



Committee and Date

Northern Planning Committee

12th January 2021

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 8 December 2020

Meeting held virtually via Microsoft Teams Live

2.00 - 4.06 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Paul Wynn (Chairman)

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

164 Apologies for Absence

An apology for absence was received from Councillor Pauline Dee. (substitute: Julian Dean).

165 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 10th November 2020 be approved as a correct record and signed by the Chairman.

166 Public Question Time

There were no public questions or petitions received.

167 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 application 19/05538/FUL - Hencote Farm, Cross Hill, Shrewsbury, Councillors Nat Green, Keith Roberts & Julian Dean stated that they were members of Shrewsbury Town Council Planning Committee. They indicated that their views on the proposal 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.

168 Land North Of Green Lane Farm, Abbeygreen, Whixall, Shropshire (20/04102/FUL)

The Principal Planning Officer introduced the application for the erection of a one local needs dwelling with a detached double garage (resubmission) 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 Planning Officer drew Members attention to the Schedule of Additional Letters which included an update from the case officer outlining the recommended reason for refusal.

In accordance with virtual meeting speaking protocol Councillor Chris Mellings, the local ward Councillor read out his statement in relation to the proposal.

In accordance with virtual meeting speaking protocol the Solicitor read a statement from Susanne Whitley, the applicant, in support of the proposal.

Having considered the submitted plans and noted the comments made by all of the speakers, the majority of Members expressed their support for the application contrary to the Officer's recommendation.

RESOLVED:

That the application be approved contrary to Officer's recommendation for the following reason:

The proposed development is within a recognisable named settlement and Members consider the visual impact upon the landscape and the rural character of the area to be acceptable subject to an appropriate landscaping scheme.

Subject to:

The Planning Services Manager granted delegated powers to attach appropriate standard conditions which are to include reference to landscaping, boundary treatments, public highway access matters, archaeology, ecology, external construction materials, and floor levels, and a S106 to ensure that the dwelling remains affordable in perpetuity.

169 Hencote Farm, Cross Hill, Shrewsbury, Shropshire, SY4 3AA (19/05538/FUL)

The Principal Planning Officer introduced the application for change of use of land for the erection of 26 Holiday Lodges and provision of parking areas and associated landscaping 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 Planning Officer advised that if Members were minded to approve the application an amendment was required to condition 5 in relation to landscaping.

In accordance with virtual meeting speaking protocol the Solicitor read out a statement from Councillor Alex Phillips, the local ward Councillor.

In accordance with virtual meeting speaking protocol the Solicitor read a statement from Andrew Balshaw, the Agent for the applicant, in support of the proposal.

Having considered the submitted plans and noted the comments made by all of the speakers, some Members expressed their support for the proposal, however the majority of Members expressed their objection to the application, contrary to the Officer’s recommendation.

RESOLVED:

That Members are minded to refuse this application on the basis that the proposed development was considered as overdevelopment and would impact on the tranquil nature of the area, and would have an adverse visual impact on the landscape in this prominent countryside location contrary to CS5, CS6, CS16 of the adopted Core Strategy and MD11 of the adopted SAMDev Plan. In accordance with paragraph 17.4 of the Local Protocol for Councillors and Officers dealing with Regulatory Matters, the application stands deferred to a future meeting.

170 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area as at 8th December 2020 be noted.

171 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, 12th January 2021.

Signed (Chairman)

Date: