



## Committee and Date

Northern Planning Committee

14 May 2024

## **NORTHERN PLANNING COMMITTEE**

### **Minutes of the meeting held on 5 March 2024**

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

**2.00 - 3.50 pm**

**Responsible Officer:** Emily Marshall

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### **Present**

Councillors Joyce Barrow, Garry Burchett, Ted Clarke, Steve Charmley, Julian Dean, Roger Evans, Nat Green, Vince Hunt (Vice Chairman), Steve Davenport (Substitute) (substitute for Geoff Elnor) and Colin Taylor (Substitute) (substitute for David Vasmer)

### **88 Apologies for Absence**

*In the absence of the Chairman, Councillor Vince Hunt as Vice-Chairman chaired the meeting.*

Apologies for absence were received from Councillors Geoff Elnor, David Vasmer and Paul Wynn.

Councillor Steve Davenport substituted for Councillor Elnor and Councillor Colin Taylor substituted for Councillor Vasmer.

### **89 Minutes**

#### **RESOLVED:**

That the Minutes of the meeting of the Northern Planning Committee held on 6th February 2024 be approved as a correct record and signed by the Chairman.

### **90 Public Question Time**

There were no public questions received.

### **91 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 Nat Green declared a pecuniary interest as the applicant had had dealings with his business and in accordance with

procedure rules, he would withdraw from the meeting during consideration of this application and take no part in the debate or vote.

With reference to agenda item 7, Councillor Nat Green stated that he was the local ward councillor for this application and in accordance with procedure rules would make a statement and then leave the meeting, taking no part in the debate or vote.

**92 Land East of A529 Woodseaves, Market Drayton, Shropshire (23/02652/FUL)**

*In accordance with his declaration, Councillor Nat Green withdrew the meeting room, taking no part in the discussion or vote on this application.*

The Principal Planning Officer introduced the application for the change of use of land to Gypsy / Traveller site for 2 family pitches to include the erection of amenity buildings, improvement of access and installation of Bio-Disc sewage treatment plant 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 information contained within the Schedule of Additional letters.

The Solicitor read out a statement against the proposal from Andy Parsons, local resident in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Terry Hodge spoke on behalf of Sutton upon Tern Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Rob Gittins, local Ward Councillor spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Trevor Mennell, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a query the Principal Planning Officer confirmed that personal circumstances could be considered when considering Gypsy and Traveller applications.

A number of Members commented that the application complied with policy and felt that as such they should support it.

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 planning permission be granted in accordance with the officer's recommendation, subject to the conditions as set out in Appendix 1 of the planning officer's report.

**93 Proposed Affordable Housing Exception Site West Of Merrington Road, Bomere Heath, Shrewsbury, Shropshire (23/02934/FUL)**

The Senior Planning Officer introduced the application for a rural exception site comprising the erection of 19 affordable dwellings, vehicular, pedestrian and cycles access from Merrington Road, open space, sustainable urban drainage system, landscaping and associated works 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 Dan Harmer spoke on behalf of Bomere Heath and District Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members recognised the need for affordable housing and felt that the size and tenure of the proposed affordable homes was acceptable and would meet some of the identified need.

A Member expressed disappointment that there had been no engagement between the developer and the parish council.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposal in accordance with the Officer's recommendation.

**RESOLVED:**

That planning permission be granted, subject to:

- The conditions as set out in appendix one of the planning officer's report and any amendments to these conditions as considered necessary by the Head of Service;
- The signing of a S106 agreement to secure the affordable housing in perpetuity, and
- Confirmation of receipt of a counter signed Impact Assessment and Conservation Payment Certificate (IACPC), that confirms acceptance into Natural England's District Level Licencing Scheme.

**94 Riverside Shopping Centre, Pride Hill, Shrewsbury, Shropshire (23/05402/FUL)**

*Councillor Davenport left the room at this point, he returned and took no part in the debate for vote on this application.*

The Principal Planning Officer introduced the application for the demolition of the Riverside Shopping Centre and related activity, enabling works including boundary

wall and the formation of a new public park following demolition, to include pocket gardens, event space and amphitheatre, accessible ramp, lift and staircase, flood attenuation and temporary meanwhile uses across the Site. Members’ attention was drawn to the information contained within the Schedule of Additional letters.

In accordance with Shropshire Council’s Scheme for Public Speaking, Councillor Nat Green, Local Member made a statement and then withdrew from the meeting room, taking no part in the discussion or vote on this application.

Members welcomed the scheme.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposal, in accordance with the Officer’s recommendation.

**RESOLVED:**

That authority to grant planning permission be delegated to the Head of Service subject to the conditions as set out in Appendix 1 and in the Schedule of Additional Letters and any amendments to these conditions as considered necessary by the Head of Service.

**95 Appeals and Appeal Decisions**

**RESOLVED:**

That the Schedule of Appeals and Appeal Decisions for the northern area as at 5 March 2024 be noted.

**96 Date of the Next Meeting**

It was noted that the next meeting of the Northern Planning Committee would be held at 2.00 p.m. on Tuesday 9 April 2024, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed ..... (Chairman)

Date: .....