



### **Committee and Date**

Northern Planning  
Committee

10<sup>th</sup> January 2023

## **NORTHERN PLANNING COMMITTEE**

### **Minutes of the meeting held on 6 December 2022**

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

**2.00 - 4.33 pm**

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

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### **Present**

Councillor Paul Wynn (Chairman)

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

### **74 Apologies for Absence**

Apologies for absence were received from Councillor Joyce Barrow (Substitute: Councillor Steve Davenport)

### **75 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 8<sup>th</sup> November 2022 be approved as a correct record and signed by the Chairman.

### **76 Public Question Time**

There were no public questions, statements or petitions received.

### **77 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.

With reference to planning applications to be considered at this meeting, Councillor Nat Green noted that he was a member of Shrewsbury Town Council Planning Committee and indicated that his views on any proposals

when considered by the Town Council had been based on the information presented at that time and he would now be considering all proposals afresh with an open mind and the information as it stood at this time.

Councillor Nat Green declared that as the local ward Councillor for agenda items 5 and 6, he would make a statement on agenda item 5 and 6 and then move to the back of the room, taking no part in the debate or vote.

Councillor Ted Clarke declared that as the local ward Councillor for agenda item 8, he would make a statement and then move to the back of the room, taking no part in the debate or vote.

**78 Rowleys House, Barker Street, Shrewsbury, Shropshire, SY1 1QH (22/04244/LBC)**

*Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.*

The Planning Manager North introduced the application for the fitting of temporary timber frame over damaged infill panels to stabilise a section of wall, to enable more detailed investigation of timber frame and development of permanent repair plan affecting a Grade II\* Listed Building.

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 in accordance with the officer recommendation, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

**79 1A Castle Gates, Shrewsbury, Shropshire, SY1 2AQ (22/04536/LBC)**

*Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.*

The Planning Manager North introduced the application for the internal alterations affecting a Grade II Listed Building for the construction of a new accessible W.C. on the ground floor.

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 in accordance with the officer recommendation, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

**80 Oswald House, 13 Oswald Road, Oswestry, Shropshire, SY11 1RB (22/03805/FUL)**

*Councillor Davenport joined the meeting during consideration of this application, he therefore took no part in the debate or vote on the application.*

The Planning Manager North introduced the application for the change of use from commercial use (Class E) at ground floor with self-contained residential units on the first, second and third floors to two self-contained residential units at ground floor and a 14 bedroom House in Multiple Occupation across the first, second and third floors. Members' attention was drawn to the information contained within the Schedule of Additional letters which detailed additions and amendments to paragraph 7 of the planning officer's report.

Judith Williams, on behalf of local residents 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 Duncan Kerr 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.

David Morse, 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, and having listened to the comments made by all of the speakers, Members noted that whilst there were some benefits to the proposed development and the site could be considered sustainable, the harm that the development would cause outweighed the benefits. Concerns expressed included density, overdevelopment of the site, insufficient parking for residents and visitors, poor access for deliveries and refuse collection and a lack of amenity space for residents, including insufficient space externally and internally for drying laundry.

The proposed development would not enhance the health or wellbeing of future residents. Members considered that for these reasons the proposed development was contrary to policies CS6 and CS11 of the Shropshire Core Strategy and MD2 of the Samdev.

**RESOLVED:**

That planning permission be refused, contrary to the Officer's recommendations for the following reasons:

The proposal are considered overdevelopment of the site with inadequate car parking and access for deliveries and refuse collection and insufficient provision of on site open space

As such the application is contrary to Policies CS6 and CS11 of the Shropshire Core Strategy and MD2 of the Samdev

**81 Site Of Oakland County Primary School, Glebe Road, Bayston Hill, Shrewsbury (22/02517/FUL)**

The Senior Planning Officer introduced the application for the demolition of existing school building and the erection of 23 residential dwellings, formation of access from Glebe Road, footpaths/cycleways and public open space. Members' attention was drawn to the information contained within the Schedule of Additional letters.

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 left the room, 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 proposal.

**RESOLVED:**

That in accordance with the officer recommendation, planning permission be granted subject to the signing of a memorandum of understanding/Section 106 agreement and the conditions as set out in Appendix 1 and any amendments to these conditions as considered necessary by the Assistant Director.

**82 5 Porthill Gardens, Shrewsbury, Shropshire, SY3 8SH (22/03912/FUL)**

The Planning Manager North introduced the application for the replacement kitchen and gym and Members' attention was drawn to the information contained within the Schedule of Additional letters.

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

Adam Booth the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

**RESOLVED:**

That in accordance with the officer recommendation, planning permission be granted subject to the conditions as set out in Appendix 1.

**83 Pavement Outside 17 Willow Street, Oswestry, Shropshire, SY11 1AB (22/03899/FUL)**

The Area Planning Manager North introduced the application for the installation of one BT Street Hub incorporating 75" LCD advert screens plus the removal of associated BT Kiosks. Members' attention was drawn to the information contained within the Schedule of Additional letters.

During the ensuing debate, Members noted that the proposed Street Hub was situated within part of the Oswestry Conservation Area and considered the impact that it would have on the setting of a nearby listed building. Although some support for the proposals was expressed but the majority of Members felt that the scale, design and appearance of the hub would have an adverse visual impact on the surrounding street scene.

**RESOLVED:**

That planning permission be refused, in accordance with the Officer's recommendation for the following reasons:

It is considered that the proposed hub due to its scale, design and appearance and having regard to the character of the area in which it will be located, including the immediate locality and also wider views of the site, would be detrimental to visual amenity and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Oswestry Conservation Area. The harm to the significance of these heritage assets is considered to be less than substantial and the public benefits do not outweigh the harm. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and paragraph 199 and 202 of the NPPF and also fails to preserve or enhance the setting of nearby listed buildings or the character or appearance of the Conservation area as required by section

66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**84 Pavement Outside 17 Willow Street, Oswestry, Shropshire, SY11 1AB (22/03900/ADV)**

The Area Planning Manager North introduced the application for the erection and display of one 75" LCD advert screens.

**RESOLVED:**

That planning permission be refused in accordance with the Officer's recommendation for the following reasons:

It is considered that the proposed double sided illuminated sign due to its scale, design and method of display and having regard to the character of the area in which it will be located including the immediate locality and also wider views of the site, would be detrimental to visual amenity and have an adverse visual impact on the character and appearance of the street scene, the setting of nearby listed buildings and this part of Oswestry Conservation Area. The proposal is therefore considered to be contrary to local plan policies MD2, MD13, CS6 and CS17 and fails to meet the criteria of national guidance and policy including paragraph 136 and 197 of the NPPF.

**85 12 Oak Street, Shrewsbury, Shropshire, SY3 7RH (22/04420/FUL)**

The Senior Planning Officer introduced the application for the erection of a two storey extension and 1000 mm high brick wall to form new boundary (amended description). Members attention was drawn to the Schedule of Additional Letters.

Malcolm Andrews on behalf of local residents 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 Kate Halliday, as local ward councillor, made a statement and took no part in the debate and did not vote on this item.

During the ensuing debate, Members expressed concern that the proposed extension was excessive and overbearing in design resulting in loss of light to neighbours.

**RESOLVED:**

That planning permission be refused, contrary to the Officer's recommendation for the following reasons:

- 1) The overbearing impact on neighbouring properties; and
- 2) The excessive loss of light for neighbouring property.

As such the application considered contrary to Policy CS6 of the Shropshire Core Strategy and Policy MD2 of the SAMDev.

**86 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 development of up to ten housing plots for self-build/custom housing (resubmission of application reference 21/05785/OUT). Members’ attention was drawn to the information contained within the Schedule of Additional letters.

The Council’s Solicitor read out a statement that had been submitted by Woore Parish Council against the proposal in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposals, commenting that they were pleased to see the development of an untidy site.

**RESOLVED:**

That in accordance with the officer recommendation, planning permission be granted subject to the conditions as set out in Appendix 1 attached to the report and the signing of a Section 106 agreement in order to secure affordable housing provision and long term, ownership, maintenance and perpetuity of the open space provision on site.

**87 Appeals and Appeal Decisions**

**RESOLVED:**

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

**88 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 10<sup>th</sup> January 2023, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....

