



**Committee and Date**

Southern Planning Committee

11 JANUARY 2022

**SOUTHERN PLANNING COMMITTEE**

**Minutes of the meeting held on 30 November 2021**

**2.00 - 4.50 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND**

**Responsible Officer:** Tim Ward / Ashley Kendrick

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**Present**

Councillor David Evans (Chairman)

Councillors Robert Tindall (Vice Chairman), Caroline Bagnall, Andy Boddington, Nick Hignett, Richard Huffer, Hilary Luff, Nigel Lumby, Richard Marshall and Kevin Pardy (Substitute) (substitute for Tony Parsons)

**59 Apologies for Absence**

Apologies for absence were received from Councillor Tony Parsons (Substitute: Kevin Pardy)

**60 Minutes**

**RESOLVED:**

That the Minutes of the meeting of the South Planning Committee held on 5 October 2021 be approved as a correct record and signed by the Chairman.

**61 Public Question Time**

There were no public questions.

**62 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.

In respect of agenda item 5, application number 17/01033/EIA, Councillor Kevin Pardy declared an interest on the grounds of pre-determination, and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

In respect of agenda item 5, application number 17/01033/EIA, Councillor Robert Tindall declared an interest on the grounds of perceived bias due to the applicant being known to him and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

In respect of agenda items 6 and 7, application numbers 18/02384/FUL and 21/03438/COU respectively, Councillor Richard Huffer declared an interest as the local member, and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

In respect of agenda item 5, application number 17/01033/EIA, Councillor David Evans declared an interest on the grounds of perceived bias due to the applicant being known to him and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

At this point in the meeting due to both the Chairman and Vice Chairman having declared an interest for agenda item 5, nominations for a Chairman for this item were requested.

**RESOLVED:**

That Councillor Nick Hignett be appointed as Chairman for agenda item 5.

**63 Footbridge Farm Tasley Bridgnorth Shropshire WV16 5LZ (17/01033/EIA)**

The Principal Planner introduced the application which was for the erection of four poultry buildings incorporating air scrubbing units, with feed bins, one gate house, one boiler house and circular water tank; and associated infrastructure and landscaping scheme (amended description), and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Members' attention was drawn to the information contained in the schedule of late representations and subsequent representations made after the written deadline.

Members were reminded that the planning application had previously been approved by committee in 2017 but was later overturned at judicial review. The application presented had been modified to address concerns resulting in the removal of manure off site and the addition of air scrubbers to each unit to lower ammonia and odour levels.

Dr John Jenkins, local resident and member of Tasley Action Group, made a statement against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committee.

Councillor George Edwards made a statement on behalf of Tasley Parish against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Bridgnorth Town Council made a statement against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committee which was read out by the Committee Solicitor.

Councillor Les Winwood, local Ward Councillor made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Julia Buckley, local Ward Councillor made a statement against the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Ian Pick (Agent), spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Concerns were raised that despite the addition of air scrubbers to the units, the impact of odour and increased ammonia levels would be detrimental to local residents and wildlife, especially when the units were cleaned as this is when levels would be at their highest. It was also felt that there was a conflict with proposals for development within SAMDev and developments proposed within the emerging Local Plan.

**RESOLVED:**

That contrary to the Officer recommendation planning permission be refused on the following grounds:

- The proximity of existing development, development for which permission is currently being sought and future development which is included in the emerging Local Plan and the impact of odours in particular on those developments.
- The impact of additional ammonia on the Site of Special Scientific Interest at Thatchers Wood and Westwood Covert

**64 Proposed Affordable Dwelling North Of Jays Farm Hope Bagot Shropshire (18/02384/FUL )**

The Principal Planner introduced the application which was for the erection of an affordable dwelling and installation of septic tank (revised scheme), and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Members' attention was drawn to the information contained in the schedule of late representations and subsequent representations made after the written deadline.

Richard Curl, local resident, made a statement against the proposal in accordance with the Council's Scheme for Public Speaking at Planning Committee which was read out by the Committee Solicitor.

Councillor Richard Huffer, local Ward Councillor made a statement in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. Following his statement, Councillor Huffer left the room and took no further part in the debate and did not vote on the item.

Tracy Lovejoy (Agent), spoke in support of the proposal on behalf of the applicant in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Concern was raised that the Section 106 agreement had not been completed by the applicant as required in the original planning application. Members noted that there had been a delay with Land Registry and equity release; however clear evidence had been received to demonstrate that progress was now being made with the Section 106 agreement.

**RESOLVED:**

That contrary to the Officer recommendation, delegated authority be granted to Officers to determine the application by the end of January 2022, approve or refuse dependent upon whether a S106 agreement has been fully completed.

**65 The Aspire Centre Burford Shropshire WR15 8HE (21/03438/COU)**

The Interim Planning and Development Services Manager introduced the application which was for a change of use of the Aspire Centre building from Use Class F1 (learning and non-residential institution) to Use Classes E(e), E(g), B2 and B8, and with reference to the drawings and photographs displayed, he drew Members' attention to the location, layout and elevations.

Councillor Richard Huffer, local Ward Councillor made a statement in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees. Following his statement, Councillor Huffer left the room and took no further part in the debate and did not vote on the item.

Members noted that the application was subject to a number of identified conditions which would not have an unacceptable impact on neighbouring residential properties. Site notices had been displayed with no objections being receiving from residents.

**RESOLVED:**

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

**66 Quercus Domus, Pond Lane Hanwood, Shrewsbury, SY5 8JR (21/03707/VAR)**

The Interim Planning and Development Services Manager introduced the application which was for a variation of condition 2. to allow for amendments to the existing garage, and with reference to the drawings and photographs displayed, he drew Members’ attention to the location, layout and elevations.

Councillor Roger Evans, local Ward Councillor, made a statement against the application on behalf of the Parish Council to which he was in support in accordance with Shropshire Council’s Scheme for Public Speaking at Planning Committees.

Concerns were raised regarding the size and siting of the garage in comparison to that agreed as part of the previous planning permission and questioned future classification as being part of an ‘affordable’ development. Members noted that a variation could only be granted after entering into a varied Section 106 agreement.

**RESOLVED:**

That contrary to the Officer recommendation, the variation of Condition 2 be refused as the development, which includes accommodation within the garage, an external staircase, and a Juliette balcony, would have an unacceptable impact on the visual character of the area due to its scale, design and siting, contrary to Core Strategy policy CS6.

**67 Schedule of Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the southern area as at 30 November 2021 be noted.

**68 Date of the Next Meeting**

**RESOLVED:**

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday 11 January 2022 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed ..... (Chairman)

Date: .....

