



Date: Tuesday, 12 November 2019

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Contact: Emily Marshall, Committee Officer
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NORTHERN PLANNING COMMITTEE

TO FOLLOW REPORT (S)

2 Minutes (Pages 1 - 8)

To confirm the Minutes of the meeting of the former Central Planning Committee held on 29th August 2019 and the Northern Planning Committee held on 15th October 2019 (To Follow), attached, marked 2.

Contact: Shelley Davies on 01743 257718.

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Committee and Date

Northern Planning Committee

12th November 2019

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 15 October 2019

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

2.00 - 4.12 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Nicholas Bardsley, Gerald Dakin, Pauline Dee, Nat Green, Vince Hunt (Vice Chairman), Mark Jones, Pamela Moseley, Keith Roberts and David Vasmer

42 Apologies for Absence

No apologies for absence were received.

43 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on 17th September 2019 be approved as a correct record and signed by the Chairman.

44 Public Question Time

There were no public questions or petitions received.

45 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 agenda item 10, planning application 19/03373/VAR, Former Ifton Heath Primary School, Overton Road, Ifton Heath, St Martins to be considered at this meeting, Councillor Nat Green stated that he knew the applicant through his business and would withdraw from the meeting during consideration of this application.

With reference to planning applications to be considered at this meeting, Councillors Nat Green and Keith Roberts stated that they were members of the Shrewsbury Town Council Planning Committee. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented

at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

With reference to planning applications to be considered at this meeting, Councillors Pam Moseley and David Vasmer stated that they were members of Shrewsbury Town Council. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

46 Pauls Moss Community Room, Pauls Moss, Whitchurch, Shropshire, SY13 1HH (19/03861/FUL)

The Principal Planning Officer introduced the application for the proposed re-development, to include conversion of house to form cafe/community hub and flats; erection of 71 sheltered residential apartments; erection of health centre building; landscaping scheme including removal of trees; formation of car parking spaces and alterations to existing vehicular access 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 referred to a previous application for development on this site refused at the North Planning Committee held on 25th July 2019, noting that this application was significantly different to the previous application in that it proposed the retention of Pauls Moss House, a non-designated heritage asset. Members' attention was drawn to the information contained within the Schedule of Additional Letters which included the rewording of Condition 3 as advised by the Council's Archaeology Manager.

The Principal Planning Officer noted that 8 further letters of objections had been received since publication of the Schedule of Additional Letters. No further issues of concerns were raised. He referred to a letter received from a firm of architects commissioned by objectors in relation to the previous application raising various concerns including noise pollution from increased traffic and the design of the development not sitting comfortably within the existing residential neighbourhood. The Principal Planning Officer stated that each matter had been considered by Officers in relation to the current application and relevant conditions had been recommended by Officers to mitigate relevant concerns raised. He outlined that the objectors to the proposal had identified 3 specific areas of concern which were the impacts on amenity of residents of Pauls Moss Court; highways and parking issues; and the effect on internal fittings in Pauls Moss House. An impact assessment on Pauls Moss Court had been undertaken on behalf of the applicant and Officers were satisfied that the impact was acceptable. There had been no objection from the Highways Manager in relation to highways or parking and conditions were proposed, and in planning terms internal fittings in Pauls Moss House were not protected as it was not a listed building. The house which was a non-designated heritage asset was the reason this part of Whitchurch was included in the conservation area. Considering the surrounding area including the listed buildings on Dodington, there was considered to be no adverse impact on the significance of the Conservation

Area and as such the proposal was considered to accord with the Local Plan, the NPPF, and s72 of the Planning Listed Buildings and Conservation Areas Act 1990.

Eleanor Cooper on behalf of local residents 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 Tom Biggins, as the adjoining local ward councillor, made a statement and then left the table. During his statement, the following points were raised:

- Although he was in support of the health centre, he did not consider the proposal provided adequate parking in particular for staff and users of the health centre and was concerned that the surrounding streets would be used for additional parking;
- It was noted that around 80% of people using the health centre would travel there by car; and
- It was not acceptable to ask some groups of people using the health centre to walk from nearby by car parks such as Tesco.

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, noted that he was in support of the proposal and then left the table, took no part in the debate and did not vote on this item.

Councillor Bev Duffy, on behalf of Whitchurch Town Council spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Heather Sutton, Architect 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 Members agreed that medical and social care facilities were very much needed within the area but sought reassurance from officers regarding the parking concerns raised by speakers. The Highways Manager noted that it was difficult to judge parking for town centre locations and that there was public parking available close to this site. He added that although parking constraints were recognised in this area a severe impact could not be demonstrated and a car parking management plan was required to be submitted by the applicant and approved in line with Condition 16.

Having considered the submitted plans and noted the comments made by all of the speakers, the majority of Members expressed their support for the Officer's recommendation subject to the rewording of Condition 3 as detailed on the Schedule of Additional Letters.

RESOLVED:

That authority be delegated to the Planning Services Manager to approve the application subject to:

- The conditions as outlined in Appendix 1;
- Any modifications to these conditions as considered necessary by the Planning Services Manager; and
- The rewording of Condition 3 as detailed on the Schedule of Additional Letters.

47 Land North East Of Kinton, Shrewsbury, Shropshire (18/00130/EIA)

The Technical Specialist Planning Officer introduced the application for the erection of four poultry rearing buildings, nine feed bins, landscaping scheme and all associated works (amended description) and explained that at the Central Planning Committee meeting held on 4th July 2019, Members had resolved to defer consideration of the application, at the request of the applicant to allow further opportunity for the information requested by officers to be provided. The Technical Specialist Planning Officer drew Members' attention to the information contained in the Schedule of Additional Letters and a letter from the applicant's agent dated 14th October 2019 which had been sent to Members.

Edward Warner, applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a query from a Member, the Technical Specialist Planning Officer confirmed that some additional information had been submitted by the applicant, however, this was insufficient, and officers were unable to adequately assess the full impact of the proposal.

Having considered the submitted plans and listened to the comments made by the speaker, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That authority be delegated to the Planning Services Manager to refuse the application for the reason set out in the officer's report, subject to any amendments or additional reasons that the Planning Service Manager considers appropriate based upon any further consultation responses received within the further statutory consultation period.

48 Proposed Residential Development Car Park And Premises, Old Coleham, Shrewsbury, Shropshire (19/02949/REM)

The Principal Planning Officer introduced the application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant of 17/01697/OUT for the erection of a four storey development providing 43 apartments (some affordable); car parking provision 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. The Technical Specialist Planning Officer explained the various options proposed with regard to the elevations and advised Members that if they were minded to approve the application any permission granted should be subject to the receipt of the revised drawings which reflect the Conservation Officers comments as detailed in the Schedule of Additional Letters and include the 3 additional conditions as recommended by the Highways Manager.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Kate Halliday, 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 her statement, the following points were raised:

- She did not object to development on this site but the proposal was considered to be very large, high and dense;
- Concern was raised at the lack of open space provided and the impact on the health and wellbeing of future residents;
- Parking was under pressure in the area and when there is flooding cars from the development would park elsewhere;
- The long construction period was noted and consultation in relation to this matter was required; and
- The affordable housing provision of 20% was welcomed.

Andrew Balshaw, 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 Members expressed differing views. Some Members raised concern at the lack of public open space the development provided noting that it was not in accordance with local plan policy. Other Members considered the proposal to be a good use of a brownfield site and referred to the close proximity of the site to public open space within the town centre such as the Quarry Park.

Having considered the submitted plans and noted the comments as made by all the speakers, the majority of Members expressed their support for the Officer's recommendation subject to the receipt of the revised drawings that reflect the Conservation Officers comments as detailed in the Schedule of Additional Letters and the 3 additional highway conditions as recommended by the Highways Manager.

RESOLVED:

That authority be delegated to the Planning Service Manager to approve the application subject to:

- The receipt of the revised drawings that reflect the Conservation Officers comments as detailed in the Schedule of Additional Letters;
- The conditions as set out in Appendix 1;

- Any additional conditions or amendments as considered necessary by the Planning Service Manager following receipt of additional consultee comments; and
- The following 3 additional conditions recommended by the Highways Manager:

Prior to the commencement of the development a car parking management (CMP) plan shall be submitted to and approved in writing by the Local Planning Authority; the CMP shall be implemented in accordance with the approved details for the lifetime of the development.

Reason: To ensure adequate on-site parking to serve the development.

Prior to the development hereby permitted being first occupied the footway widening, access and egress, car parking layout shall be laid, constructed and drained fully in accordance with the approved details.

Reason: To ensure that the development is carried out in accordance with the approved details.

Prior to the development hereby permitted being first occupied details of the cycle parking provision and siting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable transport in the interests of health and wellbeing and reduce carbon emissions.

49 Land East Of Villa Farm, Wistanswick, Market Drayton, Shropshire (19/02855/REM)

The Technical Specialist Planning Officer introduced the application for the approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant of 14/04785/OUT - Erection of 1 detached local need dwelling including construction of new vehicle access 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.

Having considered the submitted plans for the proposal, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

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

50 Proposed Dwelling To The North Of 65 White House Gardens, Shrewsbury, Shropshire (19/03506/OUT)

The Technical Specialist Planning Officer introduced the outline application (All Matters Reserved) for the erection of 1no dwelling explained that the reason that the application was for Committee determination was because the applicant was an elected Member.

In response to concerns raised in regard to overdevelopment of the site, the Technical Specialist Planning Officer stated that the plot was a similar size to surrounding ones and Officers considered the plot size to be sufficient.

Having considered the submitted plans for the proposal, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

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

51 Former Ifton Heath Primary School, Overton Road, Ifton Heath, St Martins Shropshire (19/03373/VAR)

Councillor David Vasmer left the meeting at this point.

In accordance with his declaration at Minute 45, Councillor Nat Green left the room during consideration of the following item.

The Principal Planning Officer introduced for the variation of Condition No.1 attached to permission 18/01959/VAR to allow for the family to remain on site for a further temporary period of up to nine months.

Having considered the submitted plans for the proposal, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

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

52 Appeals and Appeal Decisions

RESOLVED:

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

53 Date of the Next Meeting

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 p.m. on Tuesday 12th November 2019, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: