESOLVED:

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

87 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, 25th April 2017 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: