



Committee and Date

Northern Planning Committee

6th February 2024

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 7 November 2023

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

2.00 - 3.37 pm

Responsible Officer: Emily Marshall / Shelley Davies

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Present

Councillors Paul Wynn (Chairman), Joyce Barrow, Garry Burchett, Geoff Elner, Ted Clarke, Steve Charmley, Julian Dean, Roger Evans, Nat Green, Vince Hunt (Vice Chairman) and Mary Davies (Substitute) (substitute for David Vasmer)

64 Apologies for Absence

Apologies for absence were received from Councillors David Vasmer (substitute: Councillor Mary Davies).

65 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 10th October 2023 be approved as a correct record and signed by the Chairman.

66 Public Question Time

There were no public questions or petitions received.

67 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 6, planning application 23/03515/OUT Land North West of The Old Smithy, Longslow, Market Drayton, Shropshire, TF9 3QY, Councillor Paul Wynn declared that he was the local ward councillor for this application and in accordance with procedure rules would make a statement and then move away from the table, taking no part in the debate or vote. Councillor Vince Hunt, Vice-Chairman of the Committee would chair the meeting for this application.

With reference to agenda item 7, planning application 23/01422/FUL, Car Park Barker Street Shrewsbury Shropshire, Councillor Nat Green reported that he was a

member of Shrewsbury Town Council Planning Committee and indicated that his views on any proposals when considered by the Town Council had been based on the information presented at that time and he would now be considering all proposals afresh with an open mind and the information as it stood at this time. He was also the local ward councillor for this application and in accordance with procedure rules would make a statement and then move away from the table, taking no part in the debate or vote.

With reference to agenda item 7, planning application 23/01422/FUL, Car Park Barker Street Shrewsbury Shropshire, Councillor Mary Davies reported that she was a Member of Shrewsbury Town Council's Planning Committee and indicated that her views on any proposals when considered by the Town Council had been based on the information presented at that time and she would now be considering all proposals afresh with an open mind and the information as it stood at this time.

68 Proposed Poultry Units, NW Of North Farm, Felton Butler, Montford Bridge, Shropshire (17/05151/EIA)

The Planning Manager North introduced the application for the erection of four poultry rearing buildings, eight feed bins, biomass store and amenity building including landscaping and tree planting. Members' attention was drawn to the information contained within the Schedule of Additional letters.

Having considered the presentation by the Planning Manager North and the information in the Schedule of Additional letters, Members agreed that consideration of the application be deferred to allow for re consultation in accordance with EIA legislation and procedures, following the applicant's submission of a significant amount of additional information in relation to ecology, ammonia emissions, landscape design, public highway access and an addendum to the Environmental Statement.

RESOLVED:

That determination of the application be deferred to a future meeting of the Northern Planning Committee to allow for re consultation, in accordance with EIA legislation and procedures, following the applicant's submission of a significant amount of additional information in relation to ecology, ammonia emissions, landscape design, public highway access and an addendum to the Environmental Statement.

69 Land North West of The Old Smithy, Longslow, Market Drayton, Shropshire, TF9 3QY (23/03515/OUT)

Councillor Paul Wynn, Chairman, declared that as the local ward councillor for this item and in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) he would make a statement and then withdraw from the meeting, taking no part in the debate or vote on this application.

Councillor Vince Hunt, Vice-Chairman chaired the meeting for consideration of this item.

The Senior Planning Officer introduced the outline application for the erection of a single two-storey dwelling to include access. Members' attention was drawn to the information contained within the Schedule of Additional letters.

The Council's Solicitor read out a statement on behalf of Moreton Say Parish Council, 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 the ensuing debate, Members expressed concerns in relation to flooding and the culvert at the access to the site being maintained and kept in a clean condition. It was explained that the maintenance of the culvert could not be conditioned, but that authority could be delegated to planning officers to liaise with the Council's drainage team to investigate the culvert in more detail.

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 planning permission be granted in accordance with the planning officer's recommendation, subject to:

- The conditions set out in Appendix 1; and
- That authority be delegated to the Planning Services Manager in consultation with the Council's drainage team, to include works for cleaning the culvert and an additional condition in relation to drainage to minimise flooding on the highway.

70 Car Park Barker Street, Shrewsbury, Shropshire (23/01422/FUL)

The Planning Manager North introduced the application for the proposed mixed use development to include 83 Bed Hotel and 3 No. Retail Units with associated Car Parking and Landscaping 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 Nat Green, 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.

Mr Ian Kilby, 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, some concern was expressed that the application did not meet paragraph 130 of the NPPF or the aspirations for the future of the area as argued by The Big Town Plan. Consideration was also given to significant amount of opposition from various bodies with knowledge of the area. However, members felt that the site visit had been useful and work had been done to mitigate the objections and concerned expressed. Members were also mindful of the extant permission for the site.

However, 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 in accordance with the officer's recommendation.

It was agreed that given the high visibility of the site officers give consideration to working times on site.

RESOLVED:

That approval be delegated to the Planning Service Manager subject to:

- A Section 106 agreement in relation to landscaping and the taxi drop off and pick up point;
- The conditions as set out in appendix 1 of the planning officer's report and any amendments as considered necessary to these conditions by the Planning Service Manager.
- An additional condition to refer to window detail being submitted for approval prior to any above ground works taking place as set out on the update sheet.

71 Land South Of Hollins Lane, Newport Road, Woodseaves, Market Drayton, Shropshire (19/05127/EIA)

The Principal Planning Officer introduced the application for the construction of two poultry sheds, feed bins and associated ancillary works. Members' attention was drawn to the information contained within the Schedule of Additional letters.

The Council's Solicitor read a statement on behalf of Sutton on Tern Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Council's Solicitor read out a statement, in accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) on behalf of Councillor Rob Gittins as local ward councillor.

Nick Williams 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, Members unanimously agreed that consideration of the application should be deferred to allow the applicant the opportunity to provide the information that officers consider has been omitted from the submitted odour assessment and to enable officers to assess this.

RESOLVED:

That consideration of the application be deferred to a future meeting of the Northern Planning Committee to allow the applicant the opportunity to provide the information that officers consider has been omitted from the submitted odour assessment and to enable officers to assess this.

72 Appeals and Appeal Decisions

RESOLVED:

That the appeals for the Northern area be noted.

73 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 5th December 2023, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: