

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 19 November 2018

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

2.00 - 3.11 pm

Responsible Officer: Emily Marshall

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

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Pauline Dee, Roger Hughes, Vince Hunt (Vice Chairman), Mark Jones, Paul Milner, Peggy Mullock and Steve Davenport (Substitute) (substitute for Joyce Barrow)

38 Apologies for Absence

Apologies for absence were received from Councillors Joyce Barrow (substitute: Steve Davenport), Gerald Dakin and Rob Gittins.

39 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 16th October 2018 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.

With reference to planning application 18/04308/FUL, 24 Lilac Grove, Oswestry, Councillor Mark Jones declared that as the applicant he would withdraw from the meeting during consideration of the application.

42 Residential Caravan Site Known As The Paddocks, Warrant Road, Stoke Heath, Shropshire (18/04479/VAR)

The Technical Specialist Planning Officer introduced the application for the variation of Condition No.s 1 and 7 attached to Planning Permission 18/01257/VAR dated 07 June 2018 to double the number of caravans on Plot 7 from 2 to 4.

The Principal Planning Officer 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 and commented that Members had inadvertently viewed Plot 6, but they had viewed the site as a whole and this did not prejudice their ability to determine the application.

Members' attention was drawn to the information contained within the Schedule of Additional letters. In addition, the Technical Specialist Planning Officer informed the Committee that since the report had been published, Shropshire Council's Gypsy Liaison Officer had provided comments, confirming that the planning statement detailed at paragraph 1.4 of the Planning Officer's report was correct and very much part of the culture and tradition of gypsy and traveller families and also that there were no vacancies on any of the Council's owned and managed sites.

Councillor Kenny Beardmore, on behalf of Stoke Upon Tern Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

RESOLVED:

That planning permission be granted, subject to the imposition of appropriate and revised planning conditions as discussed within the Officer's report and as set out in Appendix 1.

43 Springhill Farm, Warrant Road, Stoke Heath, TF9 2JR (18/04131/VAR)

The Principal Planning Officer introduced the application for the variation of condition no. 8 attached to planning permission 18/00679/FUL to revise wording to read - The site shall be used for keeping game birds for no more than 17 weeks in any calendar year with associated equipment (including but not limited to feedstuffs and water containers), but excluding the pens and feeders, removed from the land between 1st August and 1st January in any one calendar year.

It was 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.

Councillor Kenny Beardmore, on behalf of Stoke Upon Tern Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

RESOLVED:

That authority be delegated to the Head of Service to approve subject to the conditions as set out in appendix 1 and any amendments to these conditions as considered necessary by the Head of Service.

44 24 Lilac Grove, Oswestry, Shropshire, SY11 2SD (18/04308/FUL)

In accordance with his declaration at minute number 41, Councillor Mark Jones withdrew from the meeting during consideration of this application.

The Principal Planning Officer introduced the application for the erection of a single storey extension, explaining that the application had been presented to Committee for determination as the applicant was a Member of Shropshire Council and of the North Planning Committee.

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

RESOLVED:

That planning permission be granted, subject to the conditions as set out in Appendix 1.

45 Proposed Dwelling Opposite Browns Of Wem, Pool Head, Wem, Shropshire (18/02237/FUL)

The Principal Planning Officer introduced the application for the change of use of land and conversion of a show bungalow to residential dwelling and associated works (re-submission) 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.

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 their statement, the following points were raised:

- She shared the concerns of Whixall Parish Council, in that the proposed development was contrary to Whixall's Open Countryside Designation; and
- She had concerns that if granted, this application would lead to an influx of similar applications.

Stuart Thomas, 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.

During the ensuing debate some Members expressed concerns that there appeared to be discrepancies between the survey that had been submitted with the application and the building they had viewed on the site visit. Members felt that it was important

to have a thorough understanding of the condition of the building, to ensure that it was restorable, otherwise it would amount to a new build in open countryside, which would be unacceptable.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously agreed to delegate authority to the Head of Planning Services, to determine the application, subject to the receipt of a satisfactory building survey.

RESOLVED:

That authority be delegated to the Head of Planning Services to determine the application, subject to the receipt of a satisfactory building survey.

46 Land East Of Erdington Close, Shawbury, Shropshire (18/03983/FUL)

The Principal Planning Officer introduced the application under Section 73A of the Town & Country Planning Act 1990 for the extension and resurfacing of an agricultural field access track 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 included representations from the local ward Councillor, Shawbury Parish Council and three local residents. The Principal Planning Officer also informed Members that as the application was retrospective, condition 1 needed amending and conditions 2 and 3 could be deleted.

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

During the ensuing debate Members expressed concerns that following the removal of the agricultural storage building from the proposed development, there was no justification for the track. Therefore, the development had become incongruous development, in open countryside being without adequate agricultural justification and as such was not considered in accordance with the requirements of Policy MD7b: General Management of Development in the Countryside of the SAMDev Plan and CS5 of the Council's Core Strategy.

For these reasons Members unanimously expressed the view that planning permission should be refused, contrary to the Officer's recommendation and that enforcement action be taken and the track removed as soon as possible.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation, for the following reason:

The development is incongruous development, in open countryside being without adequate agricultural justification and as such not considered in accordance with the

requirements of Policy MD7b: General Management of Development in the Countryside of the SAMDev Plan and CS5 of the Council's Core Strategy.

47 **Appeals and Appeal Decisions**

RESOLVED:

That the Schedule of Appeals for the northern area be noted.

48 **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 11th December 2018, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: