



Committee and Date

North Planning Committee

27th October 2015

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 29 September 2015

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

2.00 - 4.18 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Joyce Barrow, John Cadwallader, Gerald Dakin, Steve Davenport, Pauline Dee, Vince Hunt, David Lloyd and Peggy Mullock

59 Apologies for Absence

An apology for absence was received from Councillor David Minnery.

60 Minutes

That the Minutes of the meeting of the North Planning Committee held on 2nd September 2015 be approved as a correct record and signed by the Chairman.

61 Public Question Time

There were no public questions, statements or petitions received.

62 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.

In relation to planning application 14/03428/OUT, Aston Road and Church Lane, Wem, Councillors Paul Wynn, Gerald Dakin and Steve Davenport stated that they knew the applicant as he had been a Member of North Shropshire District Council alongside them but there was no issue of bias and they would stay in the room during consideration of the item and vote on the item.

63 Land South Of Bletchley Court Bletchley Market Drayton - 15/02089/FUL

The Principal Planning Officer introduced the application for the erection of one dwelling with detached garage and vehicular access 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.

Members' attention was drawn to the additional information from the applicant that had been circulated to the Committee.

Councillor Melanie Joyce, on behalf of Moreton Say Parish Council, spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Dermot Costelloe, 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 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. During his statement a number of points were raised including the following:

- The existing building was not fit for purpose;
- There had been no objections to the proposal; and
- The Parish Council support the application.

Having considered the submitted plans for the development Members unanimously expressed their support for the application contrary to the Officers recommendation on the basis that having given special consideration to the listed building it was felt the proposal represented sustainable development, it could be considered to be part of the settlement of Bletchley, it was supported by the Parish Council and there were no significant adverse impacts which would outweigh the benefits of the proposal.

RESOLVED:

That planning permission be granted contrary to the Officer's recommendation subject to:

- Standard conditions and conditions relating to design, materials, impact on heritage assets and landscaping;
- The removal of permitted development rights to further extend the property;
- The use of the garage to be restricted; and
- The applicant entering into a S106 to secure an affordable housing contribution.

64 Old Station Yard, Brownlow Road, Ellesmere - 14/01744/OUT

The Principal Planning Officer introduced the outline application for mixed residential development; formation of estate roads 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.

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.

Bob Davies, 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.

Councillor Pauline Dee stated that as a member of the Shropshire Housing Alliance she would not take any further involvement in the debate.

During the ensuing debate members raised concern in relation to Heavy Goods Vehicles (HGV) accessing the Fullwoods site and requested that the application for reserved matters be considered by this Committee to ensure that any HGV traffic was segregated from the newly built houses.

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.

RESOLVED:

That outline planning permission be granted in accordance with the Officer's recommendation, subject to:

- 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.

65 Pear Tree Farm, Broadhay Lane, Lower Heath, Prees - 15/02817/VAR

The Principal Planning Officer introduced the application for the variation of condition 5 attached to planning permission reference 15/01907/AMP to allow revised plans and elevations to be submitted.

Lesley Rumney, on behalf of Prees Parish 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 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. During his statement a number of points were raised including the following:

- The proposal building was large for an agricultural building; and
- If Members were minded to approve the application the conditions suggested by the Parish Council should be included to any permission granted.

The Principal Planning Officer explained that as permitted development rights had not been removed from the original planning permission the applicant was entitled to revert to this permission and extend to a larger building than proposed in the

variation. The Principal Planning Officer assured the Committee that the development would still have to be occupied by an agricultural worker.

Having considered the submitted plans and listened to the comments made by all the speakers, the majority of members expressed their support for the officer's recommendation.

RESOLVED:

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

66 Proposed Residential Development Land Between Aston Road and Church Lane, Wem - 14/03428/OUT

The Principal Planning Officer introduced the report which was an addendum to a previous report on 17th February 2015, when the Committee had resolved to grant outline approval for the erection of 50 No dwellings (to include access). Members' attention was drawn to the schedule of additional letters which referred to additional information from the agent in relation to a recent appeal decision and a further letter of objection from a local resident. The Principal Planning Officer explained that due to its advanced stage greater weight can now be given to some SAMDev policies and Officers were now recommending refusal of the application.

Geoff Soul, a local resident spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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

Amy Henson, agent for 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 a number of points were raised including the following:

- There was concern in Wem in relation to the impact the development would have on the infrastructure of the Town;
- The site had not been included in SAMDev; and
- The site was outside the development boundary.

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 harm identified would outweigh any benefit to the Town;
- The site had been assessed for inclusion within SAMDev but was rejected by officers; and
- There was a great deal of local objection to this application.

In the ensuing debate, Members expressed differing views. Some Members continued to support approval. Other Members considered that the proposal would have an adverse impact on the surrounding area and supported refusal as per the reasons set out in the report. On the casting vote of the Chairman, it was

RESOLVED:

That planning permission be refused in accordance with the Officer's recommendation.

Councillor Vince Hunt left the meeting at this point.

67 Richardson Bros, Brookside, Morda, Oswestry - 15/03386/COU

The Principal Planning Officer introduced the change of use application from B2 to a mixed use of B1, B2 and B8 (storage) and summarised three objections received from local residents which referred to the access road, parked cars, noise issues and additional business hours.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Joyce Barrow 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 a number of points were raised including the following:

- The issues raised in relation to access were irrelevant to the application; and
- The proposal would not exacerbate the issues raised in relation to access.

Having considered the submitted plans the Committee unanimously expressed their support for the Officers recommendation.

RESOLVED:

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

68 Appeals and Appeal Decisions

RESOLVED:

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

69 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday 27th October 2015, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: