



Committee and Date

North Planning Committee

2nd September 2015

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 4 August 2015

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

2.00 - 4.20 pm

Responsible Officer: Shelley Davies

Email: emily.marshall@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Arthur Walpole (Chairman)

Councillors Joyce Barrow, John Cadwallader, Steve Davenport, Pauline Dee, David Lloyd and Peggy Mullock

33 Apologies for Absence

Apologies for absence were received from Councillors Gerald Dakin, Vince Hunt, David Minnery and Paul Wynn.

34 Minutes

That the Minutes of the meeting of the North Planning Committee held on 7th July 2015 be approved as a correct record and signed by the Chairman.

35 Public Question Time

There were no public questions, statements or petitions received.

36 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.

37 Land Adj To The Builders Yard Known As No. 8 Barkers Green, Wem - 15/01036/FUL

The Principal Planning Officer introduced the application for the change of use of land for the stationing of caravans for residential purposes for 1no. gypsy pitch together with the formation of hardstanding and a utility/dayroom ancillary to that use. The Principal Planning Officer confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area and reported that Severn Trent Water had confirmed that the proposed surface and foul water drainage was satisfactory and they had no objection to the application.

Mr David Collier, on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Leonard Staines, on behalf of Wem Rural Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Nathaniel Green, 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 Pauline Dee, 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. During her statement, the following points were raised:

- The application was 1.9 miles from the nearest settlement of Wem;
- The proposed site was next to a builders yard which was a potential noise nuisance for future occupants;
- Previous planning applications on the site for residential development had been refused;
- There was no local need for the proposal; and
- There were drainage problems in Barkers Green.

In accordance with Rule 6.1 of the Council Procedure Rules contained in Part 4 of Shropshire Council's Constitution, Councillor Chris Mellings addressed the Committee as the local ward Councillor, during which a number of points were raised including the following:

- The site was in open countryside where development would not normally be permitted;
- There were drainage issues in the area with water currently on the proposed site;
- There were vacancies on existing gypsy sites in the area;
- There was no footpath to link the site to the nearest settlement of Wem; and
- The application was contrary to policy CS4 and CS5 of the Core Strategy and the NPPF.

In response to queries in relation to gypsy/traveller sites the Senior Policy Officer clarified that there was separate policy guidance for traveller sites and as this application had been applied for under bullet point 2 of paragraph 12 of the Core Strategy there was no requirement for the applicant to prove a local connection. It was added that occupation of the site was limited to a person of gypsy/traveller status.

During the ensuing debate, concerns were raised by some Members in relation to the site being located in open countryside and that the proposal would harm the character of the area.

RESOLVED:

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

38 Land adjoining 8A St Martins Moor - 13/05016/OUT

The Principal Planning Officer introduced the report which was an addendum to a previous report on 11th March 2015, when outline approval for the erection of 2 no. detached dwellings (all matters reserved) had been granted. Members' attention was drawn to the schedule of additional letters which referred to the written ministerial statement regarding affordable housing contributions.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Steve Davenport, 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. During his statement, the following points were raised:

- The density of the proposed development was not appropriate;
- There was a lot of local opposition to the application;
- The site was very wet; and
- The access to the site was inadequate.

Having considered the submitted plans, the majority of Members expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted subject to the completion of a Section 106 agreement in relation to the financial contribution for affordable housing and the conditions set out in Appendix 1 of the original committee report.

39 Proposed Residential Development Land South East of Childs Ercall - 14/03006/OUT

The Principal Planning Officer introduced the report which was an addendum to a previous report on 29th September 2014, when outline approval for the erection of 2 detached dwellings; to include means of access had been granted. Members' attention was drawn to the schedule of additional letters which referred to the written ministerial statement regarding affordable housing contributions and a further letter of objection from the Parish Council.

Mr Peter Richards, Agent on behalf of the applicant spoke in support of the proposal at the Chairman's discretion.

During the ensuing debate, the Committee whilst acknowledging the potential benefits that housing would bring, considered that the site was clearly located

outside the development boundary and had not been identified as a site for future residential development within the emerging SAMDev Plan.

Having considered the submitted plans for the development the majority of Members expressed their objection to the application contrary to the Officers recommendation.

RESOLVED:

That planning permission be refused against Officer's recommendation for the following reasons:

The Committee noted that the site was clearly outside the development boundary for Childs Erccall and had not been identified as a site for residential development within the emerging SAMDev Plan and, in view of the stage the plan has now reached, very significant weight was given to this; they also acknowledged the potential benefits that housing would bring and gave weight to this but did not consider that these benefits, or any other material considerations, would outweigh the emerging plan or the policy support for a plan led approach. As such the development of the site would be contrary to policy CS4 and CS5 of the Core Strategy, policy S8.2 of the SAMDev and the NPPF.

40 Proposed Development Land North East of Cemetery, Swan Hill, Ellesmere - 15/00291/OUT

The Principal Planning Officer introduced the outline application for residential development to include means of access and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area. The Principal Planning Officer confirmed that the Highways Officer had not raised any objection to the application and drew Members' attention to the additional comments received from the applicant and Councillor Ann Hartley, local ward councillor.

Councillor Geoff Elner, on behalf of Ellesmere Town Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Having considered the submitted plans, Members of the Committee unanimously expressed their support for the Officer's recommendation.

RESOLVED:

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

The proposed scheme would provide economic and social benefits including: the provision of a new homes and construction jobs, however, these benefits would be achieved regardless of where the new dwellings would be built. Also, any future occupants would play a role in the community and would be likely to support local services. Future occupiers would have convenient access to the extensive facilities in Ellesmere. However, this must be balanced against the harm that would be caused to the setting of The Mere, Cremorne Gardens, the street scene in Swan Hill, and the setting of the adjacent conservation area which weighs negatively against the

proposal. It is considered that the proposal conflicts both with Policy H5 of the North Shropshire Local Plan and CS Policies CS3 and CS5 of the adopted Core Strategy and with the Council's overall strategic approach to delivering sustainable development through the identification of suitable housing sites in the emerging SAMDev DPD.

41 **Land East Of Tarporley Road, Whitchurch - 15/00433/OUT**

The Principal Planning Officer introduced the outline application (access for approval) for residential development; formation of new vehicular access to include removal of trees and confirmed that the Committee had undertaken a site visit that morning to assess the impact of the proposed development on the surrounding area. The Principal Planning Officer drew Members' attention to the schedule of additional letters and the additional comments received from Councillor Tom Biggins, local ward councillor.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Peggy Mullock 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. During her statement, the following points were raised:

- The density of the proposed development was not appropriate; and
- The proposal would adversely affect the street scene of Tarporley Road.

During the ensuing debate, Members agreed that the principle of development on the site was acceptable but considered that the scale and design of the proposal as detailed on the indicative layout plan was not appropriate and requested that the application for reserved matters be determined by this Committee.

Having considered the submitted plans, the majority of Members expressed their support for the Officer's recommendation.

RESOLVED:

That delegated powers be given to the Area Planning Manager to grant approval, subject to

- The satisfactory resolution of the outstanding archaeological issues;
- The conditions set out in Appendix 1;
- The applicant entering into a S106 agreement to secure an affordable housing contribution; and
- The application for reserved matters being considered by the North Planning Committee.

42 **Meadowland, Sleaf, Harmer Hill, Shrewsbury - 15/01921/EIA**

The Principal Planning Officer introduced the application for the erection of a poultry building, an expansion of the existing poultry business on site.

Having considered the submitted plans, Members of the Committee unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to the applicants entering into a S106 agreement to secure a financial contribution for road improvement works and the conditions set out in Appendix 1.

43 Meadowland, Sleaf, Harmer Hill, Shrewsbury, - 15/01937/EIA

The Principal Planning Officer introduced the application for the erection of a poultry building, an expansion of the existing poultry business on site.

Having considered the submitted plans, Members of the Committee unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to the applicants entering into a S106 agreement to secure a financial contribution for road improvement works and the conditions set out in Appendix 1.

44 Meadowland, Sleaf, Harmer Hill, Shrewsbury - 15/01938/EIA

The Principal Planning Officer introduced the application for the erection of a poultry building, an expansion of the existing poultry business on site.

Having considered the submitted plans, Members of the Committee unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to the applicants entering into a S106 agreement to secure a financial contribution for road improvement works and the conditions set out in Appendix 1.

45 Appeals and Appeal Decisions

RESOLVED:

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

46 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would be held at 2.00 pm on Wednesday 2nd September 2015, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

.....

Date: