



Committee and Date

Northern Planning Committee

23rd May 2023

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 2 May 2023

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

2.00 - 4.00 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, Nat Green, Mark Jones (Vice Chairman), Mike Isherwood, Duncan Kerr (Substitute for Edward Towers), Steve Davenport (Substitute) (substitute for Vince Hunt) and Nigel Hartin (Substitute) (substitute for David Vasmer)

121 Apologies for Absence

Apologies for absence were received from Councillors Vince Hunt (substitute Councillor Steve Davenport), Edward Towers (substitute Councillor Duncan Kerr) and David Vasmer (substitute Councillor Nigel Hartin).

122 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 4th April 2023 be approved as a correct record and signed by the Chairman.

123 Public Question Time

There were no public questions or petitions received.

124 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.

125 Proposed Commercial Development Land To The South Of Hazledine Way, Shrewsbury, Shropshire - 22/03877/FUL

The Principal Planning Officer introduced the application for a mixed use development including retail, gym, drive-thru coffee shop and drive-thru restaurant (use class E), tanning and beauty salon (sui generis), and residential care home (use class C2) together with access, parking, landscaping and associated infrastructure.

The Principal Planning Officer 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 David Kilby, on behalf of The Shropshire Playing Fields Association 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 Rosemary Dartnall, as local ward councillor, made a statement and then left the table, took no part in the debate and did not vote on this item.

Tom Wilcox, 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.

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 on the Committee, 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.

During the ensuing debate concern was expressed in relation to the impact of additional traffic in an already congested area of Shrewsbury, particularly at the roundabout with access to the existing retail park and also concern relating to the modelling that had been done by Highways and whether this was sufficient and had been conducted at peak times. Also concerns relating to the Active Travel Plan and questions in relation to a public transport route.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was unanimously agreed to defer determination of the application for the reasons outlined above and set out below.

RESOLVED:

That determination of the application be deferred for the following reasons:

1. The issue of former use of the site had not adequately been dealt with;
2. A review of the Traffic Assessment to consider busy times;
3. Active travel to the site needed further investigation;
4. Foul Discharge, more information was needed in relation to this.

126 Land West London Road, Woore, Shropshire - 22/03559/FUL

The Planning Manager, North introduced the application for the mixed residential development of ten dwelling (to include one self build), creation of four vehicular accesses (onto London Road), all ancillary works.

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

Mr Willard, 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.

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 satisfactory completion of a Section 106 agreement for affordable housing consisting of one affordable dwelling on site and an affordable housing contribution, a reduction in the speed limit to 40mph along the road frontage of the site, and the conditions as set out in Appendix 1 of the Planning Officer's report.

127 Lady Hill Farm, West Felton, Oswestry, Shropshire, SY11 4JZ - 22/05620/FUL

The Planning Officer introduced the application for the conversion of a range of traditional outbuildings into 2No. residential units to include associated hardstanding, curtilage, access connection to required services to include a foul system, soakaway and oil tank.

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 in accordance with the officers recommendation, subject to the conditions set out in Appendix 1 of the Planning Officer's report.

128 Painsbrook Farm, Painsbrook Lane, Hadnall, Shrewsbury, Shropshire - 22/03828/EIA

The Planning Manager North introduced the application for the construction of two free range poultry houses with feed bins and ancillary equipment.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Simon Jones as local ward councillor, made a statement in support of the application and then left the table.

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 once the EIA advertising date has expired and on receipt of no adverse comments in the consideration of Officers, in consultation with the Chair of Committee, (EIA advertising date has not yet expired), planning permission is granted, subject to the conditions as set out in appendix 1 attached to the report and any amendments to these conditions as considered necessary by the Service Manager.

129 Appeals and Appeal Decisions

RESOLVED:

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

130 Exclusion of Public and Press

RESOLVED:

That, in accordance with the provisions of Schedule 12A of the Local Government Act 1972 and Paragraph 10.4 [3] of the Council's Access to Information Rules, the public and press be excluded from the meeting during consideration of the following items.

131 Planning Enforcement Quarterly Report

RESOLVED:

That members note the progress of planning enforcement case investigations and the exercise of delegated powers in respect of decisions in accordance with the Council's enforcement protocol.

132 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 23rd May 2023 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: