



Committee and Date

Southern Planning Committee

17 October 2023

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 19 September 2023

2.00 - 3.30 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Tim Ward / Ashley Kendrick

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Present

Councillors David Evans (Chairman), Caroline Bagnall, Andy Boddington, Christian Lea, Hilary Luff, Robert Tindall, Joyce Barrow (Substitute) (substitute for Nick Hignett), Gwilym Butler (Substitute) (substitute for Nigel Lumby), Rachel Connolly (Substitute) (substitute for Tony Parsons), Nigel Hartin (Substitute) (substitute for Richard Huffer) and Claire Wild (Substitute) (substitute for Ed Potter)

21 Apologies for Absence

Apologies for absence were received from Councillors Nigel Lumby, Tony Parsons, Richard Huffer, Nick Hignett, and Ed Potter.

Councillor Gwilym Butler substituted for Councillor Lumby, Councillor Rachel Connolly substituted for Councillor Parsons, Councillor Nigel Hartin substituted for Councillor Huffer, Councillor Joyce Barrow substituted for Councillor Hignett, and Councillor Claire Wild substituted for Councillor Potter.

22 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 25 July 2023 be approved as a correct record and signed by the Chairman.

23 Public Question Time

There were no public questions

24 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.

25 Proposed Solar Farm SE of Rock Farm, Rocks Green, Ludlow (22/05424/EIA)

The Principal Planner introduced the application which was an application for a Solar Farm (40MW), 12MW co-located battery energy storage facility with sub-station, ancillary buildings, structures, landscaping, emergency lighting and access from A4117 and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location and layout.

The Principal Planner confirmed that members had attended a site visit and drew attention to the information contained in the schedule of late representations and copies of additional information from the Council's Senior Conservation Officer which Members had before them.

Sebastian Phillips spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Jeff Garraway spoke on behalf of Ludford Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Katherine Wheeler spoke on behalf of Bitterley Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Viv Parry, local Ward Councillor spoke against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Duncan Howle, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a question Mr Howle confirmed that no discussion had taken place with the landowner regarding the use of the land to the west of the application site as there was no agreement to use this land.

A Member commented that they felt that there had been a lack of consultation with residents and the local parish councils which if it had taken place may have been able to resolve some of the objections raised and prevented last minute amendments to the scheme.

Members expressed concerns regarding the effect of the proposals on the heritage site adjacent to the site but felt that the proposed mitigations reduced this effect and that the benefits of the proposals outweighed the harm.

A Member commented that they felt that the small amount of best and most versatile land should be removed from the proposal.

RESOLVED:

That in accordance with the Officer recommendation planning permission be approved subject to the conditions set out in appendix one of the report, and a supplementary condition to deliver additional heritage stand-off

26 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 19 September 2023 be noted.

27 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday, 17 October 2023 in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date: