



Committee and Date

Northern Planning Committee

16th August 2022

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 21 June 2022

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

2.00 - 3.51 pm

Responsible Officer: Emily Marshall / Shelley Davies

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

Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Geoff Elner, Ted Clarke, Vince Hunt, Mark Jones (Vice Chairman), Mike Isherwood, Edward Towers and David Vasmer

13 Apologies for Absence

Apologies for absence were received from Councillors Garry Burchett and Alex Wagner.

14 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 24th May 2022 be approved as a correct record and signed by the Chairman.

15 Public Question Time

There were no public questions or petitions received.

16 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.

17 Station Yard, Pipe Gate, Market Drayton, Shropshire (22/01789/OUT)

The Technical Specialist Planning Officer introduced the outline application for phase 2 residential scheme for the development of up to ten housing plots for self-build/custom housing (resubmission of application reference 21/05785/OUT). The Technical Specialist Planning Officer informed the Committee that there was an error in the report, which referred to a delegated decision, but confirmed that this was in fact a Committee decision and not delegated to officers.

The Council's Solicitor read out a statement from Woore Parish Council, against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Council's Solicitor read out a statement from Mr Gez Willard, Agent on behalf of the applicant, in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Technical Specialist Planning Officer reported late representations that had been received from Councillor Roy Aldcroft, local member, who supported the statement made by Woore Parish Council.

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

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 and a Section 106 obligation to secure the affordable housing provision and long term, ownership, maintenance and perpetuity of the open space.

18 Proposed Residential Development Land North East Of Grove Lane, Bayston Hill, Shrewsbury, Shropshire (22/01619/FUL)

The Principal Planning Officer introduced the application for the erection of 2No. detached dwellings and associated garages, formation of vehicular and pedestrian access (revised scheme) and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Mr Bryan Bishop, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Mark Underwood, on behalf of Bayston Hill 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 15.1) Councillor Ted Clarke, as local ward councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item.

Amy Henson, 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.

Councillor Vince Hunt left the meeting at this point.

During the ensuing debate, members of the committee commented on how useful the site visit had been, noting that the site was surrounded by a mixture of dwelling types and the layout and scale of the development would not adversely impact the amenity of surrounding properties, limited impact in terms of overlooking and the retention of a mature hedgerow were also noted. Access for emergency vehicles would also be improved by the development. Members were pleased to note that a construction management plan would be conditioned to control working times on site and requested that an informative be added to ensure the highway was kept clear of mud.

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

RESOLVED:

That planning permission be granted subject to the conditions as set out in Appendix 1 to include an informative regarding mud on the highway and an additional condition regarding working times on site.

19 Roundabout Junction A41 and A525, Whitchurch, Shropshire (22/01663/ADV)

The Technical Specialist Planning Officer introduced the application for the erection and display of four sponsorship signs placed on the roundabout.

Having considered the submitted plans the majority of members expressed their support for the proposals.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1.

20 Roundabout Junction A41 And A49, Prees Heath, Whitchurch,(22/01665/ADV)

The Technical Specialist Planning Officer introduced the application for the erection and display of three sponsorship signs placed on the roundabout.

Having considered the submitted plans the majority of members expressed their support for the proposal.

RESOLVED:

That planning permission be granted, subject to the conditions set out in Appendix 1.

21 Roundabout Junction A53 and A442, Hodnet, Shropshire (22/01667/ADV)

The Technical Specialist Planning Officer introduced the application for the erection and display of four sponsorship signs placed on the roundabout.

Having considered the submitted plans the majority of members expressed their support for the proposal.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1.

**22 Roundabout Junction B4579 and College Road, Oswestry, Shropshire
22/01669/ADV**

The Technical Specialist Planning Officer introduced the application erection and display of four sponsorship signs placed on the roundabout

During the ensuing debate, members expressed concern at the significant amount of signage already on the roundabout, which was an important gateway into the town of Oswestry.

RESOLVED:

That planning permission be refused, contrary to the officer's recommendation for the following reason:

The adverse visual impact of the cumulative effect of this signage and others already on the roundabout which is a gateway into Oswestry.

23 Roundabout Junction A41 and A53, Tern Hill, Shropshire (22/01686/ADV)

The Technical Specialist Planning Officer introduced the application for the erection and display of four sponsorship signs placed on the roundabout.

The Council's Solicitor read a statement from Councillor Rob Gittins, local ward councillor in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1).

During the ensuing debate, members noted the comments of the local ward council and expressed concern at the adverse impact on highway safety at a small and busy roundabout.

RESOLVED:

That planning permission be refused, contrary to the officer's recommendation for the following reason:

Unacceptable adverse impact on highway safety at a small and busy roundabout.

**24 Roundabout Junction Chester Road and Bargates, Whitchurch, Shropshire
(22/01700/ADV)**

The Technical Specialist Planning Officer introduced the application for the erection and display of three sponsorship signs placed on the roundabout.

Members attention was drawn to the schedule of additional letters, which contained a statement from Councillor Biggins, the local ward councillor.

During the ensuing debate, members noted the comments of the local ward council and considered the proposal to be unacceptable due to the adverse visual impact on the landscaping and setting of the roundabout.

RESOLVED:

That planning permission be refused, contrary to the officer’s recommendation for the following reason:

Unacceptable adverse visual impact on the landscaping and setting of the roundabout.

25 Proposed Essential Workers Dwelling North Of Merrington Bomere Heath Shropshire (21/05888/FUL)

RESOLVED:

That determination of the application be deferred.

26 Land to the rear of Scout Hut Adj. To Rad Valley Gardens Shrewsbury Shropshire (22/02030/FUL)

The Principal Planning Officer introduced the application for the erection of a telecoms shelter with fencing.

Having considered the submitted plans members expressed their support for the proposal.

RESOLVED:

That planning permission be granted Permission subject to the conditions set out in Appendix 1.

27 Appeals and Appeal Decisions

RESOLVED:

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

28 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 19th July 2022, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: