



### Committee and Date

North Planning Committee

23<sup>rd</sup> February 2016

## **NORTH PLANNING COMMITTEE**

### **Minutes of the meeting held on 26 January 2016**

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

**2.00 - 2.55 pm**

**Responsible Officer:** Emily Marshall

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### **Present**

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Joyce Barrow, John Cadwallader, Gerald Dakin, Steve Davenport, Pauline Dee, David Lloyd and Roger Hughes

### **99 Apologies for Absence**

Apologies for absence were received from Councillor Vince Hunt (substitute: Councillor Karen Calder).

### **100 Minutes**

Councillor David Lloyd stated that Minute 94 did not adequately reflect the concerns he voiced in relation to the narrow lanes surrounding the site and requested that the following sentence be added to the list of bullet points at Minute 94, Page 46:

- Provision should be made to ensure effective and enforceable traffic management so that Heavy Goods Vehicles avoid the network of narrow lanes surrounding the site.

### **RESOLVED:**

That subject to the inclusion of the additional bullet point at Minute 94, the Minutes of the meeting of the North Planning Committee held on 22<sup>nd</sup> December 2015 be approved as a correct record and signed by the Chairman.

### **101 Public Question Time**

There were no public questions, statements or petitions received.

### **102 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 that there was a perception of bias in relation to planning application 15/04233/FUL, Erection of 2 dwellings with garages and access,

Valnorver, 26 Leek Street, Wem. Councillor Dakin stated that he would leave the room during consideration of the application.

**103 Land West Of London Road, Woore, Shropshire (15/04397/REM)**

The Technical Specialist Planning Officer introduced the application for the Approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to planning permission 13/02698/OUT (Plots 1 to 10). Members' attention was drawn to the information contained within the schedule of additional letters. The Technical Specialist Planning Officer reported an amendment to paragraph 6.3.1 of the report, explaining that there were no saved policies from the old local plans now that SAMDev had been adopted.

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. During his statement, the following points were raised:

- The existing hedgerow to the North of the development should be retained;
- The proposed access to the site was not acceptable and a single point of access would improve highway safety;
- Officers were asked to clarify the situation regarding the 40mph speed limit; and
- The design of the proposed dwellings did not reflect the character of the area or existing properties.

Having considered the submitted plans, Members of the Committee felt that the development was acceptable subject to an additional condition to protect the amenity of the dwellings from any floodlighting of the adjoining tennis courts.

**RESOLVED:**

That planning permission be granted in accordance with the Officer's recommendation, subject to, the conditions set out in Appendix 1 and the following additional condition:

No windows shall be inserted on the south facing gable elevation of plot 1. Reason: To preserve the amenity and privacy of the occupiers of the dwellings from the adjoining tennis court.

**104 Valnorver, 26 Leek Street, Wem, Shropshire (15/04233/FUL)**

*(In accordance with his declaration made at Minute 102, Councillor Dakin left the room during consideration of this application.)*

Councillor Pauline Dee as local ward councillor, explained that she would make a statement in relation to the item, then leave the room and take no part in the debate or the vote in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1).

The Principal Planning Officer introduced the application for the erection of two dwellings with garages and 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. Members' attention was drawn to the information contained within the schedule of additional letters, along with a letter from a local resident.

Mrs Lorna Dakin, a local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr David Davies, agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to comments made by the agent for the applicant, the Principal Planning Officer confirmed that the plans shown to the Committee were not the most recent version. Members of the Committee felt that given they had not had an opportunity to view the submitted plans for the scheme, consideration of the application should be deferred.

**RESOLVED:**

That consideration of the application be deferred.

**105 32 Upper Church Street, Oswestry, Shropshire, SY11 2AE (14/04694/FUL)**

The Technical Specialist Planning Officer introduced the application for the erection of nine dwellings with associated external works following demolition of existing dwelling 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. Reference was made to the fact that the site was within a conservation area, there were also listed buildings adjacent to the site, and the duty that the Council had under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

Having considered the submitted plans members unanimously expressed their support for the scheme.

**RESOLVED:**

That planning permission be **granted** in accordance with the officer's recommendation subject to the Conditions set out in Appendix 1 and the applicant entering into a S106 agreement to secure an affordable housing contribution.

**106 Morton Ley Farm, Morton, Oswestry, Shropshire, SY10 8BG (15/04477/EIA)**

The Principal Planning Officer introduced the application for the erection of two poultry buildings and three feed bins; construction of vehicular access, hardstanding and landscaping scheme.

Having considered the submitted plans members unanimously expressed their support for the scheme.

**RESOLVED:**

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

**107 Appeals and Appeal Decisions**

**RESOLVED:**

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

**108 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 23<sup>rd</sup> February 2016, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....