



**Committee and Date**

Northern Planning Committee

8<sup>th</sup> December 2020

**NORTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 10 November 2020**

**Virtual Meeting**

**2.00 - 4.04 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), Mark Jones, Pamela Moseley, Keith Roberts and David Vasmer

**155 Apologies for Absence**

There were no apologies.

**156 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 13<sup>th</sup> October 2020 be approved as a correct record and signed by the Chairman.

**157 Public Question Time**

There were no public questions or petitions received.

**158 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 20/01783/VAR - Broughall Fields Farm, Ash Road, Whitchurch, Councillor Paul Wynn stated that he would leave the meeting, taking no part in the debate or vote on the application due to a public perception of bias.

**159 Broughall Fields Farm, Ash Road, Whitchurch (20/01783/VAR)**

*In accordance with his declaration at Minute 158, Councillor Paul Wynn, withdrew from the meeting, took no part in the debate and did not vote on the item. Councillor Vince Hunt presided as Chairman for this item.*

*In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Gerald Dakin, local Ward Councillor, having submitted a statement, took no part in the debate and did not vote on this item*

The Principal Planning Officer introduced the application for the variation of Condition No.6 (principal uses of the site) pursuant to 16/04784/VAR to allow for digestive processing of agricultural and dairy waste and non-waste feedstocks. In reference to the Officer's report the Principal Planning Officer clarified the following points:

- Paragraph 2.2 - the applicant is referred to as Grocontinental, however the site was acquired by AGRO Merchants Whitchurch approximately 2 years ago and they continue to be the energy end user;
- Paragraph 6.2.6 – the poultry manure is imported to an under-cover store on a farm in Burlton from a nearby poultry site where dry heating is used thereby reducing the amount the ammonia content of the manure;
- Paragraph 6.2.7 – the digestate lagoons referred to have not yet been constructed and would be required to be covered under the Environment Agency permit once in use;
- Paragraph 8.1.1 referred to the timescale for any challenge by way of Judicial Review to be made not later than three months, however this should state 6 weeks;
- Condition 7a should read 'of which not more than 11,000 tonnes shall comprise waste materials' not 17,000 tonnes; and
- Condition 19 was no longer relevant as permission 16/04784/VAR granted in 2017 secured the use of the digestate tanks referred to.

The Principal Planning Officer advised Members that if they were minded to approve the application Condition 14 should be updated to include Condition 14b as follows:

That planning permission be granted, subject to:

- 14b. In the event that an odour complaint is received and subsequently validated by the Local Planning Authority the applicant shall undertake a formal investigation to determine the cause of the complaint and shall put forward a mitigation scheme and implementation timescale within one week of notification to this effect by the authority. The scheme shall be implemented in accordance with the approved details, this shall include where appropriate cessation of manure importation until the approved mitigation scheme has been implemented.

In accordance with the virtual meeting speaking protocol Councillor Gerald Dakin, the local ward Councillor read out his statement in relation to the proposal.

In accordance with the virtual meeting speaking protocol the Solicitor read a statement from Mr Nick Williams, the agent for the applicant, in support of the proposal.

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 re-wording of Condition 29a to invite the Local Member and a representative of Whitchurch Rural Parish Council to the annual review meeting and the amendment to Condition 14 as advised by the Principal Planning Officer.

**RESOLVED:**

That planning permission be granted, subject to:

- The conditions as set out in Appendix 1;
- The re-wording of Condition 29a to invite the Local Member and a representative of Whitchurch Rural Parish Council to the annual review meeting; and
- The following amendment to Condition 14:

14b. In the event that an odour complaint is received and subsequently validated by the Local Planning Authority the applicant shall undertake a formal investigation to determine the cause of the complaint and shall put forward a mitigation scheme and implementation timescale within one week of notification to this effect by the authority. The scheme shall be implemented in accordance with the approved details, this shall include where appropriate cessation of manure importation until the approved mitigation scheme has been implemented.

**160 Proposed Dwelling at 28 Grove Crescent, Woore (20/02976/FUL)**

*In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Roy Aldcroft, local Ward Councillor, took no part in the debate and did not vote on this item.*

The Principal Planning Officer introduced the application for the erection of one self build 5 bedroom detached dwelling house, with a link attached garage, installation of ground mounted solar panel array; and the formation of vehicular access; associated landscaping works 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 Solicitor read a statement from Woore Parish Council, in objection to the proposal.

In accordance with virtual meeting speaking protocol the Solicitor read a statement from Mr Craven, the applicant, in support of the proposal.

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.

**RESOLVED:**

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

**161 Land Adjacent to Golf House Lane, Prees Heath (19/02203/FUL)**

*In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Gerald Dakin, local Ward Councillor, having submitted a statement, took no part in the debate and did not vote on this item.*

The Principal Planning Officer introduced the application for the erection of 48 dwelling houses (23 open market and 25 affordable) including new vehicular access, public open space and associated infrastructure (amended description) and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site.

The Principal Planning Officer drew Members attention to the Schedule of Additional Letters and advised Members that the Officer's recommendation had been revised as follows:

Recommendation: Delegate to the Planning Services Manager for approval subject to the completion of a satisfactory Section 106 obligation and the conditions as set out in appendix one with any modifications to these conditions as considered necessary by the Planning Services Manager subject to no objection being raised by Natural England in relation to the Habitats Regulation Assessment, should Natural England object it is advised that the application be brought back for Committee determination.

The Chairman noted that the applicant had been given an additional 200 word allowance to respond to the comments from Whitchurch Rural Parish Council which had been accepted by the Chairman after the deadline due to internet problems. The Solicitor added that the applicant had already submitted a statement prior to receiving the comments from the Parish Council and therefore was given the word allowance to respond to these comments at short notice.

In accordance with virtual meeting speaking protocol the Solicitor read a statement from Whitchurch Rural Parish Council, in objection to the proposal.

In accordance with virtual meeting speaking protocol Councillor Gerald Dakin, the local ward Councillor read out his statement in relation to the proposal.

In accordance with virtual meeting speaking protocol the Solicitor read a statement from Gleeson Homes, the applicant, in support of the proposal.

Having considered the submitted plans and noted the comments made by all of the speakers, Members unanimously agreed to refuse the application contrary to the Officer’s recommendation.

**RESOLVED:**

That the application be refused contrary to the Officer’s recommendation for the following reason:

Notwithstanding the additional affordable housing being offered, it is considered this does not outweigh the non-compliance with policy MD2 with regards to provision on site of the open space requirements. There is no existing suitable recreational open space within close proximity to the application site. As such it is considered the financial contribution in lieu of the on-site public open space in this instance is not acceptable. The proposal is considered not to comply with Policies CS6 and MD2 of the Local Plan and the overall principles of the NPPF in relation to sustainable development.

**162 Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the northern area as at 10<sup>th</sup> November 2020 be noted.

**163 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, 8<sup>th</sup> December 2020.

Signed ..... (Chairman)

Date: .....