

**Committee and Date**

Northern Planning Committee

3<sup>rd</sup> March 2020

**NORTHERN PLANNING COMMITTEE****Minutes of the meeting held on 4 February 2020**

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

**2.00 - 3.20 pm**

**Responsible Officer:** Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257717

**Present**

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Nicholas Bardsley, Gerald Dakin, Pauline Dee, Nat Green, Mark Jones, Pamela Moseley, Keith Roberts, David Vasmer and Joyce Barrow (Substitute) (substitute for Vince Hunt)

**75 Apologies for Absence**

An apology for absence was received from Councillor Vince Hunt (substitute: Joyce Barrow).

**76 Minutes****RESOLVED:**

That the Minutes of the meeting of the Northern Planning Committee held on 10<sup>th</sup> December 2019 be approved as a correct record and signed by the Chairman.

**77 Public Question Time**

There were no public questions, statements or petitions received.

**78 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.

With reference to planning applications to be considered at this meeting, Councillors Nat Green and Keith Roberts stated that they were members of the Shrewsbury Town Council Planning Committee. They indicated that their views on any proposals when considered by the Town Council had been based on the information presented at that time and they would now be considering all proposals afresh with an open mind and the information as it stood at this time.

**79 Former Copthorne Barracks, Copthorne Road, Shrewsbury, Shropshire, SY3 8LZ (19/04893/REM)**

The Technical Specialist Planning Officer introduced the application for the approval of reserved matters (appearance, layout, scale and landscaping) pursuant to outline planning permission 16/04228/OUT for the erection of 150 no. dwellings; to include a change of house types on plots 65, 72, 74-77, 82, 86, 106, 107, 109, 114-116, 119, 130, 149, 150, 160, 161, 164 and 168 on the part of the site approved under 19/01288/REM (previously approved as an amendment to 18/03637/REM).

In response to a query in relation to parking spaces, the Technical Specialist Planning Officer explained that this aspect of the application had not been amended and each property would have 2 parking spaces.

Having considered the submitted plans Members unanimously expressed their support for the Officers recommendation to approve the application.

**RESOLVED:**

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

**80 1 Chronicle House, 6 Castle Foregate, Shrewsbury, SY1 2DJ (19/04587/FUL)**

The Technical Specialist Planning Officer introduced the application for the additional A5 use (hot food takeaway) to the ground floor.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Nat Green, as local ward Councillor, made a statement and then left the room, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- There was no off-street parking for the premises and this could potentially lead to customers parking outside which would create traffic problems and increase pollution;
- Potential customers would be encouraged to use the nearby train station car park which was for users of the train station and already very congested;
- He considered that it was a good site for a restaurant but not a takeaway, noting that restaurants and takeaways had a different dynamic; and
- He referred to a previous application for a takeaway in Wood Street and considered that this application should be refused in line with that application.

During the ensuing debate the majority of Members stated that they shared the concerns raised by the local ward Councillor and considered that a takeaway in this location would encourage illegal/inappropriate parking or waiting of vehicles and have a detrimental impact on the local highway network and restrict access for emergency vehicle; it would encourage the use of the already busy train station car park and increase the risk to public safety as customers would be required to cross a busy road. It was therefore agreed that further consultation was required to clarify the concerns raised.

**RESOLVED:**

That the application be deferred to allow further consultation with the Police, Fire Service, Civil Enforcement and Network Rail.

**81 Battlefield Services, Starbucks, Robert Jones Way, Battlefield, Shrewsbury, SY4 3EQ (19/04987/ADV)**

The Principal Planning Officer introduced the application to erect and display 1no internally illuminated 8m Totem Pole Sign (to replace 6mtr totem pole sign on site already) (amended description) and confirmed that the Committee had visited the site that morning to assess the impact of the proposed development on the surrounding area.

Members' attention was drawn to the information contained within the Schedule of Additional letters which included a representation from Shropshire Council Highways in relation to the rewording of condition 7 and a public objection with a response from the Applicant and Case Officer.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of Members expressed the view that the application be approved as per the Officer's recommendation subject to the re-wording of condition 7 as detailed on Schedule of Additional Letters.

**RESOLVED:**

That planning permission be granted, subject to the conditions as set out in Appendix 1 and the re-wording of condition 7 as detailed on Schedule of Additional Letters.

**82 Land Near Moss Cottage, Brown Heath, Ellesmere, Shropshire (19/03679/FUL)**

The Principal Planning Officer introduced the application for the erection of an agricultural storage and livestock building with hardstanding 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 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 clarified his position in relation to the application as outlined in the Officers' report;
- It was noted that he had originally objected to the application due to the size of the building and the access;
- He withdrew his objection following the submission of a revised application reducing the size of the building and on advice from Officers that an objection regarding the access was not sustainable; and

- On further consideration he was concerned in relation to the potential use of the building and therefore rescinded his agreement for the decision be delegated to Officers and requested that the application be considered by the Northern Planning Committee.

In response to a request from a Member, the Solicitor clarified that the term agricultural referred to the production food and assured Members that the building could not be used in connection with any other use such as forestry.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the Officers recommendation to approve the application.

**RESOLVED:**

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

**83 Carolines, 1A English Walls, Oswestry, Shropshire, SY11 2PA (19/05193/FUL)**

The Principal Planning Officer introduced the application for installation of new shop front and internal alterations 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. The Principal Planning Officer referred to paragraph 6.1.9 of the Officers' report and explained that the correct paragraph of the NPPF was 197 and not paragraph 195 as stated.

During the ensuing debate Members noted their support for the application but considered the proposed design to be out of keeping with the surrounding area and agreed that the application should be deferred for further consultation.

**RESOLVED:**

That the application be deferred to allow further consultation in relation to the design of the development.

**84 Appeals and Appeal Decisions**

Members thanked the Officers for their hard work in relation to defending appeals which was reflected in the number of appeals dismissed by the Inspector.

**RESOLVED:**

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

**85 Date of the Next Meeting**

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 p.m. on Tuesday, 3<sup>rd</sup> March 2020 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed

(Chairman)

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Date: .....