



### Committee and Date

Northern Planning Committee

10<sup>th</sup> December 2019

## **NORTHERN PLANNING COMMITTEE**

### **Minutes of the meeting held on 12 November 2019**

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

**2.00 - 2.49 pm**

**Responsible Officer:** Shelley Davies

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### **Present**

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Nicholas Bardsley, Gerald Dakin, Pauline Dee, Nat Green, Vince Hunt (Vice Chairman), Mark Jones, Pamela Moseley, Keith Roberts and David Vasmer

### **54 Apologies for Absence**

No apologies for absence were received.

### **55 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee 2019 and North Planning Committee held on 15<sup>th</sup> October 2019 be approved as a correct record and signed by the Chairman.

### **56 Public Question Time**

There were no public questions or petitions received.

### **57 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 planning applications to be considered at this meeting, Councillors Nat Green and Keith Roberts stated that they were members of the Shrewsbury Town Council Planning Committee. They indicated that their 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.

With reference to planning applications to be considered at this meeting, Councillors Pam Moseley stated that she was a member of Shrewsbury Town Council. She indicated that her views on any proposals when considered by the Town Council had

been based on the information presented at that time and she would now be considering all proposals afresh with an open mind and the information as it stood at this time.

**58 Whiston Farm, Cardeston, Ford, Shrewsbury, Shropshire (19/04096/FUL)**

**RESOLVED:**

Application withdrawn.

**59 Barn South of Ivy Farm Cottage, Broughall, Whitchurch, Shropshire (19/03143/FUL)**

*Councillor Gerald Dakin as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.*

The Technical Specialist Planning Officer introduced the application for the conversion of a traditional agricultural dutch barn to 1 dwelling and associated amenity space 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.

Holly Walker, 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 considered the submitted plans and listened to the comments made by the speaker, Members unanimously expressed their support for the Officers recommendation to refuse the application.

**RESOLVED:**

That planning permission be refused as per the Officer's recommendation.

**60 38 Ellesmere Road, Shrewsbury, SY1 2PR (19/04218/FUL)**

The Principal Planning Officer introduced the application for the erection of a single storey side and rear extension and rear dormer window to facilitate an additional room in the extended roof space to provide a total of seven rentable rooms in association with change of use from residential to sui-generis use (large house in multiple occupation) and provision of extended dropped kerb to provide vehicular access and parking for two cars and confirmed that the Committee had visited the site 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 referred to a petition signed by 64 residents and included representations from a resident and the case officer.

Elizabeth Ruff, 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) Councillor Alex Phillips, 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 application required an equalities assessment due to the high number of residents in the area with mobility issues;
- The application will create an overspill of parked cars which will restrict access for residents;
- There was already a large concentration of HMOs in this area; and
- Residents had not been given sufficient notice to comment on the application.

Simon Smith, 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 some Members raised concern in relation to the impact of parking issues on existing residents. The Principal Planning Officer, in response explained that the application proposed two additional parking spaces which was an improvement to current parking situation and noted that as the site was close to the town centre there were also options for residents to use public transport. It was added that the property could provide accommodation for six unrelated people as permitted development and as this application was for only one additional bedroom it was not considered that the proposed change of use would significantly impact on residential amenity.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members expressed the view that the application be approved as per the Officer's recommendation.

**RESOLVED:**

That planning permission be granted, subject to the conditions as set out in Appendix 1.

**61 Appeals and Appeal Decisions**

**RESOLVED:**

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

**62 Exclusion of Public and Press**

**RESOLVED:**

That under Section 100(A)(A4) of the Local Government Act 1972, the public be excluded during the consideration of the following item of business on the grounds

that they might involve the likely disclosure of exempt information as defined in Schedule 12(A) of the Act.

**63 Planning Enforcement Quarterly Report**

**RESOLVED:**

That the Planning Enforcement Quarterly Report at 12<sup>th</sup> November 2019 be noted.

**64 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 10<sup>th</sup> December 2019 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....