



Date: Tuesday, 11 October 2016

Time: 2.00 pm

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

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SOUTH 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 11

SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 11th October 2016		
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		
Item No.	Application No.	Originator:
6	14/05573/OUT – Dun Cow, Ludlow	Officer
<p>The reference to the survey in Tesco car park at paragraph 6.3.8 of the report is incorrect. The survey was undertaken in Castle Square and outside HSBC not in Tesco car park. However, the survey results are the same and detail shopping habits and linked trip habits. As such the above correction should be noted but it does not alter the remainder of the report or the conclusions of officers regarding the impact on the town centre or the impact on linked trips.</p>		
Item No.	Application No.	Originator:
6	14/05573/OUT – Dun Cow, Ludlow	Objector
<p>5 further letters of objection have been received mainly repeating comments already summarised in the officer report but also adding the potential impact on farming from loss of trade in the town centre.</p>		
Item No.	Application No.	Originator:
7	16/01156/FUL – Lower Galdeford	SC Conservation
<p>The new set of proposed plans submitted on 26/9/16 are noted where the relevant amendments are welcomed including revisions to the proposed elevations including revisions to the front gable to make it more of an active frontage as well as amendments to proposed facing materials. The main concern was the loss of the stone wall along the principal frontage of the site where it makes a positive contribution to the setting of the adjacent conservation area (Ludlow, Galdeford) especially given the gateway nature of the site as part of the east gate into the historic core of the town. The submitted boundary wall plan (drawing KI 2865) is noted where the wall will be rebuilt with black painted railings to the rear of the wall that should retain the existing appearance. However it is important to note that as per my previous comments, condition 3 of the previous planning permission for the rebuilding of the remainder of the stone wall (that was subsequently demolished) should be honoured.</p> <p>Previous objection to this proposal is now withdrawn subject to relevant conditions regarding external facing materials and a condition for the rebuilding of the existing stone wall to match that of the existing to the same construction standard and appropriate lime mortar.</p>		
Item No.	Application No.	Originator:
9	16/02910/FUL – Callaughton Lane, Much Wenlock	Objector
<p>-Request sight of the latest report/comments from Shropshire Council's Flood and Water Management Team that are to be presented at Committee to allow him to review and give his considered opinion at the Committee Meeting. -To allow natural justice request that this drainage report is emailed to him before 1400 on Monday 10th October 2016.</p>		

-To provide a report as we walk into the room at the hearing cannot be fair and just.
 -If this timescale cannot be met request that the application is deferred until such time that all relevant documents are able to be reviewed in a timely manner.

Officer Comment: The revised drainage information submitted by the applicant's drainage consultant were forwarded on receipt to the objector at 11.49am on Monday 10th October, and those of the Council's Flood and Water Manager were also forwarded at 13.48 on the 10th October.

	Application No.	Originator:
9	16/02910/ FUL – Callaughton Lane, Much Wenlock	SC Flood and Water Manager (06-10-16)

Visited the site with the applicant's Drainage Engineer on 4th October. The aspect of the site with regard to surface water flood risk was discussed. It was agreed that that the area of the catchment 'upstream' of the proposed development site is larger than the 2 hectares that was shown on the previously submitted design and drawing. It was discussed that whilst the development needs to "reduce the overall level of flood risk both to the use of the site and elsewhere when compared to current use", in accordance with Neighbourhood Plan Policy RF.2, it does not need to remove the risk of flooding from this source, which would be an unreasonable requirement.

It was agreed that the existing proposal to allow for 10l/s of surface water from the catchment above draining into the development's surface water system whilst making an allowance for runoff from the catchment over and above this flow rate to pass safely through or round the site would be acceptable.

It was explained to neighbours who queried our site visit at the time, this will mean that the development provides a betterment of 10l/s to those areas which flood downstream from this catchment. It will not and cannot remove the risk altogether.

Item No.	Application No.	Originator:
9	16/02910/FUL – Callaughton Lane, Much Wenlock	Applicant's Drainage Consultant (10.10.16)

As discussed I have added an additional shallow swale to the north western boundary between the site and Oakfield Park. This will convey any residual run-off that may enter this corner of the site and allow them to pass through the site unhindered as they would in current and existing conditions. I have also indicated direction arrows and the surveyed contours to the plan outside of the site, which clearly indicate that much of the sw run-off will run past the site. A breaking bund will be provided on the upside of the proposed swale around the southern and eastern boundaries which will allow run-off to dissipate with the fall of ground to the east and around the development. When a suitable crop is in the field it is unlikely that any flows from light rain will discharge to the beyond the field itself. The introduction of the swale with stone bottom will allow the collection of sw run-off from heavier storms with run-off delayed in part by the breaking bund and secondly by the grassed swale with stone bottom. Weir walls will be introduced in the swale along the south eastern boundary to further slow and delay run-off. The waters from the swale will collect in an initial open concrete pit with a suitable sump to capture silts and debris. A metal cage is suggested to cover this to prevent any potential large objects entering the drainage system and also for security. A second manhole with sump will then be provided before the clean water enters the pond and soakaway system.

As discussed the gravel filled soakaways will be replaced by a full gravel soakaway pit.

Overall there will be an improvement to the existing drainage arrangements, albeit flows of surface water run-off will still enter the highway as existing. Additional drainage has been provided through the development to accommodate any residual flows that may occur during heavy rains and features are in place to slow and delay run-off within the proposed swale such that the development will be free from flood risk and there will be no increased flood risk elsewhere.

Item No.	Application No.	Originator:
9	16/02910/FUL – Callaughton Lane, Much Wenlock	SC Flood and Water Manager (10.10.16)

The amended drainage details have been discussed with the applicant's drainage engineer.

Whilst there are still some details to resolve I have agreed the principles that the design needs to meet and I am satisfied, technically, that they can be met. This does require an amendment to the drawing, OP-DL-500 Rev E that was previously submitted, however. In brief, the design is to be amended such that runoff from 'light rainfall' can enter the cut-off swale to be managed by the proposed attenuation pond and soakaway. Heavier rainfall, greater than 10l/s as allowed for from the catchment above, will be directed around the site to reach the road as it currently does.

This will result in:

- the development being at low risk of surface water flooding
- the development reducing the rate of surface water runoff discharge from the catchment to the road by 10l/s

On this basis, the surface water drainage aspect of the development can be conditioned, such that satisfactory details are submitted for approval prior to any works commencing on site.

Item No.	Application No.	Originator:
9	16/02910/FUL – Callaughton Lane, Much Wenlock	Planning Officer

In view of the comments of the Council's Flood and Water Manager set out above, the precise drainage details for this development can be agreed under the recommended condition number 10, to ensure that the drainage scheme incorporates the adjustments he requires. THE RECOMMENDATION IS AMENDED TO:

Grant Permission subject to completion of a Section 106 Agreement in relation to the moving of 30mph speed limit signs on Callaughton Lane and to the conditions set out in Appendix 1.

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