



Date: Thursday, 5 July 2018

Time: 2.00 pm

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

Contact: Shelley Davies, Committee Officer
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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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Agenda Item 9

CENTRAL PLANNING COMMITTEE 5th July 2018		
SCHEDULE OF ADDITIONAL LETTERS		
Date:		
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	18/00628/FUL	Planning Case Officer
<p>It is recommended that, if planning permission is granted, the wording of proposed condition 3 is amended to the following to provide clarity:</p> <p><i>The camping pod shown at the north-western side of the site on the approved layout plan shall not be used until landscaping works, the details of which shall have received the prior written approval of the local planning authority, have been completed. The submitted landscaping scheme shall include details of locations, species, size and method of planting of plants. For the duration of the use of the site as a campsite under the terms of this permission, any trees or plants that are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season. Reason: To provide additional privacy in order to minimise potential impacts on the amenity of nearby residents. To ensure the provision, establishment and maintenance of a reasonable standard of landscaping.</i></p> <p>It is recommended that the following additional condition is added if permission is granted, to address the comments of the Council's Conservation Officer:</p> <p><i>The external finish of the walls of the pods and utility block shall be either stained or painted timber, and brown in colour, and shall be retained as such for the lifetime of the development. Reason: To maintain the visual character of the area and protect the setting of heritage assets.</i></p>		
Item No	Application No.	Originator:
6	18/00628/FUL	SC Highways
<p>The Council's Highways Officer has made the following comments and it is recommended that, if permission is granted, the informative notes are added to the decision notice.</p> <p><i>No Objection – subject to the development being constructed in accordance with the approved details, and the following conditions & informatives.</i></p> <p><i>The proposed development site is located close to Lythwood Hall, Bayston Hill, Shrewsbury and is accessed from the top end of Lythwood Road via a private drive. It is assumed that access rights along the private drive can be demonstrated.</i></p> <p><i>The development seeks part retrospective change of use of the land to a campsite containing two glamping pods and a small utility building. Parking is provided on a hardstanding within the site. It is considered that the development would not significantly impact on the surrounding highway network and is acceptable from a highways perspective.</i></p>		

Informatives:

Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- *construct any means of access over the publicly maintained highway (footway or verge) or*
- *carry out any works within the publicly maintained highway, or*
- *authorise the laying of private apparatus within the confines of the public highway including any new utility connection, or*
- *undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway.*

The applicant should in the first instance contact Shropshire Councils Street works team.

This link provides further details

<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

No drainage to discharge to highway Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Item No.	Application No.	Originator:
7	18/00644/VAR	Pontesbury Parish Council

The planning committee for Pontesbury Parish Council met last night and have resolved to withdraw their objection relating to application 18/00644 (28 Linley Avenue) and Cllr A Hodges will no longer attend the Shropshire Council Planning Committee meeting on Thursday 5 July.

'The Parish Council supports the variation of conditions stated in application 18/00644, In the light of additional information being made available, namely, that proceeds from the sale of the dwellings will be re-invested to provide low-cost housing locally'.

Item No.	Application No.	Originator:
7	18/00644/VAR	Case Officer

Officers have also noted and considered this application proposal in light of the requirements of the Equality Act 2010. In this instance as well as considering whether the existing tenants are being given the opportunity to be re-housed by the Housing Association it is needed to consider how the move of address would impact on the tenants if they fall within the identified protected and vulnerable groups (the elderly or disabled).

In this instance the submitted supporting statement with the application states that only one of the existing two dwellings are occupied and on a short term tenancy, and that they will be offered alternative accommodation by the Housing Association.

Officers consider that as this is the case the tenants must be already aware that their tenancy will end and that they will have some existing expectation that they will need to seek alternative and new accommodation. Officers are in the process of whether this planning application

is permitted. The existing houses are also two storey buildings and it is understood from the submitted supporting statement that they are of a non-standard form of construction, believed to be a prefabricated concrete 'Airey type' house, constructed after the Second World War, with poor insulation compared to current standards. Officers consider that due to the age of property and layout as shown on submitted existing layout plans that it is unlikely that the buildings currently provide any specialist accommodation for people with disabilities.

Item No.	Application No.	Originator:
8	18/01113/FUL	Parish Council

PLANNING APPLICATION 18/01113/FUL - 8 DE QUINCEY FIELDS, UPTON MAGNA

Upton Magna Parish Council has considered this application carefully and objects to it. The objection is specifically against the conversion of the existing garage to form a 2-storey dwelling. The Parish Council believes that this would be an overdevelopment of the site and granting planning permission will be setting a precedent for the rest of the estate. If this conversion is allowed, there are a further 10 garages which could also be converted into living accommodation. This would increase the number of properties on this area from 32 to 42.

There will be a detrimental impact on the street scene in two ways. Firstly, the plans show the building will increase in height by around one-third. Secondly, the current evenly spaced stretch of large detached houses will have a single, small "one up, one down" style of house dotted in the middle.

The Parish Council considers the conversion will affect the privacy of the closest neighbouring property. The agent advises that the dwelling and its patio will not be overlooked but most of the rear garden and all of the frontage will be as the existing garage is close to the dividing boundary. Although the current occupiers of the neighbouring property have written to Shropshire Council to say that they do not object, consideration must be given to future occupiers and to the other current homeowners on de Quincey Fields who have expressed their objections to the Parish Council.

These are the reasons for Upton Magna Parish Council's objection to this application.

Item No.	Application No.	Originator:
8	18/01113/FUL	Applicant

Additional supporting Information.
Please see attached document

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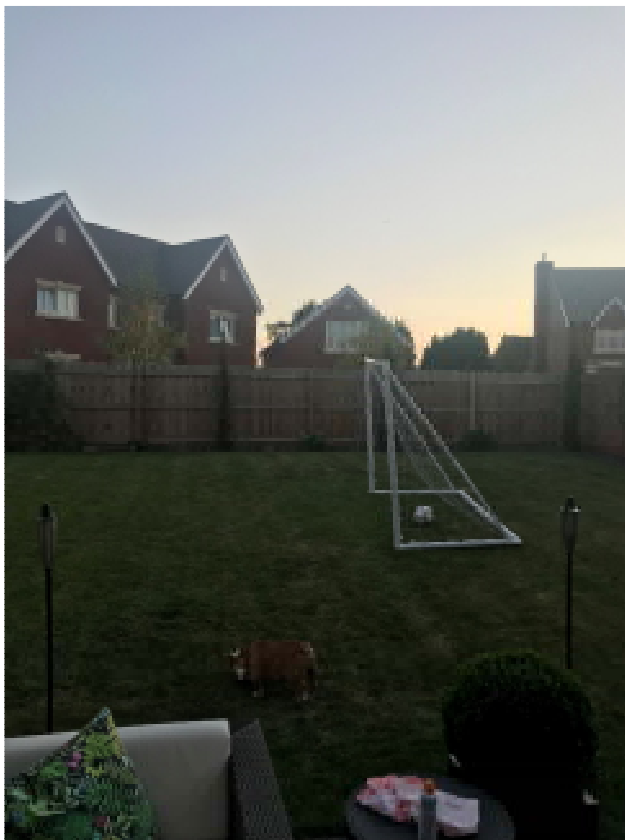
Planning Reference: 18/01113/FUL

8 De Quincey Fields, Upton Magna SY4 4US

In regards to the above planning application, we consider the annex proposal is subservient to the existing dwelling, as the extended size and the balcony are at the rear, which cannot be seen from the street. We have changed the pitch of the roof in keeping with the street scene, as does a nearby garage with living accommodation over, which can be viewed from our property.

We have worked with the nearest neighbour when preparing this proposal and the neighbour has no objection to the proposal as submitted (please see correspondence from the neighbour on the planning portal). There will be no loss of privacy overlooking the neighbour's dwelling or rear patio as the proposal is set back from the rear elevation of their dwelling. Please see location plan, block plan and ground floor plan. We make the point that all the properties on the estate have the ability to overlook neighbouring rear garden areas from first floors.

We consider the proposal is not an over-development of the site, there is ample external area to the front and to the rear of the proposal and by comparison the area taken up by the extension is minimal. We do not consider this proposal will set a precedent for the rest of the estate. However, if that were to be the case we point to the development of living accommodation above a double garage on the estate, which, can be viewed from our dwelling, the eaves height and the ridge height of which is similar in height to the eaves height and ridge height of the proposal. Please see photographs on our previous correspondence to Aileen dated 18th June 2018.



View from our neighbour's garden, which is overlooked by the annex already in De Quincey Fields.

There is not a lack of parking for potential vehicles. There are 4no. existing parking spaces which will be retained, which is adequate to the existing dwelling and a 1 bed annex.

We have also not received any objections from residents of De Quincey Fields.

Kind regards,

Robina and Stuart Reeves.