

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 14 November 2017

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

2.00 - 3.38 pm

Responsible Officer: Emily Marshall

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

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Gerald Dakin, Rob Gittins, Vince Hunt (Vice Chairman), Mark Jones, Paul Milner and Peggy Mullock

47 Apologies for Absence

Apologies for absence were received from Councillors Clare Aspinall, Pauline Dee and Roger Hughes.

The Committee passed on their condolences to Councillor Pauline Dee and her family, following the death of her husband.

48 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 17th October 2017 be approved as a correct record and signed by the Chairman.

49 Public Question Time

There were no public questions, statements or petitions received.

50 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.

Referring to planning application 17/00887/FUL, Cefn-Y-Maes, Rhydygroesau, Oswestry, Councillor Paul Milner declared that he was a member of Oswestry Rural Parish Council, who had objected to the application, however he had not commented on the application and was considering the application with an open mind.

51 Coolmoor Farm, Hazles Road, Shawbury, Shropshire, SY4 4HE (17/02987/EIA)

The Principal Planning Officer introduced the application for the erection of an agricultural building for free range egg production, with associated feed bins, hardstandings and access track. The Principal Planning Officer recommended the rewording of conditions 5 and 6 to include reference to timescales for implementation.

The Principal Planning Officer responded to concerns raised in relation to the footpath that crossed part of the application site, confirming that condition 7 adequately covered the interests of all footpath users.

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 report, with conditions 6 and 7 being amended to include reference to a timescale for implementation; and
- Any other modifications considered necessary by the Head of Planning Services.

52 Land West Of Artillery Road, Park Hall, Oswestry, Shropshire (17/03677/REM)

The Principal Planning Officer introduced the application for approval of reserved matters (layout, scale, appearance, landscaping and access) pursuant to 13/01643/OUT, for residential development of four dwellings (Application 1: Plots 1-4) with garaging and formation of parking spaces 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 summarised the comments received from Highways (which had also been circulated to Members in full) and amendments to the description of the five applications which incorrectly referred to plot numbers as originally submitted rather than as amended and should have referred to 'applications' rather than 'phases'.

The Chairman requested that each speaker cover all of the points they wished to make on each of the five reserved matters applications for this site being agenda items 6 – 10 (Minutes Ref. 52 – 56) within one presentation and allowed additional time of up to five minutes for each speaker.

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

Councillor Rupert Harvey, on behalf of Whittington 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 Charmley 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 their statement, the following points were raised:

- He had met with local residents and the developer and was pleased that the scheme had been revised and traffic calming measures were proposed;
- However his concerns remained and related to three main issues, firstly whether the scale of the proposed development was appropriate for the site, secondly the amount of additional traffic that the development would create on already busy roads, and finally whether the proposed plot sizes were in keeping with the size of the existing dwellings within Park Hall.

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

The Principal Planning Officer responded to the points raised by speakers, confirming that the SAMDev figure of 20 dwellings was a guideline and not an upper limit and the conditions recommended by Highways were pre-commencement conditions.

During the debate the Committee, were sympathetic to the concerns of local residents and the Parish Council, however they felt that the proposals were acceptable, particularly taking into account the additional conditions recommended by Highways in their full written response, not the summary detailed in the Schedule of Additional Letters.

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, in accordance with the Officer's recommendation, subject to:

- The conditions set out in Appendix 1 of the report; and
- The additional conditions recommended by Highways, as set out in the Highway Advice Note.

53 Land West Of Artillery Road, Park Hall, Oswestry, Shropshire (17/03678/REM)

The Principal Planning Officer introduced the application for approval of reserved matters (layout, scale, appearance, landscaping and access) pursuant to 13/01643/OUT for residential development of five dwellings (Application 2: Plots 5 -9)

with garaging and formation of parking spaces 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 summarised the comments received from Highways and an amendment to the description of the five applications contained within the Officer's report which incorrectly referred to plot numbers as originally submitted rather than as amended and should have referred to 'applications' rather than 'phases'.

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, in accordance with the Officer's recommendation, subject to:

- The conditions set out in Appendix 1 of the report; and
- The additional conditions recommended by Highways, as set out in the Highway Advice Note.

54 Land West Of Artillery Road, Park Hall, Oswestry, Shropshire (17/03679/REM)

The Principal Planning Officer introduced the application for approval of reserved matters (layout, scale, appearance, landscaping and access) pursuant to 13/01643/OUT for residential development of seven dwellings (Application 3: Plots 10-16) with garaging and formation of parking spaces 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 summarised the comments received from Highways and an amendment to the description of the five applications contained within the Officer's report which incorrectly referred to plot numbers as originally submitted rather than as amended and should have referred to 'applications' rather than 'phases'.

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**, in accordance with the Officer's recommendation, subject to:

- The conditions set out in Appendix 1 of the report; and

- The additional conditions recommended by Highways, as set out in the Highway Advice Note.

55 Land West Of Artillery Road, Park Hall, Oswestry, Shropshire (17/03680/REM)

The Principal Planning Officer introduced the application for approval of reserved matters (layout, scale, appearance, landscaping and access) pursuant to 13/01643/OUT for residential development of five dwellings (Application 4: Plots 17-21) with garaging and parking spaces 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 summarised the comments received from Highways and an amendment to the description of the five applications contained within the Officer's report which incorrectly referred to plot numbers as originally submitted rather than as amended and should have referred to 'applications' rather than 'phases'.

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, in accordance with the Officer's recommendation, subject to:

- The conditions set out in Appendix 1 of the report; and
- The additional conditions recommended by Highways, as set out in the Highway Advice Note.

56 Land West Of Artillery Road, Park Hall, Oswestry, Shropshire (17/03690/REM)

The Principal Planning Officer introduced the application for approval of reserved matters (layout, scale, appearance, landscaping and access) pursuant to 13/01643/OUT for residential development of six dwellings (Application 5: Plots 22-27); formation of parking spaces 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 summarised the comments received from Highways and an amendment to the description of the five applications contained within the Officer's report which incorrectly referred to plot numbers as originally submitted rather than as amended and should have referred to 'applications' rather than 'phases'.

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, in accordance with the Officer's recommendation, subject to:

- The conditions set out in Appendix 1 of the report; and
- The additional conditions recommended by Highways, as set out in the Highway Advice Note.

57 Cefn-Y-Maes, Rhydygroesau, Oswestry, Shropshire, SY10 7JB (17/00887/FUL)

The Technical Specialist Planning Officer introduced the application for the installation of a temporary access track and upgrade of existing farm entrance, for the purpose of delivery and construction of a proposed renewable energy park. The Technical Specialist Planning Officer drew Member's attention to amended conditions 5 and 6 that had been circulated.

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

- He had concerns relating to traffic management along a very narrow, steep and winding section of road;
- The additional heavy goods traffic would cause damage to the road surface; and
- Questioned what was meant by the term Initial Implementation within condition 6.

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

- The people most affected would be those living at the farm; and
- Was generally supportive of the proposals.

The Technical Specialist Planning Officer responded to comments made by the local member, explaining that the wind turbine had been removed from the proposed Renewable Energy Park in Powys and as a result mostly rigid vehicles rather than articulated lorries would be used to transport materials to the construction site. Also in response to concerns raised by the local ward councillors and the Parish Council the Technical Specialist Planning Officer recommended a further amendment to

condition 6 to ensure that the track would be removed from site within nine months from the commencement of its construction.

During the debate, Members of the Committee expressed various concerns, particularly in relation to HGV movements along the narrow, winding route through Oswestry to the proposed Renewable Energy Park, however they were reassured that the Traffic Management Plan would adequately address the issues raised. 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.

The Committee added that they wished the concerns raised to be communicated to Powys County Council as part of the consultation process for the Renewable Energy Park.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation, subject to:

- The conditions set out in Appendix 1 of the report; and
- The amendments to conditions 5 and 6 as follows:

5. No construction work shall commence until a scheme of reinstatement, including timescales for implementation, has been submitted to and approved in writing by the Local Planning Authority, for the modified site entrance associated with the Renewable Energy Park. The site access shall be reinstated in accordance with the approved scheme.

Reason: To conserve rural character in the vicinity of the development.

6. The temporary access track shall be removed from site within nine months from commencement of its construction (date to be provided to the Local Planning Authority with photographic evidence), or within four weeks following first generation from the associated Cefn y Maes Community Renewable Energy Park, whichever is sooner.

Reason: To protect the visual character of the area.

58 The Granary, Shrewsbury Road, Cockshutt, SY12 0JH (17/00157/FUL)

The Principal Planning Officer introduced the application for the removal of external unsafe granary steps, insertion of 2 new windows and alterations to existing ground floor side window and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposals.

The Chairman expressed his disappointment that the local ward councillor was not present to speak on the application.

During the debate, Members of the Committee commented that the site visit had been useful and agreed with the Council's Conservation Officer, that the steps were an important feature which clearly defined the buildings appearance and its historic use as a Threshing Barn/Granary. It was also felt that the steps, although in need of maintenance, did not appear to be unsafe. The Committee were sympathetic to the

owners, and noted the low levels of light in the living room, however it was considered that there were alternative options to increase light within the property that would not cause harm to the character of the building. For these reasons and having considered the submitted plans Members unanimously expressed their support for the Officers recommendation.

RESOLVED:

That planning permission be refused, in accordance with the Officer's recommendation, for the following reason:

It is considered that the removal of the external steps and insertion of two new windows would result in the loss of a significant historic feature within the overall design and distinctive architectural style of the building. The Local Planning Authority considers this would dilute the character of the building, harming its significance and diminishing its value as a local heritage asset. The application is unsupported by a Heritage Assessment to demonstrate or provide justification otherwise. On balance, therefore, the application is considered contrary to adopted planning policies CS6 and CS17 of the Shropshire Core Strategy; MD2 and MD13 of Shropshire SAMDev Plan and the Supplementary Planning Document on the Type and Affordability of Housing, together with the national guidance set out in section 12 and paragraph 135 of the NPPF.

59 Land Off Greenfields Lane, Market Drayton, Shropshire (14/03782/OUT)

The Principal Planning Officer introduced the outline application (access for approval) for the residential development of up to 250 dwellings; to include demolition of existing structures on site and formation of vehicular accesses from the A53 and Hampton Drive. Members' attention was drawn to the information contained within the Schedule of Additional letters which detailed an additional objection and an additional condition to require ecology surveys to be updated, given the age of the planning application.

The Committee commented that they would like the applicant to explore how the reserved matters application may be able to include accesses to the old rail track.

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 applicants entering into a S106 agreement to secure affordable housing and a contribution towards public transport;
- The conditions set out in Appendix 1 of the report; and

- A further condition to require the ecology surveys to be updated, due to the age of the planning application.

60 **Appeals and Appeal Decisions**

RESOLVED:

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

61 **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 12th December 2017 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: