



Committee and Date

North Planning Committee

29th November 2016

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 4 October 2016

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

2.00 - 3.20 pm

Responsible Officer: Shelley Davies

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Present

Councillor Arthur Walpole (Chairman)

Councillors Joyce Barrow, John Cadwallader, Gerald Dakin, Steve Davenport, Pauline Dee, Vince Hunt, David Lloyd and Peggy Mullock

36 Apologies for Absence

Apologies for absence were received from Councillors Roger Hughes and Paul Wynn.

37 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 6th September 2016 be approved as a correct record and signed by the Chairman.

38 Public Question Time

There were no public questions or petitions received.

39 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 his interest in relation to planning applications 16/01821/FUL, Land at O.S. 7882 and 7968, Adderley Road, Market Drayton and 16/01822/OUT, Land at O.S. 7882 and 7968, Adderley Road, Market Drayton, due to a perception of bias. Councillor Cadwallader stated that he would make a statement and then withdraw from the meeting.

40 Land At O.S.7882 And 7968, Adderley Road, Market Drayton, Shropshire (16/01821/FUL)

The Technical Specialist Planning Officer introduced the application for the erection of two agricultural buildings, feed bins and hardstanding for a pig rearing enterprise to include new highway access 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.

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

Councillor Roy Tydeman, on behalf of Adderley Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Chairman read out a statement from the Local Ward Councillor, Councillor Paul Wynn, who was unable to attend the meeting.

Mr Tom Stockings, local resident spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Ben Wharfe, 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.

Mr Mark Wootton, Area Highways Development Control Manager (North) stated that the proposed access met the required standard for visibility splays in both the north and south direction and the removal of the hedgerow would improve the visibility further. He added that a vehicle, when turning into the site was visible to other vehicles and there was no reason to refuse the application on highway grounds.

Councillor John Cadwallader addressed the Committee and then left the room in accordance with his declaration of interest at minute 39. During his statement a number of points were raised including the following:

- The removal of the hedgerow would have a severe visual impact on the area;
- The soil in the area was clay and produced a large run off;
- The land was low lying and prone to flooding;
- The newt survey was not accessible on the website;
- Questioned why deliveries were permitted until 11pm: and
- He stated that there had been a number of accidents on this road and questioned when the traffic survey was undertaken.

In response to queries raised by Councillor John Cadwallader it was confirmed that the drainage issues were addressed by Condition 8 and no issues had been raised following the newt survey. It was added that Public Protection had confirmed that up

to 11pm was a suitable time for deliveries and the traffic survey took place during the week commencing Monday 14th December 2015.

In response to questions from Members, the Public Protection Officer (Professional) explained that any odour would be well below any impact level and it was confirmed by the Technical Specialist Planning Officer that the Landscaping as detailed at Condition 9 would be completed prior to occupancy.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposal but felt that delegated authority should be given to the Head of Planning to finalise the wording of conditions in relation to the maintenance of the hedgerow and verge, the maintenance of the culvert and a further condition with regards to the transportation of manure.

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 amendments as considered necessary and in particular in relationship to:
- The conditions in relation to the maintenance of the hedgerow and verge, maintenance of the culvert and a further condition with regards to transportation of manure.

41 Land At O.S.7882 And 7968, Adderley Road, Market Drayton, Shropshire (16/01822/OUT)

The Technical Specialist Planning Officer introduced the outline application for a temporary agricultural workers dwelling with all matters reserved 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 John Cadwallader addressed the Committee and then left the room in accordance with his declaration of interest at minute 39. During his statement a number of points were raised including the following:

- The date of the temporary permission should run from the opening of the pig rearing enterprise;
- The hedgerow should be protected; and
- Condition 11 should be limited to a person working at the enterprise.

The Technical Specialist Planning Officer confirmed that protection of the hedgerow was included within Condition 7 and it was noted that the timescale of the temporary permission should allow the opportunity for the enterprise to be viable.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposal but felt

that delegated authority should be given to the Head of Planning to finalise the wording of Condition 1 in relation the occupancy and removal of the dwelling should the business fail.

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
- The rewording of Condition 1 to state the timescale in relation to occupancy and removal of the dwelling.

42 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Northern area as at 4th October 2016 be noted.

43 Date of the Next Meeting

RESOLVED:

It was noted that the next meeting of the North Planning Committee would be held at 2.00 p.m. on Tuesday 1st November 2016, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: