

**Committee and Date**

Northern Planning Committee

18 August 2020

NORTHERN PLANNING COMMITTEE**Minutes of the meeting held on 21 July 2020**

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

2.00 - 3.55 pm

Responsible Officer: Tim Ward

Email: emily.marshall@shropshire.gov.uk Tel: 01743 2577173

Present

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

114 Apologies for Absence

Apologies for absence were received from Councillors Nick Bardsley and Keith Roberts.

Councillor Rob Gittins substituted for Councillor Bardsley and Councillor Joyce Barrow substituted from Councillor Roberts

115 Minutes**RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 23 June 2020 be approved as a correct record and signed by the Chairman.

116 Public Question Time

There were no public questions received.

117 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 6, Councillor Nat Green stated that he was a member of Shrewsbury Town Council Planning Committee however, he had not had any previous involvement with the application and would be considering the application with an open mind.

118 Oteley Road, Shrewsbury, Shropshire (19/02494/FUL)

The Principal Planner introduced the application which was an application for Erection of a Family Pub/Restaurant (Class A4) including Managers flat and a Hotel (Class C1) with associated car parking and ancillary development and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site.

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

- Councillor Tony Parsons, Local Member in objection to the proposal
- Mr Steve Buckley on behalf of the applicant in support of the proposal

During the ensuing debate Members comments included: -

- Concern regarding the layout of the site, the access to the site and to the potential adjacent development through the site.
- Concern regarding the potential for disturbance to adjacent properties.
- Concern regarding insufficient parking spaces.

Having considered the submitted plans and listened to the comments made by all of the speakers.

RESOLVED:

That, contrary to the Officer's recommendation, planning permission be refused as members consider the application represented overdevelopment of the site which due to layout and scale would be detrimental to the character and amenity of the local area and thus contrary to Policies CS2 and CS6 of the Shropshire Core Strategy and Policies MD2 and MD12 of the SAMDev and the National Planning Policy Framework in relation to overall sustainability and layout and how the site will appear and function

119 Proposed Dwelling To The East Of Ivy Cottage, Walford Heath, Shrewsbury, Shropshire (20/01374/FUL)

Members were advised that this application had been withdrawn from the agenda and would be brought to a future meeting of the Committee.

120 Land and Buildings at The Firs, Higher Heath, Whitchurch, Shropshire (19/02796/FUL)

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillors Gerald Dakin and Paul Wynn, local Ward Councillors, took no part in the debate and did not vote on this item. The Vice Chairman Councillor Vince Hunt took the chair for this item.

The Principal Planner introduced the application which was an application for change of use of land to commercial vehicle and plant auction site to include provision of customer parking, erection of an office and preparation building; creation of bunding and landscaping (relocation of Existing Auction Site from the A49 Grain Store site) (resubmission). He drew Members attention to the information contained in the updates sheet, and a submission from Whitchurch Rural Parish Council which had been circulated to Members prior to the meeting.

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

- Mr John Cooper – Local Resident in objection to the proposal
- Karen Sieloff (Clerk) on behalf of Prees Parish Council in objection to the proposal
- Nigel Thorn (Agent) on behalf of the Applicant in support of the application

During the ensuing debate Members comments included: -

- Concern regarding the effect of the proposal on neighbouring properties especially additional use of the site by others and sales being held over more than 1 day.
- Concerns over access and egress to the site onto the A41.
- Share the concerns regarding the effect on the wildlife site adjacent to the application site.

Having considered the submitted plans and listened to the comments made by all of the speakers,

RESOLVED:

That, as per the Officer's amended recommendation, authority be delegated to the Head of Planning Services to grant planning permission, subject to the conditions as set out in Appendix 1 to the report and any amendments to these conditions as considered necessary by the Head of Planning Services and to include: -

- a) The amendment of condition 16 to require that no more than 12 auctions shall be held per calendar year on the site hereby approved, and that each auction shall last for no longer than 1 day
Reason: To protect the amenities of the locality
- b) The addition of a condition limiting the use of the site solely for the holding of auctions as per the application and for no other use.
Reason: To protect the amenities of the surrounding locality

121 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area as at 21 July 2020 be noted

122 **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 18 August 2020.

Signed (Chairman)

Date: