



Committee and Date

Northern Planning Committee

18th March 2025

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 18 February 2025

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

2.00 - 3.22 pm

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Garry Burchett, Geoff Elner, Julian Dean, Roger Evans, Pamela Moseley, Nat Green, Alex Wagner and Vince Hunt (Vice Chairman)

62 Apologies for Absence

None received.

63 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 21st January 2025 be approved as a correct record and signed by the Chairman.

64 Public Question Time

There were no public questions or petitions received.

65 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.

66 Land Off Walkmill Road, Walkmill Road, Market Drayton, Shropshire (24/01359/FUL)

The Principal Planning Officer introduced the application for the erection of three detached bungalows including formation of single shared vehicular access, provision of new vehicular access to paddock and provision of two metre wide footpath. The Principal Planning Officer reported in terms of the public benefit, that since publication of the planning officers report Shropshire Council's Cabinet had agreed the housing supply position to be at 4.73 years. The result of this meant that the tilted balance of the NPPF was engaged, resulting in Shropshire Council's most important housing policies to be considered out of date and planning applications would be determined in favour of sustainable development, in recognition of the

need to boost its housing supply. The development of three dwellings would boost housing supply and it had therefore attached significant weight.

Mr Richard Cordova, 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) the Council's Solicitor read out at statement from Councillor Richard Nellins, as local ward councillor.

Mr 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 expressed their sympathy with the comments made by local residents, however they felt that although finely balanced, the benefits of the proposed development outweighed the harm.

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

RESOLVED:

That planning permission be granted subject to the satisfactory completion of a Section 106 agreement to secure the Biodiversity Net Gain for 30 years, and conditions set out in Appendix 1.

67 Meadowland, Sleaf, Harmer Hill, Shrewsbury, Shropshire, SY4 3HE (24/02735/EIA)

The Principal Planning Officer advised the committee that consideration of this application had been deferred.

RESOLVED:

Application deferred.

68 Riverside Mall, Pride Hill Centre, Pride Hill, Shrewsbury, Shropshire, SY1 1PH (24/04035/FUL)

The Principal Planning Officer introduced the application for the construction of a new two way road, junction arrangements at Smithfield Road and Raven Meadows, re-located bus lay-by on Smithfield Road, landscape works, servicing arrangements and associated highway works. Members' attention was drawn to the information contained within the Schedule of Additional letters. The Principal Planning Officer reported a further update, to condition five to delete the word 'demolition' and additional public comments which were summarised for the Committee.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Nat Green, 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.

Councillor Gary Burchett reported that this application was near to the Shrewsbury Beaconsfield Club, which was owned by the Conservative Association, however this did not amount to a pecuniary interest.

During the ensuing debate, some members expressed concern about the lack of information in relation to cycle provision and also that the applications coming to committee individually did not allow the committee to envisage the site as a whole. Whilst Members concerns were noted, the Solicitor reminded the Committee that they must only consider the application before them and this was one part of an overall development. The Principal Planning Officer explained that this could be considered an enabling development and there would be subsequent applications in relation to connectivity and accessibility.

Having considered the submitted plans and listened to the comments made by all of the speakers, 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 and an updated condition list.

69 Laurel Cottage, 23 Church Lane, Ash Magna, Whitchurch, Shropshire (24/04696/FUL)

The Area Planning Manager introduced the application for the erection of two storey side extension.

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

RESOLVED:

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

70 Appeals and Appeal Decisions

RESOLVED:

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

71 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 18th March 2025 in the Shrewsbury Room, Guildhall, Shrewsbury.

Signed (Chairman)

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Date:

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