



Committee and Date

Northern Planning Committee

29th March 2022

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 1 March 2022

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

2.00 - 4.06 pm

Responsible Officer: Emily Marshall / Shelley Davies

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Present

Councillor Paul Wynn (Chairman)

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

75 Apologies for Absence

An apology for absence was received from Councillor Edward Towers (substitute: Councillor Roy Aldcroft).

76 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on 23rd November 2021 be approved as a correct record and signed by the Chairman.

77 Public Question Time

There were no public questions or petitions received.

78 Disclosable Pecuniary Interests

None received.

79 School House, Overton Road, Ifton Heath, St Martins, Oswestry - 21/05360/VAR

The Technical Specialist Planning Officer introduced the application for the variation of Condition Nos 2 and 11 attached to planning permission 20/02248/FUL dated 5 November 2021.

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

RESOLVED:

That planning permission be granted subject to the completion of a Deed of Variation to the Section 106, such that it applies to this new permission and the conditions as set out in Appendix 1.

80 Proposed Development Land South of Battlefield Roundabout, Battlefield, Shrewsbury - 21/05804/FUL

The Principal Planning Officer introduced the application for the erection of a foodstore (Use Class E), substation, access, associated car parking and landscaping and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on the surrounding area when a previous application for this site was considered by the Northern Planning Committee held on 31 August 2021.

The Principal Planning Officer explained that the previous planning consent for the site had been quashed following a judicial review and noted that a significant change from the previous proposal was the addition of a left-hand turn exit out of the site to take traffic north along the A49 to the Battlefield Roundabout.

Members' attention was drawn to the information contained within the Schedule of Additional letters which included a representation from the Case Officer regarding an amendment to the Officer recommendation and a representation from Tesco which included comments in response from the Case Officer and the Applicant. The Principal Planning Officer read out a point of clarification from the Highways Officer that had been received that morning in response to the representation from Tesco.

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 application.

Bryn Richard, 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 some Members expressed concern in relation to the impact of the development on the traffic on Battlefield Road. Members welcomed the addition of the exit road on to A49, however, it was felt that the construction of this road should be brought forward to early part of the development.

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 Assistant Director to grant planning permission subject to:

- An amendment to the Construction Traffic Management Plan to ensure the construction of the exit road onto the A49 was brought forward to an early part of the development;

- The conditions as set out in Appendix 1, and any amendments considered necessary to these conditions and the completion of a Section 106 obligation which will secure the exclusive marketing of the existing Arlington Way site for defined employment uses for a 10 year period; and
- An amendment to Condition 22 as outlined on the Schedule of Additional Letters.

81 Greenacres Rural Training Centre, Fenemere Lane, Fenemere, Baschurch - 21/04211/FUL

The Technical Specialist Planning Officer introduced the application for the erection of a supported living development for adults with learning disabilities to comprise a single storey building to provide 8 dwellings along with communal areas and staff facilities, car parking and landscaping. Members' attention was drawn to a letter received from a local resident in objection to the application. It was explained that as the development was on Council owned land, the applicant would be required to enter into an MoU in relation to the proposed affordable housing and a community liaison group.

Adrian Thompson on behalf of a local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Steve Gregory, on behalf of Baschurch Parish 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) Councillor Nick Bardsley, local Ward Councillor, made a statement against the proposals.

During the ensuing debate some Members expressed concern regarding the isolated location of the site whilst other Members considered such a location very important for this development noting that it would be closely associated to the existing enterprise at Greenacres.

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 subject to the conditions set out in Appendix 1 and the applicant entering into a S106/MOU.

82 Knockin Hall Farm, The Avenue, Knockin - 19/04432/EIA

The Principal Planning Officer introduced the application for the erection of an extension to a poultry unit including silos and all associated works and drew Members' attention to the information contained within the Schedule of Additional letters which included a further letter of objection from a member of the public.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Vince Hunt, 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.

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 in accordance with the Officers recommendation authority be delegated to the Assistant Director to grant planning permission subject to:

- The satisfactory submission of an addendum to the noise report, on noise, in relation to the air scrubbers; and
- The conditions set out in Appendix 1 and any modifications to these conditions as considered necessary by the Assistant Director.

83 Appeals and Appeal Decisions

Discussion took place in relation to the appeal decisions for Land off Lowe Hill Road, Wem and Land to south of the Meole Brace Retail Park. The Solicitor explained that as both applications were delegated decisions it was not appropriate for Committee's views to be included in response to these appeals. Additionally, it was noted that responding to an appeal was a delegated matter.

RESOLVED:

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

84 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, 29th March 2022 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed _____ (Chairman)

Date: _____