



Committee and Date

North Planning Committee

18th November 2014

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 21 October 2014

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

2.00 - 3.40 pm

Responsible Officer: Shelley Davies

Email: emily.marshall@shropshire.gov.uk Tel: 01743 252719

Present

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Joyce Barrow, Martin Bennett, Gerald Dakin, Steve Davenport, Pauline Dee, Vince Hunt, Peggy Mullock and John Cadwallader (Substitute) (substitute for David Minnery).

68 Apologies for Absence

Apologies for absence were received from Councillors David Lloyd and David Minnery (substitute: John Cadwallader).

69 Minutes

That the Minutes of the meeting of the North Planning Committee held on 23rd September and reconvened on 1st October 2014 be approved as a correct record and signed by the Chairman.

70 Public Question Time

There were no public questions, statements or petitions received.

71 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 that he would leave the room prior to consideration of planning application 14/02914/FUL Hadley Farm, Wrexham Road, Whitchurch, due to a disclosable pecuniary interest as he was the land owner.

Councillor Walpole explained that as the local ward Councillor for planning application 13/05008/OUT Land North of the River Tanat, Llanyblodwel, and in accordance with Shropshire Council's Constitution he would make a statement on the application, but would take no part in the debate and would not vote on this

application. He would vacate the Chair and Councillor Wynn, as Vice-Chairman would preside for consideration of this application.

72 Land Off Bearstone Road, Norton In Hales, Market Drayton, Shropshire (14/00790/OUT))

The Principal Planning Officer introduced the outline application and drew Members' attention to the schedule of additional letters. The Principal Planning Officer referred to paragraphs 3.1.7 and 3.1.8 and indicated that the word little weight should be replaced by limited weight. He explained that the application had been considered at the previous meeting held on 23rd September 2014 at which Members had been minded to refuse the application.

Mr Roy Tidyman, representing Norton in Hales Parish Council, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees during which the following points were raised:

- Norton in Hales was classed as open countryside in the Site Allocations and Management of Development DPD (SAMDev);
- Local residents did not want any development in the village;
- The site was on a dangerous road and the development would not bring any benefits to the residents;
- The village did not have the infrastructure to cope with additional development and there were no services in the village other than the pub; and
- The village was a special place and had received a gold award for the best kept village and had been nominated for a national award in 2015.

Mr Frank Woodcock, the applicant, spoke for the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees during which the following points were raised:

- The road referred to by the objectors in the schedule of additional letters would be widened as part of the development and a footway would be included;
- The proposed development was a well thought out scheme;
- The development was sustainable, would enhance the village and provide a Community Infrastructure Levy (CIL) contribution; and
- The one way traffic system suggested by objectors was unnecessary.

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Council held on 27 February 2014, Councillor John Cadwallader, as the local Ward Councillor, made a statement, took no part in the debate and did not vote. During his statement the following points were raised:

- The democratic process of SAMDev had been ignored;

- Local residents had agreed that the village should remain designated as open countryside; and
- SAMDev should be given substantial weight.

During the ensuing debate the majority of Members repeated the concerns expressed at the previous meeting in relation to the cumulative impact of the development on the village of Norton in Hales. Whilst the Committee acknowledged the benefits in terms of the National Planning Policy Framework (NPPF) they considered greater weight should be given to the emerging SAMDev Policies and saved local plan policies.

RESOLVED:

That Planning Permission be refused contrary to the Officer's recommendation for the following reason:

Members acknowledged that the housing proposed by the development would contribute economically and socially by boosting the housing supply including open market and affordable housing to which weight was given. However it was considered that this was outweighed by the harm identified. The committee were concerned that the development, cumulatively with the approved site adjacent to Norton Farm, would result in an adverse impact on the size of the village, to the detriment of community cohesion, and that the development of the site would impact on the adjacent conservation area. Weight was given to the location of the site being outside the development boundary in both the saved North Shropshire Local Plan and the emerging policies in the Site Allocations and Management of Development DPD as well as the policies in the NPPF.

73 Land North of the River Tanat, Llanyblodwel, Shropshire (13/05008/OUT)

(The Chairman, as the local ward Councillor for this application vacated the Chair and the Vice-Chairman, Councillor Paul Wynn presided for this item.)

The Principal Planning Officer introduced the outline application and drew Members' attention to the schedule of additional letters. It was confirmed that Members had attended a site visit that morning and had assessed the impact of the proposed development on neighbouring properties and the surrounding area.

Mr John Croft, a local resident, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees during which the following points were raised:

- The development boundary for the village was clearly defined;
- The site had always been outside the development boundary;
- The area was very beautiful and picturesque;
- The proposal would be imposing and dominate the village; and
- The development would change the character of the village forever.

Mr David Parker, agent for the applicant, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees during which the following points were raised:

- Llanyblodwel was classed as a community cluster in SAMDev and therefore had accepted development;
- There were no areas within the development boundary of the village available for development;
- Referring to the Development Management policy he noted that alternative sites outside the development boundary could be used if needed;
- The site was clearly part of the village and would round off the existing linear development;
- The Parish Council had withdrawn their objection to the application and representations had been made in support of the application; and
- The development would allow the village to grow by providing homes for young people.

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Council held on 27 February 2014, Councillor Arthur Walpole as the local Ward Councillor, made a statement, took no part in the debate and did not vote. During his statement the following points were raised:

- Llanblodwel was a Parish and a village;
- Local residents were concerned that the proposal would have an adverse effect on the character of the area; and
- Members faced an on balance decision between the opportunity of development to allow the village to grow and the need to protect the character of the area.

The Principal Planning Officer explained that the Development Management policy (MD3) referred to by the Agent would be given limited weight and was subject to certain criteria and would not be relevant at this stage.

During the ensuing debate the majority of Members expressed concern in relation to the harm that would be caused to the four heritage assets and considered that the harm would significantly outweigh the benefits of the proposal.

RESOLVED:

That Planning Permission be refused contrary to the Officer's recommendation for the following reason:

Members had carefully considered and weighed up the proposal and acknowledged the economic benefits that would flow from the construction works, the support the development would potentially afford to the Public House, the modest boost in housing supply and the social benefits that would arise from the provision of an affordable dwelling. However, they consider that the harm that would be caused, albeit less than substantial harm, to the significance of the four heritage assets would significantly and demonstrably outweigh the benefits of the proposal. In coming to

this view members have had regard to the NPPF and the statutory duty in respect of listed buildings and have afforded considerable importance and weight to that harm.

(Councillor Paul Wynn left the meeting at this point.)

74 Hadley Farm, Wrexham Road, Whitchurch, (14/02914/FUL)

The Principal Planning Officer introduced the application for the installation and operation of a solar farm and associated infrastructure. He explained that the ecological assessment had been received and as there was no objection the recommendation had been amended for approval subject to the conditions set out in appendix 1.

The Chairman stated that he had been advised by the Solicitor that responsibility to remove the solar farm development at the end of its operational life would fall to the land owner if the applicant was unable to meet this condition.

In response to a query from the Chairman in relation to the timber posts used for the fencing and pole mounted security cameras, the Principal Planning Officer explained that the timber posts had been requested by the case officer to be in keeping with the rural area. She added that if Members were minded to approve the application a condition could be added to ensure the timber posts were maintained and if required replacement were replaced with timber posts.

Having considered the submitted plans for the proposal, Members unanimously expressed their support for the officer's recommendation, subject to the additional condition in relation to the timber posts.

RESOLVED:

That Planning Permission be granted in accordance with the Officer's recommendation, subject to the conditions set out in Appendix 1 and an additional condition to ensure the timber posts for the fence and pole mounted security cameras were maintained and if required replacement were replaced with timber posts.

(Councillor Wynn rejoined the meeting at this point.)

75 23-25 Cheshire Street, Market Drayton, Shropshire, TF9 1PH (14/03427/FUL)

The Principal Planning Officer introduced the application for the change of use from A1 retail to mixed A1/A3 coffee shop, drawing Members' attention to the schedule of additional letters. She explained that the application required Committee determination as the site was owned by Shropshire Council. It was added that Town Council had confirmed that they had no objection to the application provided the outside seating was not permitted on a Wednesday.

Having considered the submitted plans for the proposal, the Members unanimously expressed their support for the officer's recommendation, subject to the amendment of condition 4 to delete the outside seating on a Wednesday as requested by the Town Council.

RESOLVED:

That Planning Permission be granted in accordance with the Officer's recommendation, subject to the conditions set out in Appendix 1 and an amendment to condition 4 to delete the outside seating on a Wednesday.

76 23 - 25 Cheshire Street, Market Drayton, Shropshire, TF9 1PH (14/03559/FUL)

The Principal Planning Officer introduced the application for Shopfront modifications and explained that the application required Committee determination as the site was owned by Shropshire Council.

Having considered the submitted plans for the proposal, the 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.

77 23 - 25 Cheshire Street, Market Drayton, Shropshire, TF9 1PH (14/03560/ADV)

The Principal Planning Officer introduced the application to erect and display 2 fascia signs, drawing Members' attention to the schedule of additional letters. She explained that the application required Committee determination as the site was owned by Shropshire Council.

Having considered the submitted plans for the proposal, the 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.

78 14 Shropshire Street, Market Drayton, Shropshire, TF9 3BY (14/03821/FUL)

The Principal Planning Officer introduced the application for the refurbishment and upgrading of property to include formation of 1 additional apartment and explained that the application required Committee determination as the Agent for the application was a Shropshire Council Officer that reports directly to the Group Manager Environment.

Having considered the submitted plans for the proposal, the 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 and a S106 agreement for affordable accommodation.

79 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would take place on Tuesday, 18th November 2014 in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date: