



Committee and Date

North Planning Committee

9th January 2018

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 12 December 2017

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

2.00 - 2.50 pm

Responsible Officer: Emily Marshall

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

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Gerald Dakin, Steve Davenport (Substitute for Vince Hunt), Pauline Dee, Rob Gittins, Roger Hughes, Mark Jones, Paul Milner and Peggy Mullock

62 Apologies for Absence

Apologies for absence were received from Councillors Claire Aspinall and Vince Hunt (substitute: Steve Davenport).

63 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 14th November 2017 be approved as a correct record and signed by the Chairman.

64 Public Question Time

There were no public questions, statements or petitions received.

65 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 Paul Wynn declared a disclosable pecuniary interest in relation to planning application 17/05115/VAR, proposed café at Hadley Farm, Wrexham Road, Whitchurch, Shropshire, as the applicant. Councillor Wynn stated that he would vacate the Chair and leave the room during consideration of the application. In the absence of the Vice-Chairman, Councillor Gerald Dakin was appointed Chairman for consideration of agenda item 7 (Minutes Ref 68).

In relation to planning application 17/05115/VAR, proposed café at Hadley Farm, Wrexham Road, Whitchurch, Councillor Gerald Dakin declared that he knew Councillor Paul Wynn (the applicant) and that he would be voting on the merits of the application only.

66 Wood Lane Quarry, Spunhill, Ellesmere, SY12 0HY (16/05501/MAW)

The Principal Planning Officer introduced the application for the proposed construction of 7 x 995KW Biomass Plant, confirming that the application was mainly retrospective and the building had been constructed and trial operations had taken place. The Principal Planning Officer stressed that the Council did not condone construction before gaining planning permission, however there were extenuating circumstances relating to this application, in that there had been a significant delay in resolving ecological issues and financial pressures relating to the Government renewable heat incentive payment.

Carole Warner (Clerk) on behalf of Welshampton and Lyneal Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Mr Stuart Lawrence, Estate Manager 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 Committee expressed their concern at the retrospective nature of the application, but accepted the reasons put forward, therefore, having considered the submitted plans and listened to the comments made by all of the speakers, the Committee expressed their support for the proposals

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the Planning Officer's report.

67 North Of Milford Road, Baschurch, Shropshire (17/02954/REM)

The Principal Planning Officer introduced the application for the approval of reserved matters (layout, scale, appearance and landscaping) pursuant to 14/01123/OUT for the erection of 34 dwellings and public open space (amended description).

Members' attention was drawn to the information contained within the Schedule of Additional letters.

Ed Austin, a local resident adjoining the site, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Helen Howie, 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 response to questions from Members, the Principal Planning Officer confirmed that there were five affordable units, to which the agent confirmed that these were located in the top north east corner of the site, three for affordable rent and two shared ownership.

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

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the Planning Officer’s report.

68 Proposed Cafe At Hadley Farm, Wrexham Road, Whitchurch, Shropshire (17/05115/VAR)

(In accordance with his declaration made at Minute 65, Councillor Wynn left the room during consideration of this application. Councillor Dakin, presided as Chairman for this item).

Councillor Peggy Mullock, as local ward councillor left the room during consideration of this application and did not return.

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

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the Planning Officer’s report.

69 Appeals and Appeal Decisions

RESOLVED:

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

70 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, 9th January 2018, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: