



Committee and Date

Northern Planning Committee

13th October 2020

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 15 September 2020

In the THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

2.00 - 3.44 pm

Responsible Officer: Emily Marshall

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

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Nicholas Bardsley, Gerald Dakin, Pauline Dee, Nat Green, Vince Hunt (Vice Chairman), Mark Jones, Keith Roberts, David Vasmer and Ted Clarke (Substitute) (substitute for Pamela Moseley)

135 Apologies for Absence

Apologies for absence were received from Councillor Pam Moseley (substitute: Councillor Ted Clarke).

136 Minutes

Councillor Vince Hunt stated that he had been late to join the meeting held on 18th August due to technical IT issues and had missed the whole of the first item and dropped out of another of the items and therefore he stated that he would abstain from voting on the approval of these minutes.

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 18th August 2020 be approved as a correct record and signed by the Chairman.

137 Public Question Time

There were no public questions or petitions received.

138 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 planning applications 20/02355/FUL, 26 Conway Drive, Shrewsbury and 20/02543/FUL, 45 Belvidere Road, Shrewsbury, Councillors Nat Green and Keith Roberts stated that they were Members of Shrewsbury Town Council Planning Committee but this would not affect their opinion when considering the application.

139 26 Conway Drive, Shrewsbury, SY2 5UB (20/02355/FUL)

The Principal Planning Officer introduced the application for the erection of first floor extension to northeast (front) elevation; elevational alterations to facilitate the use of integral garage as residential use.

Councillor Gerald Dakin and Mark Jones joined the meeting at this point.

In accordance with virtual meeting speaking protocol a statement was read out from Councillor Pam Moseley, the Local Member.

Having considered the submitted plans and listened to the comments made by all of the speakers, some Members expressed concern at the impact on the street scene and that the proposals were overdevelopment of the site, however, the majority of Members expressed their support for the Officer's recommendation to grant permission, with an amendment to condition 4 to define peak traffic times.

RESOLVED:

That planning permission be granted in accordance with the officer's recommendation, subject to the conditions set out in Appendix 1 of the officer's report and an amendment to condition 4, to define peak traffic times as between 8.15 a.m. – 9.00 a.m. and 2.45 p.m. – 3.45 p.m.

Councillors Dakin and Jones abstained from voting as they had not been present for the whole of the agenda item.

140 Proposed Dwelling South Of Four Ashes Farm, Maesbrook, Shropshire (20/02256/OUT)

The Principal Planning Officer introduced the outline application for a proposed dwelling south of Four Ashes Farm, Maesbrook, Shropshire and emphasised matters not reserved owing to confusion in paragraph 1.2 of the Officer's report. Members' attention was drawn to the information contained within the Schedule of Additional letters which detailed the comments from Shropshire Council's Conservation Manager. The Principal Planning Officer also recommended an amendment to condition 4, to state that measurements are measured externally.

In accordance with virtual meeting speaking protocol the following public speaker statements were read out:

Marian Giles - Clerk, Kinnerley Parish Council, objecting to the proposals; and Mr Ollie Thomas – Agent for the applicant.

During the ensuing debate Members expressed concern relating to over development and the orientation of the proposed dwelling. Members also considered it was important to ensure that the existing vegetation and hedgerows on the site should be protected and felt that an additional condition to restrict the removal of any boundary vegetation/hedgerows on site. It was also felt that any full or reserved

matters application should come to the Northern Planning Committee for determination.

Having considered the submitted plans and the comments made by speakers, Members unanimously expressed their support for the proposals.

RESOLVED:

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

- The conditions set out in appendix 1 of the officer's report, with condition 4 amended, to state that measurements are measured externally;
- An additional condition to restrict the removal of any boundary vegetation/hedgerows on site; and
- Any Full or the Reserved Matters application to come to the Northern Planning Committee for determination.

141 8 Shoplatch, Shrewsbury, SY1 1HF (20/02490/COU)

Councillor Nat Green, as the local ward councillor took no part in the consideration or voting on this application.

The Principal Planning Officer introduced the application for the application under section 73A of the Town and Country Planning Act 1990 for the retrospective change of use from A3 (cafes/restaurants) to combined A3/A5 (cafe/restaurant/hot food takeaway) and detailed an amendment to the description of the application.

Having considered the submitted plans Member's unanimously expressed their support for the proposals.

RESOLVED:

That planning permission be granted, subject to the conditions set out in Appendix 1 of the officer's report and the deletion of condition 1.

142 45 Belvidere Road, Shrewsbury, SY2 5LX (20/02543/FUL)

Councillor Nat Green returned to the meeting.

The Principal Planning Officer introduced the application for the erection of single storey garage extension.

Having considered the submitted plans Members unanimously expressed their support for the proposal.

RESOLVED:

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

143 Proposed Residential Development Land Off Rosehill Road, Stoke Heath, Shropshire (20/02727/FUL)

The Principal Planning Officer introduced the application for the erection of 1no dwelling and alteration to existing vehicular access.

In accordance with virtual meeting speaking protocol the following public speaker statements were read out:

Councillor Sue Bartram Stoke upon Tern parish Council, objecting to the application;
and
Agent – AK Innovative Design Solution Ltd.

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, subject to the conditions set out in Appendix 1 of the officer’s report.

144 Appeals and Appeal Decisions

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

145 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 13th October 2020.

Signed (Chairman)

Date: