



Committee and Date

Southern Planning Committee

13 April 2021

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 16 March 2021

2.00 - 3.55 pm

Meeting held virtually via Microsoft Teams

Responsible Officer: Tim Ward

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillors David Evans (Chairman), David Turner (Vice-Chair), Andy Boddington, Simon Harris, Nick Hignett, Cecilia Motley, Tony Parsons, Madge Shineton, Robert Tindall and Tina Woodward

181 Apologies for Absence

Apologies for absence were received from Councillor Richard Huffer

182 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 16 February 2021 be approved as a correct record and signed by the Chairman.

183 Public Question Time

There were no public questions

184 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 20/03173/MAW and 20/05371/FUL, Councillor Simon Harris declared that he had previously worked for the applicant and that he would withdraw from the meeting and take no part in the debate and would not vote on the items

185 Salop Sand & Gravel Supply Co Ltd, Gonsal Quarry, Condover, Shrewsbury, SY5 7EX (20/03173/MAW)

In accordance with the declaration made at minute 185, Councillor Simon Harris took no part in the debate and did not vote on this item.

The Principal Planner introduced the application, which was an application for the formation of southern extension; new extraction beneath existing lagoons and progressive restoration for a period of 6 years at Gonsal Quarry and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner drew Members attention to the information contained in the schedule of late representations and to further emails received.

In accordance with virtual meeting speaking protocol the following Public Speaker statements were read out:

- Mr & Mrs Regan, local residents in opposition to the proposal
- Condover Parish Council in opposition to the proposal
- Councillor Dan Morris, local Member in opposition to the proposal. (In accordance with the public speaking protocol Councillor Morris read his statement)
- Robin Smithyman (Agent) on behalf of the applicants in support of the proposal

During the ensuing debate Members comments included

- Concern regarding the ongoing effect of large lorries travelling through the village of Condover.
- Concern regarding ongoing enforcement action over breaches of current planning conditions
- Concern that SAMDev policy MD5B was not being complied with as the requirement for the creation of a new access to the A49 was not being met.

RESOLVED:

That contrary to Officer recommendation planning permission be refused for the following reasons:

The application is in conflict with the development guidelines accompanying SAMDev Policy MD5b in that the requirement for a new access to the A49 avoiding Condover village has not been met. Consequently, the proposals would result in an unacceptable continuation of large quarry HGV movements through Condover Village and Conservation Area and a corresponding adverse impact on local amenities. It is not considered that the applicant's mitigation proposals are sufficient to address this. (SAMDev Policy MD2, MD5b, MD13, MD13)

186 Norton Farm' Condover, Shrewsbury, SY5 7AR (20/05371/FU)

In accordance with the declaration made at minute 185, Councillor Simon Harris took no part in the debate and did not vote on this item.

The Principal Planner introduced the application, which was an application for the Development of a satellite stocking yard to serve operations from Gonsal Quarry

The Principal Planner advised Members that in light of the refusal of the previous application, as the applications were interdependent his recommendation would change to one of refusal as the primary justification for the proposal did not now apply.

RESOLVED:

That contrary to Officer recommendation planning permission be refused for the following reasons:

The depot proposals are inter-dependent with an application to extend Gonsal Quarry near Condoover which has been refused (20/03173/MAW). The primary justification for the proposals to allow improved control of quarry traffic passing through Condoover does not therefore apply. Accordingly, there is insufficient justification for the proposals to outweigh the general protections afforded to the open countryside under Core Strategy Policy CS5 and related policies. (Core Strategy Policy CS5, CS17, SAMDev Policy MD2, MD7b, MD12)

187 The Beehive, Curriers Lane Shifnal TF11 8EQ (20/04435/FUL)

The Principal Planner introduced the application, which was an application for the erection of nine affordable houses including associated drives following demolition of derelict pub including disused car park and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner drew Members attention to the information contained in the schedule of late representations.

In accordance with virtual meeting speaking protocol the following Public Speaker statements were read out:

- Shifnal Town Council
- Scott Drummond on behalf of the applicant

During the ensuing debate Members comments included

- Members understood the concerns expressed by the Town Council regarding the layout of the site but felt that the layout was the best that could be achieved in the space available.
- Development would deliver much needed affordable housing and tidy up a currently derelict site

RESOLVED:

In accordance with Officer recommendation planning permission be granted subject to the conditions set out in appendix 1 to the report as amended in the schedule of representations.

188 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 16 March 2021 be noted.

189 Date of the Next Meeting

The Chair advised the meeting that the meeting scheduled for the 23rd March had been cancelled

RESOLVED:

That it be noted that the meeting scheduled for the 23 March had been cancelled and that next meeting of the Southern Planning Committee would be held at 2.00 pm on Tuesday, 13 April 2021

Signed (Chairman)

Date: