



### Committee and Date

Northern Planning Committee

31<sup>st</sup> August 2021

## **NORTHERN PLANNING COMMITTEE**

### **Minutes of the meeting held on 3 August 2021**

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

**2.00 - 3.20 pm**

**Responsible Officer:** Emily Marshall / Shelley Davies

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### **Present**

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Geoff Elner, Ted Clarke, Vince Hunt, Mark Jones (Vice Chairman), Mike Isherwood, Edward Towers, David Vasmer, Nigel Hartin (substitute for Alex Wagner) and Steve Davenport (substitute for Garry Burchett)

### **27 Apologies for Absence**

Apologies for absence were received from Councillors Garry Burchett (substitute: Steve Davenport) and Alex Wagner (substitute: Nigel Hartin).

### **28 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the North Planning Committee held on 7<sup>th</sup> July 2021 be approved as a correct record and signed by the Chairman.

### **29 Public Question Time**

There were no public questions received.

### **30 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.

### **31 School House, Overton Road, Ifton Heath, St Martins SY11 3DH (20/02248/FUL)**

The Planning Services Manager introduced the application for the erection of 35 dwelling units and associated operational development following demolition of existing school buildings and retention of the former schoolhouse as a single dwelling (amended description) and with reference to the drawings displayed, he drew Members' attention to the location, layout and elevations.

The Planning Services Manager explained that the application was reported to the Northern Planning Committee held on 9th March 2021 with a recommendation for refusal, however, following a request by the applicant, Members resolved that consideration of the application be deferred to allow the applicant time to address the recommended reasons for refusal and to consider the viability assessment undertaken by RCA Consulting.

Members' attention was drawn to the information contained within the Schedule of Additional letters which included updates from the Case Officer noting an amendment to the recommendation, an amendment to the equalities paragraph and the inclusion of an additional condition to require 10% of the predicted energy needs to be from onsite renewable or low-carbon sources, if Members were minded to approve the application. A financial viability assessment from the applicant had also been circulated to Members prior to the meeting.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Davenport as local ward councillor, made a statement and then left the table, took no part in the debate and did not vote on this item.

During the ensuing debate some Members raised concern in relation to the loss of the school building which was a non-designated heritage asset and questioned the financial viability assessment. The Planning Services Manager noted the amendments that had been made to the scheme to address previous concerns and that on balance having regard to the changing status of the local plan and the design amendments secured providing quality designed housing, Officers considered that meeting local need outweighed the loss of the non-designated Heritage Asset.

Having considered the submitted plans, the majority of Members expressed their support for the application in accordance with the Officer's recommendation as amended on the Schedule of Additional Letters subject to the inclusion of an additional condition to require 10% of the predicted energy needs to be from onsite renewable or low-carbon sources as detailed on the Schedule of Additional Letters.

**RESOLVED:**

That planning permission be granted subject to:

- The completion of a Section 106 agreement to secure one affordable home and the balance as a financial contribution and £30,000 to mitigate the loss of the playing field;
- The conditions as set out in appendix 2 attached to this report and any modification to these conditions and the terms of the S106 as considered necessary by the Assistant Director for Economy and Place; and
- An additional condition to require 10% of the predicted energy needs to be from onsite renewable or low-carbon sources as detailed on the Schedule of Additional Letters.

**32 20 Highfields, Shrewsbury, SY2 5PQ (21/02522/FUL)**

The Principal Planning Officer introduced the application for the erection of a single storey side & rear extension, and front porch and with reference to the drawings displayed, he drew Members’ attention to the location, layout and elevations.

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.

**33 Appeals and Appeal Decisions**

**RESOLVED:**

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

**34 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 31<sup>st</sup> August 2021.

Signed ..... (Chairman)

Date: .....