

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 26 June 2018

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

2.00 - 3.04 pm

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Joyce Barrow, Steve Davenport (Substitute for Gerald Dakin), Ann Hartley (Substitute for Roger Hughes), Vince Hunt (Vice Chairman), Mark Jones, Paul Milner and Peggy Mullock

12 Apologies for Absence

Apologies for absence were received from Councillors Pauline Dee, Gerald Dakin (substitute: Steve Davenport), Roger Hughes (Substitute: Ann Hartley) and Rob Gittins.

13 Minutes

The Principal Planning Officer asked that the word approximately be inserted into the final sentence on page 4, minute number 7, to read "The Principal Planning Officer informed members that approximately 50 per cent of the site was allocated for housing in the Council's Site Allocations and Management of Development (SAMDev) Document.

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 29th May 2018 be approved as a correct record and signed by the Chairman, subject to the above amendment.

14 Public Question Time

There were no public questions or statements received.

15 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 Davenport joined the meeting at this point.

16 Land South Of Hollins Lane, Newport Road, Woodseaves, Market Drayton (17/05286/FUL)

The Technical Specialist Planning Officer introduced the application under Section 73A of the Town and Country Planning Act 1990 for alterations to the approved agricultural building and installation of six additional biomass boilers and a drying floor 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 confirmed that comments from the Council's Planning Ecologist had been received, confirming that they had no objection to the proposals and recommending that a suitable landscape scheme be conditioned.

In response to a question, the Agent confirmed that the woodchip that was present on site during the site visit was not from the applicants holding but there was enough material on the farm to run the boilers and they were happy with the proposed condition.

Having considered the submitted plans, Members unanimously expressed their support for the proposals commenting that the site visit had been useful, the development was in the right location and fitting into the surrounding landscape with no adverse impacts.

RESOLVED:

That delegated authority be granted to the Head of Planning Services to grant planning permission subject to the conditions set out in Appendix 1

17 6 The Townsend, Ightfield, SY13 4NS (18/00477/FUL)

Councillor Paul Wynn as the local ward councillor for this application, vacated the Chair and Councillor Vince Hunt presided as Chairman for this item.

The Principal Planning Officer introduced the application for the erection of detached garage workshop and store 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.

Councillor William Heywood-Lonsdale, on behalf of Ightfield 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 table, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- The size and scale of the building was too large for a domestic garage;
- The proposed scale would not be in keeping with neighbouring properties;

- The proposed garage looked more like a bungalow; and
- He had concerns about it being used as a commercial building.

Andy Hewitt, 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 response to concerns raised, the Principal Planning Officer confirmed that a condition to restrict use to the storage and preparation of vehicles and purposes incidental to the enjoyment of the residential dwelling, would ensure that it would not be used as a commercial building.

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**, subject to the conditions as set out in Appendix 1.

18 Old Railway Station, Brownlow Road, Ellesmere, Shropshire, SY12 0AP (18/01027/OUT)

The Technical Specialist Planning Officer introduced the hybrid application for a residential development of 65 dwellings; comprising outline application for the erection of up to 58 dwellings with all matters reserved and a full planning application for the conversion of "Old Railway Station" building into 7 apartments with car parking, access road, public open space and associated works. Members' attention was drawn to the information contained within the Schedule of Additional letters which set out a correction to paragraph 6.6.1 of the report, minor changes to the planning conditions set out in appendix 1, the inclusion of extra conditions and further comments from the Council's planning ecologist.

Councillor Judith Williams, on behalf of Ellesmere 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 Ann Hartley, 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 her statement, the following points were raised:

- She supported the development of this brownfield site for housing and the conversion of the station building;
- She had concerns relating to the access from Brownlow Road which currently served the Fullwood factory;
- The development could potentially create over 100 additional vehicles using Brownlow Road and would also have a significant impact on traffic levels

- using Trimpley Street and the junction with Willow Street, all of these roads were major pedestrian routes to and from primary and secondary schools; and
- Ellesmere welcomed new development particularly on a brownfield site, however the access arrangements and the consequent impact on pedestrian safety needed to be carefully considered in the future.

Darren Venebles, 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 expressed their support for the proposals, particularly the conversion of the station building, however it was felt that further discussions with the applicant in relation to future access arrangements would be beneficial. In response, the Technical Specialist Planning Officer drew members attention to the comments from highways contained in the report and confirmed that it was recommended that the applicant enter into a suitable Section 106 Agreement to secure funding to be retained by the Council to assess the scale of impact and undertake the appropriate road safety works were required.

The Chairman commented that he hoped that at reserved matters stage the possibility of access to the Fullwood area could be taken into account should it become available in the future.

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, subject to further discussions in relation to future access arrangements.

RESOLVED:

That delegated authority be granted to the Head of Planning Services to grant planning permission subject to:

- The amended set of conditions as set out in the Schedule of Additional Letters;
- The applicant entering into a s106 agreement to secure an affordable housing contribution and £10,000 for highway works;
- Further discussions with the applicant in relation to future access arrangements; and
- The satisfactory resolution of any outstanding ecological issues.

19 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 24th July 2018 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)
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Date: