



Committee and Date

Northern Planning Committee

5 December 2023

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 31 October 2023

In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

2.00 - 6.01 pm

Responsible Officer: Tim Ward

Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk Tel: 01743 257717 / 01743 257718

Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Geoff Elner, Ted Clarke, Julian Dean, Roger Evans, Vince Hunt (Vice Chairman), David Vasmer, Roy Aldcroft (Substitute) (substitute for Garry Burchett), David Evans (Substitute) (substitute for Steve Charmley) and Nigel Hartin (Substitute) (substitute for Nat Green)

59 Apologies for Absence

Apologies for absence were received from Councillors Garry Burchett, Steve Charmley and Nat Green.

Councillor Roy Aldcroft substituted for Councillor Burchett, Councillor David Evans substituted for Councillor Charmley and Councillor Nigel Hartin substituted for Councillor Green

60 Public Question Time

There were no public questions received within the parameters of the Constitution

61 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 R Evans stated that he was the Chairman of Hanwood Parish Council where the application had been discussed but that he would make his decision based on the information presented and the debate that takes place.

Councillor R Evans questioned whether reports on the Oxon Link Road should have been included in the list of background papers in the report. The Head of Legal and Democratic Services advised that the background papers usually referred to previous planning reports and as the Oxon Link Road had never come to a planning meeting that was why it was not listed.

Councillor R Evans commented that a number of Councillors had held the post of portfolio holder responsible for highways over the time of the application and asked why they had not been listed in the report. The Head of Legal and Democratic Services advised that it was only the current cabinet member that was listed in the report.

62 Welshpool Road, Bicton Heath, Shrewsbury, Shropshire (21/00924/EIA)

The Planning and Development Services Manager introduced the application for the North West Relief Road scheme comprising - construction of 6.9km single carriageway (7.3m wide) road; severance of local roads and footpaths; provision of combined footway/cycleway; erection of three bridged structures over carriageway; diversion of existing bridleway/footpath via an underpass; climbing lane on westbound approach; 670m long viaduct; bridge over railway; two flood storage areas; provision of two new roundabout junctions and improvements to two existing roundabouts; associated traffic calming measures, landscaping and drainage schemes. The Consultant Planner then took Members through the details of the report. He advised the meeting that several routes had been considered over the years and that the scheme before Members had been chosen as it causes the least amount of environmental damage. He outlined the main issues which included visual impact, pollution, noise and climate change, and confirmed that 9 veteran trees would be lost but that a compensation strategy had been developed which included a 6:1 replacement ratio. He also referred to the loss of an area of wet woodland which could not be replaced due to the special ground conditions but that as mitigation an additional area of broadleaved woodland had been included. The Consultant Planner advised the meeting that independent consultants had been engaged to review the Environmental Impact Assessment to ensure that it was robust and comprehensive, and overall it was considered that the application was in accordance with the Development Plan and therefore it was recommended for approval.

Scott Bracken on behalf of Morris Leisure Ltd. spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Head of Legal and Democratic Services read a statement on behalf of Rachel Denyer against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Tina Teearu spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Frank Oldaker spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Heather Streetley spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Paul Overall spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

John Gittins spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Cllr Nick Bardsley spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Daniel Kawczynski MP spoke in favour of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Dave Green on behalf of Better Transport Shrewsbury spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Will Read on behalf of the Dalton Drive Residents Group spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Peter Gilbert on behalf of Sustainable Transport Shropshire spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Sally Maddox spoke on behalf of Bicton Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Dr Alan Herbert spoke on behalf of Bomere Heath Parish Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Pam Moseley spoke on behalf of Shrewsbury Town Council in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Rob Wilson, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Alex Wagner, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Head of Legal and Democratic Services read out a statement from Councillor Nat Green, local ward councillor in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Head of Legal and Democratic Services read out a statement from Councillor Garry Burchett, local ward councillor in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Matt Johnson, (on behalf of the Applicant), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Policy and Environment Manager advised there was a correction to the final sentence of paragraph 7.14.30 of the officer report. It should read so that conditions referred do not relate to above ground heritage assets only to the below ground assets. In response to comments made in Councillor Green's statement, the Policy and Environment Manager confirmed that it was considered that the proposals would not have an adverse effect on Darwin's House.

A Councillor asked what modelling had been done on the rat runs especially through Baschurch. The Developing Highways Manager confirmed that there was no specific analysis for the rat run route at Baschurch he had specified but that one rat run around Huffley Lane had been modelled.

A Member asked why the route could not be altered to avoid the destruction of the Darwin Oak. The Consultant Planner explain that the road had been designed as a 60mph road and as such it had not been possible to design the road around the tree due to the size of the root protection zone. The County Arboriculturist stated that the applicant had provided additional information around the removal of trees.

Councillor Vasmer made the following statement: -

Committee members will have seen the exchange of views about predetermination. I want to make clear that whatever motion has been passed by Shrewsbury Town Council I come to this meeting with an open mind willing to listen to the arguments both for and against the North-West Relief Road. I hope that you will be able to judge this on the basis of my contribution at this meeting today. With the committee's permission I would like this statement to be included in the minutes.

In response to a query the Developing Highways Manager confirmed that the traffic survey data was taken from 2019 and that the transport model worked out a growth fact on which the 2038 figures were based.

A Member expressed concerns that they were being requested to agree that the agreement of conditions be delegated to Officers and that he felt that the final decisions should be taken by Members. The Assistant Director Economy and Place stated that it was possible for the conditions to be brought back to the Committee for final approval.

A Member asked whether the modelling was based on vehicle size. The Developing Highways Manager stated that the transport modelling used Passenger Car Units (PCUs) which took into account all vehicle types.

In response to a query the Ecologist stated that with regards to biodiversity net gain (BNG) there were irreplaceable habitats that were lost meaning that BNG could not be demonstrated but that there would be an increase in habitat units and that more hedgerow would be created than was lost.

Phil Edge stated that Watermans had been engaged by the Local Planning Authority to carry out a full independent review of the information submitted by the applicants consultant and that as part of this had taken into account comments made by BeST, and that they agreed with the approach taken by the applicant..

It was proposed by Councillor Vasmer and seconded by Councillor Dean that consideration of the application be deferred to allow further discussion with the Environment Agency and updating of the traffic modelling.

On being put to a recorded vote with 5 Members voting for, 6 against and no abstentions as follows:

FOR:

Councillors Clarke, Dean, R Evans, Hartin and Vasmer

AGAINST:

Councillors Aldcroft, Barrow, Elnor, D Evans, Hunt and Wynn.

The proposition was not supported.

It was proposed by Councillor D Evans and seconded by Councillor Aldcroft that planning permission be granted in accordance with the officer recommendation subject to the agreed conditions being brought to a future meeting of the Committee for confirmation.

On being put to a recorded vote with 6 Members voting for, 5 against and no abstentions as follows:

FOR:

Councillors Aldcroft, Barrow, Elnor, D Evans, Hunt and Wynn.

AGAINST:

Councillors Clarke, Dean, R Evans, Hartin and Vasmer

It was **RESOLVED:**

That in accordance with Officer recommendation planning permission be approved subject to additional conditions and the final wording of conditions being delegated to the Assistant Director of Economy and Place for agreement with statutory consultees prior to being brought to a future meeting of the Committee for approval and a signed S106 obligation from the relevant landowners as set out in Appendix 1 to deliver off site mitigation and the compensation strategy.

63 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 7 November 2023 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: