



Committee and Date

Northern Planning Committee

21st January 2025

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 19 November 2024

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

10.00 - 10.22 am

Responsible Officer: Emily Marshall

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Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Garry Burchett, Geoff Elner, Steve Charmley, Julian Dean and Nat Green

42 Apologies for Absence

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

43 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 17 September 2024 be approved as a correct record and signed by the Chairman.

44 Public Question Time

There were no public questions.

45 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 Items 5 and 6, Councillor Green declared that as the local member for these items, he would make a statement that applied to both and would then withdraw from the meeting and take no part in the debate or vote on these applications.

With reference to Agenda Item 8, planning application, Councillor Green declared that as he knew the property owner he would take no part in the debate or vote on this application.

46 Riverside Shopping Centre, Pride Hill, Shrewsbury, Shropshire (24/03682/AMP)

The Principal Planning Officer introduced the application seeking permission for a non-material amendment to the previously approved planning application, ref: 23/05402/FUL, to amend the description of development to include for the provision of public toilets, as part of the redevelopment of Riverside Shopping Centre, Shrewsbury. He advised Members that the application was simply to amend the wording that was previously granted and that details of the design of the toilets would be considered as part of a subsequent section 73 application.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Nat Green, as local councillor, made a statement which covered both this and the next agenda item (Riverside Shopping Centre, Variation of Condition No. 2) and then left the room, took no part in the debate and did not vote on this item.

Members generally welcomed the proposals.

RESOLVED:

That in accordance with the officer recommendation planning permission be granted, due to proposed amendment being considered non-material when having regard to the effect of the original planning permission

47 Riverside Shopping Centre, Pride Hill, Shrewsbury, Shropshire (24/03681/VAR)

The Principal Planning Officer introduced the application seeking permission for a variation to the previously approved planning application, ref: 23/05402/FUL, to make a series of amendments to the previously approved plans and drawings as part of the redevelopment of Riverside Shopping Centre, thereby amending Condition 2 to the original permission. He took Members through the proposed amendments which included changes to the proposed landscaping and amendments to the proposed podium and the addition of public toilets under the podium.

The Principal Planning Officer advised the meeting that there was an amendment to condition 23 in the report as there had been a typographical error. He stated that the condition should read "The podium level, as a development platform, shall be set at a minimum height of 54.94m AOD" not 59.49m as set out in the report

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Nat Green, as local councillor, had already made a statement covering this application during the previous agenda item and was not present in the room, took no part in the debate and did not vote on this application.

A Member welcomed the inclusion of a second lift and sought confirmation that the recommendations from the Environment Agency had been agreed to. The Principal Planning Officer advised the meeting that the recommendations had been included in an addendum to the flood risk assessment.

RESOLVED:

That in accordance with the officer recommendation planning permission be granted subject to the conditions set out in appendix 1 subject to the amendment of condition 23 to read "The podium level, as a development platform, shall be set at a minimum height of 54.94m AOD" .

48 Visitor Centre And Premises At Conduit Head, Nobold Lane, Shrewsbury, Shropshire (24/03420/FUL)

Councillor Green rejoined the meeting

The Planning Officer introduced the application which sought permission to replace an existing outside toilet to create one suitable for disabled access, to support the buildings use as a training and meeting hall for the Shropshire Beekeepers' Association. She advised the meeting that the application was before them as the building was on Shropshire Council land.

Members were fully in support of the application.

RESOLVED:

That in accordance with the officer recommendation permission be granted subject to the conditions set out in Appendix 1.

49 120 Battlefield Road, Shrewsbury, Shropshire, SY1 4AQ (24/03469/FUL)

In accordance with his declaration Councillor Green left the table and took no part in the debate or voting on the following item

The Planning Officer introduced the application which was for permission for the erection of rear single storey extension to an existing dwelling and internal alterations. She advised that the application was before the Committee as the property was owned by a member of the Council.

RESOLVED

That in accordance with the officer recommendation 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 10 December 2024 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: