



PLANNING COMMITTEE

Minutes of the Town Council Planning Meeting held on 7th January 2016.

PRESENT

Cllrs: T Harris (Chairman), B Duffy, T Neville, T O'Neill, J. Sinnott and G. Stockton.

IN ATTENDANCE

Z. Dean (Town Centre Manager/Assistant Town Clerk)

1. Apologies

None.

2. Declarations of Interest

None.

3. Minutes

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

It was RESOLVED (PL/14/1516): to accept the minutes from the meeting held on **2nd November 2015** and sign as an accurate record of that meeting.

4. Matters Arising

There were none.

5. Outstanding Actions

There were none.

6. Public Participation

The committee permitted Mr R. Jones to speak during discussions appertaining to application: 15/05325/REM with regards to the steep elevation and subsequent impact on existing properties.

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

Date of Application	Reference	Location	Decision
15 th December 2015	15/05325/REM	Proposed Residential Development, Land Off The Beeches, Chester Road, Whitchurch. 15 dwellings	Object on the grounds of: the proposed area for development is not in the SAMDev, out of keeping with the area, loss of green space, overdevelopment of the site, drainage issues and question were raised over the sewerage capacity of existing pipe work. The committee noted that a lesser number bungalows would be better suited to this site.
8 th December 2015	15/05105/VAR	Proposed Affordable Housing Site West of Chester Road, Whitchurch.	Object on the grounds of: the proposed area for development is not in the SAMDev, loss of green space, over development of the site

			and unsafe access.
11 th December 2015	15/05047/REM	Proposed Residential Development Land South of Chester Road, Whitchurch 52 dwellings	Object on the grounds of: the proposed area for development is not in the SAMDev, loss of green space, over development of the site. Over capacity on sewerage infrastructure and land is situated on a flood plain with risk of water contamination.
17 th December 2015	15/05386/REM	Proposed Residential Development West of Chester Road 14 dwellings	Object on the grounds of: the proposed area for development is not in the SAMDev, loss of green space, over development of the site. Over capacity on highway and sewerage infrastructure.
21 st December 2015	15/05460/ADV	Starbucks Coffee Co, Whitchurch By Pass, Service Station, Wrexham Road.	No objection.

It was RESOLVED (PL/15/1516): to send the above comments to Shropshire Council's Planning Department along with a letter of concern to Welsh Water.

The committee urged for Shropshire Council to take all developments for Chester Road into consideration at the same time, not as stand-alone applications due to the impact on the existing drains and sewerage network and the electricity system.

9. Confidential Business

None.

Meeting closed at 11.05am.

Chairman Dated