



**Committee and Date**

North Planning Committee

26 August 2014

**NORTH PLANNING COMMITTEE**

**Minutes of the meeting held on 29 July 2014**

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

**2.00 - 2.38 pm**

**Responsible Officer:** Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 252726

**Present**

Councillor Arthur Walpole (Chairman)

Councillors Paul Wynn (Vice Chairman), Joyce Barrow, John Cadwallader, Steve Davenport, Pauline Dee, Roger Hughes, Vince Hunt, David Lloyd and Peggy Mullock.

**28 Apologies for Absence**

Apologies for absence were received from Councillor Martin Bennett (substitute: John Cadwallader), Councillor Gerald Dakin and Councillor David Minnery (substitute: Roger Hughes).

**29 Minutes**

That the Minutes of the meeting of the North Planning Committee held on 1<sup>st</sup> July 2014 be approved as a correct record and signed by the Chairman.

**30 Public Question Time**

There were no public questions, statements or petitions received.

**31 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.

Councillor David Lloyd declared that he was a Governor of the Derwen College, which he would refer to during his statement in relation to Planning Application 13/02217/OUT Land on North Side of Whittington Road, Gobowen, Oswestry.

## 32 Land On North Side Of Whittington Road, Gobowen, Oswestry

The Principal Planner introduced the outline application and confirmed that Members had undertaken a site visit that morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. With reference to the plan displayed, he drew Members' attention to the location of the site and explained that part of the site fell within flood zone 3, confirming that the access road would be designed to ensure safe access/egress through flood zone 3.

By virtue of the amendment made to Shropshire Council's Constitution, as agreed at the meeting of Full Council held on 27 February 2014, Councillor David Lloyd, as the local Ward Councillor, made a statement, took no part in the debate and did not vote. During his statement, the following points were raised:

- The Primary School was located at the other end of the village;
- A number of the letters of support were from outside the local area;
- The road received a number of complaints locally in relation to speeding traffic despite being quoted as being safe by some supporters of the application;
- The proposed application would increase traffic on an already busy road;
- The Parish Council object to the application and would like to keep Gobowen and Whittington separate;
- Flooding was an issue in Gobowen every five years or so; and
- He was concerned in relation to the safety of the students at the Derwen College, located opposite the site and engineered improvements to the highway would be required to mitigate these concerns.

In response to concerns from Members regarding highway safety, the Principal Planning Officer explained that as all matters including the access were reserved for later approval any necessary engineered improvements to the highway could not be imposed for this application and added that affordable housing numbers would also be set at the reserved matters stage. In response to concerns regarding school capacity, he confirmed that there were a significant number of unfilled places at the primary school and it had been indicated that there was scope within the site to accommodate a potential increase in the number of pupils.

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

### **RESOLVED:**

That subject to:

- The conditions set out in Appendix 1;
- The applicant entering into a S106 agreement to secure the provision of affordable housing; and
- All Matters reserved for later approval be determined by this Committee.

Outline Planning Permission be **granted** in accordance with the Officer's recommendation.

**33 Appeals and Appeal Decisions**

**RESOLVED:**

That the appeals and appeal decisions for the northern area be noted.

**34 Date of the Next Meeting**

It was noted that the next meeting of the North Planning Committee would take place on Tuesday, 26<sup>th</sup> August 2014 in the Shrewsbury Room, Shirehall.

Signed ..... (Chairman)

Date: .....