



### Committee and Date

North Planning Committee

17<sup>th</sup> May 2016

## **NORTH PLANNING COMMITTEE**

### **Minutes of the meeting held on 19 April 2016**

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

**2.00 - 3.26 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, Vince Hunt, David Lloyd and Peggy Mullock

### **129 Apologies for Absence**

An apology for absence was received from Councillor Roger Hughes.

### **130 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 22<sup>nd</sup> March 2016 be approved as a correct record and signed by the Chairman.

### **131 Public Question Time**

There were no public questions, statements or petitions received.

### **132 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.

### **133 The Grocott Medical Centre, Whitchurch Road, Prees, Shropshire, SY13 2DG (16/00179/FUL)**

The Principal Planning Officer introduced the application for the erection of 8 no. single bedroom non-market supported dwellings. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Councillor Paul Gill on behalf of Prees 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 his statement, the following points were raised:

- There should be no development around the Medical Centre as he was concerned this would create infill between the surgery and the village;
- He supported the need for bungalows for the elderly and the disabled; and
- Questioned whether the Trust set up to run the accommodation would include an independent member.

Ian Jamieson, 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, the majority of Members expressed their support for the proposal, commenting that the development was sustainable and would provide much needed housing for individuals who met the local need criteria. In response to concerns, the Council's Solicitor confirmed that the recommended Section 106 Legal Agreement was the most effective way to ensure that the units remained affordable in perpetuity.

**RESOLVED:**

That planning permission be granted in accordance with the Officer's recommendation, subject to:

- The conditions as set out in Appendix 1; and
- A Section Legal 106 Agreement

**134 Lower Heath Farm, Lower Heath, Prees, Whitchurch, Shropshire (15/05563/FUL)**

The Technical Specialist Planning Officer introduced the application for the Installation of an on farm anaerobic digestion plant and associated infrastructure, for the production of both renewable heat and electricity 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 contained reworded conditions 9 and 12 and recommended an additional condition in relation to external lighting. Further comments from the Public Protection and Highways Officers were circulated along with a replacement condition 7.

The Chairman drew Members attention to comments that had been circulated on behalf of local residents of Lower Heath as it had not been possible for a representative to attend and speak at the Committee.

Councillor Paul Gill, on behalf of Prees 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 his statement, the following points were raised:

- He was pleased to note that traffic passing the school would avoid pick up and drop off times, therefore ensuring pedestrian safety in the area;
- Any lighting should face downwards so as to fit in with the topography of the surrounding area, particularly Fauls Green; and
- The bund should be as high as possible, to include evergreen trees to ensure screening during the winter months.

Jack Spurway, 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 Technical Specialist Planning Officer responded to a number of concerns raised during the ensuing debate, confirming that the local public highway network was of a standard that could adequately cope with the proposed development without requiring any improvement, the estimated number of trips was a figure based on an average over the course of a year and so it did take into account seasonal fluctuations. In response to question, the agent confirmed that the landowner had indicated that they would be happy to extend the traffic management plan to be implemented over the entire operations at the farm. Members welcomed this however the Technical Specialist Planning Officer clarified that this could not be enforced under the anaerobic digester consent.

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 the conditions set out in Appendix 1, an additional condition to require prior approval of external lighting and amended Conditions 7, 9 and 12 as detailed in the Schedule of Additional Letters.

**135 Little Acorn Farm, Dobsons Bridge, Whixall, Whitchurch, Shropshire (14/00834/FUL)**

The Principal Planning Officer introduced the application for the erection of two agricultural sheds; siting of temporary agricultural workers dwelling and extension to access track

Confirming 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.

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 left the table, took no part in the debate and did not vote on this item. During her statement, the following points were raised:

- The site was very wet and was concerned that officers were not fully aware of the drainage problems in that area; and
- Concerns relating to the impact on Whixall Moss and the ecology in that area.

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

**RESOLVED:**

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

- The conditions set out in Appendix 1; and
- Any modifications to conditions if considered necessary by the Head of Planning Services, to include the rewording of Condition 7.

**136 Appeals and Appeal Decisions**

The appeal decision letter for planning application 15/02360/REF Hunkey Dory, Tern View, Market Drayton was circulated.

**RESOLVED:**

That the appeals and appeal decisions for the northern area be noted.

**137 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 17<sup>th</sup> May 2016, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....