



### Committee and Date

North Planning Committee

24<sup>th</sup> November 2015

## **NORTH PLANNING COMMITTEE**

### **Minutes of the meeting held on 27 October 2015**

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

**2.00 - 3.56 pm**

**Responsible Officer:** Emily Marshall

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### **Present**

Councillor Arthur Walpole (Chairman)

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

### **70 Apologies for Absence**

Apologies for absence were received from Councillors John Cadwallader and Gerald Dakin.

### **71 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 29<sup>th</sup> September 2015 be approved as a correct record and signed by the Chairman.

### **72 Public Question Time**

There were no public questions, statements or petitions received.

### **73 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 Walpole declared a disclosable pecuniary interest in relation to planning application 15/020254/OUT, proposed dwelling north of Bryn Benlli, Turners Lane, Lynclys. Councillor Walpole stated that he would vacate the Chair and leave the room during consideration of the application. Councillor Wynn, as Vice-Chairman would preside for consideration of this application.

### **74 Land To The North Of Moor Farm Baschurch (15/01805/FUL)**

The Technical Specialist Planning Officer introduced the application for the installation of a solar park on land associated with Moor Farm, Baschurch 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.

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

Councillor Bernard Leeden on behalf of Baschurch Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Simon Newall 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 Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Nick Bardsley as local member participated in the discussion, but did not vote. During his statement a number of points were raised including the following:

- There had been a lack of consultation with those residents most affected, particularly in relation to planting and screening;
- The proposed development would be visible from a wide area, particularly the Cliffe;
- If the Committee were minded to approve the application, more stringent conditions in relation to planting were needed in order to provide screening before development commenced; and
- It was not the best use of excellent quality agricultural land.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members expressed their support for the Officer's recommendation subject to an amendment to Condition 8 to ensure that the visual impact was lessened and to ensure consultation with the County Arboricultural Officer.

**RESOLVED:**

That planning permission be **granted** subject to:

- The Conditions as set out in Appendix 1;
- An amendment to Condition 8 to require no above ground building work to commence until a landscaping scheme has been submitted and approved in consultation with the County Arboriculture Officer, and the approved landscape planting has commenced; and
- Subject to the completion of a Section 106 legal agreement to provide for off-site landscaping and long term maintenance.

**75 Castlefields Car Park, Mereside, Ellesmere (15/02681/FUL)**

The Principal Planning Officer introduced the application for the change of use of existing car park to a holiday park of 20 lodges. Members' attention was drawn to the considerable amount of information contained within the Schedule of Additional letters, members confirmed that they had received sufficient time within which to read the additional information. The Principal Planning Officer confirmed that the recommendation was to refuse planning permission for the reasons set out in the Schedule of Additional letters, with the inclusion of Shropshire Core Strategy Policy CS8.

Councillor Geoff Elner on behalf of Ellesmere Town Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr 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.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Ann Hartley as local Member participated in the discussion but did not vote. During her statement a number of points were raised including the following:

- The area was highly sensitive and much used by local residents and tourists for recreation purposes;
- The car park was very much needed and well used as there was no more room for parking within the town centre, particularly as Ellesmere was growing as a visitor destination; and
- The Wharf was the most appropriate location for development.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the Officer's recommendation to refuse the application. The Committee whilst acknowledging the potential benefits of the proposed scheme, considered that development of this nature was not appropriate on this particular site.

**RESOLVED:**

That planning permission be refused in accordance with the Officer's recommendation for the following reasons:

1. The proposed development site is in a sensitive location being within the Ellesmere Conservation Area, close to a Scheduled Ancient Monument and within a relatively undeveloped area which has High Level Stewardship of the land. In addition given the topography of the site the proposed lodges would be visible from outside the application site and have a significant visual impact from the adjacent footpaths and as such will detract from the overall rural landscape and the setting of the Mere and its surrounding area. There are also concerns in relation to the economic impacts with concerns about the loss of the car parking facility. Therefore the proposal is considered contrary to the National Planning

Policy Framework, Policies CS5, CS6, CS8, CS16 and CS17 of the Shropshire Core Strategy and Policies and MD8, MD11, MD12 and MD13 of the Council's emerging SAMDev.

2. Insufficient information has been submitted with the application to comply with the requirements of the National Planning Policy Framework. This results in it not being possible to fully assess the impact of the proposal on the heritage asset and the setting of the Conservation Area. Therefore the proposal is contrary to the National Planning Policy Framework, Policy CS17 of the Shropshire Core Strategy and Policies MD11, MD12 and MD13 of the emerging SAMDev.
3. It is considered that the loss of and significant impact to the natural and historic environment outweighs the social and economic benefits of the proposal and as such the proposal is considered contrary to Policy CS17 of the Shropshire Core Strategy, Policies MD11, MD12 and MD13 of the emerging SAMDev and the overall aims and objectives of the National Planning Policy Framework.

**76 Proposed Dwelling Rear of 26 Edgeley Road, Off Rydal Avenue, Whitchurch, Shropshire (15/03326/FUL)**

The Principal Planning Officer introduced the application for the erection of a detached dwelling.

Having considered the submitted plans, the majority of Members 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
- The applicant entering into a S106 agreement to secure an affordable housing contribution

**77 Proposed Dwelling North Of Bryn Benlli, Turners Lane, Llynclys, Shropshire (15/02054/OUT)**

*(In accordance with his declaration made at Minute 73, Councillor Walpole left the room during consideration of this application. Councillor Paul Wynn as Vice-Chairman, presided as Chairman for this item).*

The Principal Planning Officer introduced the outline application for the erection of one dwelling to include means of access together with the installation of a septic tank 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 Principal Planning Officer drew Members' attention to information contained within the schedule of additional letters.

Mr Peter Walpole, the applicant spoke in support of 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 the speaker, Members unanimously expressed their support for the Officer's recommendation to refuse the application.

**RESOLVED:**

That planning permission be refused in accordance with the officer's recommendation for the following reason:

The proposed development is located within an area defined as open countryside for planning policy purposes and accordingly would lead to sporadic development in the open countryside that would undermine the "rural rebalance" approach to development. In addition, this proposal would represent a sporadic, undesirable and unwarranted addition to an existing pattern of scattered development and would fail to comply with adopted policies CS4 and CS5 of the Core Strategy and M7a and S14.2(viii) of the SAMDev and in particular Government advice as contained in the National Planning Policy Framework (in particular paragraph 55) in relation to sustainable development.

**78 Lower House Farm, Plas Cerrig Lane, Llanymynech, Shropshire, SY22 6LG (15/01557/EIA)**

*(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 application for the construction of two poultry sheds and feed bins, ancillary works, access improvements, erection of a biomass building and associated landscaping. He drew Members' attention to the schedule of additional letters and 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.

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 a number of points were raised including the following:

- The highways infrastructure in the area could not safely accommodate the development, turning lorries would have to cross both sides of the carriageway;
- The proposed development would have a harmful effect on the amenity of local residents due to the possibility of odour from the spreading of manure and he urged Members to seek assurances that the amenity of any future housing developments would be protected.

In response to a question from a Member, the Planning Officer clarified the number of vehicle movements. During the ensuing debate, the Committee expressed their support for the Officer's recommendation, subject to an additional condition with regard to site levels.

**RESOLVED:**

That Members delegate authority to the Head of Planning Services to grant planning permission for the proposed development subject to the conditions as set out in Appendix 1, an additional condition relating to site levels and any modifications to these conditions if considered necessary by the Head of Planning Services.

*(At this point, Councillor Peggy Mullock left the meeting and did not return)*

**79 Appeals and Appeal Decisions**

**RESOLVED:**

That the appeals and appeal decisions for the northern area be noted.

**80 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 24<sup>th</sup> November 2015, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....