



Committee and Date

Northern Planning Committee

2nd May 2023

NORTHERN PLANNING COMMITTEE

Minutes of the meeting held on 4 April 2023

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

2.00 - 4.21 pm

Responsible Officer: Emily Marshall / Shelley Davies

Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk

Tel: 01743 257717 / 01743 257718

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

110 Apologies for Absence

None received.

111 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 7th March 2023 be approved as a correct record and signed by the Chairman.

112 Public Question Time

There were no public questions or petitions received.

113 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 8, application number 21/02559/VAR Councillor Paul Wynn declared a pecuniary interest as he was the land owner and stated that he would withdraw from the meeting and take no part in the debate and would not vote on the item.

In respect of agenda item 9, application number 23/00122/FUL Councillors Paul Wynn and Mark Jones declared an interest on the grounds of perceived bias due to their friendship with the applicant and stated that they would withdraw from the meeting and take no part in the debate and would not vote on the item.

It was agreed that Councillor Vince Hunt would take the Chair for agenda item 9, application number 23/00122/FUL.

114 Land Adjacent to Churncote Island, Welshpool Road/A5 Welshpool Road, Bicton Heath, Shrewsbury, Shropshire (22/02464/FUL)

The Consultant Planner introduced the application for the development of roadside services including - a Petrol Filling Station with ancillary retail (Sui Generis) and a drive-through unit (Class E) 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.

On behalf of Emma Bullard, local resident, the Council's Solicitor read out a statement against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Sally Maddox, on behalf of Bicton Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mike Sproston, 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 raised a number of concerns in relation to the proposal and it was agreed that the application be deferred to allow the applicant the opportunity to address the issues raised.

RESOLVED:

That consideration of the application be deferred to allow the opportunity for the following issues raised by the Committee to be addressed:

- The contribution to the NWRR to be index linked;
- The design to be improved to reflect that of a gateway site as stated in SAMDev policy S16.1b;
- Consideration to the road layout to be amended to include an exit only onto Welshpool Road;
- Improved footpath provision; and
- Adequate provision for staff parking.

115 Hawthorn Paddock, Welshampton, Ellesmere, Shropshire, SY12 0NP (22/05515/FUL)

The Senior Planning Officer introduced the application for the change from Temporary to Permanent Gypsy / Traveller Site to include 1 no. Static Caravan, 1 no. Touring Caravan, 1 no. Amenity Block, Storage Shelter and Gravel Drive part retrospective 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 Brian Williams, as local ward councillor, made a statement against the proposal.

Councillor Mike Dinsdale, on behalf of Welshampton and Lyneal Parish Council spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

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.

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.

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.

116 Painsbrook Farm, Painsbrook Lane, Hadnall, Shrewsbury, Shropshire (22/03828/EIA)

The Planning Manager North introduced the application for the construction of two free range poultry houses with feed bins and ancillary equipment.

Councillor Sarah Parker, on behalf of Hadnall Parish Council spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

On behalf of Councillor Simon Jones, local ward councillor, the Council's Solicitor read out at statement in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Andrew Brisbane, the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Shaun Jones, 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.

Members noted their support for the proposal but agreed that consideration of the application be deferred to allow the applicant the opportunity to provide sufficient information in relation to manure management and disposal.

RESOLVED:

That consideration of the application be deferred to allow the applicant the opportunity to provide sufficient information in relation to manure management and disposal.

117 Solar Farm South West of Hadley Farm, Wrexham Road, Whitchurch, Shropshire (21/02559/VAR)

In accordance with his declaration at Minute 113, Councillor Paul Wynn withdrew from the room during consideration of this application.

The Vice-Chairman, Councillor Mark Jones presided as Chairman for this item.

The Principal Planning Officer introduced the application for the variation of condition 10 (cessation and removal) attached to permission ref.18/00693/VAR to enable an extension to the operational life of the solar farm (amended description).

Having considered the submitted plans Members unanimously expressed their support for the proposals, in accordance with the officer's recommendation.

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.

118 The Coppers, Park Street, Oswestry, Shropshire, SY11 2HF (23/00122/FUL)

In accordance with their declaration at minute 113, Councillors Paul Wynn and Mark Jones left the room and took no part in the debate or voting on the item.

Councillor Vince Hunt presided as Chairman for this item.

The Planning Manager North introduced the application for the erection of a single detached garage and advised members that if they were minded to approve the application an additional condition should be included to ensure that the boundary hedge was retained.

Having considered the submitted plans Members unanimously expressed their support for the proposals, in accordance with the officer's recommendation.

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 and an additional condition as stated by Planning Officer in relation to the retention of the boundary hedge.

Councillor Paul Wynn and Councillor Mark Jones re-joined the meeting and Councillor Paul Wynn returned to the Chair.

119 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals for the northern area be noted.

120 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, 2nd May 2023 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: