



Committee and Date

North Planning Committee

2nd April 2019

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 5 February 2019

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

2.00 - 2.37 pm

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

58 Apologies for Absence

There were no apologies for absence.

59 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 11th December 2019 be approved as a correct record and signed by the Chairman.

60 Public Question Time

There were no public questions, statements or petitions received.

61 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.

62 Proposed Dwelling East of Lea Hall Farm, Lee, Ellesmere, Shropshire (18/05140/OUT)

The application was withdrawn by the applicant before consideration by the Committee.

63 Sandy Lane Farm, Hillside, Prees, Whitchurch, Shropshire (18/04937/FUL)

Councillor Paul Wynn as the local ward councillor for this application, vacated the Chair and Councillor Vince Hunt presided as Chairman for this item.

The Technical Specialist Planning Officer introduced the application for the installation of a 23.8m wind turbine (31.6m to blade tip) and associated infrastructure 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.

Councillor Mark Jones joined the meeting.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Paul Wynn, 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. During his statement, the following points were raised:

- There were no objections to the application;
- The proposal would provide renewable energy for the farm and contribute to the reduction of greenhouse gases;
- He fully supported the application.

Mr Anthony Ford, the Landowner spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate, Members carefully considered the benefits that the proposal would bring in terms of providing renewable energy, farm diversification and noted that landscape and visual impact would be minimal. Members considered that these benefits outweighed the guidance given in footnote 49 of paragraph 154 of the National Planning Policy Framework (NPPF) regarding the acceptability of wind energy development in areas that have not been identified as suitable for wind energy in the Development Plan, particularly given that the Council's Development Plan did not, as yet identify any such areas. Members commented that the Development Plan needed to be updated to reflect the recent amendment to the NPPF.

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

RESOLVED:

That planning permission be granted, contrary to the officer's recommendation, for the following reason;

On balance the Committee gave greater weight to the general support for renewable energy development, as set out in the NPPF and the Development Plan, and the overall benefits of the proposal in terms of diversification of the farming enterprise, and less weight to footnote 49 of paragraph 154 of the NPPF regarding the acceptability of wind energy development in areas that have not been identified as suitable for wind energy in the Development Plan, particularly given that the Council's Development Plan does not, as yet identify any such areas.

And subject to the conditions outlined by the Planning Officer, the exact wording of which to be delegated to the Head of Planning Services.

64 Land North of Crinan Blakeley, Stanton Upon Hine Heath, Shropshire, SY4 4ND (18/03419/FUL)

The Principal Planning Officer introduced the application for the erection of a local needs affordable disabled access bungalow 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 contained additional comments and recommended conditions from Shropshire Council’s Planning Ecologist.

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 in accordance with the Officer’s recommendation, subject to;

- The conditions set out in Appendix 1 of the Officer’s report and set out in the Schedule of Additional Letters; and
- The signing of a Section 106 agreement to ensure the dwelling remains as an affordable dwelling in perpetuity.

65 Appeals and Appeal Decisions

RESOLVED:

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

66 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, 5th March 2019, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: