



Committee and Date

North Planning Committee

31st January 2017

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 29 November 2016

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

2.00 - 4.43 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, Roger Hughes, Vince Hunt, David Lloyd and Peggy Mullock

44 Apologies for Absence

There were no apologies for absence received.

45 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 4th October 2016 be approved as a correct record and signed by the Chairman.

46 Public Question Time

There were no public questions or petitions received.

47 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.

48 Oakfields Kennels, Heath Road, Whitchurch, SY13 2AA (16/03848/FUL)

The Area Planning and Enforcement Officer introduced the application for the erection of one block of 30 kennels 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.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Gerald Dakin, 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 concerned at the impact of noise from the proposed kennel block on nearby residential properties; and
- He wanted to ensure that local residents were aware of the fact that if any issues were to arise they could seek help through the Council's environmental health team.

During the ensuing debate, some members were concerned at the potential impact of noise and odour on nearby residential properties, however they were reassured that appropriate conditions to safeguard existing levels of residential amenity and landscaping improvements such as the provision of a soundproof bund and timber fencing would protect the amenity of local residents.

Having considered the submitted plans, the majority of members expressed their support for the proposal.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1.

49 Land West Of London Road, Irelands Cross, Shropshire (15/02805/REM)

The Technical Specialist Planning Officer introduced the application for the Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to planning permission 13/02698/OUT (Phase B - Approval for plots 1 to 5 and 7).

Members' attention was drawn to the Schedule of Additional letters which contained additional conditions recommended by the Highways Authority.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor John Cadwallader, 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 his statement, the following points were raised:

- The Parish Council had produced a comprehensive response to the application and it was not a development that was welcomed within Woore and there were concerns that the proposals submitted with the original outline application were complied with;
- He was concerned at the loss of an established hedge, road safety implications and whether turning requirements had been calculated; and
- He was concerned about the affordable housing aspect of the development and questioned whether market research had been undertaken as he felt that affordable housing was needed in the area.

In response to concerns raised by the local member, the Technical Specialist Planning Officer explained that following concerns raised by the Shropshire Housing Group in relation to the demand for an affordable rent or discount/shared ownership scheme the council's Housing Enabling Team had concluded that a financial contribution to be used locally would be more appropriate.

Having considered the submitted plans the majority of members expressed their support for the proposals.

RESOLVED:

That planning permission be granted subject to;

- The conditions set out in Appendix 1; and
- The additional Highways conditions referred to in the Schedule of Additional Letters.

50 Land West Of London Road, Irelands Cross, Shropshire (15/02806/REM)

The Technical Specialist Planning Officer introduced the application for the Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to planning permission 13/02698/OUT (Phase A - Approval for plots 6 and 8 to 10). 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 John Cadwallader, 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 was a lack of affordable housing within Woore;
- The market potential for affordable housing was being ignored; and
- Developers needed to be looking for more flexible and inventive ways to provide affordable housing.

During the ensuing debate, members felt that they wanted it noted that within the local plan review, consideration should be given to ensuring that there were sufficient numbers of more modestly sized houses which would be more affordable generally as the larger 4 and 5 bedroom houses were not what local people need or could afford. It was agreed that the comments made in relation to the provision of affordable housing be noted by the Committee Officer and reported to Shropshire Council's Housing Enablement Team.

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 set out in Appendix 1; and
- The additional Highways conditions referred to in the Schedule of Additional Letters.

51 The Retreat, Bolas Road, Ercall Heath, Telford, Shropshire (16/04106/FUL)

The Principal Planning Officer introduced the application for the erection of a two storey extension to existing residential care facility 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 and also additional information that had been received from Childs Ercall Parish Council and which had been circulated to Members. The Principal Planning Officer responded to some of the points raised within the document.

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

Councillor Richard Barge on behalf of Childs Ercall Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

- He was aware of concerns among local residents with regards to communication;
- ; and
- Those using the facility were vulnerable and it was important that any hostility within the local community was not picked up on.

The Principal Planning Officer responded to the key concerns raised by all of the speakers.

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.

However, given the concerns raised by local residents, in relation to the number of and issues arising from care homes within the locality, the Committee requested that these be passed on to Karen Bradshaw as Director of Children's Services.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1.

52 Proposed Residential Development, Land Off The Beeches, Chester Road, Whitchurch, Shropshire (15/05325/REM)

The Principal Planning Officer introduced the application for reserved matters (appearance, landscaping, layout and scale) pursuant to permission 14/02830/OUT for the erection of up to 15 no. dwellings. Members' attention was drawn to the information contained within the Schedule of Additional letters.

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

- There had been good dialogue between local residents and the developer who had listened to local concerns;
- The gifted land was very much appreciated;
- An error to Condition 7 of the planning officer's report which referred to plots 1 and 15 and should have read 1 and 14 was highlighted;
- Requested that permitted development rights be removed entirely from plots 1 and 14 to reduce the potential for overlooking;
- He was pleased to see the retention of a mature tree at the entrance to the site; and
- He would like reassurance that given the restricted width of the ransom strip of land that the site was not extended in the future.

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, left the table, took no part in the debate and did not vote on this item.

Following comments made by the local member, the agent on behalf of the applicant indicated that they would be willing to remove permitted development rights from plots 1 and 14.

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

RESOLVED:

That planning permission be granted, subject to;

- The Conditions set out in Appendix 1 with condition 7 amended to refer to plots 1 and 14;
- That permitted development rights be removed from plots 1 and 14; and
- That the approval be withheld until the unilateral undertaking (UU) relating the gifting of the land has been finalised.

Councillor Pauline Dee left the meeting at this point.

53 Proposed Affordable Dwelling, South East Of Pit Farm, Pentre Coed, Ellesmere, Shropshire (16/04022/FUL)

The Technical Specialist Planning Officer introduced the application for the erection of a single storey dwelling and garage under the 'Build Your own affordable Housing' scheme 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 additional information that had been submitted by the applicant's architect.

Councillor John Baker, on behalf of Ellesmere Rural Parish Council spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Craig Marston, Architect 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 accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Davenport, 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:

- The applicants were a local, young family who fulfilled the local connections and housing need criteria for an affordable home;
- The applicants had submitted a pre-application which had been approved by officers who selected this particular site;
- Pentre Coed was a settlement comprising 32 properties; and
- The proposed development encouraged growth within rural areas.

The Committee considered that the application was in accordance with Shropshire Core Strategy Policy CS5 and with the Supplementary Planning Document. The Committee considered the site was within a recognised, named settlement and the applicants had met the local needs criteria for an affordable home.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the application, contrary to the Officer's recommendation, subject to granting delegated powers to the planning officers to attach appropriate conditions and a Section 106 Legal Agreement to ensure that the property remained affordable in perpetuity.

RESOLVED:

That, contrary to the Officer's recommendation, planning permission be granted, subject to:

- Planning Officers being granted delegated powers to attach appropriate conditions; and
- A Section 106 Legal Agreement to ensure the property remains an affordable dwelling in perpetuity.

54 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Northern area as at 29th November 2016 be noted.

55 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 31st January 2017 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: