



Date: Tuesday, 12 May 2015

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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Item No.	Application No:	Originator:
5	14/01654/OUT – Aspen Grange	Agent

The agent has submitted information obtained from Welsh Water in response to claims of foul drainage flooding in the area. Welsh Water have confirmed to the agent that they have recorded internal hydraulic overloading incidents at properties downstream of the development site along Station Road. We also have 7 internal and external flooding events at properties near the Chirk Road. All these incidents have occurred in the last 10 years. The last event was in July 2006 but that there remains an active risk of internal flooding of property.

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Has provided further information as follows to enable the committee fully consider their position with regard to foul water drainage from the proposed site.

1. Has been in consultant with Klargestor, a supplier of private treatment plants, who have advised that such a tank would be feasible for this site with a convenient outfall to the adjacent brook. The tank would be fully buried in the ground with only inspection chamber covers visible, the technical design ensures that there are no smells from the tank. The plant will provide a quality of final effluent within the normal limits acceptable for such discharges to a water course. The plant can also be designed to further improve the discharge quality if found necessary.

Enquiries in regard to a plant with the Environment Agency have been positive and they are generally supportive subject to the formal discharge application. Our consultant drainage engineer has confirmed the feasibility of a private treatment plant but as the planning application is in Outline it is not possible to provide accurate calculations for the EA at this stage.

2. An alternative scheme in conjunction with a treatment plant would be to install a sewage pumping station together with the plant and lay a pumping main outfall that could eventually be connected to the main sewer as and when it is upgraded, the treatment plant would then be taken out of service.

3. A further possibility would be to provide a suitably sized holding tank together with a sewage pumping station and pumping main connected to the main sewer in Station Road which would only operate at set intervals during off peak flow periods in that sewer via a computer controlled link to the pump.

These potential solutions demonstrate that temporary/permanent measures are feasible and that the planning Conditions proposed in any approval for dealing with sewage proposals are reasonable and workable.

However it is not reasonable to expect the applicant to enter into protracted and very expensive negotiations with Welsh Water without the security of an Outline Planning Consent.

Moreover a planning consent would enable substantial pressure to be exerted on Welsh Water to deal with the sewer capacity issue in the wider interests of the village and not to

simply provide a solution for a sewer outfall from the proposed site.

A copy of the site plan has also been provided showing an indicative position for a plant, pumping station and pumping main.

Enquiries have been made with Welsh Water as to the extent of the sewer surcharge problem in the Aspen Grange area, their reply shows that there has been only one reported surcharge in the last 15 Years, in 2006. Although any incident is unwelcome it would seem that the residents claims backed up by local authority councillors and the Parish Council are unsubstantiated and exaggerated.

There have undeniably been incidents of surface water flooding in the area but these have been caused by forces beyond this land, the flooding does not emanate from the site but from elsewhere, development of this would not increase the risk, in fact the development would have a positive effect on this pluvial flood problem. The Flood Risk Assessment carried out previously shows that there is no risk of flooding on the development site itself.

Item No.	Application No:	Originator:
5	14/01654/OUT – Aspen Grange	Objectors

Four further representations have been received raising concern about the construction traffic routing for the development and the foul drainage proposals. Raised concerns about the noise, smell and visual impact of a sewerage treatment plant, capacity and impact on the watercourse of a temporary solution, lack of capacity in the mains system, potential for contamination and the objection from Welsh Water. The objector also commented that the brownfield site within the village should be approved and this application should be refused.

Item No.	Application No:	Originator:
7	14/05017/OUT – Magna Dene	Officer

The report comments that 8 letters of representation have been received. This is an error and should read 26 letters of representation have been received from 12 different people. However all the comments received have been included within the report.

Item No.	Application No.	Originator:
7	14/05017/OUT – Magna Dene	Officer

The conclusion should be amended as follows to take into account that the development of the site is not in accordance with CS4 as it is outside the development boundary but that other material planning considerations including the NPPF are considered to outweigh this matter.

On balance whilst the concerns and objections to the proposal are acknowledged, there is a requirement for the application to be considered against the requirements of the NPPF. This has a presumption in favour of sustainable development and an assessment has been carried out in accordance with the NPPF criteria. From the information above it is the opinion of Officers that the proposal meets the criteria and therefore the NPPF. Issues relating to design and impact on residential amenities will be considered in more detail as part of a reserved matters application however it is considered that the site.

Overall it is considered that the proposal is in accordance with the NPPF and policies CS5, CS6, CS11, CS17 and CS18 of the Shropshire Core Strategy.

In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework paragraph 187