



Committee and Date

Northern Planning Committee

26th October 2021

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 28 September 2021

In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

2.00 - 5.25 pm

Responsible Officer: Shelley Davies

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

Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Garry Burchett, Geoff Elnor, Ted Clarke, Vince Hunt, Mark Jones (Vice Chairman), Edward Towers, Alex Wagner, Julian Dean (substitute for Mike Isherwood) and Nigel Hartin (substitute for David Vasmer)

45 Apologies for Absence

Apologies for absence were received from Councillor Mike Isherwood (substitute: Councillor Julian Dean) and Councillor David Vasmer (substitute: Councillor Nigel Hartin).

46 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 31st August 2021 be approved as a correct record and signed by the Chairman.

47 Public Question Time

There were no public questions received.

48 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.

49 **Harlescott Junior School, Featherbed Lane, Harlescott, Shrewsbury, SY1 4QN (21/03223/VAR)**

The Principal Planning Officer introduced the application for the variation of Condition 2 (approved plans) attached to planning permission 20/04289/FUL to allow amendments to site design and layout and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

The Principal Planning Officer advised Members that if they were minded to approve the application an additional condition in relation to the colour of the water tank should be added to any permission granted.

Ms Tracey Brown (local resident) spoke 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 15.1) Councillor Kevin Parady, as local ward councillor, made a statement in objection to the proposal.

Mr Jimmy Lennon (Architect) spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Principal Planning Officer responded to the concerns raised by the speakers and noted that the location of the water tank had been approved.

During the ensuing debate Members raised concern in relation to the impact of the water tank on local residents and the surrounding area and questioned if it was possible to sink the tank into the ground.

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

That consideration of the application be deferred to investigate if it would be feasible to sink the water tank into the ground.

50 **Site Of Former Sports And Social Club And Bowling Green, Albert Road, Shrewsbury, Shropshire, SY1 4JB (20/05217/FUL)**

The Technical Specialist Planning Officer introduced the application for the erection of 12No. affordable dwellings (C3 Class) and 14No. supported living flats with Community Hub (C2 Class) and associated external works including ball strike fencing, road access, landscaping and car parking (amended description) and with reference to the drawings and photographs displayed, she drew Members' attention to the location, layout and elevations.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Dean Carroll, as local ward councillor, made a statement in objection to the proposal.

Mr Stuart Thomas, 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 Members expressed differing views. Some Members indicated their support for the proposal and considered the benefits of the scheme outweighed the concerns raised. Other Members expressed the view that the development would have a detrimental impact on highway safety, result in a loss of on-street parking and stated the affordable supported living units did not meet national space standards.

The Technical Specialist Planning Officer responded to the concerns raised noting that the shortfall in the size of the affordable supported living units was very small and added that the national space standards were for guidance only. The Developing Highways Manager advised that the application met the expected parking standards for this type of development and stated that on-street parking was a privilege and not a right for residents.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members expressed their support for the application in accordance with the Officer's recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to the conditions as set out in Appendix 1 of the report and authority delegated to the Head of Service to make any amendments to these conditions as considered necessary as well as to review and finalise the developer contributions (heads of terms as set out in the report) to be secured by S106 following further consultation and discussion between Shropshire Council Leisure Services, Sports England and the applicant, agent and landowner.

At 15:55 the meeting was adjourned for a short break and reconvened at 16:07.

51 8 The Hawthorns, 21/03488/FUL

The Principal Planning Officer introduced the application for an extension and creation of semi-detached dwellings and garage and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Kate Halliday as local ward councillor, made a statement in objection to the proposal.

In accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, the Solicitor read out a statement in support of the proposal from Mr Corey Waters, the Agent.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to the conditions as set in Appendix 1.

52 15 Corsten Drive, Shrewsbury, SY2 5TJ (21/03197/FUL)

The Principal Planning Officer introduced the application for the erection of two storey rear extension and proposed patio area and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

Having considered the submitted plans Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to the conditions as set in Appendix 1.

53 Land West Lowe Hill Road, Wem, Shropshire (21/02768/OUT)

The Principal Planning Officer introduced the outline application for the for Residential development (Use Class C3) and associated access, public open space, drainage, infrastructure, earthworks and ancillary enabling works. All matters except for access reserved. (Revised scheme) (amended description) and with reference to the drawings displayed, he drew Members' attention to the location and layout.

The Principal Planning Officer drew Members attention to the Schedule of Additional Letters which referred to a further letter of objection received from a member of the public and advised that if Members were minded to approve the application an additional Condition was should be added to any permission granted to limit the number of dwellings on site to 100.

Mr Tony Moss, local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Geoff Soul, on behalf of Wem Town Council spoke 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 15.1) Councillor Edward Towers, as local ward councillor, made a statement and then left the table, took no part in the debate and did not vote on this item.

Michael Davies, 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.

The Developing Highways Manager displayed a plan showing the access to the site and stated that he was satisfied with the proposed conditions which would address any concerns in relation to highway safety.

During the ensuing debate the majority of Members noted their objection to the application expressing concerns in relation to the impact on highway safety, the adverse visual impact on the landscape and that part of the proposed development was outside the development boundary and therefore contrary to policy.

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

That Members were minded to refuse this application on the basis that the proposed development would have an adverse visual impact on the landscape and part of the proposed development was outside the development boundary and therefore contrary to policy CS5 of the adopted Core Strategy; and policies MD2 and MD7a of the adopted SAMDev Plan. In accordance with paragraph 17.4 of the Local Protocol for Councillors and Officers dealing with Regulatory Matters, the application stands deferred to a future meeting.

54 Appeals and Appeal Decisions

RESOLVED:

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

55 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, 26th October 2021.

Signed (Chairman)

Date: