

**Committee and Date**

Central Planning Committee

7th June 2018

CENTRAL PLANNING COMMITTEE**Minutes of the meeting held on 10 May 2018**

2.00 - 3.37 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Shelley Davies

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

Present

Councillor Ted Clarke (Chairman)

Councillors Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts and David Vasmer

129 Apologies for absence

The Chairman announced that Councillor Dean Carroll was no longer a Member of Central Planning Committee.

130 Minutes**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 12th April 2018 be approved as a correct record and signed by the Chairman.

131 Public Question Time

There were no public questions or petitions received.

132 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.

With reference to planning application 17/04609/EIA Forge Farm, Upton Magna, Shrewsbury, Councillor Kevin Pardy stated that he had pre-determined the application and therefore he would leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/04609/EIA Forge Farm, Upton Magna, Shrewsbury, Councillor Ed Potter stated that the applicant was known to him through his business and therefore he would leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning applications to be considered at this meeting, Councillors Nat Green, Keith Roberts and Alex Phillips stated that they were members of the Planning Committee of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

133 Former Railway Land Off Washford Road, Shrewsbury - 18/00268/FUL

The Technical Specialist Planning Officer introduced the application for the demolition of existing industrial units and construction of 7 dwellings with associated parking and access (amended description) 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.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the agent on behalf of the applicant and referred to a typographical error in regards to the numbering of the conditions which would be corrected if Members were minded to approve the application.

Mrs Susan Luther, on behalf of Meole Village Residents Association and other residents 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 Nic Laurens addressed the Committee as the 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, a number of points were raised including the following:

- He noted that given the highways situation in the area he cannot believe that a desktop only exercise had been undertaken;
- He noted that the turning area was inadequate for emergency vehicles;
- He explained that the situation in the evening regarding on-street parking would be very different to how the Committee would have viewed it today during the site visit; and
- He requested that the application be deferred to allow the opportunity for a proper highways assessment.

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

In response to concerns raised by Members in relation to the highways assessment, the Technical Specialist Planning Officer explained that the issue had been considered in great depth by the Highways Manager but he was unable to confirm if an on-site assessment had taken place.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously expressed the view that the application be deferred to a future meeting for further highways consideration to include the effect of the increase in number of properties and traffic flows resulting from that, the internal road layout, number and position of the accesses and the effect of this on traffic flows and safety and access for emergency vehicles.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee for further highways consideration.

134 117 Wenlock Road, Shrewsbury - 17/06053/FUL

Councillor Ted Clarke as local ward Councillor vacated the Chair. Councillor Nat Green as Vice-Chairman presided as Chairman for this item.

Councillor Tony Parsons as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Technical Specialist Planning Officer introduced the application for the erection of 2 detached bungalows; 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.

The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a representation from the Case Officer in relation to a temporary Tree Preservation Order in respect of 2 Copper Beech trees to the rear of 115 Wenlock Road and advised Members that if they were minded to approve the application the decision notice should include reference to the Tree Preservation Order by way of an informative. Additionally the Technical Specialist Planning Officer noted that the reason for condition 12 had been omitted from the Officers' report and he advised Members that if they were minded to approve the application the reason required inclusion.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the Officer's recommendation subject an informative being added to the decision notice in relation to the Tree Preservation Order as detailed in the Scheduled of Additional Letters and the inclusion of the reason for condition 12.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to:

- The Conditions as set out in Appendix 1;
- An informative being added to the decision notice in relation to the Tree Preservation Order as detailed in the Scheduled of Additional Letters; and
- The inclusion of the reason for condition 12.

135 Forge Farm, Upton Magna, Shrewsbury - 17/04609/EIA

In line with their declarations at Minute 132 Councillors Kevin Pardy and Ed Potter left the room, did not take part in the debate and did not vote on this application.

The Principal Planning Officer introduced the application for an extension to Forge Farm Poultry Unit to include two poultry buildings and associated infrastructure 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. It was added by the Principal Planning Officer that the proposed HGV route was noted during the site visit.

The Principal Planning Officer drew Members' attention to the Schedule of Additional Letters which included representations from the Shropshire Area of the Ramblers and Shropshire Council Public Right of Way and advised that if Members were minded to approve the application an informative be added to the decision notice issued reminding the applicants with regards to the need to ensure that the public right of way remains open at all times and free of obstruction.

Mrs Karen Smith-Wells, on behalf of Upton Magna 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 Lezley Picton addressed the Committee as the 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, a number of points were raised including the following:

- She considered that the Public Right of Way should be re-routed during the construction process;
- She queried the number of birds to be on site as the Officers' report contained two different figures;
- The routing agreement had not been previously discussed with the Parish Council as stated by the Principal Planning Officer; and
- She stated that the application should be deferred until the ammonia mitigation had been approved.

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

In response to comments, the Principal Planning Officer explained that condition 10 referred to the number of birds on site and stated that there were no issues regarding ammonia output at the site. He noted that he had been led to believe that the HGV routing plan had been discussed with the Parish Council. It was added by the Principal Planning Officer that he did not consider a condition regarding to the routing of HGVs to be necessary and following advice from the Solicitor suggested that if Members' were concerned in relation to this issue a S106 legal agreement would be a more appropriate solution. The Agent for the applicant indicated that the applicant would be happy to enter into an s106 legal agreement in relation to this matter.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, Members unanimously expressed the view that the application be approved as per the Officer's recommendation subject to the applicants entering into a s106 legal agreement in relation to the routing plan for HGV movements and an informative being added to the decision notice in relation to the Public Right of Way as detailed in the Scheduled of Additional Letters.

RESOLVED:

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

- The conditions as outlined in Appendix 1 and any modifications to these conditions as considered necessary by the Head of Planning Services;
- The applicants entering into a s106 legal agreement in relation to the routing plan for HGV movements; and
- An informative being added to the decision notice in relation to the Public Right of Way as detailed in the Scheduled of Additional Letters.

136 1 Nursery House, Corporation Lane, Shrewsbury - 18/00969/FUL

Councillor Nat Green as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Principal Planning Officer introduced the application for the erection of a single storey extension to rear of the property including incorporation of some existing workshop area and new living space.

Having considered the submitted plans for the proposal Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to the Conditions as set out in Appendix 1.

137 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee be held at 2.00 p.m. on Thursday, 7th June 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: