

Date: Tuesday, 14 November 2017

Time: 2.00 pm

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

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NORTH 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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NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 14th November 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:
6	17/03677/REM – Land West Artillery Road (1)	Highways
<p>No objection. The application relates to the previous Outline planning permission 13/01643/OUT and comprises Phase 1 of the layout with four dwellings shown on the submitted “Phase 1 - Proposed Site Plan” (Revision E). This phase of the development takes access from Larkhill Road and St. Barbara’s Place.</p> <p>Site observations reveal that there is a discrepancy between the “edge of highway boundary” notation on the submitted site plan and the existing boundary fences on site. It is considered that the extent of the adopted Highway should be clarified for the purposes of the construction of the plot vehicle access crossings and any future plot boundary treatment. Further phases of the development are submitted for approval under concurrent planning applications (references 17/03678/REM, 17/03679/REM, 17/03680/REM and 17/03690/REM).</p> <p>It is considered that this phase of the development layout does not give rise to any Highway safety concerns and the following informative note is applicable.</p>		
Item No.	Application No.	Originator:
7	17/03678/REM – Land West Artillery Road (2)	Highways
<p>No objection – recommends conditions.</p> <p>The application relates to the previous Outline planning permission 13/01643/OUT and comprises Phase 2 of the layout with five dwellings shown on the submitted “Phase 2 - Proposed Site Plan” (Revision E). This phase of the development takes access from Park Crescent.</p> <p>Further phases of the development are submitted for approval under concurrent planning applications (references 17/03677/REM, 17/03679/REM, 17/03680/REM and 17/03690/REM).</p> <p>Site observations reveal that visibility to the north of the junction of Park Crescent and North Drive is restricted in relation to the current speed limit. Whilst the submission of the drawing entitled “Proposed Highway Improvements to North Drive” is intended to address this visibility deficiency, the feature is considered to be isolated and likely to conflict with safe use of the driveways to the dwellings both adjacent and opposite.</p> <p>At present, the traffic calming is not supported by the submission of traffic volume or speed survey data. While a traffic calming scheme which incorporates a solution to the Park Crescent/North Drive junction visibility issue is considered to be appropriate to cater for the additional development traffic the precise details, including the type and extent of the scheme, are considered to require further traffic survey data upon which to base a design which is suitable for the local circumstances and supported by an appropriate Road Safety Audit.</p>		

It is noted from the submitted Design & Access statement that the internal road and footway layout is to be privately maintained. In these circumstances, it is considered that the means of providing and safeguarding the stated pedestrian access routes through the site should be the subject of an appropriate planning condition.

It is, therefore, considered that the development is acceptable subject to the roads and footways being privately maintained.

Pre-commencement: -

1. No development shall take place within the area shown on the Phase 4 Proposed Site Plan (Revision E) until full design, construction and engineering details of a scheme of traffic calming along North Drive has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be designed to reduce vehicle speeds along North Drive to a level which is appropriate for the visibility available to the north for vehicles emerging from Park Crescent. The approved scheme shall be fully implemented at the expense of the developer before any of the dwellings within Phase 4 are first occupied.

Reason: In the interests of Highway safety

For the lifetime of the development: -

2. The footpath and footway links shown on the submitted Overall Site Plan (Revision E) shall be provided concurrent with the completion of the development phases and shall remain open, free from gates or similar obstructions and available for use at all times in perpetuity.

Reason: To ensure a satisfactory means of pedestrian access.

Item No.	Application No.	Originator:
8	17/03679/REM – Land West Artillery Road (3)	Highways

No objection – recommends conditions.

The application relates to the previous Outline planning permission 13/01643/OUT and comprises Phase 3 of the layout with seven dwellings shown on the submitted “Phase 3 - Proposed Site Plan” (Revision E). This phase of the development takes access from Park Crescent.

Further phases of the development are submitted for approval under concurrent planning applications (references 17/03677/REM, 17/03678/REM, 17/03680/REM and 17/03690/REM).

Site observations reveal that visibility to the north of the junction of Park Crescent and North Drive is restricted in relation to the current speed limit. Whilst the submission of the drawing entitled “Proposed Highway Improvements to North Drive” is intended to address this visibility deficiency, the feature is considered to be isolated and likely to conflict with safe use of the driveways to the dwellings both adjacent and opposite.

At present, the traffic calming is not supported by the submission of traffic volume or speed survey data. While a traffic calming scheme which incorporates a solution to the Park Crescent/North Drive junction visibility issue is considered to be appropriate to cater for the additional development traffic the precise details, including the type and extent of the scheme, are considered to require further traffic survey data upon which to base a design which is suitable for the local circumstances and supported by an appropriate Road Safety Audit.

The application relates to the previous Outline planning permission 13/01643/OUT and comprises Phase 3 of the layout with seven dwellings shown on the submitted "Phase 3 - Proposed Site Plan" (Revision E). This phase of the development takes access from Park Crescent.

Further phases of the development are submitted for approval under concurrent planning applications (references 17/03677/REM, 17/03678/REM, 17/03680/REM and 17/03690/REM).

Site observations reveal that visibility to the north of the junction of Park Crescent and North Drive is restricted in relation to the current speed limit. Whilst the submission of the drawing entitled "Proposed Highway Improvements to North Drive" is intended to address this visibility deficiency, the feature is considered to be isolated and likely to conflict with safe use of the driveways to the dwellings both adjacent and opposite.

At present, the traffic calming is not supported by the submission of traffic volume or speed survey data. While a traffic calming scheme which incorporates a solution to the Park Crescent/North Drive junction visibility issue is considered to be appropriate to cater for the additional development traffic the precise details, including the type and extent of the scheme, are considered to require further traffic survey data upon which to base a design which is suitable for the local circumstances and supported by an appropriate Road Safety Audit.

Pre-commencement: -

1. No development shall take place within the area shown on the Phase 4 Proposed Site Plan (Revision E) until full design, construction and engineering details of a scheme of traffic calming along North Drive has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be designed to reduce vehicle speeds along North Drive to a level which is appropriate for the visibility available to the north for vehicles emerging from Park Crescent. The approved scheme shall be fully implemented at the expense of the developer before any of the dwellings within Phase 4 are first occupied.

Reason: In the interests of Highway safety

For the lifetime of the development: -

2. The footpath and footway links shown on the submitted Overall Site Plan (Revision E) shall be provided concurrent with the completion of the development phases and shall remain open, free from gates or similar obstructions and available for use at all times in perpetuity.

Reason: To ensure a satisfactory means of pedestrian access.

Item No.	Application No.	Originator:
9	17/03680/REM – Land West Artillery Road (4)	Highways

No objection – recommends conditions.

The application relates to the previous Outline planning permission 13/01643/OUT and comprises Phase 4 of the layout with five dwellings shown on the submitted "Phase 4 - Proposed Site Plan" (Revision E). This phase of the development takes access from Park Crescent.

Further phases of the development are submitted for approval under concurrent planning applications (references 17/03677/REM, 17/03678/REM, 17/03679/REM and

17/03690/REM).

Site observations reveal that visibility to the north of the junction of Park Crescent and North Drive is restricted in relation to the current speed limit. Whilst the submission of the drawing entitled "Proposed Highway Improvements to North Drive" is intended to address this visibility deficiency, the feature is considered to be isolated and likely to conflict with safe use of the driveways to the dwellings both adjacent and opposite.

At present, the traffic calming is not supported by the submission of traffic volume or speed survey data. While a traffic calming scheme which incorporates a solution to the Park Crescent/North Drive junction visibility issue is considered to be appropriate to cater for the additional development traffic the precise details, including the type and extent of the scheme, are considered to require further traffic survey data upon which to base a design which is suitable for the local circumstances and supported by an appropriate Road Safety Audit.

It is noted from the submitted Design & Access statement that the internal road and footway layout is to be privately maintained. In these circumstances, it is considered that the means of providing and safeguarding the stated pedestrian access routes through the site should be the subject of an appropriate planning condition.

It is, therefore, considered that the development is acceptable subject to the roads and footways being privately maintained.

Pre-commencement: -

1. No development shall take place within the area shown on the Phase 4 Proposed Site Plan (Revision E) until full design, construction and engineering details of a scheme of traffic calming along North Drive has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be designed to reduce vehicle speeds along North Drive to a level which is appropriate for the visibility available to the north for vehicles emerging from Park Crescent. The approved scheme shall be fully implemented at the expense of the developer before any of the dwellings within Phase 4 are first occupied.

Reason: In the interests of Highway safety

For the lifetime of the development: -

2. The footpath and footway links shown on the submitted Overall Site Plan (Revision E) shall be provided concurrent with the completion of the development phases and shall remain open, free from gates or similar obstructions and available for use at all times in perpetuity.

Reason: To ensure a satisfactory means of pedestrian access.

Item No.	Application No.	Originator:
10	17/03690/REM – Land West Artillery Road (5)	Highways

No objections. The application relates to the previous Outline planning permission 13/01643/OUT and comprises Phase 5 of the layout with six dwellings shown on the submitted "Phase 5 - Proposed Site Plan" (Revision E). This phase of the development takes access from Artillery Road.

The site layout shows adequate parking for the development plots both directly from the Artillery Road turning head and from a short private driveway. Observations from the site visit suggest that there is no Highway verge on the development side of the turning head as safeguarding even a minimum verge width would have implications for Plots 26 and 27 as

currently shown.

Further phases of the development are submitted for approval under concurrent planning applications (references 17/03677/REM, 17/03678/REM, 17/03679/REM and 17/03680/REM).

It is considered that this phase of the development layout does not give rise to any Highway safety concerns and the following informative note is applicable.

Item No.	Application No.	Originator:
13	14/03782/OUT – Land off Greenfields Lane, Market Drayton	Objector

An additional objection has been received raising concerns about the capacity of local services and facilities, schools, highway safety and access junctions.

Item No.	Application No.	Originator:
13	14/03782/OUT – Land off Greenfields Lane, Market Drayton	Officer

Due to the age of the planning application, and therefore the age of the ecology surveys, a further condition is also recommended to require the ecology surveys to be updated.

1. The first submission of reserved matters shall include an updated phase 1 and where appropriate phase 2 ecological surveys, an assessment of impacts from the development, and a detailed ecological mitigation strategy submitted to the local planning authority. The updated ecological mitigation strategy, recommendations and method statements will be implemented as approved in writing by the local planning authority unless changes are required by Natural England in order to obtain a Protected Species Mitigation Licence. Notification of any changes required by Natural England, including a copy of the licence, must be submitted to the planning authority prior to development commencing.

Reason: To ensure the protection and enhancement of biodiversity and protected species, European Protected Species and Badgers.

2. No development shall take place (including demolition, ground works and vegetation clearance) until either:
 - a) a Licence with respect to badgers has been obtained from Natural England and submitted to the Local Planning Authority; or
 - b) a statement from an appropriately qualified and experienced ecologist has been submitted in writing to the Local Planning Authority explaining why a licence is not required and setting out any additional mitigation measures required.

Reason: To ensure the protection of badgers, under the Protection of Badgers Act 1992.

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