



Date: Thursday, 21 May 2015

Time: 2.00 pm

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

Contact: Linda Jeavons, Committee Officer
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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

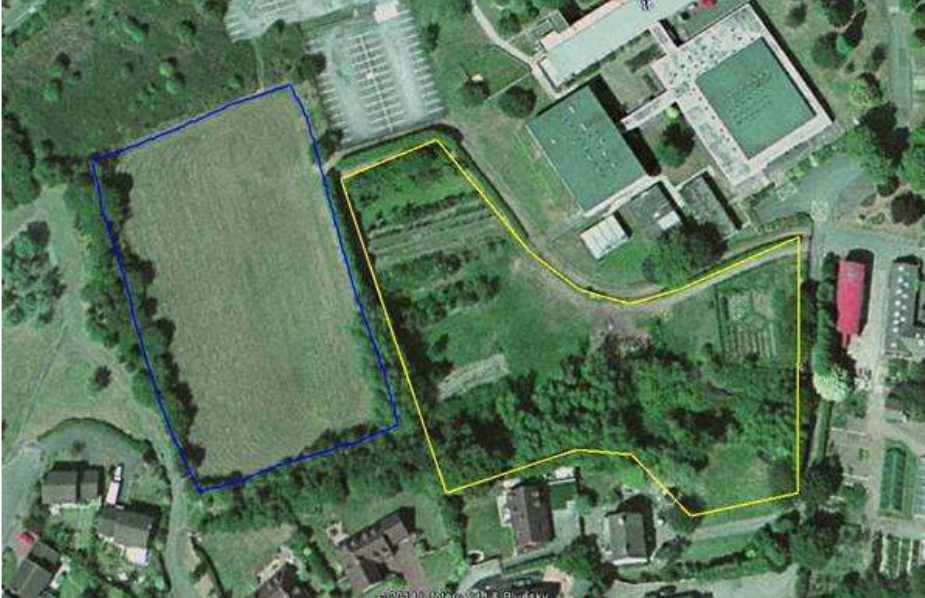
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Agenda Item 12

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 21st May 2015		
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.	14/03670/OUT (Horsebridge Rd, Ministerley)	Member of the Public
<p>One additional letter of objection has been received as follows:</p> <p>I strongly object to the proposed planning application. Horsebridge Road is dangerous for the numerous children and elderly that have to walk it daily. The proposed footpath for the new development is an extremely selfish move by the planners, allowing the new residents greater safety whilst making the road much more dangerous for those of us who live there. I have a 3 month old baby and would be forced to move out of my house, due to the trucks using the road and the noise of the building, if planning consent is given. The council has so far shown a complete disregard for the wishes of residents and the development plan for the village. When there are so many brown field sites in Ministerley is this plan even being considered?</p>		
Item No.	Application No.	Originator:
6.	14/04195/FUL (Onslow, Bicton Heath)	Agent: Mrs Penny Bicknell, Les Stephan Planning Ltd
<p>“We wanted Members to be aware that following the revision of this scheme from 14 dwellings to 12 dwellings, we were requested by the Planning Officer to provide a revised affordable housing proforma. This was completed and sent 3 weeks prior to the previous Planning Committee and confirmed that the site would provide 2.4 (2 on-site and a 0.4 off-site contribution) affordable dwellings in accordance with Policy CS11 and the current 20% rate.</p> <p>Due to an administrative error in the Officers Report, the minutes relating to this item showed a vote on 3 affordable dwellings rather than 2.4 and as such, it was necessary for this item to be reported back to Members today.</p> <p>Unfortunately this administrative error has caused the applicant significant delays with the commencement of the build as the Committee originally granted consent in March 2015. Officers have confirmed that following approval today, the decision notice and S106 will be issued immediately on the 22nd May 2015. The discharge for the landscaping/materials/surface water conditions have already been submitted on this basis (awaiting validation) and we hope that these will be dealt with promptly to ensure an early commencement of this build.</p> <p>AGENT: Mrs Penny Bicknell, Les Stephan Planning Ltd”</p>		
Item No.	Application No.	Originator:
7 and 8.	15/00490OUT and 15/00491/OUT (Radbrook College)	Sport England response to Shropshire Playing Fields letter below.
Dear all,		

In response to David Kilby's email I have the following comments to make:

The Radbrook College site includes a flat rectangular piece of grassed land measuring approximately 0.47ha; this land was formerly part of the Watford College. According to historic aerial photos and local intel this land is playing field land (a former hockey field) which has been maintained as mown grass, has not been used for horticulture and is not brownfield. The aerial photo below shows the rectangular playing field outlined in blue and adjacent land which has been used for horticulture outlined in yellow.



This land may not have been assessed as part of the playing pitch strategy but Sport England are of the opinion that the last use of the rectangular piece of land is playing field. We would normally be consulted as a non-statutory consultee on an application for the loss of a playing field even if it had not been in formal use for the past 5 years. Finally Sport England's playing fields policy is applied to developments affecting all playing fields regardless of when they was last in use and Government planning policy in paragraph 74 of the NPPF does not distinguish between current and former playing field sites.

Item No.	Application No.	Originator:
7 and 8.	15/00490/OUT and 15/00491/OUT (Radbrook College)	Shropshire Playing Fields Association – Letter to Sport England

Helen Cattle – Sport England
Reference 15/00491/OUT and 15/00490/OUT - Planning meeting Thursday 21st May 2015

I am deeply concerned with this application which Shropshire Playing Fields Association responded to as part of a public consultation event in September 2014 but has received no response from any party since.

We would have at least expected as a minimum for both Sport England and Shropshire Playing Fields Association TO BE NOTIFIED of this application but from the officers comments this would seem to have been deemed not necessary.

I question once again where is their evidence of a robust up to date needs assessment?
 - They do not have one

Where is their evidence of lack of usage of the area described as a playing field on the

application over the past 30 years?

Where is their evidence that the proposed incumbent residents will have adequate provision to access good high quality open spaces in this area given that sports clubs including SAHA Football Club and Beacon Cricket Club to name just two local sport clubs are even now being forced to use sport pitches elsewhere outside their own area.

Since when has a high quality grass sports pitch been described as a brownfield site in planning terms?

What justification is there for no provision of recreation open space or play areas in the application?

I would appreciate at least that this application is deferred until it has been referred to Sport England for their comment on the loss of a very valuable high quality sports pitch that has been well maintained and managed for this purpose over the past 50 years. Please note this application will go to committee on Thursday 21st May 2015

David Kilby

Shropshire Playing Fields Association

Below: Copy of comments submitted as part of the public consultation event in SEPTEMBER 2014

Radbrook College Consultation

I write on behalf of the Shropshire Playing Fields Association:

We are deeply concerned with the proposed loss of the 'high quality grass sports pitch' described as 'disused' and also the open space area previously used for Netball and Tennis (4 Courts) which in recent years without planning permission I believe changed its purpose to become an overflow car-park area.

The reason we believe the grass pitch facility is disused is not for lack of demand from the local community but because of the unwillingness of those responsible for its upkeep to promote it as a facility available for hire for the purpose it was intended that is sport. (I tried to book it and was turned down)

The national planning policy framework is very clear on what is expected of those planning to decimate an area of such value to the local community and it is hoped that owners, developers and the local planning authority will adhere strictly to this planning framework.

I refer to paragraph 70 NPPF:

There is a need to 'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs';

Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

I particularly draw your attention to paragraph 73 NPPF which demands a 'robust needs assessment' should be in place:

I Quote: 73. Access to high quality open spaces and opportunities for sport and

recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

As an independent charitable organisation we are keen to see a 'local needs assessment' carried out to cover the West side of Shrewsbury which is currently facing massive redevelopment and would be happy to take the lead on such an assessment being carried out if developer, local authority and Sport England contributions were to be made available in order to carry one out to an appropriate standard. (A critical factor to be considered is that we can offer an independent voice)

In addition consideration needs to be given to paragraph 74 NPPF:

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the

needs for which clearly outweigh the loss.

I trust these views will be included in the consultation process as invited by yourselves and that the grass sports pitch area I have identified in this proposal will be retained in its entirety as an open space for the purpose of sport and recreation by the existing and fast growing local community.

Regards
David Kilby - Shropshire Playing Fields Association

Item No.	Application No.	Originator:
7 and 8.	15/00490/OUT and 15/00491/OUT (Radbrook College)	Secretary College Gardens Residents' Association

Subject: FW: Submission to Planning Committee Members. 15/00490/OUT and 15/491/OUT

Dear All.

We wish to present the following urgent objection to the proposed housing densities in the submissions for outline planning for the linked applications on behalf of Shropshire Council and Radbrook Foundation (15/00490/OUT and 15/00491/OUT)

Density of housing:-

- During the consultation period we registered our strong objection to the methodology used in the calculation of housing densities in the application for Outline Planning submitted by the Agent.
- The Consultee report from Shropshire Council's Conservation (Historic Buildings) Officer also indicated a need for a lower density development
- We would like to highlight that there have been many other objections lodged

regarding the proposed high density levels

- We are both disappointed and unconvinced by the Agent's response to our objection although it appears to have been accepted by Officers. If the Agent's "explanation" is accepted it could result in the site being potentially overdeveloped to a point where it is significantly out of character not only with its immediate existing neighbourhood but also with other developments in the area
- We recommend that the Planning Committee either defers granting permission until this issue is satisfactorily resolved or grants permission with a lower number of dwellings, namely 124-130 instead of 147-165.
- Moreover, in the interest of local democracy, the Association believes it is most important that the Council does not contravene its own policy on housing density when granting outline planning permission for land under its own ownership
- This is a wonderful opportunity to develop one of the premier sites in Shrewsbury to a level which enhances the town's reputation as a great place to live, work and visit. We want to be part of it!

Reply to:

Denis Orme
Secretary
College Gardens Residents' Association
email: denis@daorme.fsnet.co.uk
Tel. 07791454603 (mobile) or 01743 243464
17 College Gardens, Shrewsbury, SY3 9BF

College Gardens Residents' Association was formally constituted in July 2009 to manage the freehold properties in College Gardens in accordance with Transfer Documents and to represent the views of Members vis-a-vis Shropshire Homes Limited, local authorities, public utilities and other relevant parties. It is administered and managed by a Committee, elected annually. Membership of the Association is restricted to the owners of properties in College Gardens

Item No.	Application No.	Originator:
9.	15/00724/OUT (Plealey Lane, Longden)	Agent

Dear Sir,

Outline application for residential development (to include access) (revised scheme)
Proposed development land south of Plealey Lane, Longden, Shropshire.

With regard to the above application and in response to comments received from third parties we would request that the following information is available for members' consideration at the Committee meeting on 21 May 2015 :-

- (i) With regard to highways, drainage, ecology and tree issues, there are no objections from the formal consultees and all of these details matters can be addressed at the reserved matters stage.
- (ii) Indeed the principle of 35 dwelling was acceptable to the appropriate consultees at the time of the previous application.
- (iii) The Highways engineer has clearly stated that the proposal is entirely acceptable, including visibility splays and the increase in traffic on the road network.

(iv) This application is in outline form, accompanied by an indicative layout showing 20 dwellings. A condition is acceptable restricting the approval to 20 dwellings. if considered appropriate.

(v) Comments have been made that the proposal will result in up to 60 units. For the avoidance of doubt that is not what is being applied for and hence is irrelevant in the consideration of this application.

(vi) There are comments that development of this land will limit potential school expansion. The land is in private ownership, not the school or the education authority.

(vii) Reference is made to there being no need for further dwellings but Longden is identified as being within a cluster and a sustainable location for further development. The dwellings would add to the availability of deliverable housing in Shropshire and notwithstanding whether the Council can demonstrate a 5 year housing land supply at this present time, sustainable sites should be supported to ensure a continuing supply of such land.

(viii) Longden does not have a formalised neighbourhood plan in place and the proposal complies with both local and national policies.

(ix) The indicative layout and visibility arrangements retain the trees on the site and substantial additional landscaping is proposed both within the site and around the boundaries.

(x) There are comments that a cul-de-sac form of development will create a separate community within the village thus making survival of community almost impossible. Such claims are totally unsubstantiated and indeed the largest existing development within Longden consisting of dwellings is a cul-de-sac i.e. Well Mead Lane and we would be surprised if the residents of that development did not consider themselves as an integral part of the village.

(xi) Reference to potential development at The Rectory has been made but our clients have had no approach from the owners of that land. This application relates solely to the land as shown and any potential development of The Rectory" will have to be considered on its individual merits when a proposed is submitted.

The works to the footpath and school playing field are to be undertaken within the application site and on land owned by Shropshire Council as Education Authority. The proposed works has been to subject to negotiations with the school and agreement reached with the Head; there is no other third party land involved.

(xiii) We note the objection from the Governors of Longden School and would advise that we have discussed the proposals with the Headmaster, attended a site meeting and subsequently incorporated the schools requirements. The proposed works are shown to be carried out on land within Shropshire Council ownership and the applicants. The proposals will increase security at the school and is accepted by Shropshire Council as Education Authority.

To conclude. the application as now submitted addresses the refusal reasons of the previous application and members are requested to support the application accordingly.

Yours faithfully

Dave Richards Planning Associate

Item No.	Application No.	Originator:
9.	15/00724/OUT (Plealey Lane, Longden)	Member of the Public
<p>An additional four letters have been received in support of the scheme on the grounds that:</p> <ul style="list-style-type: none"> - The agricultural land is difficult to cultivate or farm. - Additional houses are require to maintain and enhance existing facilities. 		

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