



Committee and Date

Northern Planning Committee

7 July 2021

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 8 June 2021

**In the The Auditorium - Theatre Severn, Frankwell Quay, Frankwell, Shrewsbury.
SY3 8FT**

1.00 - 4.40 pm

Responsible Officer: Tim Ward

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Present

Councillors Paul Wynn (Chairman), Joyce Barrow, Garry Burchett, Geoff Elner, Ted Clarke, Mark Jones (Vice Chairman), Mike Isherwood, Edward Towers, David Vasmer, Alex Wagner and Gerald Dakin (Substitute) (substitute for Vince Hunt)

4 Apologies for Absence

Apologies for absence were received from Councillor Vince Hunt.

Councillor Gerald Dakin substituted.

5 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on 6th April 2021 and 20th May 2021 be approved as a correct record and signed by the Chairman.

6 Public Question Time

There were no public questions received.

7 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.

In respect of agenda item 11, application number 18/03940/FUL Councillor Paul Wynn declared a pecuniary interest as he was the applicant, and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

In respect of agenda item 11, application number 18/03940/FUL Councillor Joyce Barrow declared an interest on the grounds of perceived bias due to her friendship

with the applicant, and stated that she would withdraw from the meeting and take no part in the debate and would not vote on the item.

In respect of agenda item 11, application number 18/03940/FUL Councillor Gerald Dakin declared an interest on the grounds of perceived bias due to his friendship with the applicant, and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

8 Land Adjacent to Golf House Lane, Prees Heath - 20/05125/FUL

The Principal Planner introduced the application for the erection of 43 dwelling houses (24 open market and 19 affordable) including new vehicular access; public open space and children's play area; landscaping; and associated infrastructure and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members' attention was drawn to the information contained within the Schedule of Additional letters.

Mr Steven Power made a statement on behalf of on behalf of Whitchurch Rural Parish Council 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 Gerald Dakin, local Ward Councillor, made a statement and withdrew from the table and took no part in the debate and did not vote on this item.

Hayley Knight, 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 Councillors made the following points:

Members generally agreed that the new application had met the concerns raised regarding open space when the proposal was last before the committee.

A Member expressed concern regarding the effect on the amenity of residents of the new housing, of the surrounding businesses and lorry park.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED:**

That in accordance with the Officers recommendation authority be delegated to the Planning Services Manager for approval subject to the completion of a satisfactory Section 106 obligation with no objection being raised following the consultation with Natural England on the Habitats Regulation Assessment and the conditions as set out in appendix one with any modifications to these conditions as considered necessary by the Planning Services Manager

9 **Proposed Local Needs Dwelling NW Of New Street Lane Farm, New Street Lane, Market Drayton - 20/04347/FUL**

The Vice Chair Councillor Mark Jones took the chair.

The Principal Planner introduced the application for the erection of a single storey local needs dwelling including new access and detached garage and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members' attention was drawn to the information contained within the Schedule of Additional letters.

The Solicitor read out a statement on behalf of Moreton Say Parish Council in support of 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 Paul Wynn, local Ward Councillor, made a statement and left the table and took no part in the debate and did not vote on this item

Peter Richards, 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 Councillors made the following points:

Members felt that consideration of the application should be deferred in order for clarification to be sought regarding whether the application was for a local needs dwelling or a farm workers dwelling and to allow consultation on the recently submitted heritage assessment

It was **RESOLVED:**

That consideration of the application be deferred to allow consultation on the recently submitted Heritage Assessment and to allow discussion with the applicant as to whether the application is for a local needs dwelling or an agricultural workers dwelling

Councillor Paul Wynn returned to the Chair
Councillor Alex Wagner joined the meeting

10 **Development Land At Churncote Off Welshpool Road, Bicton Heath, Shrewsbury - 20/01957/FUL**

The Principal Planner introduced the application for a mixed residential development of 340 mixed (including 51 affordable units) with associated garages; creation of vehicular access(es); installation of infrastructure, footpath links, public open space

and biodiversity enhancement areas, and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members' attention was drawn to the information contained within the Schedule of Additional letters.

Mr Stephen Mulloy, local resident, made a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Mandie Lee made a statement on behalf of on behalf of Bicton Parish Council 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 Wagner, local Ward Councillor, made a statement and left the table and took no part in the debate and did not vote on this item

Richard Anderson, 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 Councillors made the following points:

A Member expressed concerns regarding access to green space which would be situated to the north of the proposed North West Relief Road (NWRR). The Principal Planner informed the meeting that this would be addressed as part of the planning application for the NWRR and that a foot/cycle bridge was included in that application.

Other concerns expressed included lack of green connectivity, concerns regarding water treatment and runoff and protection trees during the construction works.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED:**

That in accordance with the Officers recommendation planning permission be granted subject to the conditions as outlined in appendix one and any modification to these conditions as considered necessary by the Planning Services Manager and the signing of a Section 106 agreement in accordance with the Town and Country Planning Act 1990 in reference to the points as outlined in paragraph 6.8.3 of the report.

11 **Morton Ley Farm, Morton, Oswestry - 21/00692/EIA**

The Chair advised the meeting that the application had been withdrawn by the applicant and would not be considered at the meeting.

12 Land To The North Of Weston Road, Morda, Oswestry - 21/00442/FUL

The Principal Planner introduced the application for the erection of 20 (affordable) dwellings with associated roads and formation of vehicular access., and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Members' attention was drawn to the information contained within the Schedule of Additional letters.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Joyce Barrow, local Ward Councillor, made a statement and left the table and took no part in the debate and did not vote on this item

During the ensuing debate Councillors made the following points:

Members recognised the need for affordable homes in the area and welcomed the inclusion of bungalows in the proposals.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED:**

That in accordance with the Officer's recommendation planning permission be granted subject to the applicant entering into a S106 to secure the development as affordable housing and the conditions set out in Appendix 1 subject to the amendment of condition 6 to read:

Prior to first occupation of any dwelling hereby approved an acoustic fence with a minimum density of 15 kg/ m² and minimum height of 2m, as detailed in the submitted noise survey shall be erected in the position identified on the approved plan. Details of the external appearance of the fence shall be submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be maintained for the lifetime of the development

13 Land Opposite 6 Sandy Lane, Pell Wall, Market Drayton - 21/01708/OUT

The Principal Planner introduced the Outline application for the erection of 1No local needs dwelling including provision of access. and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Mr Graham Bould (Clerk) made a statement on behalf of on behalf of Sutton Parish Council in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Rob Gittins, local Ward Councillor, made a statement in favour of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Peter Richards, 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 Councillors made the following points:

A Member commented that it was important to support local people.

A Member commented that it was difficult to assess the impact of the dwelling on the surrounding area as it was an outline application.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED**:

That in accordance with the Officer's recommendation planning permission be refused for the following reasons: -

- Whilst the applicant has demonstrated that he complies with the local housing need criteria due to working for the family business, the siting of the dwelling is considered contrary to planning policies and deemed unacceptable. The land to which this application relates is detached from any defined settlement. The proposed site does not have any built development adjoining the site boundaries and will be clearly prominent within the rural setting. The proposed development would be exposed and visible from the passing highway, impacting on the sites long standing rural character. Due to the open nature of the site, the dwelling will have a clear prominent position within the rural setting and is not considered acceptable.
- Additionally; the site is close to several stated noise sources including a dog training facility, tractor repair and private hire area. As such a full noise assessment report is required in order to fully consider the background noise levels from the adjoining land uses. Due to insufficient information being provided in support of this application, it has not been demonstrated that the development would not result in any harm to any future occupiers.
- For the above reasons the principle of development is not supported and further still insufficient information accompanies an outline application on which basis to adequately consider a formal application for a local needs dwelling in accordance with the Council's Supplementary Planning Document on the type and affordability of housing. Therefore this application is considered contrary to planning policies CS5, CS6, CS17, MD02, MD07a and MD13 of the Shropshire Core Strategy and the SAMDev Plan, along with the aims of the National Planning Policy Framework (NPPF) published February 2019, and The Type and Affordability of housing SPD 2012.

14 **Caravan And Camping Site Hadley Farm, Wrexham Road, Whitchurch - 18/03940/FUL**

In accordance with their declaration at minute 7, Councillors Joyce Barrow, Gerald Dakin and Paul Wynn left the room and took no part in the debate or voting on the item.

The Vice Chair Councillor Mark Jones took the chair

The Principal Planner introduced the application for the Siting of Shepherds huts and Glamping Pods as part of existing tourism development. and with reference to the drawings displayed, he drew Members’ attention to the location and layout.

Members’ attention was drawn to the information contained within the Schedule of Additional letters.

In response to a question the Principal Planner confirmed that if the applicant had not been a Councillor the application would have been dealt with under delegated powers as there were no other matters which would have triggered bringing it to committee.

RESOLVED:

That in accordance with the Officers recommendation planning permission be approved subject to the conditions as set in appendix one.

Councillor Paul Wynn returned to the chair

15 Appeals and Appeal Decisions

RESOLVED:

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

16 Date of the Next Meeting

It was noted that the next meeting of the Northern Planning Committee would be held on Tuesday 6 July 2021.

Signed (Chairman)

Date: