

Date: Thursday, 22 June 2017

Time: 2.00 pm

Venue: Shrewsbury 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

This page is intentionally left blank

Agenda Item 11

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: Thursday 22nd June 2017		
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:
8	17/01790/FUL The Fox Inn Ryton	Applicant/agent
PLAN SUBMITTED TO ACCOMPANY THIS REPRESENTATION “With reference to the above planning application which is Item 8 on the Central Planning Committee on 22 June 2017, please accept this correspondence as an “additional letter” to be reported to Members accordingly. It is not intended that neither the applicant or ourselves will speak at Committee as it is considered that the comprehensive Officers report fully addresses the issues relating to the scheme before Members for consideration and set out in the applications description of the proposed works. As requested by yourself please find attached a layout plan showing the number of vehicles that can be accommodated on the car park and please note the available space for the owners and staff parking to the rear of the pub. “ Case Officer comment: the submitted plan indicates capacity for 17 cars in the front car park and a further 6 to the rear of the pub.		
Item No.	Application No.	Originator:
8	17/01790/FUL The Fox Inn Ryton	Highways DC
There is no obligation on behalf of the Pub to layout and provide 26 spaces as part of the development scheme for the overspill car park and it also does not fall under the scope of consideration for Committee as part of this application. A refusal on highway grounds cannot be sustained bearing in mind the application concerns a narrow strip of land between the former and remaining car park and additionally deals with significant level change.		
Item No.	Application No.	Originator:
8	17/01790/FUL The Fox Inn Ryton	Ryton Supporters of Community Assets
ADDITIONAL COMMENTARY AND PHOTOS SUBMITTED TO ACCOMPANY THIS REPRESENTATION Dear Ladies and Gentlemen of the Planning Committee, I have contacted you all directly on the advice of Committee Services. My name is Brendan Mallon and I represent local residents of Ryton under the banner of 'Ryton		

Supporters of Community Assets'. I have already objected to this application on behalf of local residents and will be speaking to the committee on Thursday as a member of the public.

A fundamental aspect of our objection regards parking provision for the pub. I wanted to share with you some photographs of parking congestion at The Fox since construction began there on the new houses, which I could not upload to the comments page for this application. Please see attached a Word document with a few explanatory paragraphs and four photographs of the car park.

Yours faithfully,

Brendan Mallon

Ryton Supporters of Community Assets

Please see below four photographs (taken on two separate occasions) exemplifying the limited size of the Fox Car Park. It is clear that, as previously stated in our objection, more than **thirteen** cars cannot be parked in such a limited space. It is unacceptable for double (and indeed triple) parking to be utilised, as well as cars being parked so as to completely block the entrance to the new houses.

Three of the images show **twenty** parked cars. **Three** of the cars are parked across the entrance to the new houses. **Five** are parked in such a way as to be double parked with each other and triple parked to block in eight of the cars that have been correctly parked along the sides. Only **twelve** of these cars are parked appropriately.

The residual upper car park has only ever held thirteen cars, six to the left (houses side) and seven to the right (road side). An extended car park of **twenty-four** or **twenty-six** spaces was promised to the residents of Ryton by the applicant and formed part of the Design and Access Statement for 14/00701/FUL. It is depicted in all but of the detailed approved plans and drawings for that application.

The applicant submitted supporting documentation for 14/00701/FUL, explicitly stating that there would be a 24/26 space car park. The planning committee debated the parking provision and deemed this size to be “sufficient”. Promises of three overflow car parks were false in the case of two of them and unfeasible for the third.

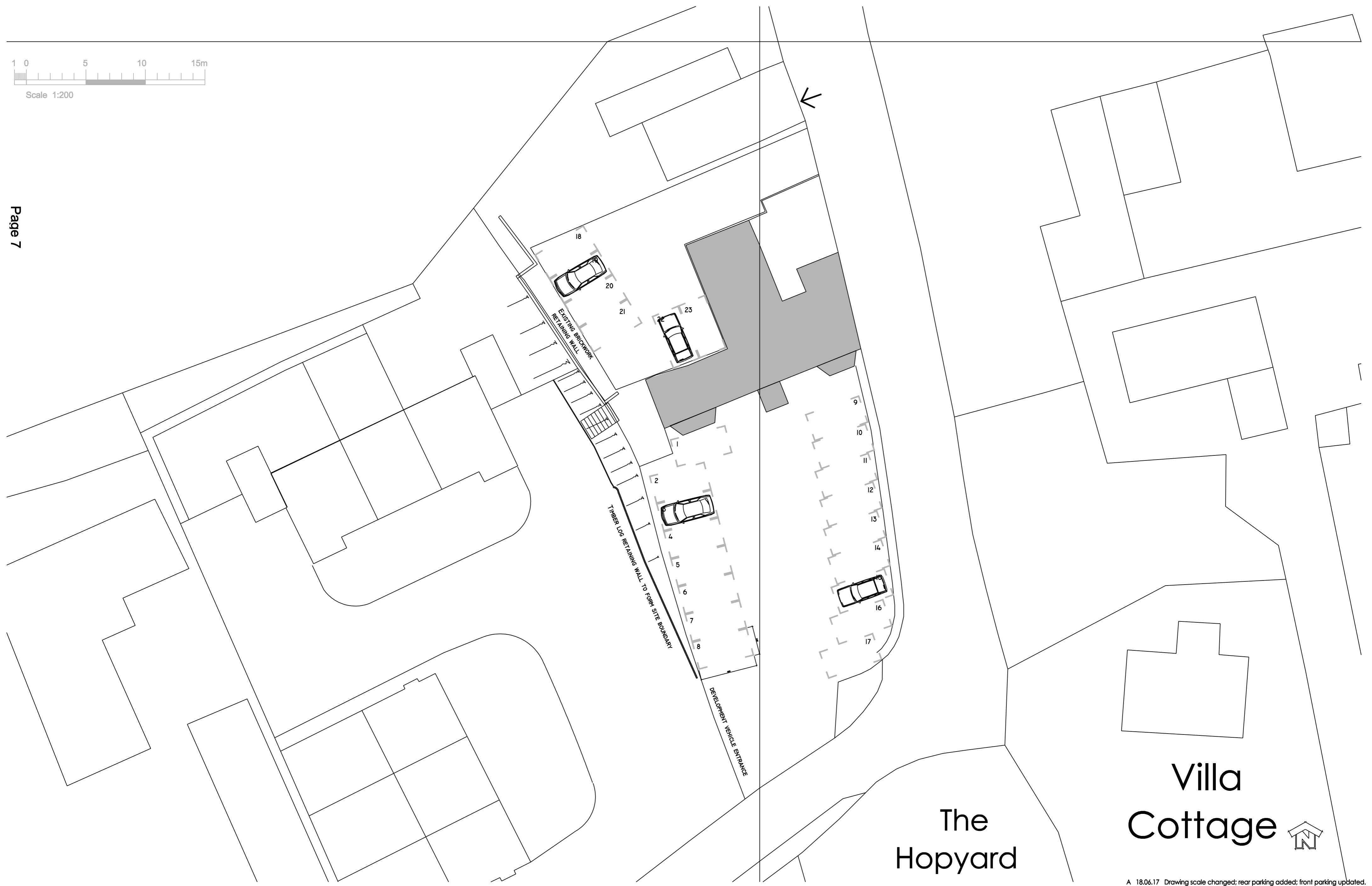
The revised boundary proposed in 17/01790/FUL takes away all of the required land to extend the car park, giving it over to the housing development. No new spaces could be created. The photographs show that the pub clearly needs the extra parking and if 17/01790/FUL is granted then both the spirit and the fact of the judgements and determinations of the planning committee re 14/00701/FUL will have been overturned.

Brendan Mallon
Ryton Supporters of Community Assets





This page is intentionally left blank



The
Hopyard

Villa
Cottage 

A 18.06.17 Drawing scale changed; rear parking added; front parking updated.

This page is intentionally left blank