

**NORTH PLANNING COMMITTEE**  
**SCHEDULE OF ADDITIONAL LETTERS**

**Date: 22<sup>nd</sup> March 2016**

**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	Originator
5	15/04233/FUL, Valnorver, Wem	Officer

Appendix B – List of recommended conditions with conditions 11 and 21 modified to correspond with amended plans.

Item No.	Application	Originator
6	16/00015/EIA – Knockin Hall Farm	Highways Manager

A response has been received from SC Highways Manager raising no objections, comment is made that the proposed development does not raise any fundamental highway issues. Whilst confirming also that the mature Oak tree to the west of the access does impact upon visibility from the site access in a westerly direction, it does not impact to a degree that would justify a highway objection. That said there is a need to ensure that the lower growths around the mature Oak tree are removed to ensure that visibility from a HGV cab height is not obscured.

The following conditions are recommended:-

- Prior to the development hereby permitted being brought into use the access alterations shall be implemented fully in accordance with Drawing No.LH-RI-101.

Reason: In the interests of highway safety.

In addition, as set out above, there is a need to ensure that the canopy of the mature Oak tree to the west of the site access does not adversely affect visibility for HGV drivers exiting out onto the Class II road. This therefore needs to be conditioned as such and I suggest the following wording:-

- Prior to the commencement of development details of the provision of 2.4 x 120 metres visibility splays from the access point on both directions along the highway carriageway shall be submitted to and approved in writing by the Local Planning Authority; the agreed details shall be fully implemented prior to the development hereby permitted being first brought into use. Reason: In the interests of highway safety.

Item No.	Application	Originator
5	15/04233/FUL, Valnorver, Wem	Neighbouring objector

An objection letter has been received from the neighbour at White Lodge. The neighbours consider that the increase in the height of the dwelling(s) as now amended is unacceptable. It will increase the height by 800mm and this will impede their right to daylight/sunlight when the 25 degree BRE daylight test is applied. Also they comment that the ridge of the re-positioned house will be 1 m closer than previously. They request an amended street scene is provided to demonstrate the revisions will not adversely impact on their amenity.

In response, officers would comment that the matter of the increase in height is discussed in the report to committee in section 6.1 and summarised, including reference to light, at 6.1.9: *'On balance overall, officers are satisfied that the scheme as now amended, will not result in an unacceptable loss of privacy or light to main habitable room windows of neighbouring development, and overall the latest amended plans are considered an improvement in relationship to the site and the previous proposal deferred from the January Committee.'*

Officers are satisfied that the increase in height will not adversely impact on the neighbours in terms of loss of light and in this context would reiterate that the existing ground levels are to be reduced and furthermore

that a pre-commencement condition is recommended (condition 8) requiring the prior approval of finished floor levels, ie:

*Notwithstanding the details shown on the approved plans, no development approved by this permission shall commence until details of the proposed finished floor levels have been submitted to and approved by the Local Planning Authority.*

*Reason: In the interests of safeguarding the residential and visual amenity of the area.*

Officers would also highlight the fact that the eaves and ridge height denoted on the previous drawing (Rev B) measured the eaves and ridge height from two brick courses above ground level. Therefore the actual increase in height would be less than 800mm, and in the region of 650mm.

Item No.	Application	Originator
8	15/05061/REM: South Of Hermitage Farm	Agent 17.03.16

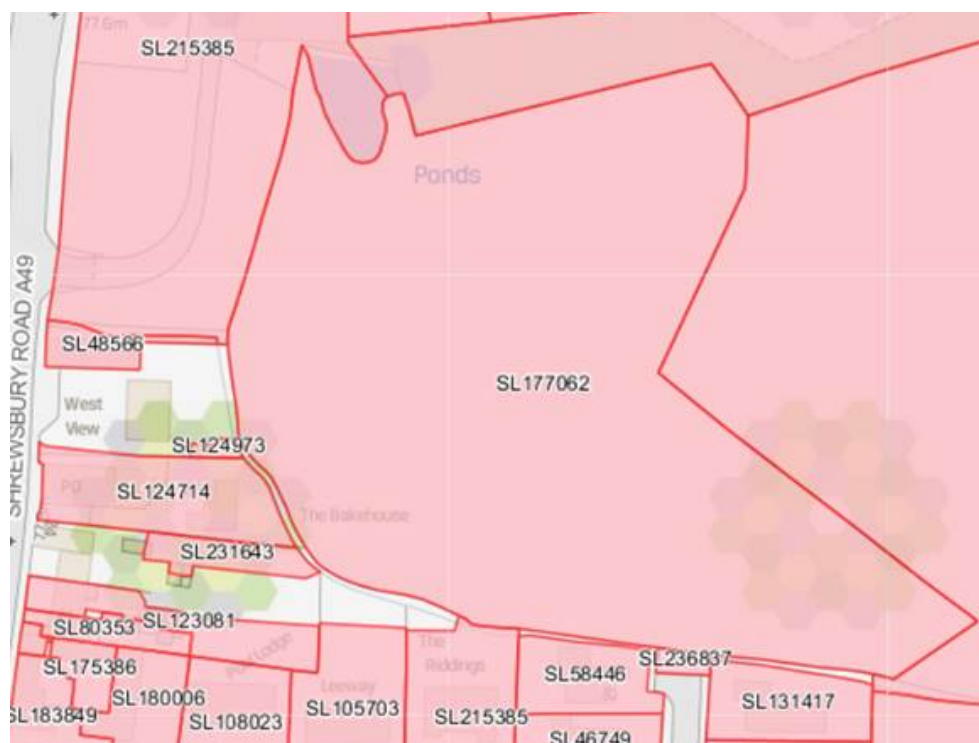
Please find attached the revised Landscape Proposals for this site. I also attach the GCN Mitigation Strategy which informed the revised landscape proposals, for information. I trust this will enable the Council's ecologist to support the scheme.

Item No.	Application	Originator
8	15/05061/REM: South Of Hermitage Farm	Agent 21.03.16

#### Block Plan with hard landscaping / boundary treatments

In response to neighbours' concerns about privacy on the southern and northern boundaries, we have amended the Block Layout Plan to return to the original proposals for a 1.8m high close-boarded fence on both the southern and northern boundaries, as shown on the attached amended Block Plan with boundary treatments SA21541-03 Rev B. The existing estate fence on the northern edge of the site is shown on the key as 'existing' but in the interests of privacy a new 1.8m high fence will also be erected.

The watercourse to the south of the site lies beyond the development boundary and outside the title plan SL177062, as shown on the extract from the Land Registry title plan map below. It is outside the control of the developer and will be beyond the boundaries of the gardens of the new properties, the limit of which will be defined by the 1.8m high fence.



The watercourse can be maintained by accessing it at either end, for example from the field to the east of Pool Road or from the north from the land beside West View. The proposed development on the northern side of a 1.8m high fence will have no impact on this ditch. Surface water from the site is managed as shown on the engineering drawings and there will be no discharge whatsoever to this ditch.

The veteran tree is dealt with in a separate email.

#### Landscaping plan

Please find attached a revised landscaping plan 15-120-01 Revision E, which incorporates the tree officer's comments regarding safeguarding the root protection area of the veteran tree with bark mulch. I trust the tree officer will be able to confirm its suitability before tomorrow's planning committee meeting.

#### Tree protection plan

Please find attached the previous tree protection plan superimposed on the amended layout plan (previously submitted Feb 2016), for completeness.

Item No.	Application	Originator
8	15/05061/REM: South Of Hermitage Farm	Tree Officer

Having spoken with Helen and looked at the revised landscape plan I am happy to support the changes shown which will enhance retention of the protected tree.

Item No.	Application	Originator
8	15/05061/REM: South Of Hermitage Farm	Planning Officer

The submitted landscaping plans have addressed the concerns of the tree officer but comments have not yet been received from the ecologist and members will be updated at the meeting.

With regard to the watercourse/ditch that runs to the East and South of the site this is not in the ownership of the applicant. It is considered that future occupiers of the new dwellings (or the applicant / developer) should not be responsible for the future maintenance of this ditch. Following the erection of boundary fencing it will still remain accessible if anyone needs to maintain it or clear any debris or rubbish deposited for example, and the erection of 1.8m high close boarded fencing to the North will prevent the new occupiers accessing it or depositing anything in it from the Northern side. The Southern side will remain as it is now and although not the responsibility of the existing residents to the South and East the ditch the ditch/watercourse would be open to their surveillance.