



Date: Tuesday, 6 December 2022

Time: 2.00 pm

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

Contact: Emily Marshall / Shelley Davies, Committee Officer
Tel: 01743 257717 / 01743 257718
Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk

NORTHERN PLANNING COMMITTEE

TO FOLLOW REPORT (S)

2 Minutes (Pages 1 - 14)

To confirm the Minutes of the meeting of the North Planning Committee held on 8th November 2022, attached, marked 2. Minutes to Follow

Contact: Shelley Davies on 01743 257718.

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Committee and Date

Northern Planning
Committee

6th December 2022

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 8 November 2022

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

2.00 - 4.45 pm

Responsible Officer: Emily Marshall / Shelley Davies

Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk

Tel: 01743 257717 / 01743 257718

Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Garry Burchett, Geoff Elner, Ted Clarke, Nat Green, Vince Hunt, Mark Jones (Vice Chairman), Mike Isherwood, Edward Towers and David Vasmer

52 Apologies for Absence

None received.

53 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 11th October 2022 be approved as a correct record and signed by the Chairman.

54 Public Question Time

There were no public questions or petitions received.

55 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 planning applications to be considered at this meeting, Councillor Nat Green noted that he was a member of Shrewsbury Town Council Planning Committee and indicated that his views on any proposals when considered by the Town Council had been based on the information

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

Councillor Nat Green declared that as the local ward Councillor for agenda items 5 - 16, he would make a statement on agenda item 5 and then move to the back of the room, taking no part in the debate or vote on agenda items 5 - 16.

Councillor Ted Clarke declared that as the local ward Councillor for agenda item 18, he would make a statement and then move to the back of the room, taking no part in the debate or vote.

Councillor Joyce Barrow declared that as the local ward Councillor for agenda item 17, she would make a statement and then move to the back of the room, taking no part in the debate or vote.

56 Pavement O/s 2 Claremont Bank, Shrewsbury, Shropshire - 22/03903/FUL

The Senior Planning Officer introduced the application for the installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Nat Green, 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.

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

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

It is considered that the proposed hub due to its scale, design and digital display screen and siting in this prominent location and having regard to the character of the area in which it will be located, would be detrimental to the visual amenity of the locality and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The harm to the significance of these heritage assets is considered to be less than substantial and the public benefits do not outweigh the harm. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and paragraph 199 and 202 of the NPPF and also fails to preserve or enhance the setting of nearby listed buildings or the character or appearance of the Conservation area as

required by section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

57 Pavement O/s 2 Claremont Bank, Shrewsbury, Shropshire - 22/03904/ADV

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the erection and display 1No 75" LCD advert screens.

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

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

It is considered that the proposed double sided illuminated sign due to its scale, design and method of display and siting in this prominent location and having regard to the character of the area in which it will be located, would be detrimental to the visual amenity of the locality and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The proposed sign would also reduce the footway to an unacceptable width in this location resulting in a potential adverse impact on pedestrian (public) safety. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and fails to meet the criteria of national guidance and policy including paragraph 136 and 197 of the NPPF.

58 Junction At Smithfield Road And Chester Street, Shrewsbury, Shropshire - 22/03895/FUL

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens.

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

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

It is considered that the proposed hub due to its scale, design and digital display screen sited in this prominent location and having regard to the character of the area in which it will be located, would be detrimental to the visual amenity of the locality and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The harm to the significance of these heritage assets is considered to be less than substantial and the public benefits do not outweigh the harm. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and paragraph 199 and 202 of the NPPF and also fails to preserve or enhance the setting of nearby listed buildings or the character or appearance of the Conservation area as required by section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

59 **Junction At Smithfield Road And Chester Street, Shrewsbury, Shropshire - 22/03896/ADV**

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the erection and display 1No 75" LCD advert screens

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

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

It is considered that the proposed double sided illuminated sign due to its scale, design and method of display and siting in this prominent location and having regard to the character of the area in which it will be located, would be detrimental to the visual amenity of the locality and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and fails to meet the criteria of national guidance and policy including paragraph 136 and 197 of the NPPF.

60 Pavement O/S 22 St. Marys Street, Shrewsbury, Shropshire, SY1 1DE - 22/03897/FUL

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

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

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

It is considered that the proposed hub due to its scale, design and appearance and having regard to the character of the area in which it will be located, including the immediate locality and also wider views of the site, would have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The harm to the significance of these heritage assets is considered to be less than substantial and the public benefits do not outweigh the harm. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and paragraph 199 and 202 of the NPPF and also fails to preserve or enhance the setting of nearby listed buildings or the character or appearance of the Conservation area as required by section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

61 Pavement O/S 22 St. Marys Street, Shrewsbury, Shropshire, SY1 1DE - 22/03898/ADV

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the erection and display 1No 75" LCD advert screens

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

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

It is considered that the proposed double sided illuminated sign due to its scale, design and method of display and having regard to the character of the area in which it will be located including the immediate locality and also wider views of the site, would be detrimental to visual amenity and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The proposed sign would also unacceptably reduce the width of the pavement with a potential adverse impact on public safety. The proposal is considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and fails to meet the criteria of national guidance and policy including paragraph 136 and 197 of the NPPF.

62 **Pavement O/S H And M 14 Castle Street, Shrewsbury, SY1 2BW - 22/03901/FUL**

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

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

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

It is considered that the proposed hub due to its scale, design and appearance and having regard to the character of the area in which it will be located including the immediate locality and also wider views of the site, would have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The harm to the significance of these heritage assets is considered to be less than substantial and the public benefits do not outweigh the harm. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and paragraph 199 and 202 of the NPPF and also fails to preserve or enhance the setting of nearby listed buildings or the character or appearance of the Conservation area as required by section

66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

63 Pavement O/S H And M 14 Castle Street, Shrewsbury, SY1 2BW - 22/03902/ADV

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the erection and display 1No 75" LCD advert screens.

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

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

It is considered that the proposed double sided illuminated sign due to its scale, design and method of display and having regard to the character of the area in which it will be located including the immediate locality and also wider views of the site, would be detrimental to visual amenity and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and fails to meet the criteria of national guidance and policy including paragraph 136 and 197 of the NPPF.

64 Pavement O/s 25-28 Market Street, The Square, Shrewsbury, Shropshire - 22/03891/FUL

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

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

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

It is considered that the proposed hub due to its scale, design and appearance and having regard to the character of the area in which it will be located, including the immediate locality and also wider views of the site, would be detrimental to visual amenity and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The harm to the significance of these heritage assets is considered to be less than substantial and the public benefits do not outweigh the harm. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and paragraph 199 and 202 of the NPPF and also fails to preserve or enhance the setting of nearby listed buildings or the character or appearance of the Conservation area as required by section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

65 **Pavement O/s 25-28 Market Street, The Square, Shrewsbury, Shropshire - 22/03892/ADV**

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the erection and display 1No 75" LCD advert screens.

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

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

It is considered that the proposed double sided illuminated sign due to its scale, design and method of display and having regard to the character of the area in which it will be located including the immediate locality and also wider views of the site, would be detrimental to visual amenity and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The proposed sign would also unacceptably reduce the width of the pavement in this busy location, obstructing the way for pedestrians and impacting on public safety. The proposal is considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and fails to meet the criteria of national guidance and policy including paragraph 136 and 197 of the NPPF.

**66 Pavement O/s Market Entrance, Shrewsbury, Shropshire, SY1 1HF
- 22/03893/FUL**

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks

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

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

It is considered that the proposed hub due to its scale, design and digital display screen and having regard to the character of the area in which it will be located, including the immediate locality and also wider views of the site, would have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The harm to the significance of these heritage assets is considered to be less than substantial and the public benefits do not outweigh the harm. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and paragraph 199 and 202 of the NPPF and also fails to preserve or enhance the setting of nearby listed buildings or the character or appearance of the Conservation area as required by section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**67 Pavement O/s Market Entrance, Shrewsbury, Shropshire, SY1 1HF
- 22/03894/ADV**

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the erection and display 1No 75" LCD advert screens

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

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

It is considered that the proposed double sided illuminated sign due to its scale, design and method of display and having regard to the character of the area in which it will be located including the immediate locality and also wider views of the site, would be detrimental to visual amenity and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Shrewsbury Town Centre Conservation Area. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and fails to meet the criteria of national guidance and policy including paragraph 136 and 197 of the NPPF.

**68 Trefarclawdd Farm, Tref-ar-clawdd, Oswestry, Shropshire, SY10
9DE - 22/02774/EIA**

The Planning Manager North introduced the application for the construction of a new intensive dairy complex, (to include means of access off the adjacent public highway, and wider area surface water drainage and landscaping) (part retrospective) 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. He also confirmed that the applicant's statement quoted at paragraph 6.4.3 of the officer's report was not correct and an in combination assessment was required even if the impact of the scheme was below 1% of the critical levels and loads but there were no other plans or projects identified to be assessed for cumulative impact in this case.

Members' attention was drawn to the information contained within the Schedule of Additional letters. The Planning Manager North advised Members that if they were minded to approve the application he suggested Conditions 5 and 11 be amended as follows:

Condition 5 amended to read:

Within the first planting season the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site prior to the start of the first nesting season following publication of this decision notice.

- A minimum of 3 external woodcrete bat boxes, suitable for nursery or summer roosting for small crevice dwelling bat species.

- A minimum of 3 artificial bird nests suitable for common woodland birds such as tit, robin and wren.

The boxes shall be sited in suitable locations and at suitable heights from the ground, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To provide alternative/additional nesting provision to enhance biodiversity in accordance with the NPPF, MD12 and CS17.

And Condition 11 amended to read:

Prior to the slurry lagoon and surface water drainage pond development hereby permitted being first brought into use the foul and surface water drainage shall be implemented in accordance with Drawing Nos. 72967/RJC/001,106 and 107.

Reason: To ensure the satisfactory controlled discharge rate of surface water and pollution protection to the existing watercourse.

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

Councillor Martin Bennett, on behalf of Oswestry Rural 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 Joyce Barrow as local ward councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item.

Richard Corbett, 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.

The Planning Manager North in response to the speakers clarified that a Traffic Management Plan as part of the Transport Assessment was not considered necessary and confirmed that the Environmental Survey had been carried out by qualified persons.

The Drainage Manager explained that he had worked with the applicant in regard to the drainage issues and was minded to support the application. In response to a question from a Member, the Drainage Manager

confirmed that the development would not increase flooding in the local area.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposal.

RESOLVED: That planning permission be granted subject to:

- The conditions as set out in appendix A of the report and any amendments to these conditions as considered necessary by the Assistant Director;
- Condition 5 amended to read:

Within the first planting season the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site prior to the start of the first nesting season following publication of this decision notice.

- A minimum of 3 external woodcrete bat boxes, suitable for nursery or summer roosting for small crevice dwelling bat species.

- A minimum of 3 artificial bird nests suitable for common woodland birds such as tit, robin and wren.

The boxes shall be sited in suitable locations and at suitable heights from the ground, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To provide alternative/additional nesting provision to enhance biodiversity in accordance with the NPPF, MD12 and CS17.

And,

- Condition 11 amended to read:

Prior to the slurry lagoon and surface water drainage pond development hereby permitted being first brought into use the foul and surface water drainage shall be implemented in accordance with Drawing Nos. 72967/RJC/001,106 and 107.

Reason: To ensure the satisfactory controlled discharge rate of surface water and pollution protection to the existing watercourse.

69 **Site Of Oakland County Primary School, Glebe Road, Bayston Hill, Shrewsbury, Shropshire - 22/02517/FUL**

The Senior Planning Officer introduced the application for the demolition of existing school building and the erection of 23 residential dwellings, formation of access from Glebe Road, footpaths/cycleways and public open space. Members' attention was drawn to the information contained within the Schedule of Additional letters.

The Senior Planning Officer noted the proposed loss of tree T28 and explained that a bat survey had been commissioned by the developer to ensure any bat roosts were not harmed by the removal of this tree. He added that if evidence was found of roosting bats then further surveys during the bat surveying season would have to be carried which would cause a delay to the development.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Ted Clarke, as local ward councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item.

During the ensuing debate, Members of the Committee discussed the figure requested by Sport England in regard to the loss of the playing field and agreed that the application be deferred to allow the applicant the opportunity to further negotiate with Sport England in regard to the payment relating to local pitch improvement and provide a bat survey in relation to the loss of tree T28.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED:**

That consideration of the application be deferred to allow the applicant the opportunity to:

- Further negotiate with Sport England in regard to the payment relating to local pitch improvement; and
- Provide a bat survey in relation to the loss of T28.

Councillor Vince Hunt left the meeting at this point.

70 **Roundabout Junction A53/Shrewsbury, Market Drayton, Shropshire - 22/03790/ADV**

Councillor Paul Wynn as local Ward Councillor, moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Vice Chairman, Councillor Mark Jones took the chair for the remaining items on the agenda.

The Planning Manager North introduced the application for the erection and display three sponsorship signs placed on the A53/Shrewsbury Road roundabout.

Having considered the submitted plans, Members unanimously expressed their support for the proposal.

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

71 Roundabout Junction A53/A529 Adderley Road, Market Drayton, Shropshire - 22/03791/ADV

The Planning Manager North introduced the application for the erection and display five sponsorship signs on the A53/A529 Adderley Road roundabout.

Having considered the submitted plans, Members unanimously expressed their support for the proposal.

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

72 Appeals and Appeal Decisions

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

73 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, 6th December 2022, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: