



Committee and Date

North Planning Committee

9th June 2015

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 12 May 2015

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

2.00 - 4.35 pm

Responsible Officer: Emily Marshall

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Present

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Joyce Barrow, John Cadwallader, Gerald Dakin, Steve Davenport, Pauline Dee, Vince Hunt, David Lloyd, David Minnery and Peggy Mullock

147 Apologies for Absence

There were no apologies for absence received.

148 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 17th March 2015 be approved as a correct record and signed by the Chairman.

149 Public Question Time

There were no public questions, statements or petitions received.

150 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 his interest is Planning Applications 15/00329/FUL, Proposed Café at Hadley Farm, Wrexham Road, Whitchurch, Shropshire and 15/00352/VAR as the applicant for both applications. Councillor Wynn stated that he would leave the room during consideration of these applications.

151 Development Land South Of Aspen Grange, Weston Rhyn, Oswestry, Shropshire - (14/01654/OUT)

The Principal Planning Officer introduced the outline application for residential development (All Matters Reserved). The Principal Planning Officer explained that the application had been considered by the Committee on 17th March 2015, at which Members had been minded to refuse the application on the grounds that part of the application was not within the SAMDev and foul drainage infrastructure issues could not be mitigated by conditions. The Planning Officer's report recommended approval of the application, as the proposed conditions were appropriate and relevant.

Members' attention was drawn to the Schedule of Additional Letters which contained additional information from Welsh Water, submitted by the Agent.

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

Mr Robert Davies, 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 accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor David Lloyd, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He recognised the extent of new building in Weston Rhyn;
- The concerns of local residents in relation to the onsite processing and storage of foul drainage were understandable; and
- He was encouraged that the applicant was taking a wider perspective than had previously been the case.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Robert Macey addressed the Committee as the local ward Councillor, during which a number of points were raised including the following:

- The proposals for dealing with foul water drainage were not a long term permanent solution and the objection from Welsh Water remained and for these reasons he could not support the application.

Having carefully considered the additional information and the points raised by the speakers, the majority of Members present, whilst acknowledging the potential benefits the development could bring to the community, stated that their concerns in relation to the overloading of the foul drainage infrastructure remained and for these reasons considered the application to be contrary to Core Strategy Policies CS6 and CS8.

RESOLVED:

That planning permission be refused against the Officer's recommendation for the following reasons:

Having considered the potential benefits to the community, including boosting the Council's Housing supply and generating CIL funds, the Committee were concerned that the foul drainage infrastructure would be overloaded and that at the time of the decision it was not clear on the information available and in the absence of more detailed studies, that the mitigation schemes proposed by the agent would be sufficient or appropriate to ensure that the scheme would overcome the foul drainage issues and therefore that the proposals were contrary to Core Strategy Policies CS6 and CS8.

152 Residential Development Land West of Baytree Close, St Martins - (14/04980/FUL)

The Principal Planning Officer introduced the application for the erection of 3 new dwellings, formation of vehicular access off Baytree Close and associated parking (revised scheme), 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 Steve Davenport, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He felt that the application was overdevelopment of the site; and
- A noise attainment survey should be considered;

Having considered the submitted plans for the development, the Committee felt that the proposed development was acceptable, but that additional conditions in relation to noise attenuation measures would be reasonable and appropriate to protect the amenity of future residents of the properties.

RESOLVED:

That delegated powers be given to the Area Planning Manager to grant approval, subject to the applicants entering into a Section 106 Agreement to secure affordable housing and subject to the conditions set out in Appendix 1 of the Planning Officers report and an additional condition in relation to the provision of appropriate integrated attenuation measures in the dwellings to safeguard the amenities of the future residents of the properties - wording to be agreed by the Planning Officer.

153 Development Land South Of Magna Dene, Ash Magna, Whitchurch, Shropshire - (14/05017/OUT)

The Planning Officer (Technical Specialist) introduced the outline application (access for approval) for the erection of one dwelling 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.

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

Councillor Shiela Martinson, on behalf of Whitchurch Rural Parish Council spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Nigel Thorns, 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 accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Gerald Dakin, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- Granting planning permission would create a precedent;
- There was no benefit to the local community; and
- The access arrangements were poor.

Having considered the submitted plans and listened to the comments made by the speakers, the majority of agreed that the proposals would provide limited benefits to the local community whilst also being outside the development boundary and inconsistent with the linear nature of the village.

RESOLVED:

That planning permission be refused against the Officer's recommendation for the following reason:

Having considered the limited benefits to the community of Ash Magna, the Committee were concerned that the proposed development was not plan led, was outside the existing and emerging plan boundary and was inconsistent with the otherwise linear nature of the village.

154 Barn Brookside Caravan Park, Kinnerley, Oswestry, Shropshire - (15/00725/FUL)

(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 presented the application for the erection of a single storey front extension 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 Arthur Walpole, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- Kinnerley Parish Council were not concerned by the proposals;
- The whole appearance of the site was extremely well done;
- The family were a well-established and integral part of the community; and
- Asked the Committee to consider the application sympathetically.

Having considered the submitted plans, the Committee felt that the proposed development was acceptable, contrary to the Officers recommendation, subject to appropriate standard conditions to include the external construction materials to match and the removal of permitted development rights.

RESOLVED:

That planning permission be granted, against the Officer's recommendation, subject to Standard Conditions, to include external construction materials to match and the removal of permitted development rights to further extend the property.

155 Ifton Heath C P School, Overton Road, Ifton Heath, St Martins, Shropshire - (15/00537/FUL)

The Principal Planning Officer introduced the application for change of use of part of former school site to provide temporary residential site for single travelling showpeople family for a period of up to one year. The Committee were informed that the agent had confirmed that equipment would not be stored at the application site from during peak season, from Easter until the end of summer. It was therefore recommended that Condition 5 be amended to reflect this.

Councillor Sue Schofield, on behalf of St Martins 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 Steve Davenport, as local ward councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He was concerned that there had not been adequate consultation with the Parish Council;
- He recommended that the Committee grant planning approval for six months with a further report on whether alternative sites had been sought; and
- Assurance was needed that the site would be secured for the future.

The Committee were supportive of the proposals, but felt that it would be appropriate to include a caveat to require any extension of the temporary planning permission to be considered by the North Planning Committee.

RESOLVED:

That temporary planning permission be granted, in accordance with the Officer's recommendations, subject to the conditions set out in appendix 1 of the Officer's report and an amended Condition 5, to include the storage of any of the travelling show equipment at the site.

The Committee requested that any application for an extension of the temporary planning permission be considered by the North Planning Committee.

156 Proposed Cafe At Hadley Farm, Wrexham Road, Whitchurch, Shropshire - (15/00329/FUL)

In accordance with his declaration at Minute 150 Councillor Paul Wynn left the meeting during consideration of this application.

The Principal Planning Officer introduced the application for the erection of a replacement café.

Having considered the submitted plans for the proposal, the Committee unanimously expressed their support for the Officers' recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendations and subject to the conditions set out in Appendix 1, of the Officer's report.

157 Hadley Farm, Wrexham Road, Hadley , Whitchurch, SY13 3AB - (15/00352/VAR)

In accordance with his declaration at Minute 150 Councillor Paul Wynn left the meeting during consideration of this application.

The Principal Planning Officer introduced the application for a Variation of Condition No. 2 (approved plans) attached to planning permission reference 14/00344/COU dated 5th June 2014 to revise the layout of the caravan park.

Having considered the submitted plans for the proposal, the Committee unanimously expressed their support for the Officers' recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendations and subject to conditions set out in Appendix 1 of the Officer's report and amended as follows: condition 3 be deleted and conditions 4 – 8 of planning application 14/00344/COU to be restated in full.

Councillor Paul Wynn rejoined the meeting at this point.

158 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area be noted.

159 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would be held at 2.00 pm on Tuesday, 9th June, in the Shrewsbury Room, Shirehall.

Signed (Chairman)

Date: