



Committee and Date

Northern Planning Committee

15th October 2019

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 17 September 2019

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

2.00 - 4.00 pm

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Nicholas Bardsley, Nat Green, Vince Hunt, Keith Roberts, Paul Wynn, David Vasmer, Joyce Barrow (Substitute) (substitute for Mark Jones), Ted Clarke (Substitute) (substitute for Pamela Moseley) and Rob Gittins (Substitute) (substitute for Gerald Dakin)

30 Election of Chairman

RESOLVED:

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

31 Apologies for Absence

Apologies for absence were received from Councillors Mark Jones (substitute: Joyce Barrow), Gerald Dakin (Substitute: Rob Gittins) and Pam Moseley (substitute Ted Clarke).

32 Appointment of Vice-Chairman

RESOLVED:

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

33 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 23rd July 2019 be approved as a correct record and signed by the Chairman.

34 Public Question Time

There were no public questions or petitions received.

35 **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 10, planning application 19/02572/FUL, Prospect House, Belle Vue Road, Shrewsbury, SY3 7NR to be considered at this meeting, Councillors Keith Roberts stated that he was a member of Shrewsbury Town Council and he also knew the applicant. He stated that he would withdraw from the meeting during consideration of this application due to perception of bias.

With reference to agenda item 10, planning application 19/02572/FUL, Prospect House, Belle Vue Road, Shrewsbury, SY3 7NR to be considered at this meeting, Councillors Nat Green stated that he was a member of Shrewsbury Town Council. He indicated that his views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

36 **Orchard House, Wem Road, Harmer Hill, Shropshire, SY4 3DS (19/02525/VAR)**

The Technical Specialist Planning Officer introduced the application for the variation of condition 1 (approved plans) and condition 2 (footpath, access and parking) attached to planning permission reference 14/04893/FUL dated 11/05/2015 to reduce the length of the proposed roadside footpath. Members' attention was drawn to the information contained within the Schedule of Additional letters.

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

Councillor Roger Jones, on behalf of Myddle, Broughton and Harmer Hill 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 Brian Williams, as local ward councillor, made a statement and then 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:

- Although not a material planning consideration, local residents felt let down by the developer;
- The extension of the footpath had been included in the original proposals, to ensure a better and safer route for pedestrians traveling north and including access to the popular and recently constructed children's playground;

- The Parish Council were planning to use CIL funds to further extend the footpath to the playground;
- The road was extremely busy and fast moving; and
- Urged the Committee to reject the application on the grounds of road safety.

Mr Andrew Jones, 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 felt that the loss of the footpath would be detrimental to the safety of pedestrians accessing the local community facilities including the bus stop and children's play area and would discourage walking and the use of public transport which contribute to the Council's carbon reduction targets. Furthermore, the proposal would not enhance the street scene and community cohesion.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members of the Committee agreed unanimously to refuse the application, contrary to the Officer's recommendation for the reasons set out below.

RESOLVED:

That permission to vary condition 1 (approved plans) and condition 2 (footpath, access and parking) attached to planning permission reference 14/04893/FUL dated 11/05/2015 to reduce the length of the proposed roadside footpath be refused, contrary to the Officer's recommendation using the following reasons:

In the opinion of the Local Planning Authority the loss of the footpath would be detrimental to the safety of pedestrians accessing the local community facilities including the bus stop and children's play area and would discourage walking and the use of public transport which contributes to the Council's carbon reduction targets. Furthermore, the proposal would not enhance the street scene and community cohesion. The proposed development would therefore be contrary to policies CS6 and CS7 of the Shropshire Core Strategy, policy MD2 of the SAMDev Plan and the National Planning Policy Framework."

**37 Colehurst Manor, Colehurst, Market Drayton, Shropshire, TF9 2JB
(16/04620/VAR)**

The Principal Planning Officer introduced application for the variation of condition 2 attached to planning permission 12/02874/FUL to allow the erection of one detached dwelling, detached double garage and creation of new 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.

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

Councillor Dams, on behalf of Sutton Upon Tern 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 Rob Gittins, as local ward councillor, made a statement and then 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:

- Colehurst was a very small and tranquil settlement;
- The original application was submitted some years ago and was for an eco dwelling;
- Since that time many variations and amendments had been submitted and he questioned the amount of officer time that had been spent on the application;

Justin Paticroft, 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.

The Principal Planning Officer responded to comments made by speakers and advised that the original planning permission granted in 2013 had not lapsed, because work had commenced on site in the form of the digging of a trench, as confirmed by the Agent and Building Control records. The Council's Solicitor also responded to concerns relating to the S106 contribution.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members considered that the proposed dwelling sat well within its setting and mirrored the converted barns on site.

RESOLVED:

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

- The conditions set out in Appendix 1 of the Officer's report; and
- A new S106 agreement to secure the payment of the affordable housing contribution.

38 Swan Hill Depot, Swan Hill, Ellesmere, Shropshire (19/02633/FUL)

The Principal Planning Officer introduced the application for the erection of a timber building to act as a Cafe/Visitor Centre. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Mr Shone a local resident spoke in support the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously 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 of the Officer's report.

**39 Prospect House, Belle Vue Road, Shrewsbury, Shropshire, SY3 7NR
(19/02572/FUL)**

In accordance with his declaration at Minute 35, Councillor Keith Roberts left the room, due to perception of bias.

The Technical Specialist Planning Officer introduced the application for the Erection of 2no semi-detached 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.

Members commented that the site visit had been extremely useful, it could be seen that the site was very narrow and concern was also expressed in relation to highways safety as the site was situated within an existing car park. Members felt that the proposals comprised overdevelopment of the site, providing inadequate accommodation, lacking in natural light with insufficient internal and external amenity space for future occupants of the dwellings.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members felt that planning permission should be refused for the reasons set out below.

RESOLVED:

That planning permission be refused, contrary to the Officer's recommendation using the following reasons:

The proposal is considered to comprise overdevelopment of the site which will provide inadequate cramped accommodation lacking in sufficient internal and external amenity space for future occupants of the dwellings. As such the proposal is considered to be contrary to Policies CS6 and MD2 of the local plan and paragraph 127 of the National Planning Policy Framework.

Councillor Ted Clarke left the meeting at this point.

40 Appeals and Appeal Decisions

RESOLVED:

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

41 Date of the Next Meeting

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 p.m. on Tuesday 15th October 2019, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: