

Date: Tuesday, 12 December 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: 12 th December 2017		
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Item No.	Application No.	Originator:
6	North of Milford Road, Baschurch	Baschurch PC
Having read the officer report and proposals, Baschurch Parish Council generally supports those views. Baschurch Parish Council would like to take this final opportunity to briefly outline the additional items that it would have been desirable for this scheme to deliver. Whilst these have not been resolved to our full satisfaction in the latest submission, it should be noted that these had been considered to be important enough to raise within this application, the outline application and also as part of our SAMDev aspirations: 1. Bungalows - Baschurch Parish Council have repeatedly raised the issue of housing for our ageing population. We have many members of our community who are having to relocate out of the area to find suitable accommodation. Whilst we are grateful that this development now includes three bungalows, we will continue to request that more bungalows be included in this and other developments. 2. Highway Safety - Baschurch Parish Council notes that the officer says that we cannot expect the developer to include for a mini-roundabout as this should have been a stipulation at outline stage. Baschurch Parish Council notes this, but would like to point out that this was discussed and requested at outline stage and it is disappointing that this is another missed opportunity. 3. Medical Practice - many comments have been made by the public about the medical practice and that it is not included in this application. Baschurch Parish Council would like to formally set the record straight as to the situation with the medical practice. The original landowner put this parcel of land forward as part of the outline application. That piece of land is still available as part of the terms of the outline permission, which is formally set out in a Section 106 agreement. The parcel of land that is the subject of this application does not include the land for the medical practice; the developer is not purchasing the land allocated for the medical practice and there was no obligation in the Section 106 agreement for any developer to fund the building of a new medical practice. Baschurch Parish Council is currently actively working on proposals with other agencies such as Shropshire Council, the Clinical Commissioning Group (CCG) and staff at the current doctors' surgery, that will bring together the funding needed for the new medical practice. It is hoped that the land can be transferred into public ownership in the near future. It is completely reasonable and logical that the medical practice is not being considered as part of this application.		

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6	North of Milford Road, Baschurch	Officer response
<p><u>Bungalows</u></p> <p>Whilst it is acknowledged that the PC would like to see more bungalows and it is agreed that this might be desirable and would allow more of the ageing population to stay in the village and release their larger houses to the younger generation, the lack of more 2 and 3 bedroom bungalows would not be a defensible reason to refuse this application. The applicant has been asked to consider including more bungalows but does not wish to amend the scheme again. Officers consider that the proposal as now amended includes a satisfactory mix of size and type of accommodation and a far greater number of 3 bedroom homes than is found on many other new housing developments.</p> <p><u>Highway Safety</u></p> <p>Highways have been consulted on this application both at the Outline and this Reserved Matters stage, and do not consider that the provision of a mini-roundabout is required to make the development safe from a Highway perspective. The provision of a mini-roundabout would be at significant cost to the developer and a condition or S106 cannot be imposed to require the applicant to provide this road improvement if it is not considered necessary to make the development acceptable.</p> <p><u>Medical Practice</u></p> <p>It is agreed that the provision of the medical practice is not (and should not be) considered as part of this application. The S106 makes provision for the transfer of the 'medical centre land', at nil value, to any person able to demonstrate its ability and funding to provide a doctor's surgery. The land itself would be free and no funds are required to purchase it. Once the land is transferred into public ownership a Reserved Matters or separate Full planning application can be submitted.</p>		
Item No.	Application No.	Originator:
7	17/05115/VAR (Café at Hadley Farm)	Agent
<p>Two additional plans have been provided and will be available on the presentation confirming the current application includes replacement toilet facilities. Two new toilets are proposed, one disabled and one able-person toilet. These are single small units and are proposed to be finished in the same colour as the café building.</p> <p>Members are requested to consider the application with these replacement toilet facilities.</p>		