



### **Committee and Date**

North Planning Committee

14<sup>th</sup> November 2017

## **NORTH PLANNING COMMITTEE**

### **Minutes of the meeting held on 17 October 2017**

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

**2.00 - 2.42 pm**

**Responsible Officer:** Emily Marshall

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

### **Present**

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Joyce Barrow (substitute for Gerald Dakin), Pauline Dee, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman), Mark Jones, Paul Milner and Peggy Mullock

### **38 Apologies for Absence**

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

### **39 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 19<sup>th</sup> September 2017 be approved as a correct record and signed by the Chairman.

### **40 Public Question Time**

There were no public questions, statements or petitions received.

### **41 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.

### **42 Lane South Of The Hawthorns, Ellesmere, Shropshire (15/05415/REM)**

The Principal Planning Officer introduced the application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to permission 14/00822/OUT for the mixed residential development of 112 dwellings, formation of estate roads and landscaping scheme.

The Chairman invited Helen Howie, Agent for the applicant, to respond to the objections raised by Ellesmere Town Council in relation to the levels of parking

provision. The Agent confirmed that without exception, each dwelling had provision for the parking of two vehicles.

Having considered the submitted plans, Members felt that the development provided a good mix of dwellings, and the design and layout had been carefully considered within the context of the semi-rural character of the area. The Committee also felt that the concerns of the Town Council had been addressed through extensive conditions. Members unanimously expressed their support for the proposals, in accordance with the Planning 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 of the Officer's report.

**43 Former Squirrel Inn, Drayton Road, Wollerton, Market Drayton, Shropshire (17/03001/FUL)**

The Principal Planning Officer introduced the application for the erection of a part single, part two storey extension, a detached single storey storage building and reconfigured driveway. The Principal Planning Officer recommended an additional condition to restrict the use/occupation of the extension and the outbuilding.

Having considered the submitted plans 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 of the Officer's report; and
- An additional condition to restrict the use/occupation of the extension and the outbuilding

**44 Land Adjacent to Ash Grove, Wem, Shropshire (17/02241/REM)**

The Principal Planning Officer introduced the Reserved Matters application pursuant to outline application 14/03268/OUT (all matters reserved) for the erection of five pairs of semi-detached dwellings. Members' attention was drawn to the information contained within the Schedule of Additional letters, which detailed additional conditions recommended by Highways and comments from the Agent.

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

- The local primary school had almost reached capacity, CIL funding was therefore essential;

- Access should not be off Ash Grove, as the road was of poor quality;
- The development was located close to Wem Industrial Estate which could potentially cause noise nuisance to future residents;
- Additional conditions were required to ensure construction traffic wasn't parked on Ash Grove, no construction traffic to travel through Wem town centre and no construction work to take place on Saturdays or Sundays; and
- The loss of trees from the site had been harmful to bats.

Members' attention was also drawn to comments that had been circulated from Councillor Chris Mellings, local ward councillor.

The Principal Planning Officer responded to the concerns raised by the local ward councillors and explained that the proposed access had been assessed by the Council's Highway Consultant who had no objection to the use of Ash Road as the point of access, in relation to the potential for noise nuisance from the nearby Industrial Estate, it was confirmed that the Council's Public Protection Team also had no objections.

Although sympathetic to the concerns raised by local residents, the Parish Council and the local ward councillors, the Committee noted that condition 5 of the outline consent, requiring the applicant to submit a Construction Method Statement, would address many of the concerns raised. Therefore 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 subject to:

- The conditions set out in Appendix 1, with the deletion of Condition 2: and
- The additional Highways conditions as set out in the Schedule of Additional Letters.

**45 Appeals and Appeal Decisions**

**RESOLVED:**

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

**46 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, 14<sup>th</sup> November 2017, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....