

**Committee and Date**

Northern Planning Committee

27th May 2020

NORTHERN PLANNING COMMITTEE**Minutes of the meeting held on 3 March 2020**

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

2.00 - 2.46 pm

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

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

86 Apologies for Absence

Apologies for absence were received from Councillor Pamela Moseley (substitute: Councillor Ted Clarke).

87 Minutes**RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 4th February 2020 be approved as a correct record and signed by the Chairman.

88 Public Question Time

There were no public questions, statements or petitions received.

89 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.

90 Land North of Abbey Farm, Ash, Whitchurch, Shropshire (19/03488/FUL)

The Principal Planning Officer introduced the application for the erection of a temporary agricultural workers dwelling.

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

- The applicant wanted to farm in a traditional way and specialised in small, rare breeds;
- The plans were ambitious and the family needed to be on site to support animal welfare; and
- The proposed dwelling was temporary and both he and the Parish Council supported the proposals which were exciting and educational.

Councillor John Dodd, on behalf of Whitchurch Rural Parish Council spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Michael Bain, 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.

During the ensuing debate Members praised the scheme, commenting that it was a good example of diversification and ensuring the sustainability of small farm, the proposals would also have wider community benefits in terms of community interest, education and economic benefits. The Committee also acknowledged that the applicant had confirmed that they would be prepared to limit the dwelling to a maximum of 100 square meters.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members felt that they could support the proposals, and authorised the Head of Planning Services to grant planning permission, subject to the receipt of amended plans, indicating a dwelling of a maximum of 100 square meters and appropriate conditions.

RESOLVED:

That determination of the application be delegated to the Head of Planning Services to grant planning permission, subject to:

- Receipt of amended plans, indicating a dwelling of a maximum of 100 square metres; and
- The following conditions, for 3 years lifetime, in accordance with the approved plans, standard agricultural workers dwelling occupancy and conditions as recommended by the SC Ecologist in relation to landscape mitigation, ecological clerk of works, bat and bird box installation, lighting plan – bats.

91 Land East Of The Dexters, Shrewsbury Road, Market Drayton, Shropshire, TF9 3PR (19/05586/FUL)

Councillor Paul Wynn, as the local ward Councillor vacated the Chair for consideration of this application.

Councillor Vince Hunt, as Vice-Chairman, chaired the meeting for this application.

The Technical Specialist Planning Officer introduced the application for the erection of a general purpose agricultural building.

Councillor Paul Wynn read out comments against the application, on behalf of Moreton Say Parish Council 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 Wynn, 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:

- It was his view that the proposals were not sustainable;
- Three acres was not viable; and
- It was situated on a very busy road.

Holly Walker, 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.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members expressed their support for the proposal.

RESOLVED:

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

92 Plas Thomas Farm, Dudleston, Ellesmere, Shropshire (19/03658/FUL)

The application was withdrawn before consideration by the Committee.

93 Appeals and Appeal Decisions

The Committee thanked Officers for their work in the area of appeals.

RESOLVED:

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

94 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, 31st March 2020, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: