



<u>Committee and Date</u>
Northern Planning Committee
28 th September 2021

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 31 August 2021

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

2.00 - 4.05 pm

Responsible Officer: Emily Marshall / Shelley Davies

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Present

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

35 Apologies for Absence

Apologies for absence were received from Councillor Mark Jones. Councillor Gerald Dakin acted as substitute.

36 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 3rd August 2021 be approved as a correct record and signed by the Chairman.

37 Public Question Time

There were no public questions or petitions received.

38 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.

39 The Belvidere School Crowmere Road Shrewsbury SY2 5LA (21/02675/FUL)

The Principal Planner introduced the application, which was an application for the erection of a proposed new secondary school and associated works, including installation of new Solar PV panel system on roof and on external free-standing canopies and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations

Linda Price, a local resident, submitted a statement against the proposal, which was read out by the Solicitor in accordance with the 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 Pam Moseley, local Ward Councillor, made a statement against the proposals.

Mr Nigel Cussons, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the development of the new facilities for the school and sought assurance from Officers that all conditions would be enforced.

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

That in accordance with Officer recommendation planning permission be granted subject to:

- The conditions as outlined in appendix 1 attached to this report and any modifications to these conditions as considered necessary by the Assistant Director of the Service; and
- An amendment to Condition 13 to include reference to residential amenity as advised by the Case Officer.

40 **Proposed Development Land South Of Battlefield Roundabout Battlefield Shrewsbury Shropshire (21/01374/FUL)**

The Principal Planner introduced the application, which was an application for the erection of a new foodstore, associated car parking, access, landscaping and a substation. 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 late representations received from a local resident in support of the application and from Tesco ltd in opposition to the application, which had been received after the late representations had been circulated.

Anthony Minor, a local resident, submitted a statement in favour of the proposal, which was read out by the Solicitor in accordance with the 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 Dean Carroll, local Ward Councillor, made a statement against the proposals.

Mr George Brown, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members expressed concern over the access and egress from the site and the effect of the development on the traffic on Battlefield Road but recognised that there were no objections from Highways.

Members welcomed the fact that the applicants had extended the length of time that they would market the current site for employment use only to 10 years from 5 years as part of the S106 agreement.

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

That in accordance with Officer recommendation planning permission be granted subject to:

- The conditions set out in Appendix 1 (as amended in the schedule of late representations) and to any additions or modifications to these as considered necessary by the Development Management manager including the addition of conditions restricting the use of the site to retail and relating to floorspace; and
- The signing of a Section 106 agreement as set out in paragraph 1.6 of the report which shall include an increase in the marketing period of the existing site from 5 years to 10 years.

41 Proposed Residential Development West Of Darlee Cottage Brownhill Ruyton Xi Towns Shropshire (18/02858/REM)

The Principal Planner introduced the application, which was an application for the approval of reserved matters (appearance, layout, landscaping, scale) pursuant to 14/04168/OUT - for residential development of two detached houses; formation of vehicular access with visibility splay; to include removal of trees. and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Lydia Bardsley, Clerk, submitted a statement on behalf of Ruyton XI Towns Parish Council against the proposal, which was read out by the Solicitor in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Mr Andrew Balshaw, the agent, spoke for the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committees.

Members felt that whilst the design would not be for everyone the proposals were acceptable.

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 recommendation planning permission subject to the conditions set out in Appendix 1.

42 Development Land At Churncote Off Welshpool Road Bicton Heath Shrewsbury Shropshire (20/01957/FUL)

The Principal Planner introduced the application, which was an 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 and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planner advised Members that the application had been brought back to Committee for confirmation of the affordable housing provision and made reference to an email from Mr Mulloy that had been sent to all Members of the Committee.

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 withdrew from the table and took no part in the debate and did not vote on this item.

Members considered that the proposal before them was better than the extant planning permission on the site, providing enhanced ecological measures and more affordable housing.

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 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.

43 Appeals and Appeal Decisions

RESOLVED:

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

44 Date of the Next Meeting

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 p.m. on Tuesday 28th September 2021 in the Shrewsbury Room, Shirehall, Shrewsbury.

Signed (Chairman)
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Date:

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