



### Committee and Date

North Planning Committee

27<sup>th</sup> June 2017

## **NORTH PLANNING COMMITTEE**

### **Minutes of the meeting held on 30 May 2017**

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

**2.00 - 3.25 pm**

**Responsible Officer:** Shelley Davies

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### **Present**

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman), Simon Jones, Peggy Mullock and Joyce Barrow (substitute for Paul Milner).

### **4 Apologies for Absence**

Apologies for absence were received from Councillors Clare Aspinall, Gerald Dakin, Pauline Dee and Paul Milner (substitute: Joyce Barrow).

### **5 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 25<sup>th</sup> April 2017 be approved as a correct record and signed by the Chairman.

### **6 Public Question Time**

There were no public questions, statements or petitions received.

### **7 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.

### **8 Land North West of The Talbot Hotel, Newcastle Road, Market Drayton, TF9 1HW (16/05408/FUL)**

The Area Planning Manager introduced the application for the erection of 5 dwellings and formation of vehicular 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 and referred to an additional representation from a local resident that had been circulated to Members. The Area Planning Manger suggested that if Members were minded to approve the application an additional condition could be added to any permission granted in

relation to the use of roof lights in the rear elevation roof-space of the 3 bedroom properties and not dormer windows as indicated on the plans and referred to in the report.

Mrs Angelique Restall, Local Resident spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Roy Claydon, spoke in objection to 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 Roy Aldcroft 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 density of the development was higher than other properties in the area;
- The site was not indicated as development land in SAMDev;
- The development would affect the expansion of the boat yard and the hotel; and
- If the hotel did re-open there would be a lack of car parking available.

Mr John Imber, 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 Area Planning Manager confirmed that the hotel was a registered as an Asset of Community Value but the site in question had been sold separately and was not a matter for this Committee. In response to queries from Members the Area Planning Manager explained that if the development compromised the septic tank of a neighbouring property the developer would have to make alternative arrangements to enable the development to go ahead.

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 subject to the inclusion of an additional condition in relation to the use of roof lights in the rear elevation roof-space of the 3 bedroom properties and not dormer windows as indicated on the plans and referred to in the report.

**RESOLVED:**

That planning permission be granted subject to the conditions set out in Appendix 1 subject to an additional condition in relation to the use of roof lights in the rear elevation roof-space of the 3 bedroom properties and not dormer windows as indicated on the plans and referred to in the report.

**9 Smithy Cottage, Sandford, Whitchurch, Shropshire, SY13 2AW (16/03556/FUL)**

*(Councillor, Paul Wynn as local member vacated the Chair. Councillor Vince Hunt as Vice-Chairman presided as Chairman for this item).*

The Principal Planning Officer introduced the application under 73a of the Town and Country Planning Act 1990 for the permanent retention of two poly tunnels to house free range egg laying birds 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 included an additional condition in relation to the management of manure and the removal of conditions 8 and 9. The Principal Planning Officer also advised Members that if they were minded to grant planning permission an additional condition in relation to a Site Layout and a Site Management Plan should be imposed to protect the amenity of the area.

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

Councillor Ray Hirons, 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 room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- There had been issues of flies and vermin present on the site;
- The road is very dangerous and it was surprising that Highways had not objected to the application;
- The site had been recently cleared prior to the site visit today; and
- If the Members were minded to approve the application he would request that the sheds behind the garage be demolished.

Mr Haynes, 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 officer's recommendation subject to the additional conditions as detailed by the Principal Planning Officer and on the Schedule of Additional Letters and the removal of Conditions 8 & 9.

**RESOLVED:**

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

- The conditions set out in Appendix 1;
- The removal of Conditions 8 & 9;
- An additional condition in relation to the management of manure as outlined on the Schedule of Additional Letters, to include reference to waste; and
- An additional condition in relation to a Site Layout and a Site Management Plan, to include reference to the removal of the existing chicken sheds.

**10 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, 27<sup>th</sup> June 2017 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....