



Committee and Date

Northern Planning Committee

18th June 2024

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 14 May 2024

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

2.00 - 3.45 pm

Responsible Officer: Emily Marshall

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257717

Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Garry Burchett, Geoff Elner, Ted Clarke, Roger Evans, Nat Green, Vince Hunt (Vice Chairman) and Steve Davenport (Substitute) (substitute for Steve Charmley)

4 Apologies for Absence

Apologies for absence were received from Councillors Steve Charmley (substitute: Councillor Steve Davenport) and Julian Dean.

5 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 15th February 2024 and 5th March 2024 be approved as a correct record and signed by the Chairman.

6 Public Question Time

There were no public questions or petitions received.

7 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.

With reference to Agenda Item 5, Councillor Paul Wynn stated that as the local ward councillor for this application, he would make a statement and then withdraw from the meeting, taking no part in the debate or vote. Councillor Vince Hunt as Vice-Chairman would chair the meeting for this application.

8 Land To The South Of Nook Lane, Weston Under Redcastle, Shropshire (23/04624/FUL)

Councillor Vince Hunt Chaired the meeting for consideration of this application.

The Planning and Development Manager introduced the application for the erection of a building for private horse riding practice and associated works, to include change of use of land. (Resubmission of Application Ref: 23/00910/FUL) 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.

The Council's Solicitor read a statement on behalf of Prees Parish Council against 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 Paul Wynn, 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.

Mr Darryl Wright, 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 comments, the Planning and Development Manger reported an amendment to condition 7 and stated that it should refer to the planting of 50 trees and not 500 trees as stated in the condition at Appendix 1.

During the ensuing debate Members sympathised with the views of the parish council and the local ward councillor and commented that the application was finely balanced. Concern was expressed that the proposals were overdevelopment of a rural site and failed to respond to the character of the rural area.

RESOLVED:

That planning permission be refused, contrary to Officer's recommendation, for the following reason:

- On balance it is considered that the revised scheme is out of context with and failed to respond appropriately to the character of the rural locality by virtue of the siting, scale, design and layout. Members considered for these reasons the proposal did not overcome the previous reason for refusal.

9 Proposed Poultry Units, NW Of North Farm, Felton Butler, Montford Bridge Shropshire (17/05151/EIA)

The Principal Planning Officer introduced the application for the erection of four poultry rearing buildings, eight feed bins, biomass store and amenity building including landscaping and tree planting. Members' attention was drawn to the information contained within the Schedule of Additional letters. The Principal Planning Officer also summarised further representations, objecting to the proposal, that had been received after the Schedule of Additional Letters had been published. Members attention was also drawn to an additional letter of support that had been received from the NFU.

Mr Peter Geddes, on behalf of local residents spoke against 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 Ed Potter, 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.

Mr Richard Corbett, 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.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members expressed their support for the proposal.

RESOLVED:

That delegated authority is granted to the Planning and Development Services Manager to grant planning permission subject to the conditions as set out in Appendix 2 of the planning officer's report, and any amendments considered necessary to these by the Planning and Development Services Manager.

10 Proposed Dwelling North Of Garth, Willow Street, Ellesmere, Shropshire (24/00342/FUL)

The Planning and Development Manager introduced the application for the Construction of new dwelling with alterations to existing access.

Councillor Amanda Weeks, on behalf of Ellesmere Town Council spoke against 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 Geoff Elner 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.

Mr Andrew Jones 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.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposal.

RESOLVED:

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

11 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 18th June 2024 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: