



### Committee and Date

North Planning Committee

9<sup>th</sup> August 2016

## **NORTH PLANNING COMMITTEE**

### **Minutes of the meeting held on 12 July 2016**

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

**2.00 - 3.23 pm**

**Responsible Officer:** Emily Marshall

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

### **Present**

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Gerald Dakin, Steve Davenport, Pauline Dee, Roger Hughes, Vince Hunt, David Lloyd and Peggy Mullock

### **15 Apologies for Absence**

Apologies for absence were received from Councillors Joyce Barrow and Councillor John Cadwallader.

### **16 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 14<sup>th</sup> June 2016 be approved as a correct record and signed by the Chairman.

### **17 Public Question Time**

There were no public questions, statements or petitions received.

### **18 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 Paul Wynn declared his interest in relation to planning application 14/03484/OUT, proposed residential development South of Ash Hall, Ash Magna, Whitchurch due to perception of bias. Councillor Wynn knew the applicant and would leave the table but remain within the room during consideration of the application.

### **19 Shavington Grange, New Street Lane, Market Drayton, Shropshire, TF9 3RH (16/01936/COU)**

The Principal Planning Officer introduced the application for the Change of use from C3 Use (residential dwelling) to C2 Use (residential institution) for the an 8-bedded

children's home with staff 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.

Councillor Joyce on behalf of Moreton Saye 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 Paul Wynn 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 their statement, the following points were raised:

- He shared some of the concerns raised by the Parish Council;
- As a farmer himself he understood the concerns in relation to health and safety of the neighbouring farm; and
- He didn't think it was the appropriate location for this type of accommodation.

Karen Blackhouse, Manager of a Residential Care Home 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, the question was raised as to whether the adjoining orchard could be included as part of the garden area. In response the planning officer explained that the orchard did not fall within the application site, however the land owner was present and gave an assurance that residents could have access to this area of garden.

Members expressed their support for the proposals, commenting that the house would provide safe, comfortable accommodation in a rural setting for young people in need. Members of the Committee also acknowledging the concerns raised by the speaker in relation to health and safety and the neighbouring farm. The Committee noted that regular risk assessments would be undertaken by managers at the home and Shropshire Council's own Public Protection Officers had provided detailed comments and raised no objection.

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 proposal, subject to an amendment to condition 4 to require the submission of details regarding the boundary treatments.

**RESOLVED:**

That planning permission be granted subject to:

The conditions set out in Appendix 1 and an amendment to condition 4, relating to boundary landscaping.

20 **Proposed Residential Development South Of Ash Hall, Ash Magna, Whitchurch, Shropshire (14/03484/OUT)**

*In accordance with his declaration at Minute 18 Councillor Paul Wynn left the table but remained in the room during consideration of this application.*

The Principal Planning Officer introduced the outline application (access for approval) for residential development (some affordable housing) and associated amenity space.

Carol Heyes 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 Gerald Dakin 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:

- The development would bring advantages and disadvantages to the village;
- He requested clarification as to whether the affordable dwelling would be built on site; and
- Questioned what the proposals were in relation to the Old Smithy.

Councillor Joyce on behalf of Whitchurch Rural Parish Council spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Peter Richards 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 questions, the Agent confirmed that one affordable dwelling would be provided on site and confirmed that the Old Smithy would be converted into a residential dwelling in line with the request from conservation officers.

Having considered the submitted plans and listened to the comments made by all of the speakers and whilst recognising that circumstances had changed since the original decision had been made member's felt that the proposals were still acceptable given that the site was in a sustainable location, supported by the Parish Council, included improvements to the pavements and highway network and would provide an affordable dwelling on site.

**RESOLVED:**

That planning permission be granted subject to:

- The Conditions set out in the planning officers report dated 17<sup>th</sup> February 2015; and
- A Section 106 legal agreement to secure affordable housing

**21 Residential Development Land South of Bay Tree Close, St Martins, Shropshire (14/04980/FUL)**

The Principal Planning Officer introduced the application for the erection of 3 new dwellings, formation of vehicular access off Baytree Close and associated parking (revised scheme).

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Steve Davenport as local ward councillor, stated that he supported the officer's recommendation to grant permission, he then left the table, 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 planning permission be granted subject to the conditions set out in Appendix 1 of the planning officer's report dated 12<sup>th</sup> May 2015.

**22 Proposed Development Land South Of B5063, Welshampton (14/01063/OUT)**

The Principal Planning Officer introduced the outline application (access) for the erection of 7 dwellings. The Principal Planning officer informed the Committee that the Parish Council had submitted a representation to confirm that their objection previously submitted, namely the site being in open countryside still stood.

During the ensuing debate, Members were pleased to note that the development would include much needed improvements to highways safety.

**RESOLVED:**

That planning permission be granted subject to;

- The conditions as set out in appendix one of the planning officer's report dated 23<sup>rd</sup> September 2014; and
- A Section 106 legal agreement to secure affordable housing.

**23 Appeals and Appeal Decisions**

**RESOLVED:**

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

**24 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 9<sup>th</sup> August 2016 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....