

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 24 July 2018

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

2.00 - 3.22 pm

Responsible Officer: Emily Marshall

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

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Gerald Dakin, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman), Paul Milner, Peggy Mullock, Steve Davenport (Substitute) (substitute for Mark Jones) and Matt Lee (Substitute) (substitute for Joyce Barrow)

20 Apologies for Absence

Apologies for absence were received from Councillors Joyce Barrow (substitute: Matt Lee), Pauline Dee and Mark Jones (Substitute: Steve Davenport).

21 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 26th June 2018 be approved as a correct record and signed by the Chairman.

22 Public Question Time

There were no public questions, statements or petitions received.

23 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 18/00324/MAW, Broughall Fields Farm, Ash Road, Whitchurch, Councillor Peggy Mullock declared that she knew people who worked at the site and that she would withdraw from the meeting during consideration of the application, taking no part in the debate or vote.

24 Broughall Fields Farm, Ash Road, Whitchurch, TF8 7BX (18/00324/MAW)

In accordance with her declaration at Minute 23, Councillor Peggy Mullock withdrew from the meeting during consideration of the application. Before she withdrew

Councillor Mullock asked the Principal Planning Officer to confirm whether or not the concerns of Whitchurch Town Council had been addressed.

The Principal Planning Officer introduced the application for the installation of additional infrastructure at an operational Anaerobic Digester (AD) site, and the installation of two digestate lagoons. Members' attention was drawn to the information contained within the schedule of additional letters. The Principal Planning Officer outlined amendments that were needed to conditions 7 and 8, in order that they met appropriate legal tests.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Gerald Dakin, as local ward councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- He was generally supportive of the application and was pleased that the concerns of Whitchurch Town and Rural Parish Council's had been addressed;
- He had one concern, which related to the log drying plant. Whilst he accepted that there was a need for it, he requested that consideration be given to putting a time constraint on the activity, for two years only, to work up a scheme for the access road.

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 proposals, taking on board the suggestion of the local ward councillor to include a condition imposing a two year time constraint on log drying and the amendments to conditions 7 and 8 as recommended by the Principal Planning Officer.

RESOLVED:

That planning permission be **granted** subject to:

- The conditions set out in Appendix 1
- A condition imposing a time constraint on log drying, to two years:
- An amendment to conditions 7 and 8, removing the words, 'unless otherwise approved in writing by the Local Planning Authority', in order to meet appropriate legal tests.

25 Corner Farm Welshampton, Ellesmere, Shropshire, SY12 0QA (18/01269/FUL)

The Principal Planning Officer introduced the application for the extension to caravan and camping site, to include change of use of land (re-submission) 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, which detailed the conclusions of the Council's Landscape Consultant.

Councillor Guy Wellsbury, on behalf of Welshampton and Lyneal 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 Brian Williams, as local ward councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- As the local ward councillor, he had requested that that the application be determined by Committee to support the parish council;
- However he was now satisfied that the concerns raised by the town and parish councils had been addressed.

Linda Edwards, 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 of the Committee expressed their support for the proposals, which supported rural tourism and would bring economic and community benefits to the area.

In response to concerns raised relating to mobile caravans being left on site permanently, the applicant confirmed that, in order to meet grant criteria the site would be open all year round. Members therefore felt that condition 11 should be reworded to restrict the length of time mobile caravans could remain on site.

Having considered the submitted plans and listened to the comments made by all of the speakers, the Committee unanimously expressed their support for the proposals, acknowledging that the development was in accordance with Shropshire Core Strategy policies, SAMDev and the overall aims and objectives of the National Planning Policy Framework in relation to sustainable development.

RESOLVED:

That planning permission be granted subject to:

- The conditions set out in Appendix 1
- Delegated authority being granted to the Head of Planning Services, to amend any of the recommended conditions if considered necessary by the Head of Service, in particular condition 11 to ensure that mobile caravans did not remain on site permanently.

**26 Land At Winston, Ellesmere Road, Tetchill, Ellesmere, Shropshire
(18/00833/FUL)**

The Principal Planning Officer introduced the application for the siting of 3 log cabins, construction of an associated access track and parking area and all associated works to include change of use of land 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.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Brian Williams, as local ward councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item. During his statement, the following points were raised:

- Officers concerns relating to the canal bridge were not valid as the bridge was located some distance away from the site and was not particularly unique;
- The comments from the Canal and River Trust and the Council's Conservation Officer were opinions only and not based on fact;
- The cabins were in keeping with the rural location;
- The Committee should support the application which would bring economic and tourism benefits to the area and was a good example of farm diversification.

Mr Gerallt 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.

During the ensuing debate, Members commented on how useful the site visit had been as they could see that the site was low lying which would lessen the visual impact of the cabins, the canal was very busy and there was a wind turbine nearby. It was also noted that the site was very close to the services at Ellesmere.

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 proposals, contrary to the officer's recommendation as they did not consider there was a landscape impact and impact on the canal would be short lived and acceptable.

RESOLVED:

That planning permission be granted, contrary to the Officer's recommendation and that delegated authority be granted to the Head of Planning Services, in consultation with the local ward councillor, to agree an appropriate set of conditions.

27 Ifton Heath Former Primary School, Overton Road, Ifton Heath, St Martins, Oswestry (18/01959/VAR)

The Principal Planning Officer introduced application for the variation of condition no.1 attached to permission 17/01284/VAR to allow for the family to remain on site for a further temporary period of twelve months.

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 table, took no part in the debate and did not vote on this item. He commented that the family had been welcomed by the village and there had been no complaints received.

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

RESOLVED:

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

28 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals for the northern area be noted.

29 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 21st August 2018 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: