



Date: Thursday, 29 September 2016

Time: 2.00 pm

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

Contact: Shelley Davies, Committee Officer  
Tel: 01743 257718  
Email: [shelley.davies@shropshire.gov.uk](mailto:shelley.davies@shropshire.gov.uk)

## **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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<b>CENTRAL PLANNING COMMITTEE</b>		
<b>SCHEDULE OF ADDITIONAL LETTERS</b>		
<b>Date: 29 Sept 2016</b>		
<p><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></p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
5	16/02515/FUL	Case Officer
<p>Delete condition number 4 in favour of strengthening condition number 5 to read as:</p> <p>5. The holiday cabin structure shall fall within the definition of a caravan as set out in The Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006 (or any order revoking or re-enacting that order with or without modification) in accordance with the detail as shown on the approved plans and the information submitted in support of the application.</p> <p>Reason: To ensure proper control of the development and to prevent the establishment of a permanent residential unit in an area where new dwellings would not normally be permitted.</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
7	16/01651/OUT Washford Road	Case Officer
<p>Committee report has omitted proposed conditions relating to Ecology matters as per consultation response. Conditions are included as follows:</p> <p><b>Ecological survey – working in accordance with Herptile RAMMS</b></p> <p>Development shall occur strictly in accordance with section 4 of the Ecological Appraisal (Pearce Environment, June 2016), unless otherwise approved in writing by the Local Planning Authority. Works shall be overseen and undertaken, where appropriate, by a licensed, suitably qualified and experienced ecologist.</p> <p>Reason: To ensure the protection of reptile and amphibian species.</p> <p><b>Landscaping plan</b></p> <p>No development or clearance of vegetation shall take place until a scheme of landscaping has been submitted and approved. The works shall be carried out as approved, prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the local planning authority, unless the local planning authority gives written consent to any variation. The submitted scheme shall include:</p> <ul style="list-style-type: none"> <li>a) Planting plans, including wildlife habitat and features (e.g. hibernacula)</li> <li>b) Written specifications (including cultivation and other operations associated with plant, grass and wildlife habitat establishment)</li> <li>c) Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate</li> <li>d) Native species used are to be of local provenance (Shropshire or surrounding counties)</li> </ul>		

e) Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works

f) Implementation timetables

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

### **Erection of artificial nesting/roosting boxes**

Prior to the first occupation of the buildings hereby permitted, a suite of artificial nesting and/or roosting boxes shall be erected on the site. The type and location of the boxes shall be submitted to and agreed in writing with the Local Planning Authority and the scheme shall then be undertaken in accordance with the agreed details.

The following artificial nesting/roosting boxes shall be provided:

1. A total of 2 woodcrete bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species.
2. A total of 2 woodcrete artificial nesting boxes suitable for house sparrows.
3. A total of 2 woodcrete artificial nesting boxes suitable for robins, blackbirds or tit species.
4. A total of 2 woodcrete artificial nesting boxes suitable for house martins or swifts.

Reason: To ensure the provision of roosting/nesting opportunities for wildlife in accordance with section 11 of the National Planning Policy Framework.

### **Lighting plan**

Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's *Bats and Lighting in the U.K.* guidance.

Reason: To minimise disturbance to bats, European Protected Species.

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
7	16/01651/OUT Washford Road	The applicant's agent
<p>Having discussed the contents of your report to Committee with our client we have jointly decided that we wish to endorse and rely on the conclusions of the Report which clearly set out the planning and other associated issues involved. In particular we wish to emphasise the situation described with regard to the previous planning appeal being a material consideration and ,of course, the previous planning permission granted for an identical development which has lapsed only due to the time taken to investigate and resolve the situation in relation to the presence or otherwise of Great Crested Newts.</p> <p>There are no technical objections to the proposals and the planning context is no different to the which existed when the previous consent was granted by the Council. These are significant material considerations which must be taken into account.</p> <p>The proposals will remove a commercial activity from this fundamentally residential area which will result in a general environmental enhancement. The applicants business</p>		

activity at the site has increased as the business has developed and will be relocated in association with the proposed residential development of the site.

The application site is brownfield and its development for residential purposes is fully in accordance with Central Government policy in this regard as contained in the National Planning Policy Framework.

I would be grateful if these comments can be brought to the attention of the Planning Committee Members prior to the determination of the application.

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8	16/03371/FUL	Case Officer

Original recommended conditions for the application which have not been incorporated on the Committee Report are the following:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).
2. The development shall be carried out strictly in accordance with the approved plans and drawings.  
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.
3. Prior to commencement of development, details of the facing and roofing materials to be used in the external construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.  
Reason: To safeguard existing levels of visual amenity.
4. No wood shall be stored outside the building at any time.  
Reason: To safeguard existing levels of visual amenity.

Item No.	Application No.	Originator:
8	16/03371/FUL	Case Officer

Amended Elevations and Floor Plan received from the Agent on 21/09/2016. Amended Site Location and Block Plan received from the Agent on 28/09/2016.

The plan shows the grain drying facility would be enclosed within the proposed building. The proposed biomass boiler along with wood chip storage have also been omitted from the scheme. Condition 4 on the Committee Report is no longer necessary.

Additional information in regards to noise received from the Agent on 21/09/2016.

SC Public Protection have assessed the information and raise no objection, subject to an additional condition to secure details for the provision of a bale wall, which is anticipated would provide the screening necessary to mitigate against any noise impacts arising as a result of the facility. It is suggested that the condition is worded as follows:-

Prior to commencement of development, a plan indicating the position, design, materials and dimensions of the bale wall to be erected shall be submitted to and approved in

writing by the Local Planning Authority. The bale wall shall be completed prior to first use of the development hereby approved. The bale wall shall be carried out in accordance with the approved details and permanently retained unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure adequate noise mitigation in the interest of safeguarding residential amenities of the locality.

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8	16/03371/FUL	Agent
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Highway Authority object to the application. Comments raised include the following:-

From a highway perspective the submitted application needs to clearly demonstrate that the changes in the associated traffic flows by the new grain storage facility at Forge Farm is unlikely to result in a material change which would adversely affect the local highway conditions.

No detailed traffic information has been included in the submitted Planning Statement.

Based on submitted information received from the agent on 07<sup>th</sup> September and 21<sup>st</sup> September, the Highway Authority consider that the submission of a Transport Statement is required which outlines all the associated traffic movements as well as identification of the potential changes in the pattern of traffic movements on the local highway network in relation to the production, storage, drying and collection of grain. Mitigation measures if there is an increase in movements in one area and the link between the grain production and broiler units should also be included.

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In response to the Highway Authorities comments, the agent has provided the following response which was received on 28<sup>th</sup> September:-

- There will be no increase in the quantity of grain produced at the farm. Current production is 5,200 tonnes from land farmed by the applicant.
- 2,800 tonnes is stored at The Grange. The remaining 2,400 is combined and transported via tractor and trailer to the storage facility at Upton Magna. This grain is then dried and sold “out of store” in August. It is not sold directly from the field. That grain has to be marketed and sold in August.
- If this extra storage facility is approved then only 900 tonnes will need to be sold “out of store”. The remaining 1,500 tonnes will go into the new grain store and be sold over a prolonged period as and when the market dictates. There will be no increase in HGV movements.
- The storage facility at Upton Magna is rented by the applicant. Approval of this new facility will provide security for the applicant on his own farm.