



Date: Tuesday, 11 August 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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SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 11.8.2015		
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	14/03447/OUT	Public Comment
<p>The site proposed for the above planning application for a dwelling and garage at Hemford is on agricultural land, which is still in use and has recently been cut for haylage (Photographs below). Prior use of this field has been for grazing. As stated previously this is a greenfield site within the Area of Outstanding Natural Beauty. The government has specified a preference for brown field sites to be used for future development and also reuse of unoccupied houses such as the applicants Old Post Office house adjacent to the proposed site as well as redundant buildings and agricultural buildings such as a barn at Lower Stapley Farm for which planning has recently been granted.</p> <p>The site of this proposed dwelling as can be seen in the photographs is to be situated in a very prominent position overlooking the house of Brooklyn and other houses on the Hemford road. Again as stated in previous correspondence, this is not in keeping with the other residences that are discreetly situated and merge into the surrounding contours of the land and surrounded by their smallholdings.</p> <p>It is noted that the Worthen with Shelve Parish Council stand by their decision of no objection to this proposed development (1/6/2015) even though they are not in favour of applications that do not state the size and number of bedrooms of the dwelling, as is shown by the Parish Councils objection to an outline development at the Gravels less than a mile away stating this very fact.</p> <p>Also noted are recent letters of support from the Littlehales family who are in-laws of the Harrisons and who will not be affected by this proposed development, as they do not live in Hemford.</p> <p>The Littlehales state that the other houses along the Hemford road have poorly situated accesses. Many of the houses lay away from the road but those that do front the road were built 100-150 years ago when there were no motor vehicles and the road was a dirt track. However, the entrances to these properties all have clear visibility in either direction with the exception of Brooklyn and Hope Cottage whose entrances converge at the bend at the narrow Hope Brook bridge. Surely it would be foolhardy to build a 21st century dwelling, where each house nowadays has at least one car if not one per family member, with its access at this dangerous narrow bend where the visibility is poor in both directions and where other drives already converge and within close proximity to the A488 notoriously dangerous Shelve/Hemford crossroads with exceedingly poor visibility and situated on a steep bank, as already recognized by Shropshire Council Highways Department.</p> <p>The other points of our objections previously stated in our correspondence remain the same regarding issues on access, historical and archaeological environment, Area of Outstanding Natural Beauty, greenfield development, visual impact, affordable and open market housing, and numbers of properties already for sale, drainage, size and number of bedrooms of this proposed dwelling and the ecology.</p>		
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A Google search on Rightmove (2/08/2015) shows 2/3 bedroomed properties (the Parish Councils preference) for sale within 3 miles of the proposed development to be 8 dwellings and within 5 miles to be 55 dwellings. Overall i.e. any number of bedrooms, within 3 miles of the site there are 29 properties for sale and within 5 miles, there are 113 properties for sale. We still question as to the viability of yet further development when there are so many properties on the market in this area of south west Shropshire, and many of them having been for sale for a period of time.

We wish this additional information and all our previous research and correspondence to be taken into consideration when this application is presented to South Shropshire Planning Committee for review on the 11th August 2015 at Shirehall.

On behalf of the owners of Brooklyn and Holly Bank



Item No.	Application No.	Originator:
7	15/01472/FUL	Councillor Comments
<p>Dear Planning Committee I would like to put in this correspondence my reasons for the planning not to be allowed in the area west of Squirrel Lane 15/01472/FUL.</p> <p>The area can be observed from parts of Ludlow from our wonderful Church of St Lawrence and the hills behind to Sheet Village and the Eco Park.</p> <p>Squirrel Lane is very narrow and will take small cars, walkers and local people walking their dogs, but the traffic, lorries going up and down the lane, will happen from 7 am till 7 pm this will decimate the country roads and will cause untold damage to the hedges and wildlife in this area,</p> <p>Many will tell you that the sun will bounce off the solar panelling but that is not true the sun shines from the frame the paneling sits on. Councillor Mal Price told us all about this, when he came to a meeting at Knowbury he has a solar farm right across from where he lives, how can we allow this to happen in an area that is known for its beauty and peaceful countryside. Please as a Councillor for this area do not allow this plan to go through, it would change the whole look of the landscape, the Council's SaMDEv has just given planning permission for 80 houses right next to the Solar Farm will anyone want to live there.</p> <p>Viv Parry Ludlow South</p>		
Item No.	Application No.	Originator:
8	15/01741/REM	Applicant
<p>Amended drawings have been received to satisfy the request from SC Highways Development Control for there to be a footpath on one side of cul-de-sac roads within the development.</p> <p>The tenure of the affordable housing units have been adjusted to meet the 70:30 affordable rent/shared ownership split sought by SC Affordable Housing.</p>		
Item No.	Application No.	Originator:
9	15/01850/FUL	Neighbour
<p>2 Additional representations received, supporting application due to amended plans addressing previous concerns:</p> <p>Following the last planning meeting in Much Wenlock, We felt we would try a different approach with regards to the proposed application. So instead my daughter took our objections directly to the applicants, <we> discussed our objections and prioritised what we felt were the most important aspects:</p> <ol style="list-style-type: none"> 1- Amount of skylights 2-The noise and intrusion especially is it were to be a living space 3-The height of the proposed office space. <p>After a long discussion about the above objections and being shown the proposed height of the office space (which is not as tall as originally proposed or as tall as we had previously thought it to be), our main concerns were the intrusion due to the amount of skylights overlooking our property. After understanding the grounds of our main objection over the skylights we came to a very amicable compromise and the applicants removed two skylights that they felt were less needed and moved another to the west elevation. We also discussed and agreed to the remaining two skylights on the east elevation to be both obscured and fixed.</p>		

So in conclusion on these grounds we are completely satisfied that the applicants have taken our concerns and objections seriously and amended the proposal to compromise on the importance of both light and privacy of our adjoining properties. we can no longer see any more objections to the proposed development and wish to thank the applicants for their compromise and understanding of our previous issues.