

**Committee and Date**

Northern Planning Committee

23 June 2020

NORTHERN PLANNING COMMITTEE**Minutes of the meeting held on 27 May 2020**

Held Virtually via Microsoft teams Live

2.00 - 4.09 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Paul Wynn (Chairman)

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

95 Apologies for Absence

Apologies for absence were received from Councillors Mark Jones and Keith Roberts (substitute: Councillor Joyce Barrow).

96 Minutes**RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 3rd March 2020 be approved as a correct record and signed by the Chairman.

97 Public Question Time

There were no public questions or petitions received.

98 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 5, planning application 19/04688/FUL - Glovers Meadow, Oswestry, to be considered at this meeting, Councillor Vince Hunt stated that one of the objectors was known to him and he was a member of the Housing Supervisory Board, therefore due to a perception of bias he would withdraw from the meeting during consideration of this application.

With reference to agenda Item 5 – planning application 19/04688/FUL - Glovers Meadow, Oswestry, to be considered at this meeting, Councillor Nat Green stated

that he knew the applicant through his business and therefore due to a perception of bias would withdraw from the meeting during consideration of this application.

With reference to agenda item 7, planning application 20/00660/VAR - Car Park, The Shirehall, Abbey Foregate, Shrewsbury, to be considered at this meeting, Councillor Nat Green stated that he was a member of Shrewsbury Town Council Planning Committee and a representative for Shropshire Council on the Shropshire Playing Fields Association, who had objected to the application, however, he had not had any previous involvement with the application and would be considering the application with an open mind.

With reference to agenda item 7, planning application 20/00660/VAR - Car Park, The Shirehall, Abbey Foregate, Shrewsbury, to be considered at this meeting, Councillors Pam Moseley stated that she was a member of Shrewsbury Town Council and Shropshire Playing Fields Association, who had objected to the application, however, she had not had any previous involvement with the application and would be considering the application with an open mind.

With reference to agenda item 7, planning application 20/00660/VAR - Car Park, The Shirehall, Abbey Foregate, Shrewsbury, to be considered at this meeting, Councillor David Vasmer 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 he would now be considering the proposal afresh with an open mind and the information as it stood at this time.

With reference to agenda item 8, planning application 20/01284/FUL -Pauls Moss Community Room, Pauls Moss, Whitchurch, SY13 1HH to be considered at this meeting, Councillor Gerald Dakin stated that as Local Member he would withdraw from the meeting during consideration of this application.

99 Glovers Meadow, Oswestry, Shropshire, SY10 8NH (19/04688/FUL)

In accordance with their declaration at Minute 98, Councillors Nat Green and Vince Hunt left the meeting during consideration of the following item.

The Principal Planning Officer introduced the application for the change of use of land to provide business base/residential accommodation for a local family of travelling show people and drew Members' attention to the information contained within the Schedule of Additional letters. Principal Planning Officer noted that an additional representation in relation to land contamination had been received since publication of the Schedule of Additional Letter. He explained that all matters raised in the additional representation had been addressed in the Officer's report. A number of photographs of the site were displayed to the Committee.

In response to questions from Members, the Principal Planning Officer clarified the maximum number of caravans to be on site; reassured Members that condition 3 adequately covered the issues raised in regard to drainage; and detailed the location of the proposed acoustic barrier.

Having considered the submitted plans the majority of Members expressed their support for the proposal.

RESOLVED:

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

100 Carolines, 1A English Walls, Oswestry, Shropshire, SY11 2PA (19/05193/FUL)

The application was withdrawn by the applicant before consideration by the Committee.

101 Car Park, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire (20/00660/VAR)

The Principal Planning Officer introduced the application for the variation of condition no 1 (timescale) pursuant to 17/06119/FUL to allow for an extension in temporary permission until February 2022. The Principal Planning Officer explained that the variation of condition sought would enable the continued use of the application site as a car park, associated with the Shirehall up until February 2022.

During the ensuing debate Members referred to the full car parking strategy and travel plan as noted in the Officers report and considered that as the Council had already been given 2 years to develop this travel plan the variation of condition 1 should be limited to 1 year and not granted for a further 2 years as proposed.

Having considered the submitted plans Members expressed the view that the application for the variation of condition no 1 (timescale) pursuant to 17/06119/FUL to allow for an extension in temporary permission should be only until 27 May 2021.

RESOLVED:

That permission be granted to vary the condition to enable the continued use of the application site as a car park, associated with the Shirehall, for an extended temporary period up until 27 May 2021.

102 Pauls Moss Community Room, Pauls Moss, Whitchurch, SY13 1HH (20/01284/FUL)

In accordance with his declaration at Minute 98, Councillor Gerald Dakin (Local Member) left the meeting during consideration of the following item.

The Principal Planning Officer introduced the application for the redevelopment to include conversion of house to form cafe/community hub and flats; erection of 71 sheltered residential apartments; erection of health centre building; landscaping

scheme including removal of trees; formation of car parking spaces and alterations to existing vehicular access. The Principal Planning Officer explained that this application was a resubmission of the previous application for development on this site approved at the North Planning Committee held on 15th October 2019, which was currently subject to judicial review proceedings.

Members' attention was drawn to the information contained within the Schedule of Additional letters Whitchurch Allotment and Community Orchard Association, local residents and Councillor Biggins. The Principal Planning Officer noted that additional representations had been received since publication of the Schedule of Additional Letters including comments from local residents and the Developing Highways Area Manager in response to concerns raised by Councillor Biggins, which was read out to the Committee. Additionally, the Principal Planning Officer referred to an email detailing the Officers advice in relation to the open space which had been circulated to Members of the Committee this morning. A number of photographs of the site were displayed to the Committee.

In accordance with virtual meeting speaking protocol the Solicitor read the Public Speaker statements from:

- Claire Bellingham, on behalf of Save Pauls Moss Campaign Group in objection to the proposal.
- Councillor Ruth Sheppard, on behalf of Whitchurch Parish Council in support of the proposal.
- Councillor Thomas Biggins, Adjoining Ward Member in support of the proposal.
- Councillor Gerald Dakin, the local ward Councillor, in support of the proposal.
- Jane Kind on behalf of the applicant, Wrekin Housing Group in support of the proposal.

During the ensuing debate some Members agreed with the comments raised by Councillor Biggins in relation to parking and sought reassurance from Officers regarding these concerns. In particular Members queried why the travel plan requested as part of the application did not have to be approved prior to the medical centre opening. The Developing Highways Area Manager outlined the condition referred to stating that the travel plan was required for the lifetime of the development and to be updated every 2 years, however if Members considered it necessary this condition could be strengthened. The Planning Services Manager added that if Members were minded to approve the application Condition 20 could be reworded to ensure that the travel plan was developed in consultation with user groups and was in place from when the building was first brought into use.

Having considered the submitted plans and noted the comments made by all of the speakers, Members unanimously expressed their support for the Officer's recommendation subject to the rewording of Condition 20 to ensure that the Travel

Plan was developed in consultation with the building end users and submitted to Shropshire Council prior to the development being first brought into use/occupied and every 2 years thereafter.

RESOLVED:

That authority be delegated to the Planning Services Manager to approve the application subject to:

- The conditions as outlined in Appendix 1;
- Any modifications to these conditions as considered necessary by the Planning Services Manager; and
- The following re-wording of Condition 20:

The Travel Plan (TP) objectives shall be fully implemented in accordance with approved details for the lifetime of the development. The TP shall be developed in consultation with the building end users and submitted to Shropshire Council prior to the development being first brought into use/occupied and every 2 years thereafter.

Reason: To minimise the use of the private car and promote the use of sustainable modes of transport.

103 Appeals and Appeal Decisions

RESOLVED:

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

104 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, 23rd June 2020.

Signed (Chairman)

Date: