

OSWESTRY TOWN COUNCIL

Minutes of a meeting of the Development and Planning Committee held on Tuesday 25th February 2014 at 7.00 pm in the Council Chamber, The Guildhall, Oswestry.

PRESENT: The Mayor, Councillor C Schofield
 Councillors Mrs S Best, Mrs E Channon,
 P A Cherrington, A Davis, J G Jones, D Kerr,
 M Lee and C Stokes

In attendance: David Preston – Town Clerk
 20 Member of the public

In the Chair: Councillor P A Cherrington

64. PUBLIC SESSION

RESOLVED to note that twenty members of the public were in attendance. Various comments were made by members of the public in relation to the response of the Town Council to the SAMDev submission on the 3rd February, 2014 and resulting correspondence from English Heritage.

As a result a number of questions were asked by Ms. Kate Clarke that the Town Clerk confirmed could not be answered directly by the Town Council in many instances, due to the specialist planning knowledge required.

65. APOLOGIES

Apologies for absence were received from:

Councillor M Bennett – work commitments
Councillor W Benyon - family commitments
Councillor Mrs M E Chamberlain – illness
Councillor Mrs R Evans – holiday
Councillor Mrs C Hawksley – illness
Councillor V Hunt - family commitments
Councillor P Milner – illness
Councillor J Price - family commitments
Councillor Mrs A Woof - work commitments

RESOLVED the apologies as submitted be accepted.

66. DISCLOSURE OF PECUNIARY INTERESTS

Declarations were invited for consideration on the agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

RESOLVED to note that no interests were disclosed.

67. MINUTES

RESOLVED Minutes of meetings held on:

16th December 2013 - DPC/10/13

20th January 2014 - DPC/11/14

were confirmed and signed.

68. SAMDEV – PREFERRED OPTIONS

The Council, in determining its response to SAMDev, placed great weight on the views of English Heritage following a shared meeting on the 5th December 2013.

In an email dated 31st January 2014, Bill Kempler, Principal Inspector of Ancient Monuments, notified the Council of a change in position from English Heritage in respect of certain sites.

In addition, emails had been received from Kate Clarke, Hands Off Old Oswestry Hillfort (HOOOH), dated 14th and 17th February 2014.

On the basis of the revised information and advice the Council, through its Development and Planning Committee, was provided with an opportunity to review its response to this important consultation process and consider any revisions that may now be considered appropriate following the changed position of English Heritage.

After discussion it was

RESOLVED

- Site Oswestry OO3 – part of the Old Port Farm, Gobowen Road - The Town Council now oppose this application endorsing the viewpoints of English Heritage that the intention represents an over intensification of use of the site that will be to the detriment of the Hill Fort's significance.
- That the Council ask Shropshire Council for a commitment to look to shape planning guidance for the Hill Fort and its surrounds for the future bringing together interested agencies to formulate a strategy and policies looking into the historical and archaeological protection and promotion of the site.

- A recorded vote was requested by two members in respect of OSW004 on a proposal that the Council acknowledges the revised views and concerns of English Heritage and also professional submissions and on this basis now opposes the inclusion of OSW004 - land off Whittington Road and requests its removal.

FOR

Councillors A. Davis, Mrs S. Best, D. Kerr, C. Stokes and Mrs E. Channon

AGAINST

Councillors J.G. Jones, and C. Schofield.

Abstention - Councillor P. Cherrington

- **RESOLVED** that the Council acknowledges the revised views and concerns of English Heritage and also professional submissions and on this basis now opposes the inclusion of OSW004 - land off Whittington Road and requests its removal.

69. PLANNING APPLICATIONS

Consideration of a Schedule of Planning Applications **PA/11/14**

14/00123/FUL - Erection of one dwelling and detached 3 bay garage - New Dwelling Adjacent Willow Lodge, Morda Road, Oswestry, Shropshire

RESOLVED no observations be expressed

14/00138/FUL - Erection of part two storey/part first floor extension to side - 10 Hayes Close, Oswestry, Shropshire, SY11 1TN

RESOLVED no observations be expressed

14/00116/FUL - Erection of single storey extension to rear elevation; internal alterations and elevational alterations; formation of roof gardens and terrace with glass screening - 24 Morda Close, Oswestry, Shropshire, SY11 2BA

RESOLVED no observations be expressed

14/00164/VAR - Variation of Conditions 40 (approved plans) of planning permission 13/01189/VAR - Oswestry Smithfield Livestock Market, Shrewsbury Road, Oswestry, Shropshire, SY11 4QA

RESOLVED to decline to comment on this application acknowledging our landholding.

14/00178/CPL - Application for Certificate of Lawfulness for erection of single storey side extension - 1 Jemmett Close, Oswestry, Shropshire, SY11 2TR

RESOLVED no observations be expressed

14/00364/TPO - Crown reduce by 15% one Beech tree protected by Shropshire Council (Land at Salop Road, Park Street and Victoria Road, Oswestry) TPO 2011

RESOLVED no observations be expressed

14/00369/COU - Change of use from refuse tip to sale of static and touring caravans - Refuse Tip, Maesbury Road Ind. Est., Maesbury Road, Oswestry, Shropshire, SY10 8NL

RESOLVED no planning observations are expressed but the Council seek assurance that no contamination of land is evident.

14/00403/FUL - Erection of a single storey extension - Green Rise, Morda Close, Oswestry, Shropshire, SY11 2BA

RESOLVED no observations be expressed

14/00444/FUL - Change of use from B2 General Industrial to D2 Gymnasium - Units 13, Radfords Field, Oswestry, Shropshire, SY10 8RA

RESOLVED no observations be expressed

14/00470/FUL - Installation of new aluminium shopfront, fascia and projecting signage and sunblind on front elevation - Currys Ltd , 1 Church Street, Oswestry, Shropshire, SY11 2SU

RESOLVED The Council request that all construction, lighting, materials and signage are in keeping with the policies appropriate to the town centre conservation area.

14/00471/ADV - To erect and display 1No internally illuminated fascia sign and 1No non illuminated projecting sign - Currys Ltd , 1 Church Street, Oswestry, Shropshire, SY11 2SU

RESOLVED as for 14/00470/FUL above

14/00564/VAR - Variation of Condition 2 (Approved drawings) of planning permission 13/01078/FUL - Aldi Foodstore Ltd , Oswald Road, Oswestry, Shropshire, SY11 1RB

RESOLVED no observations be expressed

70. TRAFFIC SENSITIVE & STRATEGICALLY SIGNIFICANT STREET

Letter from the Permit Project Manager of Contracts and Utility Management, at Shropshire Council Highway Department giving notice that under Section 64 of the New Road and Street Works Act 1991 Shropshire Council intend to reclassify and redesignate 86 of its streets as traffic sensitive or strategically significant.

RESOLVED the information be noted and the question to be posed as to why there are no inclusions in Oswestry?

71. PEDESTRIAN CROSSING

An email was received from the Headmaster of Oswestry School asking the Council to consider recommending the installation of three new pedestrian crossings in and around the routes used by the school children of Oswestry School.

RESOLVED to note the submission and to arrange a site meeting with the Headmaster at the start of a school day previous to discussions by the Committee.

72. RE-TENDERING OF LOCAL BUS SERVICE CONTRACTS

Letter from the Contracts Officer North, Passenger Transport Commissioning Group at Shropshire Council listing local bus service contracts in Shropshire which are due to expire at the end of August and December 2014.

RESOLVED to note the information and to advise that the Council is not aware of any issues with the service but would therefore support its retention asking to be advised of any changes proposed as part of the consultation process.