



Committee and Date

Northern Planning
Committee

23rd November 2021

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 26 October 2021

**In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2
6ND**

2.00 - 2.15 pm

Responsible Officer: Emily Marshall / Shelley Davies

Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk

Tel: 01743 257717 / 01743 257718

Present

Councillor Paul Wynn (Chairman)

Councillors Joyce Barrow, Geoff Elner, Ted Clarke, Vince Hunt, Mark Jones (Vice Chairman), Mike Isherwood, Edward Towers, David Vasmer, Alex Wagner and Gerald Dakin (Substitute) (substitute for Garry Burchett)

56 Apologies for Absence

Apologies for absence were received from Councillor Garry Burchett (substitute: Councillor Gerald Dakin) and Councillor Alex Wagner.

57 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 28th September 2021 be approved as a correct record and signed by the Chairman.

58 Public Question Time

There were no public questions or petitions received.

59 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.

60 Harlescott Junior School , Featherbed Lane, Harlescott, Shrewsbury, SY1 4QN (21/03223/VAR)

The Principal Planning Officer introduced the application for the variation of Condition 2 (approved plans) attached to planning permission 20/04289/FUL to allow amendments to site design and layout.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Kevin Parry, as local ward councillor, made a statement in objections to the application.

Mr Steve Owen, 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.

The Solicitor advised the Committee that a roll call vote would be taken at the request of the Monitoring Officer, but that this did not constitute a recorded vote.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposals noting that the request made at the previous meeting, to investigate sinking the water tank to make it less intrusive to local residents and the surrounding area, had been thoroughly investigated by officers. In response to a question, the Principal Planning Officer explained why bunding the water tank would not be possible.

RESOLVED:

That planning permission be granted for a variation of conditions of permission ref. 20/04289/FUL, subject to the conditions set out in Appendix 1 of the Officer's report, with an additional condition that the plans as set out in condition 2 should be changed as it needs to specify not just the submitted plans but also those that were approved under the FUL approval which are still relevant.

61 Land West, Lowe Hill Road, Wem, Shropshire (21/02768/OUT)

The Principal Planning Officer introduced the outline planning application for residential development (Use Class C3) and associated access, public open space, drainage, infrastructure, earthworks and ancillary enabling works. All matters except for access reserved. (Revised scheme) (amended description). The Principal Planning Officer 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 Planning Policy

Manager provided an update on the Housing Land Supply confirming that the Council has approximately six years supply of deliverable housing sites and that this site was deliverable and included within the adopted local plan.

Councillor Geoff Soul, on behalf of Wem Town 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 Edward Towers, as local ward councillor, made a statement in objection to the application and then left the table, took no part in the debate, and did not vote on this item.

Andrea Caplan, 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.

Having considered the submitted plans and listened to the comments made by all of the speakers, some Members expressed their support for the proposals however, the majority of Members gave greater weight to upholding the development boundary, noting that 25% of the site fell outside the development boundary identified in the adopted Shropshire Local Plan.

RESOLVED:

That outline planning permission be refused on the basis that part of the proposed development was outside the development boundary and therefore contrary to policy CS5 of the adopted Core Strategy; and policies MD2 and MD7a of the adopted SAMDev Plan.

62 Proposed Dwelling Adjacent 36 Alexandra Avenue, Shrewsbury, Shropshire (21/04014/FUL)

The Principal Planning Officer introduced the application for the erection of 1 No dwelling and formation of vehicular access. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously 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.

**63 Everglades, Brynhafod Lane, Oswestry, Shropshire, SY11 1SH
(21/02444/FUL)**

The Principal Planning Officer introduced the application for the Change of use of existing residential dwelling/bed and breakfast (C3/B1 Use) to C2 Residential Care home with associated external works to extend parking provision. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Jonathan Martin, on behalf of local residents 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 Duncan Kerr, as local ward councillor, made a statement in objection to the application and then left the room, took no part in the debate and did not vote on this item.

Jennifer Hughes, 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 it was acknowledged that this type of accommodation for those in need of assisted living, was needed within Shropshire. However, there were concerns around the suitability of the access to the property. The Developing Highways Manager advised the Committee that whilst the access lane was narrow, their recommendation was that the access was acceptable and that it did not breach threshold of severe, as set in planning policy. The Committee also took into account and the concerns expressed by local residents.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members expressed their support for the proposals.

RESOLVED:

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

**64 Riverside Medical Practice, Roushill, Shrewsbury, SY1 1PQ
(21/03951/FUL)**

The Principal Planning Officer introduced the application for general site clearance, removal of asbestos containing materials and demolition works to slab level at the Riverside Development Area

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.

65 Appeals and Appeal Decisions

RESOLVED:

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

66 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 23rd November 2021.

Signed (Chairman)

Date: