



Committee and Date

North Planning Committee

30th April 2019

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 2 April 2019

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

2.00 - 2.55 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, Mark Jones, Paul Milner, Peggy Mullock and Steve Davenport (Substitute) (substitute for Vince Hunt)

67 Apologies for Absence

Apologies for absence were received from Councillor Vince Hunt (substitute: Councillor Steve Davenport).

68 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 5th February 2019 be approved as a correct record and signed by the Chairman.

69 Public Question Time

There were no public questions, statements or petitions received.

70 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.

71 Hangar 3, Eaton Road, Childs Ercall, Shropshire (09/00292/MAW)

The Principal Planning Officer introduced the application for the change of use of existing warehouse to form an in-vessel composting facility.

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

- He was aware that the application was very divisive when it was first considered and that was still the case today, he urged Councillors to accept the officer's recommendation and refuse planning permission;

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, notwithstanding the previous resolution of Members to grant planning permission subject to conditions and a Section 106 legal agreement, planning permission be refused for the following reasons.

The proposed change of use of the warehouse to an in-vessel composting demonstration facility for the composting of waste materials has the potential to result in adverse impacts on the local highway network due to the type, number and of vehicles that would be associated with the delivery of waste and the export of composted material. It is considered that, in order to make the development acceptable, the proposed operation should be undertaken in accordance with a traffic routing agreement and a traffic management plan to limit vehicle movements and ensure that only an approved route which includes avoiding the village of Childs Ercall is used. It is further considered that it is appropriate for these to be secured through a Section 106 agreement. The local planning authority has sought to agree an appropriate agreement with the applicant however It has not been possible to complete this within a reasonable period of time. Core Strategy policy CS6 requires that all development is designed to be safe and accessible, and SAMDev Plan policies MD2 and MD8 require that development should only take place where there is sufficient existing infrastructure and capacity. In the absence of a satisfactory routing agreement and traffic management plan it is considered that the proposal would have adverse impacts upon highway safety and is therefore contrary to these Development Plan policies. The benefits of the proposal have been taken into account and it is not considered that these are sufficient to outweigh the harm that would arise due to conflict with these policies. Also owing to the passing of time update reports would be required in order to satisfy both local and national planning policies.

72 Oswestry School, Upper Brook Street, Oswestry, SY11 2TL (18/04978/FUL)

The Technical Specialist Planning Officer introduced the application for an additional car park, modifications to highway access from Upper Brook Street and works to improve highway safety 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 outlined a minor rewording of condition 6 and additional comments received from a local resident. The Technical Specialist Planning Officer reported that if members were minded to approve the application, they considered granting delegated powers to the Head of Planning Services to resolve how the Traffic Regulation Order would be delivered.

Mr Andrew Field 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) Councillor Paul Milner, 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. During their statement, the following points were raised:

- Stressed the need for a robust traffic management scheme;
- He felt it would have been useful to see the scheme come forward with the application; and
- He hoped the school would work closely with local residents and listen to their concerns.

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

In response to questions, the Technical Specialist Planning Officer confirmed that highway improvements would be agreed through the Traffic Regulation Order (TRO) and carried out before the car park could be used. He added that until the formal TRO process had been undertaken he couldn't confirm what the highways improvements would be, but that the school had agreed to finance the TRO and the work needed. It was also confirmed that planning officers would liaise closely with the local ward councillor.

In response to questions relating to noise mitigation, the Technical Specialist Planning Officer confirmed that condition 5 required the instalment of a suitable noise mitigation scheme and the local member would be consulted as part of this process.

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 proposal.

RESOLVED:

That planning permission be granted, subject to:

- Delegated powers being granted to the Head of Planning Services, to resolve how the Traffic Regulation Order would be delivered; whether by condition or s106 agreement.
- The conditions set out in Appendix 1.
- A minor rewording of condition 6, as set out in the Schedule of Additional Letters.

73 Lee Old Hall, Lee, Ellesmere, Shropshire, SY12 9AE (18/05711/FUL)

The Technical Specialist Planning Officer introduced the application for the erection of single storey extension to form an annex and associated internal alterations affecting a grade II* listed building 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.

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

- He had no objection to the application, it didn't impact on any nearby local residents and he was pleased to note that the Council's Conservation Officer supported the proposal.

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 subject to the conditions set out in Appendix 1.

74 Lee Old Hall, Lee, Ellesmere, Shropshire, SY12 9AE (18/05712/LBC)

See Minute 73 above.

RESOLVED:

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

75 Former Swan Public House Car Park, Nantwich Road, Woore, Shropshire (18/05854/FUL)

The Principal Planning Officer introduced the application for the redevelopment of site comprising retention of bowling green, provision of dedicated car parking for bowling club and erection of four dwellings including access.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Roy Aldcroft, 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. He commented that he fully supported the application which would help to secure the long-term future of the bowling club.

The Principal Planning Officer reported that in relation to the historic setting and in particular the setting of the Church consideration had been given to s66 Planning (Listed Buildings and Conservations Areas) Act 1990 – "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Having considered the submitted plans 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.

76 Appeals and Appeal Decisions

RESOLVED:

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

77 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, 30th April 2019 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: