



### Committee and Date

Southern Planning Committee

25 June 2024

## **SOUTHERN PLANNING COMMITTEE**

### **Minutes of the meeting held on 21 May 2024**

**2.00 - 3.55 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Tim Ward

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### **Present**

Councillors Nick Hignett (Vice Chairman), Caroline Bagnall, Andy Boddington, Richard Huffer, Christian Lea, Nigel Lumby, Tony Parsons, Ed Potter, Robert Tindall and Claire Wild (Substitute) (substitute for David Evans)

### **4 Apologies for Absence**

Apologies for absence were received Councillors David Evans and Hilary Luff

Councillor Claire Wild substituted for Councillor Evans

### **5 Minutes**

#### **RESOLVED:**

That the Minutes of the meetings of the Southern Planning Committee held on 16 April 2024 and 9 May 2024 be approved as a correct record and signed by the Chairman.

### **6 Public Question Time**

There were no public questions

### **7 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 5 Councillor Nigel Lumby declared that he was the local Member and that he would make a statement and then withdraw from the meeting and take no part in the debate or voting.

In respect of agenda item 6 Councillor Richard Huffer declared that he was the local Member and that he would make a statement and then withdraw from the meeting and take no part in the debate or voting.

**8 Proposed Residential Development Land East of Shaw Lane Albrighton Shropshire (23/02095/OUT)**

The Senior Planning Officer introduced the application which was an application for outline planning permission for up to 90 dwellings, to include access only and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout. The Senior Planning Officer drew members attention information set out in the schedule of late representations.

Councillor Colin Noakes spoke on behalf of Albrighton Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Nigel Lumby spoke as the local member in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He then left the room and took no part in the debate or voting.

Doug Moulton, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members welcomed the revised access onto Kingswood Road which they considered to be much safer than the previous access onto Shaw Lane, they requested that the applicant consider providing more parking spaces than currently proposed.

A Member asked that any reserved matters application be brought back to the Committee for determination.

**RESOLVED**

That in accordance with the Officer recommendation outline planning permission be granted and delegated authority be given to Officers to secure a Section 106 Agreement as described in the report and any necessary conditions.

It was also agreed that the reserved matters application would be brought back to the committee for determination

**9 Brick House Farm Greete Ludlow Shropshire SY8 3BZ (24/00764/VAR)**

The Principal Planner introduced the application which was an application for the Variation of Condition 2 (approved plans) and removal of Condition 17 (food production) of planning permission No. 22/02565/FUL and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

Councillor Richard Huffer spoke as the local member in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. He then left the room and took no part in the debate or voting.

Jonathan Selwyn spoke on behalf of the applicants in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a question regarding the Ministerial Statement published on 15 May 2024 the Principal Planner commented that it mainly reiterated the National Policy Statement which had been issued in January and was produced for determining Nationally Significant Infrastructure Projects for which the current scheme was just under the threshold for. That being the case, whilst the Ministerial Statement and the National Policy Statement could be a material consideration for determination, it does not change the policy context of the planning application.

Members expressed concern regarding the loss of the food opportunity areas (FOA) and commented that they felt there had not been sufficient information submitted regarding efforts made to let the land for food production and the numbers of sheep that would graze the area if the FOAs were removed to justify the loss of the best and most versatile land.

**RESOLVED:**

That contrary to the Officer recommendation permission be refused for the following reason: -

Taking into account recent ministerial advice, insufficient information has been provided with the application as to the amount of sheep grazing the land could sustain combined with a lack of information regarding the endeavours to get others to farm on the best and most versatile agricultural land which has led to greater weight being placed on the protection of best and most versatile agricultural land over the benefits of the scheme with regards to increased energy production in the planning balance. The proposals are therefore contrary to Shropshire Core Strategy Policy CS6 and paragraph 180B of the NPPF

**10 Proposed Residential Dwelling South Of Plealey Shrewsbury Shropshire (24/00121/FUL)**

The Development Manager introduced the application which was an application for the erection of a detached dwelling and conversion of Dutch barn to form garage/garden store and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location and layout.

Councillor Roger Evans read a statement on behalf of Pontesbury Parish Council in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Roger Evans, local Ward Councillor spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Paul Middleton, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members expressed concern that a site visit had not been held which would allow them to fully assess the impact of the application on the surrounding area.

**RESOLVED**

That consideration of the application be deferred to a future meeting to allow for a site visit.

**11 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 21 May 2024 be noted.

**12 Date of the Next Meeting**

**RESOLVED:**

That it be noted that the next meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday, 25 June 2024 in the Shirehall.

**13 Exclusion of Press and Public**

**RESOLVED:**

That under Section 100 (A) of the Local Government Act 1972 that the proceedings in relation to the following items shall not be conducted in public on the grounds that they involve the likely disclosure of exempt information as defined by the provisions of Schedule 12A of the Act.

**14 Planning Enforcement Annual Report**

Members received the report of the Assistant Director of Economy and Place which updated them on the performance of the enforcement team and the outcome of recent significant decisions. It also provided an update on recent changes in legislation.

**RESOLVED:**

That the content of the report be noted

Signed ..... (Chairman)

Date: .....