



Committee and Date

North Planning Committee

29th May 2018

NORTH PLANNING COMMITTEE

Minutes of the meeting held on 3 April 2018

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

2.00 - 3.03 pm

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Paul Wynn (Chairman)

Councillors Roy Aldcroft, Gerald Dakin, Pauline Dee, Rob Gittins, Roger Hughes, Vince Hunt (Vice Chairman), Mark Jones, Paul Milner and Steve Davenport (substitute for Joyce Barrow)

91 Apologies for Absence

Apologies for absence were received from Councillors Joyce Barrow (substitute: Steve Davenport) and Peggy Mullock.

92 Minutes

RESOLVED:

That the Minutes of the meeting of the North Planning Committee held on 6th March 2018 be approved as a correct record and signed by the Chairman.

93 Public Question Time

There were no public questions or petitions received.

94 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.

95 Barns At Edgeley Farm Edgeley Bank Whitchurch Shropshire (16/04925/FUL)

The Planning and Enforcement Officer introduced the application for the conversion of outbuildings to form 4 dwellings to include some demolition and reconstruction; associated garaging and drainage 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.

The Planning and Enforcement Officer explained that the applicant had been requested to submit a Heritage Impact Assessment to enable Officers to fully assess and determine the application however this had not been received.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Gerald Dakin, as local ward Councillor, made a statement and then moved to the back of the room, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- He considered the site visit today to be very beneficial;
- The proposal would enhance the site and the surrounding area; and
- The proposal would return the building to how it previously looked.

Members agreed that a Heritage Impact Assessment was required before they could make a balanced view in relation to impact on the historic character of the surrounding area and its setting. Additionally concern was raised by some Members in relation to the access which was along a single track road.

Having considered the submitted plans and listened to the comments made by the local ward Councillor, the majority of Members expressed the view that determination of the application be deferred to allow the applicant the opportunity to submit a Heritage Impact Assessment and further negotiate with Officers in relation to what was considered acceptable. It was added that deferment of the application would also give Officers the opportunity to address the concerns raised in relation to the access.

RESOLVED:

That determination of the application be deferred to allow the applicant the opportunity to submit a Heritage Impact Assessment and further negotiate with Officers.

96 Land to the north of Shrewsbury Road Oswestry Shropshire (16/02594/OUT)

The Principal Planning Officer introduced the outline application for residential development of up to 600 units with associated infrastructure including areas of public open space with all matters reserved except access. He 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 and noted that the report referred to Councillor Joyce Barrow as the Local Member but this should read Councillors Clare Aspinall and John Price.

The Principal Planning Officer drew Members' attention to the information contained within the Schedule of Additional letters which advised that if Members were minded to approve the application wording of Conditions 1, 2 and 3 be varied as outlined in

the Schedule of Additional Letters. Additionally a verbal update was read out by the Principal Planning Officer from the Oswestry and District Civic Society welcoming conditions 15 and 16 in relation to electric car charging points and a detailed travel plan.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1) Councillor Clare Aspinall, as local ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During their statement, the following points were raised:

- She did not object to the application in principle and welcomed the additional housing;
- She had concerns in relation to the additional traffic using Middleton Road which was a Community Concern; and
- She felt that traffic calming measures were required prior to any development taking place.

Mr Nick Scott, Agent on behalf of the applicant spoke in response to the traffic concerns raised by the local ward Councillor.

In response to questions from Members, the Principal Planning Officer confirmed that traffic calming measures on Middleton Road would be considered and residents would be encouraged to use the spine road; the CIL contribution would be phased over 7 years in line with the suggested variation to conditions 1, 2 and 3; and the target rate for affordable housing in Oswestry was 10%.

Having considered the submitted plans and listened to the comments made by all of the speakers, Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted in accordance with the Officer's recommendation, subject to:

- The applicants entering into s106 legal agreement in relation to affordable housing provision and open space provision and management; and
- The conditions as set out in Appendix 1, with the wording of conditions 1, 2 & 3 to be varied as detailed on the Schedule of Additional Letters and any amendments considered necessary to these conditions by the Planning Services Manager.

97 6 Rosehill Drive Whittington SY11 4BE (18/00836/FUL)

The Principal Planning Officer introduced the application for the erection of a dormer to the side elevation and enlargement of the existing dormer to the side elevation.

Having considered the submitted plans Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the Planning Officer's report.

98 Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the northern area be noted.

99 Date of the Next Meeting

It was noted that the next meeting of the North Planning Committee would be held at 2.00 p.m. on Tuesday 1st May 2018 in the Shrewsbury/Oswestry Room, Shirehall, Shrewsbury.

Signed (Chairman)

Date: