



Committee and Date

North Planning Committee

14th June 2016

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 17 May 2016

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

2.00 - 3.16 pm

Responsible Officer: Shelley Davies

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Joyce Barrow, John Cadwallader, Steve Davenport, Pauline Dee, Vince Hunt, David Lloyd and Peggy Mullock

138 Apologies for Absence

Apologies for absence were received from Councillors Gerald Dakin and Roger Hughes.

139 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 19th April 2016 be approved as a correct record and signed by the Chairman.

140 Public Question Time

There were no public questions, statements or petitions received.

141 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 John Cadwallader declared a Pecuniary Interest in relation to planning application 16/01334/FUL, Erection of stable building, Spoonley Farm, Spoonley, Market Drayton. Councillor Cadwallader stated that he would leave the room during consideration of the application.

The Chairman agreed to alter the order of the agenda to enable planning application 16/00661/OUT, Land North of Glencott, Longslow, Market Drayton to be the next item to be considered.

142 Land North Of Glencott, Longslow, Market Drayton, Shropshire (16/00661/OUT)

The Principal Planning Officer introduced the outline application for the erection of an open market dwelling to include access.

Councillor Mrs Melanie Joyce, on behalf of Moreton Say 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.

Mr Peter Richards, 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 Officers recommendation.

RESOLVED:

That planning permission be refused in accordance with the Officer's recommendation for the following reasons:

1. The proposed development is located within an area defined as open countryside for planning policy purposes and accordingly would lead to extending the settlement and would therefore undermine the "rural rebalance" approach to development contrary to the requirements of the adopted planning policies CS4, CS5 of the Shropshire Core Strategy and MD7a and S11.2(xi) of the Shropshire Site Allocations and Management of Development.

2. Furthermore the development of the proposed site would be set further back from the road than the existing dwellings in Longslow and as such the development of this site would be out of context with the existing built form in the settlement contrary to the requirements of policy CS6 of the Shropshire Core Strategy and MD2 of the Shropshire Site Allocations and Management of Development.

143 Land South Of Old Mopsis Way, Morda, Shropshire (15/04152/REM)

The Principal Planning Officer introduced the application for the approval of reserved matters (layout, appearance and landscaping) pursuant to permission 13/03846/OUT for the erection of 10 no. single storey dwellings; formation of parking and vehicular access.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Joyce Barrow, 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 a number of points were raised including the following:

- She thanked the Officers for looking at the concerns previously raised by Members;
- She stated that the applicant had offered a piece of land away from the site to be used for additional car parking; and
- Raised concerns in relation to the different site levels and the public footpath that run through the site.

The Chairman stated that the issue of the provision for additional car parking elsewhere was a separate issue between the applicant and the Parish Council and not a planning consideration.

In response to concerns raised by Members, the Principal Planning Officer confirmed that the issue relating to the public footpath was addressed within the Officers report. He recommended that if Members were minded to approve the application an additional condition in relation to different site levels be added to any permission granted and suggested that Condition 3 be strengthened to include a maintenance schedule for the landscaped areas.

Having considered the submitted plans Members unanimously expressed their support for the proposal.

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 in relation to the different site levels; and
- The rewording of Condition 3 in relation the future maintenance of the landscaped areas.

144 3 Sunnybank, Church Lane, Ash Magna, Shropshire SY13 4DS (16/00219/FUL)

The Principal Planning Officer introduced the application for the erection of a two storey side extension and a single storey rear extension. Members' attention was drawn to the information contained within the Schedule of Additional letters.

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

A statement from the local ward councillor, Councillor Gerald Dakin was read out to the Committee.

Mr Peter Richards, 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.

Debate ensued with the majority of Members expressing the view that the proposal was overdevelopment of the site, would have an adverse effect on the local street scene and an overbearing effect on the neighbouring property.

Having considered the submitted plans for the proposal, the majority of Members expressed their objection to the proposal contrary to the Officer's recommendation.

RESOLVED:

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

Members considered the proposal to be overdevelopment of the site, noting that the scale and design of the proposed development would have an adverse impact on the local street scene and an overbearing effect on the residential amenity and character of the neighbouring property. As such the proposal is contrary to Policy CS6 of the Shropshire Core Strategy and Policy MD2 of the Shropshire Site Allocations and Management of Development.

**145 Spoonley Farm, Spoonley, Market Drayton, Shropshire, TF9 3SR
(16/01334/FUL)**

(In accordance with his declaration made at Minute 141, Councillor Cadwallader left the room during consideration of this application.)

The Principal Planning Officer introduced the application for the erection of stable building and noted that the local ward Councillor for this application was Councillor Paul Wynn and not Councillor John Cadwallader as stated in the Officer's report. 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 Paul Wynn, as local ward councillor, left the table, took no part in the debate and did not vote on this item.

Having considered the submitted plans Members unanimously 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.

146 Appeals and Appeal Decisions

RESOLVED:

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

147 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 14th June 2016 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: