



Committee and Date

North Planning Committee

3rd April 2018

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 6 March 2018

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

2.00 - 2.55 pm

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Joyce Barrow, Gerald Dakin, Pauline Dee, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman), Mark Jones, Paul Milner and Peggy Mullock

83 Apologies for Absence

There were no apologies for absence.

84 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 9th January 2018 be approved as a correct record and signed by the Chairman.

85 Public Question Time

There were no public questions or petitions received.

86 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.

87 Land Adjoining Lower Fenemere Farm, Myddlewood, Myddle, Shropshire (17/01961/EIA)

The Principal Planning Officer introduced the application for the erection of 16,000 bird free range poultry shed (for egg production) and associated hard standing and feed bins. 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 Nick Bardsley, as local ward councillor, made a statement and then moved to the back of the room, took no part in

the debate and did not vote on this item. During their statement, the following points were raised:

- He supported the officer's recommendation to approve the application;
- He was satisfied that very thorough investigations had been undertaken in relation to the environmental implications;
- It should be noted that the Parish Council supported the application and there had been no objections from local residents; and
- The development would be of benefit to the local economy in terms of employment opportunities.

Having considered the submitted plans and listened to the comments made by all of the speakers, noting that there had been no complaints regarding the existing unit and acknowledging the benefits that the proposals would bring to the local economy, Members unanimously expressed their support for the proposals.

RESOLVED:

That delegated powers be granted to the Head of Planning Services to grant planning permission, subject to the conditions as set out in Appendix 1 of the Planning Officer's report and any modifications considered necessary by the Head of Service.

88 The Former Nursery, Barkers Green, Wem, Shropshire (16/05730/FUL)

The Technical Specialist Planning Officer introduced the application for the change of use of land for the stationing of caravans for residential purposes for 3no. gypsy pitch together with the formation of hardstanding/parking and an utility/dayroom ancillary to that use 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 Technical Specialist Planning Officer reported that condition 7 required amending to require foul water drainage scheme to be implemented in accordance with approved plans prior to occupation

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

Councillor Len Staines, on behalf of Wem Rural 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 Pauline Dee, as local ward councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- The planning officer's report did not take into consideration the concerns of local residents, who had strong objections to the proposals;
- The site was not sustainable and the local primary school had reached capacity;
- The site was not suitable, due to its proximity to a busy road and a noisy builder's yard; and
- Her concerns related to both local residents and the families living on the site.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Chris Mellings, as local ward councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- The site was situated on a busy road
- The site was located in open countryside; and
- Questioned whether the site was sustainable in terms of its proximity to local services.

The Principal Planning Officer and the Technical Specialist Planning Officer responded to concerns raised by speakers, by drawing member's attention to CS12 of the Shropshire Core Strategy, bullet point 3 stating that a strong local connection had been demonstrated. Shropshire Council's Public Protection Team had advised that a condition requiring the provision of an acoustic barrier along the boundary adjacent to the commercial site be included. The Technical Specialist Planning Officer reminded the Committee that the Gypsy and Traveller Accommodation Assessment (GTAA) 2017 had yet to be subjected to examination as part of the Local Plan review process and as such was open to challenge.

Having considered the submitted plans, listened to the comments made by all of the speakers and the advice given by officers and noting that the family had lived on their current plot at Manor House Lane for many years, without any history of neighbour disputes or anti-social behaviour 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 an amendment to Condition 7 to require foul water drainage scheme to be implemented in accordance with approved plans prior to occupation

89 Appeals and Appeal Decisions

Councillor Pauline Dee left the meeting at this point

RESOLVED:

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

90 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 3rd April 2018 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

The Chairman reported that it would be necessary to move the date of the November meeting from Tuesday, 13th November to Monday, 19th November 2018.

Signed (Chairman)

Date: