



Committee and Date

North Planning Committee

21st October 2014

NORTH PLANNING COMMITTEE

**Minutes of the meeting held on 23 September 2014 and reconvened on 1st October 2014 In the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
2.00 - 4.00 pm**

Responsible Officer: Emily Marshall/ Shelley Davies

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

Tel: 01743 252726 / 01743 252719

Present

Councillor Arthur Walpole (Chairman)

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

50 Apologies for Absence

An apology for absence was received from Councillor David Minnery.

51 Minutes

That the Minutes of the meeting of the North Planning Committee held on 26th August 2014 be approved as a correct record and signed by the Chairman.

52 Public Question Time

There were no public questions, statements or petitions received.

53 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 16, Councillor Gerald Dakin declared that he would leave the room prior to consideration of planning application 13/03481/OUT due to a perception of bias.

With reference to agenda item 16, Councillor Joyce Barrow declared that she would leave the room prior to consideration of planning application 13/01393/OUT due to a disclosable pecuniary interest. She added that she would also leave the room prior to consideration of planning application 13/04845/FUL due to a perception of bias.

54 Land Between Twyford Lane And Holyhead Road West Felton Shropshire SY11 4EQ (14/00734/OUT)

The Principal Planning Officer introduced the outline application. She drew Members' attention to the schedule of additional letters and confirmed that Members had attended a site visit on Monday 22nd September 2014 to assess the impact of the proposed development on neighbouring properties and the surrounding area. The Principal Planning Officer explained that following the reduction of houses from 37 to 12 and the offers of funds to provide a footpath, Officers were now recommending approval of the application and advised that an additional condition to limit the number of houses to no more than 12 be added to any permission granted. She also confirmed that the Highways Agency had confirmed that 12 dwellings would have no detrimental impact on the A5 and had removed their holding objection.

Mr Stephen Haworth, representing West Felton Parish Plan Committee, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees during which the following points were raised:

- Why did the report refer to 32 houses and not 12 as stated by the Principal Planning Officer;
- It was not clear from the Officers report whether the boundary was the fence or the stonewall;
- West Felton did not want any private market housing in the parish;
- SAMDev should be given substantial weight;
- Why did the Planning Authority not know agricultural land classifications;
- The development would impact on listed buildings; and
- There had been no arboricultural assessment in relation to the proposed footpath through Orchard Drive and Dovaston Court.

Mr Ian Hutchinson, representing West Felton 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:

- Six months ago the Committee approved an application for 35 houses in West Felton against the community's wishes;
- The Government had since confirmed that inappropriate developments could be refused;
- The site was classed as open countryside in SAMDev;
- The Parish Council did not consider the application to be democratic, sensible or necessary; and
- He urged the Committee to refuse the application.

Mr Martin Parish, agent for 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 proposal had been reduced to 12 dwellings;
- The application would not cause any ecological harm;

- The application preserved a grade 2 listed structure; and
- The application would not require Holyhead Road to be narrowed and included a footpath.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Steve Charmley addressed the Committee as the Local Member, during which the following points were raised:

- There had been no assessment of the woodland area;
- The application would result in the overdevelopment of West Felton; and
- He asked the Committee to uphold the wishes of the residents.

In response to questions raised by speakers and Members of the Committee, the Principal Planning Officer confirmed:

- The application had been reduced in scale and an additional condition was advised to limit the number of houses to no more than 12;
- The boundary was the stonewall as shown on the plan;
- The grading of agricultural land was a matter for Ministry of Agriculture, Fisheries and Food (MAFF) and not the Council;
- There was no proposal to have a footpath through Dovaston Court;
- There was no detail at present in relation to the off-site footpath;
- The developer had agreed to put forward a financial contribution towards the footpath;
- There was no detail at present in relation to the sandstone wall, however, Officers would like to see the wall retained or repaired; and
- There was a requirement to retain the cider press but the arch was outside the application site.

During the ensuing debate Members of the Committee raised concern in relation to the cumulative impact of the development and considered the development would cause harm to the character of the village. It was also stated that the Oswestry Local Plan and Site Allocations and Management of Development DPD (SAMDev) classed the site as being within open countryside although it was acknowledged that full weight could not be given to these policies in view of the age of the Oswestry Local Plan and the fact that the SAMDev had not been through its examination in public and been adopted.

Having considered the submitted plans for the proposal, the majority of Members indicated that the harm resulting from the development would significantly outweigh the benefits of the proposed development and expressed their objection to the proposal.

RESOLVED:

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

1. It was 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 would result in visual harm to the character of the rural village and would result in the loss of agricultural land. Furthermore weight was given to the fact that the proposed development was not plan led being contrary to both current saved policies of the Oswestry Local Plan and emerging policies in the Site Allocations and Management of Development DPD, which classified the site as being within open countryside and that the development, cumulatively with the approved site off Tedsmore Road and the significant amount of new housing which had been built in the village during the period of the Oswestry Local Plan, would result in a significant increase in the number of new dwellings to the detriment of community cohesion.

55 Development Land At The Cross West Felton Shropshire (14/00133/OUT)

The Principal Planning Officer introduced the outline application. She drew Members' attention to the schedule of additional letters and confirmed that Members had attended a site visit on Monday 22nd September 2014 to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Mr Chris Jones, representing West Felton Parish Plan Committee, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees during which the following points were raised:

- He referred to an previous application that was refused by the Committee and urged Members to do the same for this application;
- He stressed that West Felton had tripled in size in recent years;
- The application was market led and on good quality agricultural land; and
- The application was not infill or sustainable development and would reduce community cohesion.

Mr Stephen Haworth, representing West Felton 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:

- The application would result in a loss of agricultural land, cause visual harm to the village, endanger pedestrian safety and reduce community cohesion;
- The development would increase traffic in the village;
- It was unclear from the report if the grass verges were adopted;
- There had been no notification to the bus companies; and
- Soil testing had shown the land was of a high quality.

Mr Clive Roberts, agent for 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 loss of agricultural land was not significant;

- The agricultural land was shown as grade 3;
- Pedestrian safety would be improved by the development and the new footpath and the Highways Officer was satisfied with the proposal;
- The development would not cause harm to the village; and
- The education department had made suggestions on how to overcome the issue of over capacity at the primary school.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Steve Charmley addressed the Committee as the Local Member, during which the following points were raised:

- The development would narrow the highway;
- The application would enable access to the large field;
- If development on agricultural land continued Shropshire would no longer be a farming community;
- The local community was against the development; and
- The Highways Agency had not been consulted on the proposed road narrowing.

In response to questions raised by speakers and Members of the Committee, the Principal Planning Officer confirmed that bus companies were not statutory consultees, the highway was adopted and the verge was a highway verge. It was further explained that the Highways Authority did not cut all verges but would have a duty to do so if required for safety reasons. She also confirmed that the Highways Agency had withdrawn their holding objection taking in to account the number of houses now proposed in the applications under consideration and already granted.

During the ensuing debate Members of the Committee indicated that the proposed development would result in a loss of good agricultural land and harm the character of the village. Additionally concerns were raised in relation to the cumulative impact of the development and that the site was classed as open countryside in the Oswestry Local Plan and Site Allocations and Management of Development DPD although it was acknowledged that full weight could not be given to these policies in view of the age of the Oswestry Local Plan and the fact that the SAMDev had not been through its examination in public and been adopted.

Having considered the submitted plans Members of the Committee unanimously indicated that the harm resulting from the development would significantly outweigh the benefits of the proposed development and expressed their objection to the proposal.

RESOLVED:

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

1. It was 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 would result in visual harm to the character of the rural village and would result in the loss of agricultural land. Furthermore weight was given to the fact that the proposed development was not plan led being contrary to both current saved policies of the Oswestry Local Plan and emerging policies in the Site Allocations and Management of Development DPD, which classified the site as being within open countryside and that the development, cumulatively with the approved site off Tedsmore Road and the significant amount of new housing which had been built in the village during the period of the Oswestry Local Plan, would result in a significant increase in the number of new dwellings to the detriment of community cohesion.

56 Land North Of Norton Farm, Main Road, Norton In Hales, Shropshire (14/00260/FUL)

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

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor John Cadwallader addressed the Committee as the Local Member, during which the following points were raised:

- The Parish Plan Action Group had balloted and fully consulted with the residents of Norton in Hales as part of the SAMDev process and they had agreed that the village should not be considered a hub/cluster and should remain designated as open countryside;
- The school created additional traffic congestion in the area;
- He was concerned about visibility splays and the cumulative impact of the proposed development and others that were in the pipeline would have on the village; and
- There was no demand for this type of housing within the village.

Mr Paul Turner, 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 which the following points were raised:

- The site was unique in that it was surrounded on three sides by residential development and on the fourth by a road;
- A good range of local services were available;
- The local primary school would benefit through the Community Infrastructure Levy (CIL) contribution;
- The proposed development would respect and reflect the architecture of the village; and
- Amended plans had been submitted in response to concerns.

The Principal Planning Officer responded to concerns raised by the local member relating to the cumulative impact of the proposed development on the village and explained that this was the first application before members; once a decision was reached on one application that did become a material consideration in relation to others. With regard to concerns surrounding the design of the proposed dwellings and whether they would be in keeping with the village, the Principal Planning Officer confirmed that Historic Environment Officers had confirmed that the designs were acceptable. Members of the Committee asked that Planning Officers ensured that the Conservation Officer was consulted when final details in relation to design were submitted.

Having considered the submitted plans for the proposal, 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 applicants entering into a S106 agreement to secure affordable housing at the rate relevant at the time of the submission of reserved matters, the conditions set out in Appendix 1 and a note recording on file to ensure that the Conservation Officer is consulted when the final details in relation to design are submitted.

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

The Principal Planning Officer introduced the outline application for the erection of fourteen dwellings incorporating two affordable units (to include formation of vehicular and pedestrian access). He drew Members' attention to the schedule of additional letters and confirmed that Members had attended a site visit that morning to assess the impact of the proposed development on the surrounding area.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor John Cadwallader addressed the Committee as the Local Member, during which the following points were raised:

- Cumulative impact was an important consideration, the village of Norton in Hales could potentially see an increase of 35%; and
- Consideration should be given to SAMDev and developing plans.

During the ensuing debate, concern was expressed at the location of the proposed development which was on the edge of the village, extending it into open countryside, the cumulative impact of the development on the village of Norton in Hales and the inappropriate scale of the development given the local context. Whilst the Committee acknowledged the benefits in terms of the National Planning Policy Framework (NPPF) when there was an insufficient supply of housing land, they considered greater weight should be given to the emerging SAMDev Policies and saved local plan policies.

RESOLVED:

That Members were minded to refuse Planning Permission against the Officer's recommendation. The Committee acknowledged the social and economic benefits of boosting the supply of open market and affordable housing but were concerned at the cumulative impact the development would have on the village, which was covered by a Conservation Order (although it was noted that the site was not within the Conservation Area) and gave greater weight to the emerging SAMDev Policies and saved local plan policies which classified the site as being within open countryside. They considered that the application would therefore not be in accordance with policy CS6 as it would not protect the natural built and historic environment.

A further report, on reasons for refusal would be considered at a future meeting of this Committee, in accordance with Shropshire Council's Constitution.

58 Cross Keys Inn, Kinnerley, Oswestry, SY10 8DB (14/02864/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 introduced the application for the erection of one dwelling with detached garage (revised scheme), drawing Members' attention to the schedule of additional letters and confirming 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. The Principal Planning Officer drew Members' attention to the need to pay special regard to the desirability of preserving the listed building and its setting in accordance with S66 of the Planning (Listed Buildings and Conservations Area) Act 1990 and Part 12 of the National Planning Policy Framework (NPPF).

Councillor Nick Barclay, on behalf of Kinnerley 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:

- The cumulative effect of new development within Kinnerely meant that the village had already made a significant contribution to the Council's five year housing land supply; and
- The historic setting of the Cross Keys Inn must be protected.

Mr Charles Green, on behalf of The Cross Keys Action Committee, 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 Public House was currently thriving;
- It had been registered as a community asset;
- The Grade II listing of the public house meant that it had historical significance and it dated from the 14th Century; and

- Weight should be given to paragraph 132 of the National Planning Policy Framework.

Mr Malcolm Guest, 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:

- The loss of a section of the beer garden was offset by the fact that there was ample space for a large beer garden at the rear of the pub; and
- Changes were required to the Public House to ensure that it remained viable.

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 Member, made a statement, and then left the room, taking no part in the debate and did not vote. During his statement the following points were raised:

- The Cross Keys Inn had been registered as a designated community asset, which represented the extent of the effort to protect a critical asset to the village;
- One dwelling built on the site would result in a critical loss of viability to the public house; and
- Kinnerley did not need any more houses.

During the ensuing debate, Members expressed concern at the close proximity of the proposed dwelling and the harm that the development would cause to the public house, which was a Grade II Listed Building and this would change the historical context of the centre of the village, including the listed Church, notwithstanding that English Heritage and the Council's Conservations Officer had not objected. As such Members considered that the development was contrary to Policy 6 of the Shropshire Core Strategy taking into account the character of the local area.

RESOLVED:

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

The development would cause substantial harm to the Grade II Listed Building due to its close proximity, which would change the historical context in which it is set and the historical environment in the centre of the village, including how it is read in connection with the listed pub and would have an adverse effect on the setting of the listed Church on the opposite side of the road. As such, the scheme does not contribute towards protecting, conserving or enhancing the natural and built environment, contrary to Policy 6 of the Shropshire Core Strategy and Paragraphs 131 and 132 of the NPPF. These factors were identified as significantly and demonstrably outweighing the positive benefits to the community and the viability of the public house.

59 Land Adjacent To 10 Sungrove, Wem, Shropshire (14/02498/FUL)

The Principal Planning Officer introduced the outline application for the erection of two one bedroom retirement bungalows, confirmed that Members had attended a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area.

Councillor Edward Towers on behalf of Wem Town 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:

- The development was considered to be speculative;
- The site was a narrow strip of land near to the river bank;
- The removal of tree roots would affect the land; and
- Although they acknowledged that the Environment Agency had not objected to the proposals, a storm drain in the area meant that the site was prone to flooding during heavy rain fall.

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

- The site was very narrow and up to the edge of the pavement;
- The storm drain could potentially be damaged; and
- Concern was expressed at the detrimental effect the development would have on the amenity of existing residents.

During the ensuing debate, Members expressed concern at the size of the site, which would result in a cramped development and the provided limited residential amenity to future residents and was not in keeping with the character of the area.

RESOLVED:

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

The scheme resulted in development which would be cramped and contrived, provide very limited residential amenity to future occupiers and due to the close proximity to the road frontage, was not in keeping with the character of the area and was therefore contrary to Policy 6 of the Shropshire Core Strategy and H5 of the North Shropshire Local Plan.

(Councillor Vince Hunt left the meeting at this point)

60 Proposed Residential Development Land South East Of Childs Ercall Shropshire (14/03006/OUT)

The Principal Planning Officer introduced the application for the erection of two detached dwellings to include means of access and confirmed that Members had

attended 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, the majority of Members expressed their support for the officer's recommendation, subject to an additional condition to require submission of details showing the levels of the site before and after development.

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 require submission of details showing the levels of the site before and after development.

61 Land At The Wheatlands, Baschurch, Shropshire, (14/02718/VAR)

The Principal Planning Officer introduced the application for a variation of Conditions 6 and 7 of planning permission 12/02314/OUT. Conditions related to protected species (Great Crested Newts) which no longer appeared to be present at the site.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation.

62 Proposed Development Land South Of B5063, Welshampton, Shropshire (14/01063/OUT)

The Principal Planning Officer introduced the outline application (access) for the erection of seven dwellings. He drew Members' attention to the schedule of additional letters, which provided an update from Natural England, confirming that they had no objection to the application. He confirmed that Members had attended a site visit the previous morning to assess the impact of the proposed development on the surrounding area.

Carole Warner, representing Welshampton and Lyneal 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:

- Drainage and flooding should be given consideration in relation to adjacent properties and also the wider area;
- The Committee should give weight to the cumulative impact;
- The Parish Council were not against development but it should be phased and appropriate; and
- Consideration should be given to highways concerns, as the site was close to a junction and the access was only just within the 30 mph zone;

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Brian Williams addressed the Committee as the Local Member, during which the following points were raised:

- The site was not a SAMDev Site;
- Consideration should be given to cumulative impact; and
- The site was too close to the junction and the development would impact on highways safety.

Mrs Penny Bicknall, 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 which the following points were raised:

- The development would provide additional benefits to the community, through affordable housing, highways improvements, footpath widening and the provision of a community play area;
- The points made by the previous speaker relating to drainage were irrelevant and there would be no impact on the village in this respect; and
- The location was sustainable.

Having considered the submitted plans for the proposal 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 to secure the provision of affordable housing.

(Councillors Steve Davenport and David Lloyd left the meeting at this point)

63 Land Adjacent To Oakleigh Farm Welshampton Ellesmere SY12 0PG (14/01721/OUT)

The Principal Planning Officer introduced the outline application for the erection of a single detached dwelling to include access, layout and scale. He drew Members' attention to the schedule of additional letters, which provided details of an amended Condition 5.

Carole Warner, representing Welshampton and Lyneal Parish Council, spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees during which she briefly stated that she wished to reiterate the Parish Council's concerns in relation to SAMDev and drainage.

Mr Justin Stevenson, 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 which the following points were raised:

- The application was for access, layout and scale;
- The site was well screened;

- Access to the site was from the North, along the existing road; and
- The application would improve visibility to the North West.

Having considered the submitted plans for the proposal 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 applicants entering into a S106 to provide an affordable housing contribution and subject to the conditions set out in Appendix 1 and as amended in the Schedule of Additional Letters.

64 Proposed Residential Development, Land West Of Stocks Lane, Welshampton, Shropshire (14/01723/OUT)

The Principal Planning Officer introduced the outline application for the erection of 2 dwellings, to include access, layout and scale, drawing Members attention to the Schedule of Additional Letters.

Having considered the submitted plans for the proposal 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 applicants entering into a S106 legal agreement to secure an affordable housing contribution and subject to the conditions set out in Appendix 1.

65 Appeals and Appeal Decisions

RESOLVED:

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

66 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 21st October 2014, venue to be confirmed.

The Chairman advised that this meeting would be adjourned and reconvened on Wednesday, 1st October 2014 to consider Agenda Item 16 and the applications contained within the report.

This part of the meeting ended at 6.28 p.m.

The meeting reconvened at 2.00 p.m. on Wednesday, 1st October 2014.

Apologies for absence were noted from Councillor David Lloyd.

67 Development Management Report to Consider Planning Applications subject to S106 resolution having regard to the Council's published 5 years housing supply Land Supply Statement of 12th August 2014

The Planning Services Manager introduced the report and provided clarification on the five year land supply issue. He explained that under delivery on the ground would continue to erode the five year land supply figure until such a time as development activity on the ground increased, with this in mind, in some cases and to encourage submission of Reserved Matters he was recommending that a limit of one year for the submission of Reserved Matters be agreed, rather than the three years previously agreed.

67.1 Land Adjacent to Woodbury Hengoed, Oswestry, SY10 7EU (13/02994/OUT)

RESOLVED:

That planning permission be granted subject to the conditions set out in the report to Committee of 15th October 2013, an amended condition limiting the outline permission to a period of 12 months.

67.2 Land West of London Road, Irelands Cross, Woore, Shropshire/04483/FUL (13/02698/OUT)

Mr Dave Richards, representing Woore 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:

- The Parish Council strongly opposed the development;
- The proposed development would result in the erosion of the countryside; and
- The Parish had seen a 35% growth in residential development since 2010 and consideration should be given to the cumulative impact of the development;
- The Parish Council wrote to the Council's Planning Policy Manager on 11th April 2014 to say they wished the designation as a Community Hub and Cluster to be removed from the Site Allocations and Management of Development DPD and that therefore Policy CS5 regarding open countryside should now apply; and
- This change in circumstances should be taken into account in deciding the application.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor John Cadwallader addressed the Committee as the Local Member, during which the following points were raised:

- He questioned the validity of the terms of the S106 Legal Agreement, particularly in relation to Highways Condition in a letter sent to the Area Planning Manager; and
- Requested that consideration of the application be deferred until this matter was resolved.

Mr Gez Willard, representing 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:

- The development was within a sustainable settlement and the minutes of the meeting at which the application was originally considered confirmed this was the view of the Committee;
- The S106 Legal Agreement was in place and the developer was waiting to start work on the site; and
- The development would make a contribution to the Council's five year housing land supply.

The Planning Services Manager advised that within the SAMDev DPD submitted by the Council to the Planning Inspectorate in July for examination, Woore Irelands Cross and Pipegate were designated as a Community Hub.

The Council's Solicitor confirmed that the S106 agreement was signed and awaiting completion subject to the outcome of this meeting and the terms of the agreement with regard to the requirements regarding the speed limit, were considered to be legally valid.

RESOLVED:

That planning permission be granted subject to the conditions set out in the report to Committee of 15th October 2013, an amended condition limiting the outline permission to a period of 12 months.

67.3 Storage Land and Premises (former Dairy) Mile Bank Road, Whitchurch (13/03481/OUT)

(Councillor Gerald Dakin left the room whilst consideration of application 13/03481/OUT took place)

The Planning Services Manager drew Members' attention to the Schedule of Additional Letters and a statement that had been received from the agent which raised concerns about the proposal to reduce the time in which to submit the reserved matters application due to site constraints in terms of its brownfield nature, the extent of existing buildings and hard standing and the potential for contamination. The Planning Services Manager was therefore recommending that Reserved Matters should be submitted within three years, in line with the original recommendation to Committee on 14th January 2014.

RESOLVED:

That, planning permission be granted subject to the conditions recommended previously in the minutes of the meeting of 14th January 2014. Reserved matters should be submitted within three years in line with the original recommendation.

(Councillor Arthur Walpole left the meeting at this point and Councillor Paul Wynn presided as Chairman for the remainder of the meeting)

67.4 The Vicarage, Tilstock, Whitchurch, SY13 3JL (13/01912/OUT)

The Planning Services Manager drew Members attention to the information from the developer contained within the Schedule of Additional Letters.

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Council held on 27 February 2014, Councillor Gerald Dakin, 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:

- If the developer was happy with two years, then he thought the Parish Council would be happy with two years.

RESOLVED:

That planning permission be granted in accordance with the Committee decision taken on 11th February 2014 subject to an amended condition limiting the grant of outline permission to a period of two years.

(Councillor Peggy Mullock left the meeting at this point and did not return)

67.5 Proposed Dwelling Adjacent Cemetery Daisy Lane Whittington Shropshire (13/04606/OUT)

RESOLVED:

That planning permission be granted subject to an amended condition to limit the permission to a period of 12 months and the conditions recommended previously at the meeting of 11th February 2014.

67.6 Land East of The Old Rectory, Selattyn, Shropshire, SY10 7EZ (13/03821/OUT)

RESOLVED:

That planning permission be granted in accordance with the Committee decision of 11th March 2014 and an amended condition limiting the grant of outline planning permission to a period of 12 months.

67.7 Land Adjoining 8A St. Martins Moor, St. Martins, Oswestry (13/05016/OUT)

(Councillor Steve Davenport, stated that he would leave the room and not vote on this application for reasons of predetermination)

RESOLVED:

That planning permission be granted in accordance with the Planning Committee decision of 11th March 2014, subject to an amended condition limiting the outline permission to a period of 12 months.

67.8 Land north of Jubilee Cottage, Harmer Hill, Shrewsbury (13/04682/OUT)

RESOLVED:

That planning permission be granted in accordance with the Planning Committee decision of 8th April 2014, subject to an amended condition limiting the outline permission to a period of 12 months.

67.9 Residential Development South Of Old Mopsis Way, Morda (13/03846/OUT)

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

- Referred to an email that had been received from a local resident outlining their concerns about the proposed development; and
- Requested an update on the progress of the Section 106 Agreement.

The Council's Solicitor confirmed that the S106 agreement had been engrossed and as such was therefore close to being completed.

RESOLVED:

That planning permission be granted in accordance with the Planning Committee decision of 6th May subject to an amended condition restricting the outline permission to a period of 12 months.

(Councillor Joyce Barrow left the room during consideration of the following item)

67.10 Proposed Residential Development Land East Of Kingfisher Way, Morda (13/01393/OUT)

The Planning Services Manager explained that the applicant had reconsidered the access issues and wished to delete the access via Kingfisher Way. Members raised concerns about re-opening this issue in the absence of further detailed advice concerning highways and it was therefore agreed to limit the consideration to issues arising concerning the change to the position with regard to the Council's five year housing land supply.

RESOLVED:

That planning permission be granted in accordance with the decision of Planning Committee of 3rd June 2014, and an amended condition limiting the grant of outline planning permission to a period of 12 months.

67.11 Land opposite Sunnyside, off Wrexham Road, Whitchurch (14/00462/FUL)

RESOLVED:

That planning permission be granted subject to the decision of Planning Committee of 3rd June.

(Councillor Gerald Dakin requested that his vote against be recorded)

67.12 Development Land East Of Shrewsbury Road, Cockshutt, Shropshire (13/04868/OUT)

RESOVLED:

That planning permission be granted subject to the decision of 1st July and an amended condition to limit the permission to a period of 12 months.

67.13 Development Land East Of 163 Wrexham Road Whitchurch (14/00459/OUT)

RESOLVED:

That planning permission be granted subject to the decision of Planning Committee of 1st July 2014 and an additional condition restricting the permission to a period of 12 months.

67.14 Land on North Side of Whittington Road, Gobowen, Oswestry (13/02217/OUT)

Members requested that improvements be made to the public right of way to ensure that it could be safely used by pedestrians.

RESOLVED:

That planning permission be granted subject to the decision of Planning Committee of 29th July 2014 and an amended condition restricting the permission to a period of 12 months.

(Councillor Joyce Barrow left the room during consideration of the following application)

67.15 Land West Of Morda Bank, Morda (13/04845/FUL)

RESOLVED:

That planning permission be granted in accordance with the Committee decision taken on 1st July 2014 with an additional condition relating to ecology as follows:

Work shall be carried out strictly in accordance with the Great Crested Newt Method Statement by FPCR dated September 2014

Reason: To ensure the protection of great crested newts, a European Protected Species.

Signed (Chairman)

Date: