



## Committee and Date

Northern Planning Committee

26 April 2022

## **NORTHERN PLANNING COMMITTEE**

### **Minutes of the meeting held on 29 March 2022**

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

**2.00 - 3.49 pm**

**Responsible Officer:** Emily Marshall / Shelley Davies

Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk      Tel: 01743 257717 / 01743 257718

### **Present**

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

### **85 Apologies for Absence**

Apologies for absence were received from Councillors Joyce Barrow, Alex Wagner and Paul Wynn

Councillor Steve Davenport substituted for Councillor Joyce Barrow and Councillor Nat Green substituted for Councillor Alex Wagner

### **86 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 1 March 2022 be approved as a correct record and signed by the Chairman.

### **87 Public Question Time**

There were no public questions or petitions received.

### **88 Disclosable Pecuniary Interests**

Members were reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered

### **89 Land North Of B4397 Baschurch, Shropshire - 21/03108/FUL**

The Technical Specialist Planning Officer introduced the application for the erection 20no. affordable dwellings including associated works, she advised that Members

had conducted a site visit prior to the meeting and explained that the highways conditions would form part of the S106 agreement as the Council would need to do the Traffic Regulation Order to extend the 30mph speed limit which the developers would pay for.

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.

Scott Drummond, (Agent) spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

During the ensuing debate some Members commented that whilst they would prefer affordable housing to be interspersed within the village, they recognised that this site met a recognised need for affordable housing in the area and that the site was a sustainable one. They asked whether more provision could be made for active travel especially cycling.

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 and any amendments to these conditions as considered appropriate by the Assistant Director and the signing of a section 106 agreement securing the affordable housing in perpetuity and reduction in the speed limit.

## 90 **Land Adjacent to the A5 Kinton, Shrewsbury, Shropshire - 20/03976/EIA**

The Principal Planning Officer introduced the application for the erection of four poultry rearing buildings, nine feed bins, landscaping scheme and all associated works and confirmed that this application had previously been refused due to a lack of information but that all the issues raised had been addressed and that therefore the recommendation was one of approval.

Members commented that whilst there may be some adverse visual impact this was minimal and that it was preferable to extend current sites rather than have new site in the countryside. In response to a query regarding the footpath the Principal Planner confirmed that this could be diverted but that this was done under a separate process.

### **RESOLVED:**

That in accordance with the Officer recommendation delegated authority be granted to the Planning Services Manager to grant planning permission subject to the conditions as set out in Appendix 1, and any amendments considered necessary.

## 91 Painsbrook Farm, Painsbrook Lane, Hadnall - 21/05985/EIA

The Principal Planning Officer introduced the application for the construction of two free range poultry houses with feed bins and ancillary equipment. He advised that the application had been brought to committee as it fell under Schedule one of the EIA regulations and under the scheme of delegation had to be determined by committee.

The Principal Planning Officer drew Members attention to the information contained in the schedule of late representations and advised that the applicant had submitted further information in the form of a flood risk assessment, a noise assessment and further details with regard to ecological issues. He informed Members that this information was being considered by Officers and that it was felt that the flood risk assessment appeared to be acceptable and that reference to Policy CS18 in the reasons for refusal was no longer necessary. He went on to say that the information submitted in consideration of ecological and odour issues was significant and was still being considered but that it was felt that it still would not satisfy the requirement of the EIA regulation.

Shaun Jones, (Agent) spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

In response to a query regarding the possibility of deferring consideration of the application the Principal Planner commented that the number of outstanding issues with the application would mean that the application would not be dealt with in a timely manner.

After further discussion it was **RESOLVED:**

That in accordance with Officer recommendation Planning Permission be refused for the following reasons: -

The application lacks sufficient detail on which basis to make a positive recommendation as it is considered the application lacks sufficient detail on biodiversity, (ecological and landscape), amenity, odour, highway and transportation issues. As such the recommendation is one of refusal as the application falls well short of EIA Regulations 2017 and does not comply with Policies CS5, CS6, CS13, and CS17 of the Shropshire Core Strategy, Policies MD2, MD7b, MD12 and MD13 of the SAMDev and the National Planning Policy Framework

## 92 Appeals and Appeal Decisions

**RESOLVED:**

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

## 93 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, 26th April 2022

Signed ..... (Chairman)

Date: .....