



Committee and Date

Northern Planning
Committee

8th November 2022

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 11 October 2022

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

2.00 - 3.19 pm

Responsible Officer: Emily Marshall / Shelley Davies

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Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Garry Burchett, Geoff Elner, Ted Clarke, Vince Hunt,
Mark Jones (Vice Chairman), Mike Isherwood, Edward Towers and Nat Green

41 Apologies for Absence

Apologies for absence were received from Councillor David Vasmer.

42 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 16th August 2022 be approved as a correct record and signed by the Chairman.

43 Public Question Time

There were no public questions or petitions received.

44 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.

Councillor Mark Jones declared that as the local ward Councillor for agenda item 5, he would make a statement and then move to the back of the room, taking no part in the debate or vote.

Councillor Vince Hunt declared that as the local ward Councillor for agenda item 6, he would make a statement and then move to the back of the room, taking no part in the debate or vote.

45 Land North Greenfields Lane, Cefn-y-Maes Farm, Ffordd Cefn-y-Maes, Rhydygroesau, Shropshire (22/03447/FUL)

The Senior Planning Officer introduced the application for the formation of Solar Park consisting of 3024 solar panels and associated equipment namely inverters, site and DNO substations, battery energy storage units, 2m high deer fence with gates, formation of a permanent access road, CCTV cameras and a weather station mounted on galvanised steel masts inside the solar park. It was confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on any neighbouring properties and the surrounding area.

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

Mr Cliff Harris, Agent on behalf of the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate members commented that the site visit had been useful, it was felt that projects such as this were vital and would help to secure a sustainable energy future and protect against climate change. The Committee noted that the structure was temporary and when the solar panels were no longer required or had reached the end of their life, all installations would be removed and the land restored to its original condition. Having visited the site, the Committee felt that the visual impact on the designated heritage asset of Offa's Dyke was minimal. For these reasons it was felt that greater weight should be given to protecting against climate change and creating a sustainable future and the public benefits outweighed the less than substantial harm to the heritage asset.

As members were minded to grant planning permission, a set of planning conditions were outlined by the Senior Planning Officer. Members felt that an archaeological condition was not required and requested that an informative be added to the conditional relating to the traffic management plan, to limit mud on the highway from construction traffic.

Having considered the submitted plans and listened to the comments made by all of the speakers, members unanimously expressed their

support for the proposals, contrary to the Planning Officer's recommendation.

RESOLVED:

That planning permission be granted, contrary to the Officer's recommendation. Subject to conditions detailed by the planning officer and an informative to limit mud on the highway from construction traffic.

46 **Paddock Lodge, Kinnerley Road, Kinnerley, Oswestry, Shropshire (22/03031/FUL)**

The Senior Planning Officer introduced the application under Section 73a of the Town and Country Planning Act for the retrospective erection of a tools/storage building.

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

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously agreed to refuse planning permission contrary to the Officer's recommendation on the grounds that the proposed development was agricultural in style, too high in scale and too close to the curtilage of the dwelling.

RESOLVED:

That planning permission be refused contrary to the Officer's recommendation on the grounds that the proposed development is agricultural in style, too high in scale and too close to the curtilage of the dwelling.

47 **Roundabout Junction A49/Tarporley Road and A49/A41/Chester Road, Whitchurch, Shropshire (22/03787/ADV)**

The Planning Manager – North introduced the application for the erection and display of three sponsorship signs placed on the A49/Tarporley Road roundabout and four sponsorship signs on the A49/A41/Chester Road roundabout.

Having considered the submitted plans, members unanimously expressed their support for the proposal.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1.

48 Roundabout Junction A41/A525/Tilstock Road, A525/Prees Road and A41 Heath Road/Prees Road, Whitchurch, Shropshire (22/03788/ADV)

The Planning Manager – North introduced the application for the erection and display of five sponsorship signs placed on the A41/A525/Tilstock Road roundabout, four sponsorship signs placed on A525/Prees Road roundabout and three sponsorship signs placed on A41 Heath Road/Prees Road roundabout.

Having considered the submitted plans, members unanimously expressed their support for the proposal.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1.

49 Roundabout Junction A525/Ash Road/Shakespeare Way and A525/Nantwich Road/Waymills, Whitchurch, Shropshire (22/03789/ADV)

The Planning Manager – North introduced the application for the erection and display of four sponsorship signs placed on the A525/Ash Road/Shakespeare Way roundabout and three sponsorship signs on A525/Nantwich Road/Waymills roundabout.

Having considered the submitted plans, members unanimously expressed their support for the proposal.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1.

50 Appeals and Appeal Decisions

RESOLVED:

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

51 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would be held at 2.00 p.m. on Tuesday, 8th November 2022, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)
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Date:

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