

**Committee and Date**

Northern Planning Committee

9<sup>th</sup> March 2021

**NORTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 9 February 2021**

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

**2.00 - 5.02 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)

**183 Apologies for Absence**

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

**184 Minutes****RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 12<sup>th</sup> January 2021 be approved as a correct record and signed by the Chairman.

**185 Public Question Time**

There were no public questions or petitions received.

**186 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 20/04019/FUL – Land South of Bridgewater Street, Ellesmere, Councillor Mark Jones stated that he would leave the meeting, taking no part in the debate or vote on the application due to perception of bias.

**187 Proposed Dwelling to the West Of 14 Ellesmere Road, Tetchill, Shropshire (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 noted that this application was considered at the Northern Planning Committee meeting held on 12<sup>th</sup> January 2021 at which Members resolved to grant planning permission 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.

It was explained that the application was being re-presented to this meeting to update Members on the advice given regarding the footpath along the site's road frontage which was incorrect in relation to the relevant planning history for development to the rear of the site.

Having considered the submitted plans 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 Julian Dean abstained from voting as IT difficulties had meant that he had not been present for the whole of the debate. Due to IT difficulties Councillor Gerald Dakin was not present for this item.*

**188 Links Holiday Lodges, The Links, Hinstock, Market Drayton, Shropshire (20/03330/FUL)**

The Principal Planning Officer introduced the application for the change of use of land to form holiday caravan park to include the siting of 10 static caravans with layout, modified road access, amenity land, play area and office building 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 updates from the Case Officer outlining the reason for Condition 5 which had been omitted from the agenda report and the requirement of an additional condition in relation to foul and surface water drainage, if Members were minded to approve the application.

In accordance with the virtual meeting speaking protocol the Solicitor read out a statement from Rose Carter, on behalf of Local Residents in objection to the proposal.

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

In accordance with the virtual meeting speaking protocol Councillor Rob Gittins, 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 Mr Jason Kennedy, 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 objection to the application contrary to the Officer's recommendation.

**RESOLVED:**

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

Members considered that the proposed development would have an adverse visual impact on the landscape and that this would not be satisfactorily mitigated by the landscaping proposed. In addition, the additional traffic that would be generated would give rise to adverse highways safety issues given the deficiencies of the local highway network. As such the proposed development would be contrary to policies CS6 and CS16 of the Shropshire Core Strategy.

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

**189 Land South the Little Wickett, Rye Bank Wem, Shropshire (20/03017/FUL)**

The Principal Planning Officer introduced the application for the erection of a local needs dwelling including garage and 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 Planning Officer drew Members attention to the Schedule of Additional Letters which included a representation from Wem Rural Parish Council.

In accordance with the 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 out a statement from Gemma Foxley and Simon Forbes, 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 objection to the application in accordance with the Officer's recommendation.

**RESOLVED:**

That planning permission be refused, in accordance with the Officer's recommendation for the following reason:

The proposed local needs affordable dwelling will not be located within or adjoining a named settlement and will represent isolated and sporadic development in the countryside. As such the proposed dwelling would be contrary to policies CS5, CS6 and CS11 of the Shropshire Core Strategy; policies MD2 and MD7a of the SAMDev Plan; and the Type and Affordability of Housing Supplementary Planning Document.

**190 The Rookery, Northwood, Shrewsbury, SY4 5NH (20/03670/FUL)**

The Principal Planning Officer introduced the application for the erection of two-storey extension, single storey entrance porch, re-rendering existing house, replacement windows, remodel existing side entrance and clad in timber to match new extension 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 representations from Wem Rural Parish Council and Councillor Chris Mellings.

In accordance with virtual meeting speaking protocol the Solicitor read out a statement from Mr David Wicks, Neighbour, in support of the proposal.

In accordance with the 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 out a statement from Philip Goldby, 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 planning permission be granted, contrary to the Officer's recommendation for the following reason:

The Committee acknowledged that the dwelling had already increased significantly in size from its original modest size and noting the setting of the site considered that the proposed extension would not have an unacceptable impact on the character and appearance of the dwelling and the surrounding area.

Subject to:

The Planning Services Manager being granted delegated powers to attach conditions to include standard commencement and plans conditions and those to cover external materials and the removal of Permitted Development rights for further extensions.

**191 Land South of Bridgewater Street, Ellesmere, Shropshire (20/04019/FUL)**

*In line with his declaration at Minute 186, Councillor Mark Jones left the meeting at this point and took no part in the debate and did not vote on this item.*

The Principal Planning Officer introduced the application for the erection of mixed residential development of 23No dwellings, formation of vehicular and pedestrian access, amenity space and 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.

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 and any modifications to these conditions as considered necessary by the Planning Services Manager; and
- The signing of a Section 106 agreement in relation to affordable housing and open space provision as set out in the report.

**192 Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the northern area as at 9<sup>th</sup> February 2021 be noted.

**193 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, 9<sup>th</sup> March 2021.

Signed ..... (Chairman)

Date: .....