



Committee and Date

North Planning Committee

19th September 2017

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 22 August 2017

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

2.00 - 3.02 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Gerald Dakin, Rob Gittins, Roger Hughes, Paul Milner, Steve Davenport (substitute for Vince Hunt), Simon Jones (substitute for Mark Jones) and Chris Mellings (substitute for Pauline Dee)

20 Apologies for Absence

Apologies for absence were received from Councillors Clare Aspinall, Pauline Dee (substitute: Chris Mellings), Vince Hunt (substitute: Steve Davenport), Mark Jones (substitute: Simon Jones) and Peggy Mullock.

21 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 27th June 2017 be approved as a correct record and signed by the Chairman subject to Councillors Steve Davenport and Simon Jones being added to list of those present.

22 Public Question Time

There were no public questions or petitions received.

23 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 Rob Gittins declared his interest in relation to planning application 17/01799/EIA Bradeley Farm, Crow Lane, Childs Ercall due to a perception of bias.

24 Bradeley Farm, Crow Lane, Childs Ercall, TF9 2DB (17/01799/EIA)

The Principal Planning Officer introduced the application for the erection of two additional poultry sheds and associated plant room (part retrospective). In regards to paragraph 6.7.3 of the Officers' report, the Principal Planning Officer noted that the reference to HGV movements in relation to wood chip was an error as there was no wood chip on site.

Having considered the submitted plans for the proposal members unanimously expressed their support for the Officers' recommendation.

RESOLVED:

That delegated powers be given to the Head of Planning Services to grant planning permission subject to the conditions as set out in Appendix 1 and any modifications to these conditions considered necessary by the Head of Planning Services.

25 Proposed Development Land On North Side Of Whittington Road, Gobowen, Shropshire (15/04473/REM)

The Technical Specialist Planning Officer introduced the application for the approval of reserved matters (access, layout appearance, scale, and landscaping) pursuant to permission 13/02217/OUT for residential development; formation of open space; alterations to existing vehicular access and referred to an additional representation that had been circulated to Members from the local ward Councillor, Councillor Robert Macey.

The Technical Specialist Planning Officer referred to the highway safety issues as highlighted in paragraph 6.4 of the Officers' report and explained that he had been informed today by the applicant's agent that the applicant and the neighbouring land owner had agreed to provide a single shared access. Therefore, he suggested that if Members were minded to approve the application an additional condition should be added to any permission granted in relation to vehicle access arrangements from the site onto the B5009 public highway.

Mr Iain Miller, Agent on behalf of the adjacent land owner spoke in objection to the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He stated that at this stage no agreement had been reached to provide a single shared access.

Mr Stuart Taylor 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. He confirmed that discussions had taken place between the relevant parties regarding the provision of a single shared access and although no agreement had been reached he felt that there would be a successful outcome.

Members raised concern in relation to the access as proposed and agreed that for highway safety reasons a single shared access was preferred.

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 subject to the inclusion of an additional condition in relation to the vehicle access arrangements from the site onto the B5009 public highway.

RESOLVED:

That planning permission be granted subject to:

- The conditions set out in Appendix 1; and
- The following additional condition regarding the access:

'Notwithstanding the approved plans details will be submitted prior to any development on site and approved in writing with regards to vehicle access arrangements from the site onto the B5009 public highway.

Reason: In consideration of highway safety.'

**26 The Primitive Chapel, Pool Head, Wem, Shrewsbury, Shropshire
(17/02628/FUL)**

The Principal Planning Officer introduced the application under 73a of the Town and Country Planning Act 1990 for the installation of replacement windows.

The Senior Conservation Officer gave advice to Members in relation to non-designated heritage assets and referred to paragraph 6.2.7 of the Officers' report which outlined the Council's policy regarding non-designated heritage assets.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Chris Mellings, 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 did not consider that the new windows caused significant harm;
- He noted that the window openings remained the same and they had not compromised the character of the building; and
- The Parish Council supported the application and stated that the original windows were not adequate.

Mr Dominic Hughes, the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In the ensuing debate, Members expressed differing views. Some expressed the view that the new windows did not harm the character of the Chapel and were in keeping with the property. Other Members supported the Officer's recommendation and considered the replacement windows to be unsympathetic to the character of the building.

On being put to the vote the motion to refuse the application as per the Officers' recommendation fell.

On being put to the vote the motion to approve the application contrary to the Officers' recommendation fell on the casting vote of the Chairman.

Consideration of this item was deferred to the next meeting.

27 Appeals and Appeal Decisions

RESOLVED:

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

28 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, 19th September 2017 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: