



Committee and Date

South Planning Committee

26 September 2017

SOUTH PLANNING COMMITTEE

Minutes of the meeting held on 29 August 2017

2.00 - 4.29 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Linda Jeavons

Email: linda.jeavons@shropshire.gov.uk Tel: 01743 257716

Present

Councillor David Evans (Chairman)

Councillors David Turner (Vice Chairman), Andy Boddington, Simon Harris, Nigel Hartin, Richard Huffer, William Parr, Madge Shineton, Tina Woodward, Cecilia Motley (Substitute) (substitute for Robert Tindall) and Michael Wood (Substitute) (substitute for Gwilym Butler)

34 Apologies for Absence

Apologies for absence were received from Councillors Gwilym Butler (Substitute: Michael Wood) and Robert Tindall (Substitute: Cecilia Motley).

35 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 1 August 2017 be approved as a correct record and signed by the Chairman.

36 Public Question Time

There were no public questions or petitions received.

37 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 17/01033/EIA, Councillor David Evans declared that he was in the poultry business but he and his company had no connection to the applicant or this application. He supplied pullets for egg laying to the domestic poultry producer and birds for meat production. He did not supply large broiler units; these producers had contracts with the large producer and packers.

38 Footbridge Farm, Tasley, Bridgnorth, Shropshire, WV16 5LZ (17/01033/EIA)

The Technical Specialist Planning Officer introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations. He confirmed that Members had undertaken a site visit and had viewed the site and had assessed the impact of the proposal on the surrounding area. He drew Members' attention to the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting and appraised Members of 30 further objections that had been received from local residents following publication of the Schedule of Additional Letters.

Mr L Berryman, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor David Cooper, representing Bridgnorth Town Council, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor David Ball, representing Tasley Parish Council, spoke against the proposal in accordance with the 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) Councillor Elliott Lynch, and also representing Councillor Les Winwood, both being local Ward Councillors, made a statement. He 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:

- This proposal had caused great concern to local residents as evidenced by the large turnout at both this meeting and site visit;
- The size and scale of the development was huge. Bridgnorth was a growing community and under SAMDev it would continue to grow and families could be located closer to the site in the future;
- He raised concerns regarding odour and dust and reiterated the need to protect the future health of the community. Farming dust was spread by wind and dust was linked to respiratory illness; and
- He drew attention to a statement from a six-year old resident who was objecting to the proposal and urging refusal.

With the permission of the Chairman and due to the fact that an additional Parish/Town Council had been allowed to speak against the proposal, the agent was permitted to speak for up to six minutes. Mr I Pick, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees and responded to questions from Members.

In the ensuing debate, Members noted the comments of all speakers and considered the submitted plans. In response to questions and comments from Members, the Public Protection Officer provided clarification regarding the role of the Environment Agency and Shropshire Council's Public Protection team and explained the process

and timescale for responding to any complaints. The Technical Specialist Officer drew Members' attention to the conditions which would be attached to any permission relating to ecology and lighting and explained that the installation of solar panels in the future, although not part of this proposal, could fall under the category of permitted development.

RESOLVED:

That, as per the Officer's recommendation, delegated authority be granted to the Planning Services Manager to grant planning permission, subject to:

- The conditions as set out in Appendix 1 to the report, subject to conditions being amended to ensure that any external surfaces of the development shall be BS18B29, and any other amendments deemed necessary.

**39 Proposed Camping Site At Jenny Knoll, Woodside, Clun, Shropshire
17/01380/FUL**

The Planning Associate, introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations. He drew Members' attention to the additional information as set out in the Schedule of Additional Letters circulated prior to the meeting. He further provided a verbal update regarding objections received following publication of the Schedule of Additional Letters and which related to road safety, insufficient passing places along the lane, sewerage, water management, environment matters, lack of supervision on the site, noise and a request for no dogs on site.

Members had undertaken a site visit and had viewed the site and had assessed the impact of a proposal on the surrounding area.

Ms H Vaughan, a local resident, spoke against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Councillor J Limond, representing Clun Town Council, spoke against the proposal in accordance with the 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) Councillor Nigel Hartin, as local Ward Councillor, made a statement. He 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:

- Although the applicants had stated that the yurts would be removed from the site at the end of the season there would however be some permanent ground works;
- The proposal would detract from the Area of Outstanding Natural Beauty (AONB);
- Highways had raised no objections; however the roads were very narrow, passing places were limited and this proposal would significantly increase traffic; and

- He urged refusal – the proposal would be in the wrong place.

Mr N Williams, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees and responded to questions from Members.

In the ensuing debate, Members noted the comments of all speakers and considered the submitted plans. Members expressed concern regarding the location and remoteness of the site; road safety; topography; management of the site; access; and groundworks. In response to comments and questions from Members, the Planning Associate reiterated that Shropshire Council's Highways Officers had raised no objections, proposed additional passing points would make it easier for those who use alternative modes of transport, and a suite of proposed conditions would mean that road improvements including passing places, parking, lighting, site management, ground works and drainage would all have to be agreed prior to any development taking place.

RESOLVED:

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

- It is acknowledged that the proposed development could contribute economically to the rural economy by assisting to sustain an existing rural enterprise and would provide opportunities for the public to holiday in an attractive location. However this benefit is outweighed by the harm to the character and appearance of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) that would be caused by the scattered siting of structures on the hillside, which would fail to protect and enhance countryside character and local distinctiveness. The environmental role of sustainability set out in the National Planning Policy Framework (NPPF) is not met by the proposal, which would be contrary to paragraph 115 of the NPPF, and the development would also be contrary to the Shropshire Local Development Framework Adopted Core Strategy (2011) policies CS5; CS6; CS13; CS16 and CS17, as well as the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015) policies MD2; MD11 and MD12.

40 Proposed Affordable Dwelling NE Of Lower Weston Farm, Clun, Shropshire (17/02528/FUL)

The Principal Planner introduced the application and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations. He confirmed that Members had undertaken a site visit and had viewed the site and had assessed the impact of a proposal on the surrounding area.

Councillor J Limond, representing Clun Town Council, spoke for the proposal in accordance with the 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) Councillor Nigel Hartin, as local Ward

Councillor, made a statement. He 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 supported the application;
- Weston was a loose knit settlement in its own right;
- The application ticked all the boxes – applicant was from the local area, design was good and met the criteria and the proposal would sit well within the landscape;
- Applicant was a local person and this application would provide an opportunity to return and remain in the area;

Ms N Morris, the applicant, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members noted the comments of all speakers and considered the submitted plans. Following advice from the Principal Planner with regard to appropriate conditions which should be attached to any permission, it was:

RESOLVED:

That, contrary to the Officer's recommendation, planning permission be granted, subject to:

- A Section 106 Legal Agreement to ensure the dwelling remains an affordable dwelling in perpetuity;
- That Planning Officers be granted delegated powers to attach appropriate conditions relating to materials, drainage, landscaping, boundary treatments, floor levels, maximum 100 sqm gross internal floor area, and any other conditions and informatives deemed necessary; and
- Removal of Permitted Development Rights.

(At this juncture, Councillor Cecilia Motley left the meeting.)

41 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 29 August 2017 be noted.

42 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday, 26 September 2017 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: