



Committee and Date

Northern Planning Committee

16th July 2024

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 18 June 2024

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

2.00 - 3.10 pm

Responsible Officer: Emily Marshall

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

Present

Councillor Paul Wynn (Chairman)

Councillors Garry Burchett, Geoff Elnor, Ted Clarke, Steve Charmley, Julian Dean, Roger Evans, Nat Green, Vince Hunt (Vice Chairman), Steve Davenport (Substitute) (substitute for Joyce Barrow) and Edward Towers (Substitute for Alex Wagner)

12 Apologies for Absence

Apologies for absence were received from Councillors Joyce Barrow (substitute: Councillor Steve Davenport) and Councillor Alex Wagner (substitute: Councillor Edward Towers).

13 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 9th May 2024 and 14th May 2024 be approved as a correct record and signed by the Chairman.

14 Public Question Time

There were no public questions or petitions received.

15 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 6, planning application 25/01044/FUL, Councillor Towers declared that as the property owner he would take no part in the debate or vote and would leave the meeting during consideration of this application.

16 Springfields, Rowton, Shrewsbury, Shropshire, SY5 9EJ (24/01161/FUL)

The Area Planning and Enforcement Officer introduced the application for the erection of replacement dwelling and car port following demolition of existing dwelling

and outbuilding. Members were informed that the Local Member comments in the Officer's report were incorrect, the local member had in fact called in the application as he believed it complied with Shropshire Council Policy. The Area Planning and Enforcement Officer responded to comments made by the agent and confirmed that she had remeasured the existing building and proposed dwelling externally. The Committee were provided with confirmation of those measurements.

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 table, taking no part in the debate and did not vote on this item.

Mr Mike Lloyd, 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 expressed sympathy with the applicant however concerns remained in relation to the size of the proposed replacement dwelling. 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 officer's recommendation to refuse the application for the reasons outlined.

RESOLVED:

That planning permission be refused, in accordance with the officer's recommendation for the following reasons:

1. The proposed replacement dwelling is materially higher and significantly larger than the existing dwelling and is not sympathetic to the size, mass, character and appearance of the existing structure. In addition, the proposed new dwelling will not meet the policy objective of regulating the size of replacement properties in order to limit the tendency towards the provision of larger dwellings in the countryside.

2. The proposed design and scale for the dwelling does not satisfy SAMDev Policy MD7a Managing Housing Development in the Countryside or para 2.23 of SC Type and Affordability of Housing SPD. Moreover, the proposed replacement dwelling does not respond appropriately to the form of existing development and will be prominent in the rural landscape and have detrimental visual impact where the existing dwelling although of no historic significance in its relatively simple form contributes to the local character. Whilst an appropriately designed and slightly larger replacement dwelling may well be acceptable in principle, the proposed replacement dwelling will not conserve and enhance the built and natural environment or be appropriate in scale and design taking into account local character and context and that of the existing dwelling and would be contrary to SC Policies CS6 and 17 and SAMDev Policies MD2 and 13 and the NPPF.

17 8 Fimes Way, Wem, Shrewsbury, Shropshire, SY4 5YD (24/01044/FUL)

In accordance with his declaration at minute 15, Councillor Edward Towers withdrew from the meeting during consideration of this application.

The Planning and Development Manager introduced the application for the erection of rear single storey extension.

Having considered the submitted plans Members unanimously expressed their support for the proposals.

RESOLVED:

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

18 Land Adjacent The Bryn, Rhosygadfa, Gobowen, Oswestry, Shropshire (24/01471/FUL)

The Planning and Development Manager introduced the application for the change of use of non-domestic area into domestic area for parking and turning together with new vehicular access. The Planning and Development Manager provided a verbal update on comments received from Shropshire Council's Ecology and informed the Committee that as a result of these comments it was now recommended that delegation be granted to officers to approve the application subject to Officer's being satisfied with the biodiversity net gain. The Planning and Development Manager also reported that it was recommended permitted development rights were removed from the area of land subject to this application. It was also reported that an additional letter of support had been received.

The Council's Solicitor read out a statement on behalf of Selattyn and Gobowen Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Council's Solicitor read out a statement on behalf of Mr Mike Daives, agent on behalf of the applicant, in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

During the ensuing debate, members expressed their support for the proposals, accepting that the proposals would improve highways safety and welcomed the recommendation to remove permitted development rights.

In response to comments relating to the retention of a Willow Tree and general landscaping matters, The Planning and Development Manager explained that once the Biodiversity Net Gain had been approved, landscaping would be subject to condition.

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

RESOLVED:

That authority be delegated to the Planning Services Manager to grant planning permission subject to:

- The Conditions in Appendix 1 of the Officer's report;

- An additional condition to remove permitted development rights; and
- Officers being satisfied with Biodiversity Net Gain.

19 Appeals and Appeal Decisions

RESOLVED:

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

20 Exclusion of Public and Press

RESOLVED:

That under Section 100 (A) of the Local Government Act 1972 that the proceedings in relation to the following items shall not be conducted in public on the grounds that they involve the likely disclosure of exempt information as defined by the provisions of Schedule 12A of the Act.

21 Planning Enforcement Report

Members received the report of the Assistant Director of Economy and Place which updated them on the performance of the enforcement team and the outcome of recent significant decisions. It also provided an update on recent changes in legislation.

RESOLVED:

That the content of the report be noted

22 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, 16th July 2024 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: