



Date: Tuesday, 13 January 2015

Time: 2.00 pm

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

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SOUTH 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 10

SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 13/01/15		
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:
5	14/02390/FUL	Case Officer
<p><u>Notification of appeal:</u> Members deferred determination of this application at the November meeting in order that further clarification could be sought on ecological matters and the mode of operation of the turbine. A report providing this additional information and recommending approval has been prepared for consideration by the committee. However, the Planning Inspectorate subsequently notified the Council on 6th January 2014 that an appeal has been lodged against the non-determination of this application. In view of this, the final decision on the application will be taken by the planning Inspectorate and the Committee cannot therefore determine the application. However, the application is still being reported to the Committee to inform members of the additional information provided by the applicant, but with an amended officer recommendation of 'minded to approve'. The Committee can decide whether or not to support this recommendation in order that the committee's decision can inform the appeal process.</p>		
Item No.	Application No.	Originator:
5	14/02390/FUL	Applicant
<p>The following statement was circulated to the Committee by the applicant on 6th January:</p> <p>As a direct response to actions and comments made in relation to planning application (14/02390/FUL) by Councillor David Turner, as the local Ward Councillor and member of the Management Board of the Shropshire Hills Area of Outstanding Natural Beauty Partnership, and reportedly objections of Much Wenlock Residents of any size of turbine. The permissive footpath along the top of Lea Quarry owned by Edge Renewables will be closed for public access and the public footpath extending from Lea Quarry to Coates Quarry will be fenced and screened to ensure no views are offered of the Plant Area owned and occupied by Edge Renewables. Plans to open the wider areas of the quarry to the General public have also been significantly reduced and will be limited to the visitor centre for pre-arranged parties only. This measure, which is independent of any planning decision, will ensure the proposed Turbine and operational yard would not be viewable from any section of the footpath and thus totally screened from all aspects. A survey will be considered, allowing Much Wenlock Residents the option of reinstating the permissive footpath if they overwhelmingly choose a view with a small turbine / yard area over restricted views and access. The Planning application has been referred to the Planning Inspectorate and the above changes will be communicated to the Inspector.</p>		
Item No.	Application No.	Originator:
5	14/02390/FUL	Objectors
<p>At the time of writing ten further letters have been received from members of the public objecting to the application since the application was considered previously in November. The main concern relates to visual impact / effect on the area / AONB and also the stated dependence of wind turbines on government subsidies. An objection has also</p>		

<p>been received from the Chair of the Shropshire CPRE which states that the proposals are contrary to Policies CS6, 16 and 17 of the Core Strategy and Policy 35 of the AONB Management Plan.</p>		
Item No.	Application No.	Originator:
5	14/02390/FUL	Much Wenlock Town Council
<p>Whilst the Council has previously objected it does not feel that it can continue to do so now that the plans have been amended to reduce the scheme. As well as generating sustainable renewable energy.</p> <p>i. The turbine will be sited in an industrial area and used for training purposes.</p> <p>ii. The scheme supports renewable energy.</p> <p>iii. The scheme satisfies Policy EJ3, Objective 9, Policy SCC2 in the Neighbourhood Plan.</p> <p>The Council therefore has no objection.</p>		
Item No.	Application No.	Originator:
5	14/02390/FUL	Case Officer
<p><u>Turbine energy yield:</u> It is confirmed that the turbine is rated at 10kw and would be capable during normal operation of producing an energy yield of between 21,706 kWh and 45,000 kWh per annum at wind speeds of between 5m/s and 8m/s. This is equivalent to the domestic energy consumption of between 2 and 6 typical domestic properties although the wind speed at the site would be nearer to the lower end of this scale. The manufacturer's specification sheet advises that this has the potential to generate an income of up to £14K per annum. However, the primary purpose of the proposals as stated by the applicant is to provide turbine installation training opportunities for the company's staff.</p>		
Item No.	Application No.	Originator:
5	14/02390/FUL	Objector, Mr Hutchinson
<p>Members received an email on 12th January 2015 from the above objector in which he acknowledges that there was an error in original photomontages he submitted to the Council on 26th June 2014. Revised photomontages accompany the email. These indicate that the proposed retained turbine is significantly less visible than the original photomontages suggested. Mr Hutchinson has acknowledged to the applicant that there was an error.</p>		
Item No.	Application No.	Originator:
7	14/04387/FUL	Case officer
<p>Additional plan referred to in the recommendation which shows that the building is located outside of the Environment Agency flood risk zones has been received. Recommendation amended to "Permit subject to conditions as set out in appendix 1".</p>		
Item No.	Application No.	Originator:
7	14/04387/FUL	Objector
<p>Additional representation from existing objector. Submitted photographs showing extent of previous flooding of the land and deposits of hardcore piles during construction of track so far.</p>		

Item No.	Application No.	Originator:
7	14/04387/FUL	Severn Rivers Trust
<p>Additional consultation response:</p> <p>Severn Rivers Trust –</p> <p>I am writing in reference to the works undertaken and proposed at Stableford on land belonging to Mr Brian Higginson and the planning permission that has been applied for. The works at Stableford are being carried out with the best interests of the local environment, particularly the River Worfe and are an important part of the Catchment Restoration Fund (CRF) project. Instream works have already taken place that consist of instream bank revetments (Hazel Brash Faggots) being installed to reduce bank erosion and sedimentation, and tree coppicing. The second phase of the instream works will be completed this year with the creation of an online fish/fry refuge at the northern-most tip the land in question.</p> <p>The habitat works also include the creation of a hardcore track to enable easier access to the far end of the land and also to remove the need for access to be near the watercourse, which contributes to erosion and sediment ingress in the channel. It is my understanding that planning permission was applied for regarding the installation of this track by the landowner. When the Environment Agency compiled the Flood and Land Drainage Consent Application for the works stated above, including the hardcore track, it was clearly stated that planning permission was not required. This application was submitted after the original planning permission was applied for by the landowner. As such, it was to his understanding that, as the Flood and Land Drainage Consent Application had stated no planning permission was required, the work on the track began.</p> <p>It is with regret that this confusion has arisen and I trust that a satisfactory solution can be reached as soon as possible to allow this important work to be completed.</p>		

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