



Committee and Date

Northern Planning Committee

INSERT NEXT MEETING DATE

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 18 August 2020

Virtual meeting held via Microsoft Teams Live

2.00 - 3.50 pm

Responsible Officer: Tim Ward

Email: emily.marshall@shropshire.gov.uk Tel: 01743 2577173

Present

Councillor Paul Wynn (Chairman) Roy Aldcroft, Nicholas Bardsley, Gerald Dakin, Pauline Dee, Nat Green, Vince Hunt (Vice Chairman), Mark Jones, Pamela Moseley, Keith Roberts and David Vasmer (to 3.25pm)

123 Apologies for Absence

There were no apologies for absence received.

124 Minutes

RESOLVED:

That the Minutes of the meeting of the Northern Planning Committee held on 21 July 2020 be approved as a correct record and signed by the Chairman.

125 Public Question Time

There were no public questions, or petitions received.

126 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 agenda item 5 Councillor Mark Jones declared an interest on the grounds of perceived bias as he was the Chair of the Housing Supervisory Board. He took no part in the discussion of the item and did not vote.

With reference to agenda item 5 Councillor Keith Roberts declared an interest on the grounds of perceived bias as he was a member of the Housing Supervisory Board. He took no part in the discussion of the item and did not vote.

With reference to agenda item 5, Councillor Nat Green stated that he was a member of Shrewsbury Town Council Planning Committee, and in accordance with his dispensation would be considering the application with an open mind.

With reference to agenda item 5, Councillor David Vasmer stated that he was a member of Shrewsbury Town Council Planning Committee however, he had not had any previous involvement with the application and would be considering the application with an open mind.

**127 Crowmoor House, Frith Close, Shrewsbury, Shropshire, SY2 5XW
(20/01553/FUL)**

In accordance with the declarations made above Councillors Mark Jones and Keith Roberts withdrew from the meeting, took no part in the debate and did not vote on the item.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Pam Moseley, local Ward Councillor, having submitted a statement, took no part in the debate and did not vote on this item

The Principal Planner introduced the application which was an application for the erection of 33No dwellings and associated operational development following demolition of existing building, he drew Members' attention to the location, proposed layout and current use of the site.

The Principal Planner drew Members attention to the information and revised recommendation contained in the list of late representations.

In accordance with virtual meeting speaking protocol Councillor Pam Moseley, the local ward Councillor read out her statement in support of the proposal.

During the ensuing debate Members comments included: -

- Development would bring much needed housing to the area
- Welcomed the planting of additional trees to replace those removed.
- Concern regarding lack of visitor parking

RESOLVED:

That, as per the Officer's amended recommendation permission be granted subject to the conditions as set out in appendix A and a memorandum of understanding to secure 12 affordable houses on site in perpetuity, an Education contribution of up to £79,615 to be used at Belvidere Secondary School and an Open Space contribution of up to £135,123 to be made to Shrewsbury Town Council to be used at Upton Lane Recreation Ground and to delegate to the Head of Service to make any amendments to the recommended conditions and the memorandum of understanding as considered necessary

**128 The Doctors Surgery, Roden Grove, Wem, Shrewsbury, Shropshire
(20/02261/FUL)**

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Pauline Dee, local Ward Councillor, took no part in the debate and did not vote on this item.

The Principal Planner introduced the application which was an application for alterations in connection with conversion of former doctors surgery into one residential dwelling and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site.

The Principal Planner drew Members attention to the revised conditions contained in the list of late representations.

Members generally agreed that the works contained in the proposal were acceptable.

RESOLVED:

That, as per the Officers recommendation, planning permission be granted subject to the conditions set out in Appendix 1 subject to: -

The amendment of condition 4 to read

All hard and soft landscape works shall be carried out in accordance with the approved landscaping plan. The works shall be carried out prior to the occupation / use of any part of the development hereby approved. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

And the amendment of condition 5 (parking) to read:

Notwithstanding the details shown on the approved landscaping plan, the development hereby permitted shall not be brought into use/occupied until car parking space for two cars has been provided and hard surfaced. The parking spaces thereafter shall be kept clear and maintained at all times for that purpose for the lifetime of the development.

Reason: To ensure the provision of satisfactory parking facilities in the interests of highway safety and the general amenity of the area and ensure an appropriate level of parking is provided for the lifetime of the development.

129 Proposed Dwelling SE Of South Ring, Church Street, Market Drayton, Shropshire (20/01161/FUL)

Members were advised that the application had been withdrawn by the applicant prior to the meeting.

130 Oakfield, Great Ness, Shrewsbury, Shropshire, SY4 2LB (20/01879/FUL)

The Principal Planner introduced the application which was an application for the erection of single storey and part first floor rear extension and portico to front elevation; internal and elevational alterations and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site.

RESOLVED:

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

131 Breidden View, Yew Tree Bank, Bomere Heath, Shrewsbury, Shropshire (20/02503/HHE)

The Principal Planner introduced the application which was an application for the erection of a single storey rear extension to a semi-detached dwelling, dimensions 3.50 metres beyond the rear wall, 2.60 metres maximum height and 2.40 metres high to eaves and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site. He advised the meeting that the proposals fell under permitted rights and were only before the committee as the applicant was an employee of the Council.

RESOLVED:

That, as per the Officers recommendation, as the proposed extension falls within the criteria set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 under paragraphs A1 (a) - (k) and A.2 (a) - (c) and is classed as 'permitted development' prior approval is not required. Subject to the following condition:

- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

132 Proposed Dwelling to the east of Ivy Cottage, Walford Heath, Shrewsbury, Shropshire (20/01374/FUL)

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15) Councillor Nick Bardsley, local Ward Councillor, having submitted a statement, took no part in the debate and did not vote on this item.

The Principal Planner introduced the application which was an application for the erection of one detached dwelling and alterations to existing vehicular access and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site.

The Principal Planner drew Members attention to the information contained in the list of late representations.

In accordance with virtual meeting speaking protocol the following Public Speaker statements were read out:

- Belinda Rutherford – Local resident on behalf of Brian Bensley, Janet Bensley, Craig Broadley, Jennifer Broadley, Alan Davies, Margaret Davies, John Ostins, Jane Ostins, Kevin Rutherford, Belinda Rutherford and Rosy Rutherford in objection to the proposal.
- Councillor Sarah Richards on behalf of Baschurch Parish Council in objection to the proposal.
- Councillor Louise Crowley on behalf of Bomere Heath Parish Council in objection to the proposal.
- Councillor Lezley Picton – Local Member in objection to the proposal.
- Councillor Nick Bardsley – Local Member in objection to the proposal. (In accordance with the public speaking protocol Councillor Bardsley read his statement)
- Mike Lloyd – Agent on behalf of the Applicant in support of the application.

During the ensuing debate Members comments included: -

- Appreciated that the applicant had worked with Officers to produce a proposal which was deemed acceptable in terms of size and scale.
- Agreed with Officers that the proposal constituted infill.

RESOLVED:

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

133 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area as at 18 August be noted

134 Date of the Next Meeting

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 pm on Tuesday 15th September 2020.

Signed (Chairman)

Date: