



Committee and Date

North Planning Committee

17th September 2019

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 23 July 2019

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

2.00 - 3.36 pm

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Nicholas Bardsley, Gerald Dakin, Pauline Dee, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman) and Joyce Barrow (Substitute) (substitute for Peggy Mullock)

20 Apologies for Absence

Apologies for absence were received from Councillors Peggy Mullock (substitute: Joyce Barrow), Mark Jones and Paul Milner.

21 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 25th June 2019 be approved as a correct record and signed by the Chairman.

22 Public Question Time

There were no public questions or petitions received.

23 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.

24 Proposed Poultry Unit To The North Of Betton, Market Drayton, Shropshire (19/01154/FUL)

The Principal Planning Officer introduced the application for the erection of a free range egg laying unit and associated feed bins, hardstandings and new highway access (resubmission of 18/04555/FUL) 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 included a copy of a draft heads of terms, site plan and associated

manure management plan in relation to the proposed Section 106/33 agreement for manure management and spreading. He confirmed that as manure would be spread at Ercall Farm in the area of Telford and Wrekin Council he had contacted the Council and been informed that they were not aware of any concerns and there had been one complaint of odour from that farm in 2006 which was addressed with no complaints of odour since.

Sarah Moulson, on behalf of Betton and Norton Action Group spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Councillor Graham Sedgley, on behalf of Loggerheads Parish Council (adjoining Parish Council), 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 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. During their statement, the following points were raised:

- The site was within open countryside and the area was classified as 'timbered pastures', which was rare within Shropshire (approximately 1.6%) found solely in the north-east of the county and therefore requiring special protection;
- There were two well used footpaths and an ancient bridleway along the site;
- The building was of a scale that was out of keeping with the surrounding ancient landscape and the addition of two feed towers were intrusive and ugly;
- He questioned whether 32,000 chickens would prove profitable and whether this might be the first phase of a larger development;
- He was concerned that human activity on the site, as well as noise and vibrations during the build would disturb wildlife, including badgers, otters and bats found in the area;
- The proposed development would have a negative impact on tourism; and
- The proposed development had been met with a well organised response from local residents and the Parish Council and urged Members to listen to local people and their interpretation of planning guidance.

Ian Pick, 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 Principal Planning Officer and Solicitor responded to some of the comments made by speakers, in relation to farm diversification and impact on tourism, drawing members attention to the relevant paragraphs of the report and the Schedule of Additional Letters.

Shropshire Council's Planning Ecologist responded to concerns expressed by some Members, stating that providing the works were conducted as proposed and conditions adhered to, protected species would not be negatively impacted by the development.

In answer to a question about a recent Court of Appeal decision concerning a proposed poultry development at Tasley, the Solicitor explained that the issues in that case concerned whether the Environment Permit controlled manure spreading off site and whether the EIA assessed the effects of manure spreading as indirect effects of the development.

During the ensuing debate Members commented that the site visit had been extremely useful and it appeared that the proposed development would have little impact on the surrounding area and appropriate conditions were in place to alleviate the concerns expressed by residents and the surrounding parish councils. It was also noted that none of the Council's Statutory Consultees had objected to the proposals.

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 authority be delegated to the Planning Services Manager for approval subject to the conditions as outlined in appendix one attached to the officer's report and any modifications to these conditions as considered necessary by the Planning Services Manager and the signing of a Section 106/s33 agreement in relation to manure spreading.

25 Newcott Fish And Chips, Newcott Services, Tern Hill, Market Drayton, Shropshire (19/01877/FUL)

The Technical Specialist Planning Officer introduced the application for the application under Section 73A of the Town and Country Planning Act 1990 for the erection of replacement low rise boundary wall with decorative brick wall and 1.75m brick piers 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.

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

RESOLVED:

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

26 Appeals and Appeal Decisions

RESOLVED:

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

27 Exclusion of Public and Press

RESOLVED:

That under Section 100(A)(A4) of the Local Government Act 1972, the public be excluded during the consideration of the following item of business on the grounds that they might involve the likely disclosure of exempt information as defined in Schedule 12(A) of the Act.

28 Planning Enforcement Quarterly Report

Councillor Joyce Barrow left the meeting at this point.

RESOLVED:

That the Planning Enforcement Quarterly Report at 23 July 2019 be noted.

29 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, 20th August 2019 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: