



Committee and Date

North Planning Committee

26 June 2018

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 29 May 2018

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

2.00 - 3.45 pm

Responsible Officer: Emily Marshall

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

Present

Councillor Paul Wynn (Chairman)

Councillors Karen Calder (Substitute for Joyce Barrow), Gerald Dakin, Pauline Dee, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman), Mark Jones and Peggy Mullock

1 Election of Chairman

RESOLVED:

That Councillor Paul Wynn be elected Chairman for the ensuing year.

2 Apologies for Absence

Apologies for absence were received from Councillor Roy Aldcroft, Joyce Barrow (substitute: Karen Calder) and Paul Milner.

3 Appointment of Vice-Chairman

RESOLVED:

That Councillor Vince Hunt be appointed Vice-Chairman for the ensuing year.

4 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 3rd April 2018 be approved as a correct record and signed by the Chairman.

5 Public Question Time

There were no public questions or statements received.

6 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.

In relation to planning application 18/00693/VAR Solar Farm, South West of Hadley Farm, Wrexham Road, Whitchurch, Councillor Wynn declared that as the landowner he would withdraw from the meeting during consideration of the application.

7 Vantage Farm, Bletchley Road, Bletchley, Market Drayton, Shropshire, TF9 3RZ (17/02123/FUL)

Councillor Paul Wynn as the local ward councillor for this application, vacated the Chair and Councillor Vince Hunt presided as Chairman for this item.

The Technical Specialist Planning Officer introduced the application under Section 73a of the Town and Country Planning Act for the erection of a new agricultural building including the installation of a solid biomass combined heat and power (CHP) system 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.

Mr Alan Webb, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Jane Evans, on behalf of Moreton Say 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 moved to the back of the room, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- He was concerned about the retrospective nature of the application;
- He had concerns relating to the potential impact on the living conditions of dwellings close to the development, through noise, odour and air emissions and the impact on Royal Oak Farmhouse, a Grade II Listed Building; and
- He appreciated that there were benefits associated with the scheme and the acknowledged that the site was tidy and well managed.

Mr Nick Williams, 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.

Having viewed the site that morning, Members commented on how neat and well managed the site was and felt that the proposals would have a positive impact on the amenity of local residents, particularly a betterment in terms of odour impact and through the controls that would be imposed on the operation.

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

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the report.

8 Solar Farm, South West Of Hadley Farm, Wrexham Road, Whitchurch, Shropshire (18/00693/VAR)

In accordance with his declaration at Minute 6, Councillor Wynn withdrew from the room during consideration of this application. The Vice-Chairman, Councillor Hunt presided as Chairman for this item.

The Technical Specialist Planning Officer introduced application for the variation of condition no 2 (approved drawings) and 9 (external colour of the buildings) attached to planning permission ref 14/02914/FUL to regularise the change in the colour of two inverters. Members' attention was drawn to the information contained within the Schedule of Additional letters recommending the removal of condition 1, requiring the development to begin within three years, as the application was retrospective and the change to the colour of the inverters had already been made.

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, moved to the back of 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 proposals, in accordance with the officer's recommendation.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the report, with the deletion of condition 1 as detailed in the Schedule of Additional Letters.

9 Land Off Roden Grove, Roden Grove, Wem, Shropshire (18/00846/REM)

The Technical Specialist Planning Officer introduced the reserved matters application (appearance, landscaping, layout and scale) pursuant to 14/02851/OUT for the erection of 25 dwellings 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 detailed revised comments from objectors, additional submissions from the agent addressing the recommendation contained within the Officer's report, confirmation from Shropshire Council's Affordable Housing Team that the amended affordable housing proforma satisfied their previous comments, further comments of objection received from residents of Brook Drive and a proposed amendment to condition 6 relating to trees and landscaping.

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

Councillor George Nash, on behalf of Wem Town Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. The Chairman permitted the circulation of a letter from Nucleus Legal Advice Centre, on behalf of The Roden Grove Action Group which detailed the particulars of private boundary and property rights established at Roden Grove and defects in the planning application.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Pauline Dee, 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:

- The site had a long planning history and planning permission had been refused by the former North Shropshire District Council due to drainage problems;
- She was concerned about runoff into the river Roden and the potential for gardens to flood;
- She questioned whether the sewage systems in Wem could cope with the additional houses;
- She questioned the lifespan of the French drains and responsibility for maintaining drainage; and
- Concerns relating to the additional traffic that the development would create, potentially up to an additional 50 vehicles, and construction traffic during the build, using the narrow roads on the Roden Estate and the additional traffic on Mill Street, where there were existing problems.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Chris Mellings, 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:

- It was important for the Committee to be aware of the context of the application;
- He was disappointed that despite a high number of local objections and call in requests from both local members, the outline application had been determined under delegated powers;
- There were issues with surface water flooding;
- He questioned who would be responsible for the drainage/flooding; and
- He had concerns relating to property insurance as he knew that existing property owners had difficulty getting insurance and had high annual premiums due to flooding issues.

Helen Howie, 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 speakers, the Principal Planning Officer informed members that approximately fifty per cent of the site was allocated for

housing in the Council's Site Allocations and Management of Development Document (SAMDev) and outline planning consent for the erection of 25 dwellings (including means of access) had been granted. With reference to comments made relating to drainage and the potential for flooding, Members attention was drawn to paragraph 4.1.10 of the Officer's report and the comments from the Environment Agency which confirmed that the site falls within Flood Zone 1, the lowest risk zone.

With reference to the correspondence circulated from Nucleus Legal Advice Centre, the Council's Solicitor advised the Committee that the points raised in relation to private boundary and property rights related to civil matters and were not relevant planning considerations.

Having considered the submitted plans and listened to the comments made by all of the speakers, the Committee whilst sympathising with local residents acknowledged that the right to build on the site had already been established and the advice from drainage experts was that the proposals were adequate, therefore the majority of Members expressed their support for the Officer's recommendation.

RESOLVED:

That reserved matters approval be granted, subject to:

The conditions set out in Appendix 1 with an amendment to condition 6 as detailed in the Schedule of Additional Letters.

10 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals for the northern area be noted.

11 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 26th June 2018 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: