



Committee and Date

Northern Planning Committee

15th August 2023

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 28 July 2023

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

2.00 - 4.08 pm

Responsible Officer: Emily Marshall / Shelley Davies

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Present

Councillor Paul Wynn (Chairman)

Councillors Garry Burchett, Geoff Elner, Ted Clarke, Steve Charmley, Nat Green, Mike Isherwood, Edward Towers, Roy Aldcroft (Substitute) (substitute for Vince Hunt), Steve Davenport (Substitute) (substitute for Joyce Barrow) and Roger Evans (Substitute) (substitute for David Vasmer)

18 Apologies for Absence

Apologies for absence were received from Councillors Joyce Barrow (substitute: Steve Davenport), Vince Hunt (substitute: Roy Aldcroft) and David Vasmer (substitute: Roger Evans).

19 Appointment of Vice-Chairman

Councillor Vince Hunt and Councillor Steve Charmley were both proposed and seconded as Vice-Chair of the Committee. On being put to the vote, it was

RESOLVED: That Councillor Vince Hunt be appointed as Vice-Chair for the ensuing year.

20 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 23rd May 2023 be approved as a correct record and signed by the Chairman.

21 Public Question Time

There were no public questions or petitions received.

22 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 10, application number 23/00225/FUL Councillor Mike Isherwood stated that as he lived in close proximity to the application site he would withdraw from the meeting, take no part in the debate and would not vote on the item.

23 Proposed Commercial Development, Land To The South Of Hazledine Way, Shrewsbury, Shropshire (22/03877/FUL)

The Principal Planning Officer introduced the application for a mixed use development including retail, gym, drive-thru coffee shop and drive-thru restaurant (use class E), tanning and beauty salon (sui generis), and residential care home (use class C2) together with access, parking, landscaping and associated infrastructure and confirmed that the Committee had undertaken a site visit to assess the impact of the proposed development on neighbouring properties and the surrounding area this morning and on 2nd May 2023. The Principal Planning Officer explained that at the meeting held on 2nd May 2023, members resolved to defer the application to allow the applicant the opportunity to provide additional information in relation to a number of concerns raised by the Committee.

The Principal Planning Officer drew members' attention to the information contained within the Schedule of Additional letters and read out the following update to the Officer's report:

Paragraph 4.1.6

Replace paragraph 4.1.6 with the following:

The pitch and putt site was bought by Shropshire Council in 1970 as part of a larger area of land and has been in its ownership since. The applicant's assessment states that there are no restrictions on the title relating to its use and that there are no obligations to retain the land for open space. The Site had historically been used as a "pitch and putt" course associated with the adjacent Meole Brace Golf Club.

Paragraph 4.1.19

Add the following to the end of paragraph 4.1.19:

The applicant has acknowledged that the land does comprise open space. Any requirement for the land to be advertised, which may arise prior to any change of its use, will be an issue that would need to be dealt with after the planning application is determined and prior to any sale or change of use. It is considered that the relevant tests for considering the appropriateness of changing the use of the land from open space in planning terms have been met.

Paragraph 4.2.2

Before 'ATC', add "Automatic Traffic Count".

Mr David Kilby on behalf of the Shropshire Playing Field Association spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Bernie Bentick, local councillor for the adjoining ward spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Ian Gill, 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.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Ted Clarke, 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.

In response to concerns raised by Members in regard to the impact of the proposals on the Meole Brace roundabout, the Highways Manager confirmed that a full review of the transport assessment had been carried out by the Highways Team which concluded that the methodology used was appropriate and that the development traffic would be adequately accommodated on the existing highway network.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members expressed their support for the proposals in accordance with the Officer's recommendation.

RESOLVED:

That authority be delegated to the Planning and Development Services Manager to grant planning permission subject to the conditions listed in Appendix 1 of the original committee report, as amended by section 4.6 of this update report, and to any modifications to those conditions as considered necessary by the Planning and Development Services Manager.

24 Roundabout Junction A5112 Whitchurch Road & Telford Way / A5191 Ditherington Road / B5062 Sundorne Road, Heathgates, Shrewsbury, Shropshire (23/00772/ADV)

The Senior Planning Officer introduced the application for the erection and display of three sponsorship signs placed on the roundabout.

Having considered the submitted plans the majority of members expressed their support for the proposal in accordance with the officer's recommendation.

RESOLVED:

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

25 Roundabout Junction A5112 Hereford Road, Meole Brace, Shrewsbury, Shropshire (23/00782/ADV)

Councillor Ted Clarke as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for the erection and display of three sponsorship signs placed on the roundabout.

Having considered the submitted plans the majority of members expressed their support for the proposal in accordance with the officer's recommendation.

RESOLVED:

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

26 Roundabout Junction A458 The Mount/Frankwell/Copthorne Road Roundabout, Shrewsbury, Shropshire (23/02352/ADV)

The Senior Planning Officer introduced the application for the erection and display of three sponsorship signs placed on the roundabout and drew members' attention to the Schedule of Additional Letters which noted that the description of the development had been amended.

Having considered the submitted plans the majority of members expressed their support for the proposal in accordance with the officer's recommendation.

RESOLVED:

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

27 Land North of Whittington Road, Oswestry (23/00225/FUL)

In accordance with his declaration at Minute 22, Councillor Mike Isherwood withdrew from the room during consideration of this application.

The Planning Manager North introduced the application for the proposed residential development of 83 dwellings with associated access, public open space, electricity sub-station, drainage and landscaping (re-submission) and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. It was noted that during the site visit the Committee had also viewed the site from the hillfort.

Members' attention was drawn to the information contained within the Schedule of Additional Letters and the Planning Manager North explained that the photographs submitted with the representation from Hands Off Old Oswestry Hillfort (HOOOH) had been included in the meeting presentation. The Planning Manager North reported that further representations had been received following the publication of the Schedule of Additional Letters. These were summarised and it was noted that all issues raised apart from housing targets had been addressed in the Officer's report and a sustainability checklist had been received from the applicants which was compliant with policy.

The Policy & Environment Service Manager confirmed to members that the hillfort is a heritage asset of the highest significance and considerable weight should be attached to its conservation in accordance with the National Planning Policy Framework.

Dr Rachel Pope, Vice President of the Prehistoric Society spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Stuart Wells, 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.

In response to queries from members, it was confirmed by Officers that:

- Condition 9 required a phased programme of archaeological work prior to any development;
- The council's policy team's position is that the Council has a secure 5 year housing land supply;
- The affordable housing agreed by the developer was in line with policy;
- The footpaths providing access to the hillfort were pointed out at the site visit;
- The current policy did not require developers to include solar panels; and
- If the developer was to include solar panels the sensitive nature of the site would need to be taken into consideration and balanced against the benefits they provide.

Having considered the submitted plans and listened to the comments made by all of the speakers, the majority of members expressed their support for the proposal, in accordance with the officer's recommendation.

RESOLVED:

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

- The conditions set out in Appendix 1 of the Planning Officer's report and any amendments to these conditions as considered necessary by the Planning and Development Services Manager; and

- The signing of a Section 106 agreement in order to ensure affordable housing and open space provision in accordance with the detail as set out in the report.

28 Riverside Shopping Centre, Pride Hill, Shrewsbury, Shropshire (23/02123/FUL)

Councillor Nat Green as local ward Councillor moved to the back of the room during consideration of this item, took no part in the debate and did not vote on this item.

The Senior Planning Officer introduced the application for building clearance, asbestos removal and partial demolition of Units 2, Units 44-48, and the pedestrian walkway canopy to make access for a geo-environmental ground investigation.

Having considered the submitted plans members unanimously expressed their support for the proposals, in accordance with the officer’s recommendation.

RESOLVED:

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

29 Appeals and Appeal Decisions

That the Schedule of Appeals for the northern area be noted.

30 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 15th August, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: