



Committee and Date

North Planning Committee

29th September 2015

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 2 September 2015

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

2.00 - 3.40 pm

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor Arthur Walpole (Chairman)

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

47 Apologies for Absence

An apology for absence was received from Councillor Mrs. P. Dee (substitute: P. Cherrington) and Councillor David Lloyd.

48 Minutes

That the Minutes of the meeting of the North Planning Committee held on 4th August 2015 be approved as a correct record and signed by the Chairman.

49 Public Question Time

There were no public questions, statements or petitions received.

50 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 Gerald Dakin declared his interest in Planning Application 13/03481/OUT as he owned a property on Mile Bank, Whitchurch and left the room during consideration of and voting on the application.

51 Land South Of Hollins Lane, Newport Road, Woodseaves, Market Drayton (15/00924/EIA)

The Principal Planning Officer introduced the application for the erection of two poultry sheds and feed bins, ancillary works including access track and associated landscaping works 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, which included confirmation that an Environmental Permit had been issued and a suggested additional condition in relation to landscaping and biodiversity.

Having considered the submitted plans the committee unanimously expressed their support for the application.

RESOLVED:

That planning permission be **granted** in accordance with the Officer's recommendation, subject to the Conditions set out in Appendix 1, and the additional Condition in relation to landscaping and biodiversity as advised in the Officer update and any Condition amendments as considered necessary by the Head of Planning Services

52 Land South Of Hollins Lane Newport Road Woodseaves Market Drayton (15/01108/MAW)

The Principal Planning Officer introduced the application for the installation of an 800kW agricultural Anaerobic Digester (AD) Plant and associated infrastructure. He 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.

During the ensuing discussions, concern was expressed at how the Plant would be connected to the National Grid. In response the Agent for the applicant explained that this would be progressed if planning permission were granted and would come forward as a separate application.

Having considered the submitted plans members of the Committee considered that the proposed development was situated in an ideal location and unanimously expressed their support for the officer's recommendation.

RESOLVED:

That planning permission be **granted** in accordance with the Officer's recommendation and subject to the conditions set out in Appendix 1.

53 Land Off A49 Hadnall Shropshire (14/03995/OUT)

The Principal Planning Officer introduced the outline application (access for approval) for a residential development of up to forty dwellings, the provision of public open space, car park and restoration of moated site (amended description).

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

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.

During the ensuing debate, members of the Committee considered that the proposed development was deliverable, located within a sustainable settlement and would benefit the local community.

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.

RESOLVED:

That planning permission be **granted** in accordance with the Officer's recommendation, subject to;

- The conditions set out in Appendix 1;
- A S106 agreement to secure the relevant affordable housing contribution at the time of the reserved matters application; and
- The restoration and future maintenance of the moated site.

54 Land North of Norton Farm, Main Road, Norton in Hales, Shrewsbury (14/00260/FUL)

The Principal Planning Officer introduced the application for the erection of 14 detached dwellings. The Principal Planning Officer read an email from a member of Norton in Hales Parish Council that had been received just before the start of the meeting, expressing the Parish Council's support for the application.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor John Cadwallader, 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 and listened to the comments made by all of the speakers, the Committee unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be **granted** in accordance with the Officer's recommendation, subject to a S106 legal agreement and the conditions set out in Appendix 1.

55 Storage Land And Premises (former Dairy), Mile Bank Road, Whitchurch, Shropshire (13/03481/OUT)

In accordance with his declaration made at minute number 50, Councillor Gerald Dakin left the room during consideration of this item

The Principal Planning Officer introduced the outline application (all matters reserved) for residential development; vehicular access and estate roads; diversion of Public Right of Way; associated highway and landscape works.

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

- Local residents were supportive of housing development on the site; and
- The proposed development was an excellent use of derelict industrial land.

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

RESOLVED:

That planning permission be **granted** in accordance with the Officer's recommendation, subject to a S106 legal agreement and the conditions set out in Appendix 1.

56 Mill House, Stanton Upon Hine Heath (SC/00228/15)

The County Arboriculturalist introduced the application to confirm the provisional Tree Protection Order relating to Mill House, Stanton Upon Hine Heath TPO 2015. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Mike Cauchi, land owner spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Fiona Pryce, a local resident spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate, members of the Committee acknowledged the concerns of the land owner, the residents of nearby River Cottage and the Parish Council, however it was felt by some members that the Copper Beech tree enhanced the setting of the village and should be preserved. Having considered the background papers 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.

RESOLVED:

That the Shropshire Council Tree Preservation Order 2015 Reference SC/00228/15 (Mill House, Stanton Upon Hine Heath) be **confirmed** in accordance with the Officer's recommendation.

57 Appeals and Appeal Decisions

RESOLVED:

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

58 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday 29th September 2015, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: