



Committee and Date

Northern Planning Committee

1st March 2022

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 23 November 2021

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

2.00 - 3.55 pm

Responsible Officer: Emily Marshall / Shelley Davies

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Present

Councillor Paul Wynn (Chairman)

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

67 Apologies for Absence

Apologies for absence were received from Councillor Vince Hunt (substitute: Councillor Gerald Dakin).

68 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 26th October 2021 be approved as a correct record and signed by the Chairman.

69 Public Question Time

There were no public questions or petitions received.

70 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, planning application 21/03044/FUL – Hawthorn Paddock, Welshampton, Ellesmere, Shropshire, SY12 0NP, Councillor Ted Clarke stated that the agent for the application was known to him as a resident of Bayston Hill however this did not prevent him from considering the application.

With reference to Agenda Item 6, planning application 21/03387/FUL - Proposed Dwelling North East Of 109 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire, Councillor David Vasmer declared an interest on the grounds of perceived bias as a family member lived in Betley Road, and stated that he would take no part in the debate and would not vote on the item.

71 Hawthorn Paddock, Welshampton, Ellesmere, Shropshire, SY12 0NP (21/03044/FUL)

The Technical Specialist Planning introduced the application under Section 73A of the Town and Country Planning Act 1990 for the change of use from pony paddock to single pitch gypsy/traveller site including 1No static caravan, 1No touring caravan, amenity block, works to provide gravel drive, installation of septic tank and associated works (part retrospective).

Members' attention was drawn to the information contained within the Schedule of Additional letters which included a number of representations from members of the public.

Councillor Mike Dinsdale, on behalf of Welshampton & 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 in objection to the application.

Mr Trevor Mennell, 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 response to comments made by the speakers, the Technical Specialist Planning clarified that the site was agricultural land and not a brownfield site; outlined the situation in relation to pitch availability at Gypsy sites in Shropshire; and stated that the proposal would not set a precedent as it was specific to this site and the personal circumstances of this particular family.

During the ensuing debate Members expressed concern in relation to the application and considered the recommendation to allow temporary permission for 2 years was excessive and should be reduced to a maximum period of 12 months, which would allow adequate time for the pitches at the Park Hall site to be made available for the family. It was

added that the proposed permanent day room structure be removed from any permission granted.

Having considered the submitted plans and listened to the comments made by all of the speakers, it was **RESOLVED:**

That temporary planning permission be granted for a maximum period of 12 months and authority delegated to the Head of Service to attach appropriate conditions and receipt of an amended plan indicating omission of the permanent day room structure.

72 Proposed Dwelling North East Of 109 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire (21/03387/FUL)

The Principal Planning Officer introduced the planning application for the erection of 1No dwelling, formation of vehicular access and installation of treatment plant. Members' attention was drawn to the information contained within the Schedule of Additional letters from the Planning Case Officer outlining the reason that the application was to be considered by the Northern Planning Committee.

Mr John Beharrell (local resident) spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Shaun Jones, on behalf of Bayston Hill 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 Ted Clarke, 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.

In accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, the Solicitor read out a statement from Mr Frederick Carter, the Agent on behalf of the applicant, in support of the proposal.

In response to comments made by the speakers, the Principal Planning Officer stated that the proposed development was within the development boundary and it was the domestic garden that was located outside the boundary, although was already in use as garden following the approved change of use application as detailed in the Officer's report. He added that permitted development rights had been removed for the change of use

application and it was recommended that they also be removed for this application.

At this point in the meeting Councillor David Vasmer declared an interest on the grounds of perceived bias as a family member lived in Betley Road, and stated that he would take no part in the debate and would not vote on the item.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members 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 conditions as set out in Appendix 1.

73 Appeals and Appeal Decisions

RESOLVED:

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

74 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 21st December 2021.

Signed (Chairman)

Date: