



Committee and Date

Southern Planning Committee

11 April 2023

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 14 March 2023

2.00 - 4.20 pm in the Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Responsible Officer: Tim Ward / Ashley Kendrick

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Present

Councillors Nick Hignett (Vice Chairman), Caroline Bagnall, Christian Lea, Hilary Luff, Nigel Lumby, Tony Parsons, Ed Potter, Robert Tindall and Roger Evans (Substitute) (substitute for Richard Huffer)

112 Apologies for Absence

Apologies for absence were received from Councillors Andy Boddington, David Evans and Richard Huffer.

Councillor Roger Evans substituted for Councillor Richard Huffer.

In the absence of the Chair the Vice Chair, Councillor Nick Hignett took the meeting.

113 Minutes

RESOLVED:

That the Minutes of the meeting of the Southern Planning Committee held on 14 February 2023 be approved as a correct record and signed by the Chairman.

114 Public Question Time

There were no public questions.

115 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.

In respect of agenda item 5 Councillor Nigel Lumby declared that he was the local Member and that he would make a statement and then withdraw from the meeting and take no part in the debate or voting.

116 Land to the West of County Lane Albrighton Shropshire (22/01816/FUL)

The Development Manager introduced the application which was an application for the erection of a solar generating facility (solar farm) with a capacity of up to 16 Megawatts, comprising of ground mounted solar photovoltaic (PV) panels, a battery storage facility, erection of a 2.5m high security fence up to 2.5m high, erection of up to no.19 CCTV Poles with a maximum height from ground level of 3m and associated infrastructure and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location, layout and elevations.

Sarah Dakin spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Nigel Lumby, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees, he then left the room and took no part in the debate or vote

Nick Barber, (Applicant), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Several Members expressed concern regarding the access to the site for large vehicles. The Development Manager advised that the application included the creation of passing places and that further traffic management measures such as the use of banksmen could be included in the Construction Traffic Management Plan.

The Development Manager advised the meeting that an additional condition would be required to ensure a management plan for the battery area.

RESOLVED:

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in appendix 1 to the report with an added condition about battery management

117 Proposed Solar Farm to the south of Hall Lane, Kemberton, Shifnal (22/02441/FUL)

The Development Manager introduced the application which was an application for the installation of solar farm and associated infrastructure and with reference to the drawings and photographs displayed, she drew Members' attention to the to the location, layout and elevations.

Allan Chatham spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Fred Quartermain spoke on behalf of Kemberton Parish Council against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees

Councillor Richard Marshall, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Nick Williams, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members expressed concern that the proposals would result in harm to the green belt as there was only a narrow section of green belt between the village of Kemberton and Halesfield industrial estate. They also expressed concern regarding the loss of good quality organic land which would result in the loss of food production and have a harmful effect on the viability of a local business

RESOLVED:

That against the Officer recommendation planning permission be refused for the following reasons:

The proposals would have an adverse effect on the openness of the greenbelt and that there were no very special circumstances to allow development on the green belt, the development is contrary to the reasons for including land within the green belt as it will leads to urbanisation and urban sprawl contrary to policy CS5 of the Core Strategy

Loss of a viable farming business on best and most valuable agricultural land, having adverse effect on the local economy contrary to policy CS13 of the Core Strategy

Harm to the character of the landscape not outweighed by the benefits, fails to conserve or enhance natural assets

118 The Wyches, Little Worthen, Worthen, Shrewsbury, Shropshire, SY5 9HL (22/04625/FUL)

The Principal Planner introduced the application which was an application for the erection of two three-bedroom dwellings and with reference to the drawings and photographs displayed, he drew Members' attention to the to the location, layout and elevations.

Councillor Heather Kidd, local Ward Councillor made a statement in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Shyam Vadukul, (Applicant), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to a question the Principal Planner confirmed that whilst the previous lapsed planning consent was not a material consideration for this application it did to some extent establish the principle of development on the site.

A member commented that he felt that the proposals were contrary to policy MD3 of the SAMDev as the number of new houses in the cluster had already been exceeded.

Members welcomed the fact that the entrance onto the B4386 would be closed up as this would improve road safety.

RESOLVED:

That in accordance with the Officer recommendation planning permission be granted subject to the conditions set out in appendix 1 to the report

119 Land To The South Of Tong Forge Shifnal Shropshire (22/05521/FUL)

The Development Manager advised the meeting that earlier in the day she had been informed that the agent for the applicant had been admitted to hospital and would not be able to be present at the meeting. She suggested that the item be deferred to allow the applicant to be represented.

RESOLVED

That consideration of the application be deferred to the next meeting.

120 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 14 March 2023 be noted.

121 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday, 11th April 2023

Signed (Chairman)

Date: