



Committee and Date

Northern Planning Committee

4th April 2023

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 7 March 2023

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

2.00 - 4.17 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, Nat Green, Vince Hunt, Mark Jones (Vice Chairman), Mike Isherwood, Edward Towers and David Vasmer

98 Apologies for Absence

No apologies for absence were received.

99 Minutes

RESOLVED:

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

100 Public Question Time

There were no public questions or petitions received.

101 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.

102 The Old Airfield Site, Eaton Upon Tern, Market Drayton, Shropshire, TF9 2BX (22/01866/FUL)

The Principal Planning Officer introduced the application for the construction of a solar farm with all associated infrastructure 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.

Mrs Frances Biggin on behalf of local residents spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Keith Newby on behalf of Stoke upon Tern Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr 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.

During the ensuing debate, Members acknowledged the concerns raised by the local residents and parish council. However, they considered that many of the concerns raised had been addressed through conditions. The Committee considered the scheme would blend into the landscape and stressed the importance of developing low carbon energy sources. Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the proposals.

RESOLVED:

That in accordance with the officer recommendation, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

**103 Meadowland, Sleap, Harmer Hill, Shrewsbury, Shropshire, SY4 3HE
(22/02001/EIA)**

The Senior Planning Officer introduced the application for the erection of three additional poultry units with associated air scrubber units, control rooms, feed blending rooms, feed bins, hardstanding, dirty water tanks and a drainage attenuation pond, together with retrofitting an air scrubber unit to an existing poultry shed. 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, Member's unanimously expressed their support for the proposal.

RESOLVED:

That in accordance with the officer recommendation, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

**104 Victoria Garage Scotland Street Ellesmere Shropshire SY12 0DG
(22/05178/FUL)**

The Senior Planning Officer introduced the application for the demolition of existing garage building, re-aligned access onto Scotland Street and erection of two terraces of 3No dwellings and 2No semi-detached dwellings with associated parking and garden areas 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.

On behalf of Ellesmere Town Council, the Council's Solicitor read out a statement in objection to 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 Geoff Elner as local ward councillor, made a statement and then left the table, taking no part in the debate and did not vote on this item.

On behalf of Mr Nigel Thorns, the agent for the applicant, the Council's Solicitor read out a statement in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

The Area Planning Manager responded to some of the comments raised by the local ward councillor, confirming that the site was not at risk of flooding, the site was situated within a predominately residential area and use as a business could potentially generate more traffic than if the land was used for housing.

During the ensuing debate, Members of the Committee agreed that the site visit had been useful, although some concern was expressed in relation to road safety, Members overwhelmingly felt that the entrance to the site would be an improvement to road safety, the proposed development was of low density and in a sustainable location. Therefore, 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.

RESOLVED:

That in accordance with the officer recommendation, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

105 17 Honeysuckle Row, Shrewsbury, Shropshire, SY3 7TW (22/05603/FUL)

The Area Planning Manager introduced the application for the erection of new detached dwelling following demolition of existing garages 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 Tony Parsons, 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.

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

RESOLVED:

That in accordance with the officer recommendation, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

106 Appeals and Appeal Decisions

RESOLVED:

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

107 Exclusion of Public and Press

RESOLVED

That, in accordance with the provisions of Schedule 12A of the Local Government Act 1972 and Paragraph 10.4 [3] of the Council’s Access to Information Rules, the public and press be excluded from the meeting during consideration of the following items.

108 Planning Enforcement Quarterly Report

RESOLVED:

That members note the progress of planning enforcement case investigations and the exercise of delegated powers in respect of decisions in accordance with the Council’s enforcement protocol.

109 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, 4th April 2023, in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: