



Committee and Date

North Planning Committee

4th October 2016

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 6 September 2016

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

2.00 - 4.42 pm

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor Arthur Walpole (Chairman)

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

25 Apologies for Absence

An apology for absence was received from Councillor Gerald Dakin.

26 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 12th July 2016 be approved as a correct record and signed by the Chairman.

27 Public Question Time

There were no public questions or petitions received.

28 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 Paul Wynn declared his interest in relation to planning application 15/02839/FUL, construction of anaerobic digester, Storage Hangar, Wem Road, Shawbury, due to perception of bias. Councillor Wynn stated that he would withdraw from the meeting during consideration of the application.

29 Storage Hangar, Wem Road, Shawbury, Shrewsbury, Shropshire (15/02839/FUL)

In accordance with his declaration at Minute 28 Councillor Paul Wynn left the room during consideration of this application.

The Principal Planning Officer introduced the application for the construction of an anaerobic digester facility comprising Digester, lagoon, technical building, storage tanks and flare stack 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. Representations from the Ministry of Defence recommending additional conditions were also circulated to the Committee.

The Principal Planning Officer responded to concerns expressed in relation to the attractiveness of the site to wild birds, explaining that the additional measures suggested by the Ministry of Defence were achievable and would address the concerns expressed by RAF Shawbury in relation to the potential for bird strike.

Having considered the submitted plans the majority of members 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;
- A Section 106 Legal Agreement requiring site traffic to avoid Wem Town Centre; and
- Additional conditions recommended by the Ministry of Defence to reduce the attractiveness of the site to wild birds to include covering the lagoon (wording of conditions to be delegated to the Area Planning Manager)

**30 Warrant Road, Stoke Heath, Market Drayton, Shropshire, TF9 2JJ
(16/01575/FUL)**

The Technical Specialist Planning Officer introduced the application for the change of use from potato plant to a materials recovery facility; erection of soundproof fencing and a nine bay storage area 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.

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

Councillor Peter Waters on behalf of Stoke on Tern Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Karen Calder addressed the Committee

as the local ward Councillor, during which a number of points were raised including the following:

- What was the definition of occasional external crushing operations, as referred to in paragraph 6.4.9 of the report;
- Whether the vehicles used on site would have reverse warning alarms;
- What arrangements would be in place for asbestos deliveries;
- The previous item on the agenda had a procedure in place for dealing with complaints relating to operations at the site.
- She had no objection to the principle of the development but felt that the proposed development was in the wrong location given its close proximity to residential properties and was contrary to Core Strategy Policy CS6.

Ms Mandy Stoker, 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 the points raised by the local member. It was explained that there were no further details as to the frequency of the external crushing operations, however there was a condition recommended to control the time crushing could take place and also the requirement to erect acoustic fencing and that crushing should take place in the area furthest from residential dwellings. With regards to asbestos control, this was covered within the Environmental Permit. In response to questions relating to the retail aspect of the proposal, the Technical Specialist Planning Officer explained that the primary use of the site was for recycling and a condition was proposed to require that retail would form only an ancillary part of operations at the site.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members were supportive of the application but having heard the concerns of local residents, the parish council and given the close proximity to residential dwellings further conditions, particularly in relation to external crushing, were required to ensure the amenity of local residents was protected.

RESOLVED:

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

- The conditions set out in Appendix 1, as amended below;
- An additional condition to prevent any external crushing until a scheme for managing external crushing operations has been submitted to and approved by the local planning authority. The scheme shall include provision for a trial period of external crushing during which time noise monitoring will be undertaken to the satisfaction of the local planning authority;
- An amendment to Condition 14 to reduce the time that external crushing is permitted to 10:00 – 16:00 Monday to Friday, with no external crushing to take place on Saturday.
- a condition to require the submission for approval and implementation of a procedure for dealing with any amenity complaints relating to site operations;

- A condition requiring submission of information for approval confirming the details location and access for the ancillary retail aspect of the operation
- (wording of the conditions to be delegated to the Area Planning Manager)

31 Land South West Of Leondari Manor, Station Road, Hadnall, Shropshire - (15/05450/REM)

The Principal Planning Officer introduced the application for the approval of reserved matters (layout, scale, appearance and landscaping) pursuant to 14/03159/OUT for the erection of a dwelling.

Councillor John Harrison on behalf of Hadnall Parish Council spoke against 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, 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.

32 Proposed Residential Development Land South Of Chester Road, Whitchurch, Shropshire - (15/05047/REM)

The Principal Planning Officer introduced the reserved matters application pursuant to 14/02222/OUT for the erection of 52 no. dwellings to include appearance, landscaping, layout and scale. Members' attention was drawn to the information contained within the Schedule of Additional letters which contained details of proposed amendments to conditions.

The Chairman explained that the local ward councillor, Councillor Thomas Biggins was unable to attend the Committee to speak, however a letter of representation from Councillor Biggins had been circulated to Members of the Committee.

A letter of response from the Agent for the applicant had also been circulated to the Committee. Members confirmed that they had read the contents of both letters.

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

- She was concerned at the loss of greenspace provision;
- The site was cramped and overdeveloped; and
- Requested that discussions with Whitchurch Town Council take place regarding how the financial contribution should be implemented.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their support for the officer's recommendations.

RESOLVED:

That delegated powers be given to the Area Planning Manager to grant planning permission subject to;

- The resolution of drainage matters;
- The conditions set out in Appendix 1;
- An amendment to condition 2 and the deletion of condition 3 as detailed in the Schedule of Additional Letters; and
- An additional condition in relation to the hours of construction.

33 Residential Development Land Adj Willow Bank, Hengoed, Shropshire - (16/02005/VAR)

The Principal Planning Officer introduced the application for the removal of Condition 1 (approved site/block plans) pursuant to 15/04481/REM to allow for an amendment to affordable housing provision.

Councillor Robert Macey, on behalf of Selattyn and Gobowen Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Robert Macey addressed the Committee as the local ward Councillor, during which a number of points were raised including the following:

- Questioned whether if the site was considered as an exception site would the Committee find the proposals presented before members acceptable; and
- The CIL payment would not deliver on the ground;

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

- Background information was provided;
- The Parish Council only supported the sites inclusion in SAMdev on the basis of the affordable housing provision;
- Affordable housing was needed within the area; and
- The variation was significantly different to what had been originally agreed.

Additional information submitted by the agent, on behalf of the applicant was read to the Committee.

Members considered the submitted plans, noted the comments of all speakers
Members were concerned that the variation did not comply with the original planning
decision and on the Chairman’s casting vote it was:

RESOLVED:

Members were minded to refuse Planning Permission against the Officer’s
recommendation. The Committee felt that the proposed variation did not comply with
the original planning decision.

A further report, on reasons for refusal would be considered at a future meeting of
this Committee, in accordance with Shropshire Council’s Constitution.

34 Appeals and Appeal Decisions

The Committee thanked all of the officers involved in the appeal for their work.

RESOLVED:

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

35 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 4th October 2016 in the Shrewsbury/Oswestry Room,
Shirehall, Shrewsbury.

Signed (Chairman)

Date: