



Committee and Date

North Planning Committee

5th February 2019

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 11 December 2018

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

10.00 - 10.57 am

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Gerald Dakin, Pauline Dee, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman), Mark Jones, Paul Milner and Peggy Mullock

49 Apologies for Absence

There were no apologies for absence.

50 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 19th November 2018 be approved as a correct record and signed by the Chairman.

51 Public Question Time

A public question had been submitted by Mr John Simpson, in relation to where responsibility lay for ensuring that developers adhered to planning permission and enforcement issues.

A copy of the question and response given by the Principal Planning Officer is attached to the signed minutes.

52 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.

53 5 Mill Street, Whitchurch, Shropshire, SY13 1SE (16/04460/FUL)

The Technical Specialist Planning Officer introduced the application for the erection of four town houses, four apartments and two retail units following demolition of all buildings on site.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Peggy Mullock, as local ward councillor, made a statement and moved to the back of the room, took no part in the debate and did not vote on this item. Councillor Mullock informed the Committee that Whitchurch Town Council were unable to send a representative to the meeting, however they requested that their comments previously submitted in relation to the application, be noted.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their support for the proposals. They felt that the scheme would enhance the street scene in Whitchurch and provide much needed one bed units.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the planning officer's report.

54 Proposed Residential Development Land South of Holly Cottage, Rosehill Road, Stoke Heath, Shropshire (18/04470/OUT)

The Principal Planning Officer introduced the outline application for the erection of two dwellings (all matters reserved). Members' attention was drawn to the information contained within the Schedule of Additional letters which summarised further comments from the Agent. The Principal Planning Officer reminded Members' that as the application was an outline application, with all matters reserved, the plans shown were indicative only.

Councillor Sarah Planton, on behalf of Stoke Upon Tern Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Principal Planning Officer responded to comments made and explained that the emerging Neighbourhood Plan should be given limited weight and some of the points raised by the Parish Council were issues to be considered at reserved matters stage.

During the ensuing debate and having considered the submitted indicative plans and listened to the comments made by the speaker, Members' supported the principle of development on the site, however they shared the concerns raised by the Parish Council, particularly relating to design, size and layout. Following a proposition to approve the application in accordance with the Officer's recommendation an amendment was put forward to ensure that determination of the reserved matters application be delegated to the Committee consideration.

RESOLVED:

That planning permission be granted subject to:

- The conditions as set out in Appendix 1 of the planning officer's report.
- The application for Reserved Matters being delegated to the Committee for determination.

55 Proposed Residential Development, Land To The West Of Weston Lullingfields, Shropshire (18/04485/OUT)

The Area Planning Officer introduced the outline application for the erection of two dwellings to include access. Members attention was drawn to the information contained within the Schedule of Additional Letters which summarised a further letter of objection from a member of the public. The Area Planning Officer updated the Committee with regards to the visibility splay to the north, beyond the application site and concerning the northerly neighbour's hedgerow and reported an amendment to condition 11.

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

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.

The Area Planning Officer responded to comments raised by the Parish Council representative and reminded the committee that whilst the Council is in the process of preparing its Local Plan Partial Review, this was at an early stage and should be afforded little weight in the determination of the application, the settlement of Weston Lullingfields remained identified as being able to accommodate additional housing growth.

Councillor Pauline Dee withdrew from the meeting at this point.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members' unanimously expressed their support for the officer's recommendation.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the planning officer's report and an amendment to condition 11.

Councillor Pauline Dee re-joined the meeting at this point.

56 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals for the northern area be noted.

57 Date of the Next Meeting

It was noted that the meeting due to take place on 8th January 2019 would be cancelled. The next meeting of the North Planning Committee would be held at 2.00

p.m. on Tuesday, 5th February 2019 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: