



PLANNING COMMITTEE

Minutes of the Town Council Planning Meeting held on Wednesday 29th March 2017

PRESENT

Cllrs: J. Sinnott (Chairman), B. Duffy, T. O'Neill and B. Slater

IN ATTENDANCE

Mr S. Lyon and Ms A. Allen.

1. Apologies

Cllr T Harris – unwell
Cllr J McCauley – Prior engagement
R Hewson – Prior engagement

2. Declarations of Interest

None.

3. Minutes

After a proposal from Cllr Slater, seconded by Cllr O'Neill:

It was RESOLVED (PL/9/1617): to accept the minutes from the meeting held on 8th March 2017 and sign as an accurate record of that meeting.

4. Matters Arising

Cllr Sinnott attended the Shropshire Council Planning Committee on the 28th March 2017 and gave an update on the Broughall Field development. He reported that the Committee did not listen to anything that was said and granted permission.

5. Correspondence

There was none.

6. Public Participation

After a proposal by Cllr Slater, seconded by Cllr O'Neill,

It was RESOLVED (PL/10/1617): to suspend Standing Orders to allow members of the public present to address the committee.

Proposed Aldi site, Wrexham Road.

Mr Lyon said that he had read the relevant planning statement and that the sequential test had been missed off completely. He said that there were alternative sites within Whitchurch that should have been considered as part of the sequential test including:

Land Opposite Sainsbury's.

Woodyard dismissed as not for sale but owner may agree to sale and Mr Bates has indicated that he would sell the access from Green End for pedestrian access to site and there is already a vehicular right of way through the White Lion Meadow car park.

Fire Station and Centre North East not mentioned but have mentioned the Swimming Pool, Swimming Pool Centre North East and Fire Station as a total is the same size as the present Tesco store.

Site at Waymills apparently not suitable but how have Homebase coped?

Land opposite Homebase and adjacent to Mill Park would be suitable and is within SAMDev and allocated for housing and light industry. This site would create the possibility of having a road extension to the land available for Rail Station parking.

The Planning Statement accepts that the store would take 10% of trade from the town and 30% of the trade from Lidl.

Other objections include: the proposed site is on a Greenfield site outside of SAMDev, near a busy roundabout and on a busy road that already has traffic problems.

Ms Allen addressed the Committee and said that she concurred with the comments made by Mr Lyon.

After a proposed by Cllr Slater, seconded by Cllr Sinnott,
It was RESOLVED (PL/11/1617): to that the committee reinstates Standing Orders.

7. Planning Applications for consideration contained within the table below:

Date of Application	Reference	Location	Decision
20 th March 2017	17/01152/FUL	Land to the North of Wrexham Road Whitchurch Shropshire	Whilst WTC would welcome the addition of Aldi to Whitchurch the committee believe that the proposed site is unsuitable because: It is on a greenfield site outside of the SAMDev. It is close to a roundabout that is on a very busy that has had a high number of road traffic collisions. It is not on a road that is well connected to the town centre and that road already has traffic problems. The proposed location will have a highly detrimental effect on the town centre and existing traders. It does not pass the sequential test as there are other sites available within the development boundary including brownfield sites.
14 th March 2017	17/01043/FUL	18 Pear Tree Lane, Whitchurch, Shropshire SY13 1NG	No Objection
16 th March 2017	17/01110/FUL	2 Terrick Cottages, Terrick Road, Whitchurch, Shropshire SY13 4JZ	Request more detailed plans.
17 th March 2017	17/01294/HHE	40 Pear Tree Lane,	No objection

		Whitchurch, Shropshire, SY13 1NQ	
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It was RESOLVED (PL/12/1617): to send the above comments to Shropshire Council’s Planning Department.

8. Land adjacent to Sedgford.

To consider requesting whether Shropshire Council add a TPO to the 26 Lombardy Poplar Trees in the area.

After a proposal from Cllr Sinnott seconded by Cllr O’Neill,

It was RESOLVED (PL/13/1617): to request that Shropshire Council place a Tree Preservation Order on the 26 Lombard Poplars located on the land adjacent to Sedgford.

9. Confidential Business

None.

Meeting closed at 8.40pm.

Signed:

Chairman Dated