



Committee and Date

Northern Planning Committee

9th February 2021

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 12 January 2021

In the THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

2.10 - 4.27 pm

Responsible Officer: Shelley Davies

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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)

172 Apologies for Absence

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

173 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 8th December 2020 be approved as a correct record and signed by the Chairman.

174 Public Question Time

There were no public questions or petitions received.

175 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 & 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.

176 Hencote Farm, Cross Hill, Shrewsbury - 19/05538/FUL

The Principal Planning Officer introduced the application for the change of use of land for the erection of 20 Holiday Lodges and provision of parking areas and associated landscaping (amended description) 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 referred to a revised site layout plan which had been submitted on 7th Jan 2021.

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

In accordance with the virtual meeting speaking protocol the Solicitor read out 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, the majority of Members expressed their support for the application in accordance with the Officer's recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to the conditions as set out in Appendix 1.

Councillor Keith Roberts abstained from voting as IT difficulties had meant that he had not been present for the whole of the debate.

177 Proposed Affordable Dwelling West Of Vine Cottage, Middleton Road, Middleton, Oswestry - 20/04567/FUL

The Principal Planning Officer introduced the application for the erection of a single plot exception (SPE) affordable dwelling and garage and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site. Members' attention was drawn to the information contained within the Schedule of Additional letters.

In accordance with the virtual meeting speaking protocol Councillor Joyce Barrow, the local ward Councillor read out her statement in relation to the proposal.

In accordance with the virtual meeting speaking protocol the Solicitor read out a statement from Nick Williams, 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, Members unanimously expressed their support for the application contrary to the Officer's recommendation.

RESOLVED:

That planning permission be granted, contrary to the Officer's recommendation for the following reason:

The Committee acknowledged that the application was not directly in accordance with the Council's adopted policy in terms of its location but considered due to the unique circumstances that the development was acceptable.

Subject to:

The Planning Services Manager being granted delegated powers to attach appropriate conditions including those to cover external materials and drainage, and a S106 agreement to ensure that the dwelling remains affordable in perpetuity.

178 Proposed dwelling to the West of 14 Ellesmere Road, Tetchill - 20/04023/FUL

The Principal Planning Officer introduced the application for the erection of 1 No dwelling and realignment of private access drive; and all associated works 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 a further letter of objection from a member of the public. He stated that the concerns raised in the letter related to a previous outline application that had been withdrawn and the current application had been amended to address these issues raised. He added that if Members were minded to approve the application an additional condition was recommended in relation to boundary treatment details.

In accordance with the virtual meeting speaking protocol the Solicitor read out a statement from Councillor Steve Davenport, on behalf of Ellesmere Rural Parish Council in objection to the proposal.

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

In accordance with virtual meeting speaking protocol the Solicitor read out a statement from Ollie Thomas, the agent for the applicant, in support of the proposal.

In response to comments from Members, the Highways Manager advised that the footpath along the site road frontage referred to in the 2017 Reserved Matters application should be re-imposed into the development. He also advised that the conditions in relation to the access road should be amended to pre-commencement

conditions to ensure the visibility splay was implemented before the development commenced.

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 in accordance with the Officer's recommendation subject to the Planning Services Manager being granted delegated powers to amend conditions 3 and 4 in relation to the visibility splay and the inclusion of a footpath on a previous planning consent as noted by the Highways Manager and an additional condition in relation to boundary treatments as noted by the Principal Planning Officer.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to:

- The conditions as set out in Appendix 1;
- Delegation powers to the Planning Services Manager to amend conditions 3 and 4 in relation to the comments noted by the Highways Manager regarding the visibility splay and the inclusion of a footpath on a previous planning consent; and
- An additional condition in relation to boundary treatments as noted by the Principal Planning Officer.

179 Land Adj Warren Heights, London Road, Woore - 20/03698/FUL

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

The Principal Planning Officer introduced the application for the installation of access gates, formation of visibility splay and boundary wall, landscaping detail (modification to previously approved) and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site.

In accordance with the virtual meeting speaking protocol the Solicitor read out a statement from Woore Parish Council in objection to the proposal.

Having considered the submitted plans and noted the comments made by all of the speakers, Members unanimously expressed their support for the application in accordance with the Officer's recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to the conditions as set out in Appendix 1.

180 23 Church Lane, Ash Magna, Whitchurch - 20/04765/FUL

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

Councillor Pam Moseley left the meeting at this point.

The Principal Planning Officer introduced the application for the erection of part single storey, part first storey rear extensions, and alterations to existing porch roof and with reference to the drawings and photographs displayed, he drew Members' attention to the location, proposed layout and current use of the site.

Having considered the submitted plans Members unanimously expressed their support for the application in accordance with the Officer's recommendation.

RESOLVED:

That planning permission be granted, in accordance with the Officer's recommendation subject to the conditions as set out in Appendix 1.

181 Appeals and Appeal Decisions

The Solicitor referred to the list of appeals determined and noted that the appeal for 1 Rowe Lane Cottages, Rowe Lane, Welshampton should state that the appeal was allowed as detailed in the appeal decision letter attached to the agenda.

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area as at 12th January 2021 be noted.

182 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, 9th February 2021.

Signed (Chairman)

Date: