



Committee and Date

Northern Planning Committee

7th March 2023

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 10 January 2023

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

2.00 - 3.42 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, Garry Burchett, Geoff Elner, Vince Hunt, Mike Isherwood, Edward Towers, David Vasmer, Steve Davenport (Substitute for Mark Jones) and Alex Wagner (Substitute for Nat Green)

89 Apologies for Absence

Apologies for absence were received from Councillors Ted Clarke, Nat Green (Substitute: Alex Wagner) and Mark Jones (Substitute: Steve Davenport).

90 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 6th December 2022 be approved as a correct record and signed by the Chairman.

91 Public Question Time

There were no public questions or petitions received.

92 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.

In respect of agenda item 7, application number 22/05113/FUL Councillor David Vasmer declared a pecuniary interest as his wife was the applicant and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

In respect of agenda item 7, application number 22/05113/FUL Councillor Alex Wagner declared an interest on the grounds of perceived bias due to his friendship with the applicant and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

93 Proposed Residential Development Land To The South Of Welshpool Road, Bicton Heath, Shrewsbury, Shropshire - 22/03543/FUL

The Planning Manager North introduced the application for a mixed residential development of 106 dwellings and associated public open space, internal highways, car parking, garages and landscaping with vehicular access from Gains Park Way (Amended Description) 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 which included three letters of objection from members of the public.

Councillor Elliot Blackmore, on behalf of Bicton Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Olivia Carr, 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 Solicitor confirmed that the application site was located in the Tern Division and clarified that the officer's recommendation should refer to the Planning and Development Services Manager and not the Assistant Director.

The Planning Manager North, in response to comments made by the speaker for the Parish Council confirmed that although Severn Trent Water had not officially commented on the proposal there had been discussion in relation to drainage matters. He advised that if members were minded to approve the application authority should be delegated to the Planning and Development Services Manager to grant approval subject to confirmation from Severn Trent Water that the submitted drainage strategy was acceptable.

During the ensuing debate, members noted concerns in relation to highway safety and questioned why there was no condition to ensure the proposed pedestrian crossing on Gains Park Road was in place prior to the occupation of the dwellings. The Planning Manager North advised that the conditions could be amended to include reference to the proposed crossing on Gains Park Road if members considered this was appropriate.

The Planning Manager North, in response to comments from members, explained that the financial contribution to the Northwest Relief Road formed part of the SUE Masterplan and noted that the adopted policy does not require developers to provide

bungalows. He added that officers were satisfied the scheme included a good range of dwellings.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their support for the proposal subject to Severn Trent Water having no objection to the submitted drainage strategy and the amendment to conditions to include reference to the pedestrian crossing on Gains Park Road.

RESOLVED:

That in accordance with the Officers recommendation authority be delegated to the Planning and Development Services Manager to grant planning permission subject to:

- The conditions as outlined in appendix one of the report and any amendments to these as considered necessary by the Planning and Development Services Manager;
- The signing of a Section 106 agreement in order to secure provision of affordable housing, on site open space provision and a financial contribution towards the Northwest Relief Road;
- No objection from Severn Trent Water in relation to the submitted drainage strategy; and
- An amendment to the conditions to include reference to the proposed pedestrian crossing on Gains Park Road.

94 Land Adjacent to Melville House, Station Road, Baschurch, Shropshire - 22/03752/FUL

The Senior Planning Officer introduced the application for the erection of 48 Dwellings Across 3 Phases with Associated Access Roads, Parking and Landscaping, including Provision of Land for Train Station Car Park 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 which included updates from the Case Officer.

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

Robert Jones on behalf of the Baschurch Station Campaign Group spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Andy Woodthorpe, on behalf of Baschurch Parish Council spoke in support of 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 Nick Bardsley, as local ward councillor, made a statement in support of the application.

Nigel Thorns, 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 considered the proposal to be infill development and that the benefits of the scheme which included the overprovision of affordable housing, over provision of open space and the provision of land for a station car park outweighed the conflict to the adopted development plan.

The Solicitor advised that as members were minded to approve the application any permission granted would be subject to the signing of a Section 106 agreement in order to secure provision of affordable housing, on site open space provision, the provision of land for a station car park and a financial contribution towards the Colemere RAMSAR site and appropriate planning conditions. The Senior Planning Officer outlined the suggested planning conditions which included standard commencement and plans conditions and those to cover:

- Japanese Knotweed mitigation
- Ecology mitigation
- Vegetation clearance
- Proposed materials
- Habitat Management Plan
- Archaeology measures
- Tree protection measures
- Estate roads and lighting
- Estate roads phasing plan
- Surfacing, layout, drainage and lighting of the proposed railway station car park
- Electric vehicle charging points

Members felt that an additional condition should be included to ensure the station car park was appropriately maintained and not used for long term storage of site equipment

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

RESOLVED:

That planning permission be granted contrary to the officer recommendation for the following reason:

Members considered the proposal to be infill development and that the benefits of the scheme which included the over provision of affordable housing, over provision of open space and the provision of land for a station car park outweighed the conflict to the adopted development plan.

Subject to:

- The Planning and Development Services Manager being granted delegated powers to attach conditions to include standard commencement and plans conditions and conditions outlined at the meeting; and
- The signing of a Section 106 agreement in order to secure provision of affordable housing, on site open space provision, the provision of land for a station car park and a financial contribution towards the Colemere RAMSAR site.

95 34 Bynner Street, Shrewsbury, Shropshire SY3 7NZ - 22/05113/FUL

In accordance with their declaration at minute 92, Councillors David Vasmer and Alex Wagner left the room and took no part in the debate or voting on the item.

The Planning Manager North introduced the application for the erection of rear extension and remodelling of existing detached house, to provide fully an accessible house for a disabled applicant (modifications to previously approved 22/02574/FUL).

Having considered the submitted plans, 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.

96 Appeals and Appeal Decisions

RESOLVED:

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

97 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, 7th February 2023, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: