

# Whitchurch Town Council

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## PLANNING COMMITTEE

### Minutes of the Planning Committee Meeting held on 18<sup>th</sup> September 2017

#### PRESENT

Clrs: B. Duffy, T. O'Neill, A. Hall

#### IN ATTENDANCE

N. Young (Town Clerk)

#### 1. Apologies

Cllr J. Sinnott – illness  
Cllr J. Martin – no reason  
Cllr J. McAuley – no reason

#### 2. Declarations of Interest

None

#### 3. Minutes

After a proposal from Cllr Duffy, seconded by Cllr Martin, it was **PLAN/07/1718 RESOLVED** that the meeting notes from the Planning Committee meeting held on **8<sup>th</sup> August 2017** be accepted as an accurate record.

#### 4. Matters Arising

None

#### 5. Correspondence

None

#### 6. Public Participation

No public present.

#### 7. Planning Applications for consideration

Planning Applications for consideration contained within the table below:

Date of Application	Reference	Location	Decision
Fri 10 Mar 2017	17/01152/FUL  Erection of a new foodstore (Use Class A1), access, substation and associated car parking and landscaping	Proposed Foodstore to the North Of Wrexham Road Whitchurch Shropshire	<b>Whitchurch Town Council comments:</b> <i>- NPPF 24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and</i>

			<p><i>local planning authorities should demonstrate flexibility on issues such as format and scale.</i></p> <p>Aldi's proposed site is not well connected to the town, the proposed site is not on a bus route, nor near a railway station. The site Aldi own at Waymills is on a bus route, 2 min walk from the railway station and 5-10 min walk from the town centre.</p> <ul style="list-style-type: none"> <li>- No soak-away included in plans</li> <li>- Site not in SAMDev</li> <li>- Application does not satisfy the sequential test</li> <li>- NPPF 2. Ensuring the Vitality of the Town Centre – this application does not adhere to this policy, especially para 2.23 - 2. <i>Ensuring the vitality of town centres</i></li> </ul> <p><i>23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:</i></p> <ul style="list-style-type: none"> <li>● ● <i>recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</i></li> </ul> <p>The Aldi proposal will have a negative effect on the small businesses in the town centre</p> <ul style="list-style-type: none"> <li>- In accordance with NPPF 2.26 <i>when assessing applications for retail outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m) – this impact assessment needs to be provided.</i></li> <li>- NPPF 26. ....<i>the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.</i> The Aldi application has concentrated on the effect on other super-markets mainly Lidl and not made any objective assessment of the effect on the small town-centre businesses.</li> <li>- If planning permission is granted, WTC would like the following conditions levied on Aldi:       <ol style="list-style-type: none"> <li>1. That they contribute an annual sum (yet to be provided) for a minimum of 5 years, to subsidise an extra stop by the town bus at Aldi, rather than bringing an extra bus provider into the town from</li> </ol> </li> </ul>
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			<p>Newport and therefore putting a further vehicle on Wrexham Road.</p> <p>2. As stated by George Brown, Aldi - WTC to have control of £45,000 to boost tourism in the town and provide a grant scheme for community groups.</p> <p>3. That there should be no access from/to Aldi to the canal bank, valuable footfall should come into the town centre.</p> <p>4. No advertising boards to be placed on rear of store.</p> <p>These conditions should still allow the viability of Aldi's development.</p>
Wed 22 Jun 2016	<p>16/02160/REM</p> <p>Formation of vehicular access in association with reserved matters application reference 16/02160/REM for the erection of 156 dwellings</p>	<p>Residential Development Land To The West Of Tilstock Road Whitchurch Shropshire</p>	<p><b>Whitchurch Town Council comments:</b></p> <ul style="list-style-type: none"> <li>- The walls alongside the current raised table obstruct visibility of the junction when coming off the roundabout, or exiting the proposed junction.</li> <li>- WTC consider the junction is too close to the roundabout considering the volume of traffic which use this exit.</li> </ul>
Fri 25 Aug 2017	<p>17/04164/TPO</p> <p>To fell 1 No Horse Chestnut Tree protected by The North Shropshire District Council (33 Chester Road, Whitchurch) TPO 1992</p>	<p>31 Chester Road Whitchurch Shropshire SY13 1NB</p>	<p><b>Whitchurch Town Council comments:</b></p> <ul style="list-style-type: none"> <li>- No objection due to diseased tree – bleeding canker. WTC welcomes the applicant's suggestion to replant with Rowan.</li> </ul>

After a proposal by Cllr O'Neill, seconded by Cllr Hall, it was **PLAN/08/1718 RESOLVED** to send the above comments to Shropshire Council's Planning Department.

#### 8. Confidential Business

After a proposal by Cllr Duffy, seconded by Cllr O'Neill, it was **PLAN/09/1718 RESOLVED** that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting.

#### 9. Planning Training

Cllr Duffy briefly explained about the planning training that she had attended and it was proposed by Cllr Duffy, seconded by Cllr Hall and **PLAN/10/1718 RESOLVED** that the Planning Committee recommend to full Council that Whitchurch Town Council ask Shropshire Council (the Planning Authority) to inform developers when outline applications are submitted from large developers, that the Town Council would like to have discussions with them on behalf of the town.

Meeting closed at 7.45pm.

Chairman ..... Dated .....

Initialled: .....