

Date: Thursday, 13 April 2017

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

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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CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 13 th April 2017		
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Item No.	Application No.	Originator:
5 & 6	16/03786/VAR & 16/04201/VAR	STFC
<p>The Chief Executive of Shrewsbury Town Football Club has written to members with the following comment:</p> <p><i>“Ahead of next Thursday’s (13th April) Central Planning Committee meeting I would like to take this opportunity to summarise the benefits and our proposed applications which are on the agenda for this meeting.</i></p> <p><i>Below summarises our proposals and also show the Clubs commitment to provide a grass community pitch at the stadium which will be of significant benefit to our local community.</i></p> <ul style="list-style-type: none"> <i>• The proposed new community grass pitch is far superior in every way. It is larger and is an existing lined grass pitch with ongoing maintenance programme, existing drainage and to a professional standard (as proven in technical reports)</i> <i>• The proposed new Community Grass Pitch would be leased by the Club to the registered charity ('Shrewsbury Town in the Community') on a long term 'peppercorn rent' to ensure transparency and therefore run at arms length from the Club for the benefit of the local community.</i> <i>• Having its own facility by way of this grass pitch will enable the charity to vastly increase participation and engagement with the people of Shropshire. Last year the charity engaged with over 7,000 local people.</i> <i>• The club will continue its commitment to host community matches such as Shropshire FA Finals, Shropshire Schools Finals, Local Amateur Finals etc on the main stadium pitch</i> <i>• The club are willing to make a £65,000 (as per Sport England recommendations) s106 contribution to Shropshire Council to sports and recreation facilities in the local community</i> <i>• The proposed new changing room facilities (2 changing rooms plus Referees room) all with showers and toilets for the Community grass pitch will be developed to Sport England specification</i> <i>• The club will be responsible for the ongoing maintenance of grass pitch and facilities</i> <i>• Total expenditure on the new training ground at Sundorne Castle of £997,791 (including land purchase costs) where the Shrewsbury Town first team will relocate to which would 'free up' the potential new grass community pitch.</i> <i>• Ongoing commitment as per existing S106 to provide space for indoor activities such as table tennis and aerobics</i> <i>• Commitment to carry out the proposed secondary drainage to the proposed community pitch at the end of season</i> <i>• Sport England have no objection to either of the applications</i> <p><i>I hope the committee will be minded to agree with officers and Sport England and approve the applications which will allow the substantial benefits arising from the development and new community pitch to be realised which in turn will also allow Lidl to push on with their development previously considered acceptable last November as from a timing point of view it would obviously suit to get the certain works done eg at the entrance gates to the stadium during the close season when we have no games which is only 3 weeks away.</i></p>		

Item No.	Application No.	Originator:
7	16/00181/FUL	Applicant
Lidl's agent has sent the attached statement to all members.		
Item No.	Application No.	Originator:
7	16/00181/FUL	Officer
<p>Condition 10 does not need to be a pre-commencement condition and it is recommended that it is re-worded as follows:</p> <p><i>Prior to the development hereby permitted being brought into use/open to trading details for the proposed cycle parking shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be installed prior to the first occupation of the development and thereafter be kept clear and maintained at all times for that purpose.</i></p> <p><i>Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.</i></p>		
Item No.	Application No.	Originator:
8	16/05379/FUL	EA
<p>Email response from Environment Agency</p> <p>I have been passed your email by my customer and engagement team with regards the Buildwas Fishing Cabins. I recall the site back in 2013. However I do not recall seeing the current submission (16/05379/FUL) but would re-iterate those comments previously offered. Based on the scale and nature of the proposed development I would raise no concerns. Whilst a portion of the site falls within Flood Zone 3 the two cabins are located on the higher portion of the site, on land outside the 1% floodplain. You may wish to recommend a condition to secure a flood management plan, the wording of which should be discussed with your Emergency Planning team, to ensure the site is managed to consider an extreme flood event.</p>		
Item No.	Application No.	Originator:
8	16/05379/FUL	Case Officer
<p>The Case Officer advised Tim Rogers Team Manager Development Management of the Environment Agency's response and whether we would need to discuss the wording with the Council's Emergency Planning Team.</p> <p>Mr Rogers advised that as the same condition has been used for the previous scheme 12/05157/FUL there was no requirement in this instance and so therefore the same two conditions included on the last permission have been attached to Committee report as before.</p>		

Member of Central Planning Committee
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND



10 April 2017

Ref: 002074/L009

Dear Councillor,

PROPOSED DEVELOPMENT ON OTELEY ROAD, SHREWSBURY BY LIDL UK GMBH – 16/00181/FUL

Further to the above planning application submitted by Lidl UK GmbH and the publication of the agenda for the 13 April 2017 meeting of the Central Planning Committee, we write to clarify matters presented in the officer report to ensure that Committee Members are fully aware of the key issues.

Reconsideration of application 16/00181/FUL

On 24 November 2016, Central Planning Committee resolved to delegate authority to the Area Planning Manager to grant planning permission for the proposed Lidl development subject to conditions and a legal agreement to secure a contribution towards public transport improvements and the match day management of the car park. This decision was made in the knowledge of a Sport England objection to the proposal, which was clearly stated in the officer report and was a subject discussed by Members during the committee meeting.

Since that resolution was made, Sport England has reconfirmed that it maintains its objection to the Lidl scheme on the grounds that it will result in the loss of a sports pitch. Officers contend that the re-confirmation of this objection represents a material change and, therefore, the application is being returned to committee for reconsideration.

Sport England Objection

Sport England has confirmed that its objection to the Lidl application would be withdrawn once a suitable legal agreement is in place to provide for replacement sports pitch provision. Sport England estimated that the cost of the works to replace a football pitch were approximately £65,000.

Planning Obligations

Shrewsbury Town Football Club (STFC) is promoting two planning applications that site alongside the Lidl application on the agenda for the 13 April 2017 meeting. The STFC applications make a

Plan A (North West) Limited
69 Talbot Street
Southport
PR8 1LU

commitment to provide a number of community benefits, which will be secured by legal agreement. These benefits include:

-) £65,000 contribution towards enhancing sports pitch provision;
-) A significant improvement in the physical quality of community sports facilities located at Greenhous Meadow, to include a high quality football pitch (current first team training pitch) and supporting facilities to include changing rooms;
-) A significant enhancement in the availability of community sports facilities at Greenhous Meadow, with the new community pitch (and other facilities) being available to Shrewsbury Town in the Community for 43 hours per week and the wider community for 57 hours per week.

STFC will, therefore, not only deliver a substantial package of benefits that materially enhance the physical quality and availability of the community football pitch that it is required to deliver, but will also provide a financial sum for the Council to invest in for further sports pitch improvements.

The planning obligations sought from the Lidl application remain the same as those approved by Committee in November 2016 i.e. a contribution towards improving public transport on Oteley Road and the agreement of a match day car park management plan.

Difference in Approach

Whilst Sport England requires compensation for the loss of a sports pitch to be delivered through the Lidl application, it is evident that Central Planning Committee has taken a different approach. As evidenced by the outcome of the November 2016 committee meeting, Central Planning Committee requires compensation for the loss of sports pitches to be delivered by STFC.

Whilst Sport England has maintained its objection to the Lidl application, it is, nevertheless, clear that the basis of Sport England's objection will be fully addressed by STFC's planning obligations.

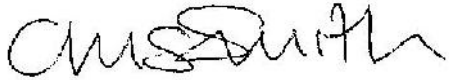
Officer Report Clarifications

The officer report on the Lidl application makes references to '*additional enhancements and the financial contribution now proposed by the applicant*'. It is important that members are fully aware that, in this context, the '*applicant*' is STFC, not Lidl.

The officer recommendation is that the Lidl application be granted planning permission (under delegated authority) subject to conditions and a legal agreement to secure a financial contribution towards public transport improvements and a match day car park management plan. Accordingly, it continues to be the case that Lidl will not be required by the Council to deliver any physical or financial contribution to mitigate the loss of a sports pitch. The sports pitch enhancements and the financial contribution will instead be delivered by STFC.

We trust that the above fully clarifies how the Sport England objection is being satisfied and which planning obligations will be delivered by the Lidl and which by STFC and, therefore, will assist the consideration of matters at the committee meeting.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Smith', with a stylized, cursive script.

Chris Smith

chris@planalimited.co.uk

cc: Karen Townend – Shropshire Council
Miranda Garrard – Shropshire Council
Ian Kilby – Shropshire Council

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