



Date: Thursday, 3 March 2016

Time: 2.00 pm

Venue: Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

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## **CENTRAL PLANNING COMMITTEE**

### **SCHEDULE OF ADDITIONAL LETTERS**

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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# Agenda Item 13

<b>CENTRAL PLANNING COMMITTEE</b>		
<b>SCHEDULE OF ADDITIONAL LETTERS</b>		
<b>Date: 03 March 16</b>		
<b>NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting</b>		
<b>Item No.</b>	<b>Application No. 15/04627/REM</b>	<b>Originator: Objector</b>
9	<p>2no further objections have been received in relation to the above which raise concerns in regard to site levels and hedgerow thinning. Both are very detailed in their content, details of which can be viewed on the planning file however their content concerns the resultant impact that the resultant heights of the dwellings to the west of the application site would have upon the sky line. Specific reference is made to the appeal decision at item 11 under reasons for allowing the appeal stating;</p> <p>‘The Heritage statement states that the existing levels on the site would be remodelled to accommodate the dwellings proposed. I agree that such works would be necessary to ensure the appearance of the development, which would be determined at the reserved matters stage, is satisfactory in the context of the wider conservation area’.</p> <p>The levels on the west side have not been reduced throughout the entire length of this planning application.</p> <p>One of the reasons that the appeal was granted was on the basis that the west side of the development would be lowered and remodelled. This has not been achieved.</p> <p>The latest proposed plans show no lowering of levels to the west. I have also noted that the hedgerow to the south, where the site rises, is being narrowed at the easterly tip due to an access road to the frontages of Purbeck 6 and Purbeck 8. These hedges should be enhanced and not reduced, a point also raised at the appeal stage.</p>	
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
8	<b>15/04119/REM</b>	<b>Agent</b>
<p>In answer to the points raised by SC Drainage Officer/SUDs the agents have provided further details as follows:</p> <p>The full horizontal and vertical design of the access road has not yet been carried out. When it has, the spacing of gullies will be calculated following the procedure set out in Design Manual for Roads &amp; Bridges for a 100 year return period plus climate change. Flow widths will be calculated and efficiency of the road gullies will be checked. The spacing will be adjusted to ensure all flows are intercepted.</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
8	<b>15/04119/REM</b>	<b>Agent</b>
<p>The agent has provided details of the proposed bricks and roof tiles for the proposed dwellings, including a site plan showing which materials are to be used on each plot. The</p>		

facing materials include:

Bricks:

Lindum Cottage Red Multi Hanson Bricks & Kimbolton Red Multi Hanson Bricks

Roof tiles:

Grey Modern Marley Roof Slates & Brown Modern Marley Roof Slates

Joinery:

White UPVC

Render:

Ivory in colour.

Officers consider that the proposed materials and their mix across the site are acceptable.

Item No.	Application No.	Originator:
11	15/04011/EIA	Planning Officer

It is recommended that, should permission be granted, the wording of conditions 3, 4, 5 and 6 is amended as set out below.

3. No development building and construction work shall take place until a scheme of foul drainage, and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (which ever is the sooner).

Reason: The condition is a ~~pre-commencement condition~~ to ensure satisfactory drainage of the site and to avoid flooding.

4. Other than groundworks, no development hereby permitted shall take place until details of the external materials and colour treatment of all plant and buildings have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details, and retained as such for the lifetime of the development.

Reason: To ensure an acceptable appearance to protect the visual qualities of the area, and as such these details need to be approved prior to the development proceeding in order to ensure a sustainable development.

5. ~~No development shall take place~~ No birds shall occupy the buildings hereby permitted until a habitat management plan has been submitted to and approved in writing by the local planning authority. The plan, to be based upon the aims and objectives of the Framework Habitat Management Plan dated February 2016, shall provide for habitat management over a 30 year period, and shall include:

- a) Description and evaluation of the features to be managed;
- b) Aims and objectives of management;
- c) Preparation of a works schedule, including 30 year plan, an annual work plan, and the means by which the plan will be rolled forward annually;
- d) Personnel responsible for implementation of the plan;
- e) details of the monitoring and review of the plan.

The plan shall be carried out as approved, unless otherwise approved in writing by the local planning authority, for the lifetime of the development.

Reason: To protect features of recognised nature conservation importance, and compensate for the loss of woodland.

6. ~~No development shall take place~~ No birds shall occupy the buildings hereby permitted until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved. The submitted scheme shall include:

- a) Planting plans, including wildlife habitat and features (e.g. bird and bat box locations)
- b) Written specifications (including operations associated with soil translocation)
- c) Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate. Native species used to be of local provenance (Shropshire or surrounding counties).
- d) Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works
- e) Implementation timetables.

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design.

Item No.	Application No.	Originator:
8	15/04119/REM	SC Drainage Officer/SUDs

SC Drainage Officer/SUDs have provided further comments on the submitted drainage information:

*The parameters are acceptable. Calculations should be provided when the design is finalised.*

Officers consider that the detailed calculations can be considered under the pre-commencement condition (condition No.6) set out on the outline planning approval, Ref. 13/04967/OUT when the final layout has been approved by this reserved matters planning application.

Item No.	Application No.	Originator:
8	15/04119/REM	Applicant

The following statement has been submitted by the applicants in support of their application:

*I wish to point out that the officer's report doesn't make reference to the £25,000 highway contribution required by the S.106 that has been entered into.*

*This was quite a key factor in the decision making process as the contribution is to be spent on a traffic light controlled pedestrian crossing which is something the parish council really want to see happen as they have noted in their response to the application.*

*I would therefore request that the fact the contribution will be made is brought to the attention of the committee as this matter was discussed when the resolution to grant outline planning permission was given and we believe it is important that they are aware that the contribution will be made.*

*I was also surprised that the application has been referred to committee as all the points raised by the parish council and the small number of objectors to the current application were considered at the outline application*

*Of particular note were the highways and drainage .Both were discussed in detail including a plan for a pedestrian refuge which the committee saw when they resolved to grant permission .Similarly they heard the views of objectors in respect of drainage and were satisfied by your drainage officers response.*

*Both the above matters are adequately covered by condition and I would again request that this is brought to the committee's attention as we won't be able to speak.*

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
6	15/03259/REM	Agent
<p>Three attachments have been forwarded to the Committee Secretary by the agent for the application for consideration of and by the Committee. These have been circulated by the Committee Secretary to Committee members on 2<sup>nd</sup> March 2016.</p> <p>The attachments provided are a material montage of the proposed materials to be used for the dwellings along with a copy of the previously permitted outline permission and a copy of the site layout plan and hard and soft landscaping drawing.</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
10	15/04988/FUL 3 Charlton Hill	Agent
<p>In response to a difference of opinion regarding the measurements that were referred to in the officer's report the agent has submitted a revised location plan and drawing of the garage that illustrates the inaccuracies in the measurements contained within the report.</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
10	15/04988/FUL 3 Charlton Hill	Officer response
<p>The submitted drawings clearly show the relationship between the permitted/ proposed and the existing and permitted dwellings. The measurements within paragraphs, 2.3, 6.21, 6.22, 6.32, 6.33, 6.3.10, 6.3.11 of the report need to be amended as although the proposed garage has a larger footprint it will have a lower ridge height. There is now no need to consider imposing any condition to retain the hedge at 3m high.</p>		