

OSWESTRY TOWN COUNCIL

Minutes of a meeting of the Development & Planning Committee held on Wednesday 11th March 2020 in the Council Chamber, the Guildhall, Oswestry.

PRESENT: The Mayor (Councillor J. Price)
Councillors S Best, P A Cherrington,
M Coppock, B Edwards, V Hunt, M Isherwood,
M Jones, D Kerr, L Maguire, D P Milner,
R Radford, O Rose and C Schofield

In the Chair: Councillor M Isherwood

In attendance: Arren Roberts –Town Clerk
David Clough – Retail Markets and Events
Manager

PUBLIC SESSION

4 members of the public were present.

Giuliana Becciu used the public session to describe to the Members how the planning application 20/00634/FUL relating to the All Carz site on 2 Victoria Road would have a major impact on her residence in terms of privacy, noise and safety. It was thought there had already been previous planning breaches concerning the original application for the business which had been acknowledged by the planning department

64. APOLOGIES

Apologies for absence were received from:

Councillor R Evans – work commitments
Councillor N Hughes – work commitments
Councillor S Mason – illness
Councillor J Moore - work commitments

It was **RESOLVED** to accept the apologies.

65. DISCLOSURE OF PECUNIARY INTERESTS

A disclosure was made by Councillors D P Milner, V Hunt and M Jones as they are all representatives of the Shropshire Council Northern Area Planning Committee.

It was **RESOLVED** to note the declaration made.

66. MINUTES

RESOLVED minutes of a meeting held on 12th February 2020 – **DPC/13/20** were confirmed and signed.

67. PLANNING APPLICATIONS

Consideration of a Schedule of Planning Applications – **PA/14/20**

19/05007/FUL - Greyhound Hotel, Willow Street, Oswestry, SY11 1AJ

Change of use of ground floor & conversion of the former public house into 5 residential dwellings with a two storey rear extension with parking and amenities space.

RESOLVED that the Council were generally supportive of the development given that it utilises a brownfield site and brings back a building into use. The Committee request that Planning Officers consider the appropriateness of the back to back development (unit 5 onto unit 3) and the implications for unit 3. The concern was raised as to whether, based on the design as presented, unit 3 would have access to light at the rear of the property.

20/00470/FUL - Red Lion Inn, Bailey Head, Oswestry, SY11 1PZ

Erection of rear extension at ground floor with larger first floor extension above together with external staircase

RESOLVED to make no observations.

20/00506/FUL - 9 Greenbank Close, Oswestry, SY11 2YH

Erection of extension to side elevation following demolition of garage/store.

RESOLVED to request that Planning Officers consider the comments submitted by neighbours when determining the application.

20/00562/FUL - Majella, 29 Hampton Road, Oswestry, SY11 1SJ

Erection of single storey detached residential annex to be used as ancillary accommodation (Re-submission)

RESOLVED to make no observations.

20/00456/VAR - 2 Albion Hill, Oswestry, SY11 1QA

Variation of condition 3 (opening hours) of planning permission 16/02349/FUL for Change of use from A1 (retail) to mixed A1/A3 (coffee shop) use.

RESOLVED to support the application.

20/00617/VAR - 5 Leg Street, Oswestry, SY11 2NL

Variation of conditions no.3 (music) and no.5 (opening times) pursuant of permission 19/01406/FUL to allow for background music to be played and a variation in opening times for sustainability sake.

RESOLVED to make no observations but the Council requests that the proprietor adheres to the conditions of licence.

20/00655/FUL - 106 Vyrnwy Road, Oswestry, SY11 1NZ

Application under Section 73A of the Town and Country Planning Act 1990 for the change of use from Public Open Space to domestic garden; erection of summerhouse; fencing; planting of shrubs and trees; re-siting of shed from existing garden and constructing a drop kerb and driveway with parking for one car.

RESOLVED to make no observations.

20/00648/REM - Land West Of Weston Lane, Oswestry

Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to 18/02140/OUT for the erection of 7No. dwellings and garaging.

In discussing the application elected Members noted that an amendment had been made to the outline application which did not appear to resolve the expressed concerns regarding the layout and spacing.

It was **RESOLVED** to request that Planning Officers take due consideration of the comments made by neighbours and that the comments previously submitted by the Town Council, with regard to traffic, be taken into account.

20/00707/FUL - Treatment Works, Racecourse Road, Oswestry

Conversion of former water treatment works to form 1No dwelling; installation of package treatment plant.

RESOLVED to make no observations.

20/00634/FUL - All Carz, 2 Victoria Road, Oswestry, SY11 2HW

Erection of single storey extension.

Members expressed concerns regarding the existing development and that it seems that this was outside existing planning consents.

With this in mind, it was **RESOLVED** that the Council objects to the application on this principal.

It was further **RESOLVED** to request that Planning Officers ensure the existing layout had been developed in line with existing consents and conditions prior to determining this application. Members also requested that a full health and safety assessment of the site, including vehicle access, noise pollution and the storage of hazardous goods also be requested before any additional planning application be considered. Elected Members request that application 20/00634/FUL is considered by the Northern Area Planning Committee.

19/05325/OUT - Oswestry Smithfield Livestock Market, Shrewsbury Road, Oswestry, SY11 4QA

Outline planning application (with all matters reserved except for access) to develop a business park with up to 6021 sq. m of new floorspace for a mix of uses, to include some or all of the following uses: A1/A3/A5 (retail/drive thru), B1/B2/B8 (employment uses), D2 (gym) and a car showroom.

RESOLVED to make no observations given the Councils interest in the development.

**Councillor M Isherwood
Chairman**