

**CENTRAL PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS**

Date: 24th November 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 No.	Originator:
5	16/00181/FUL – Lidl	Agent
The agent has circulated a briefing note to members which is attached to this document for clarity.		
Item No.	Application No.	Originator:
5	16/00181/FUL – Lidl	Representation
9 further letters of support have been received commenting that there is a need for a discount food store on this side of town.		
Item No.	Application No.	Originator:
5	16/00181/FUL – Lidl	Highways
<p>I can confirm that the majority of outstanding issues relating to the proposed development have now been resolved, or details can be submitted prior to commencement, therefore Shropshire Council Highways raise no objection to the granting of consent.</p> <p><u>Matchday Management Plan (MMP)</u> A draft Matchday Management Plan (MMP) has been submitted, however it is considered that prior to commencement a full MMP should be submitted and approved. This plan should be reviewed within 2 months of the store opening, this period will enable a minimum of 4 home matches to take place, so an assessment can be made with regard to how the store is operating on match days. It is also recommended that a review is undertaken on an annual basis, and the results of this review are submitted to Shropshire Council, with an appropriate action plan.</p> <p>Within the submitted plan, we would expect details of temporary signs to be erected, directing vehicles prior to the match to reduce queuing on the access road, and further details submitted with regard to customer information regarding the restriction of movement, 30 minutes after the end of any match and in the event of an emergency. We are satisfied that these details can be agreed prior to the store opening.</p> <p><u>Access</u> We continue to remain concerned with regard to the interaction between the proposed access to the site and the SUE land, therefore whilst we accept the proposed access arrangements in principle, we would recommend that details are submit for approval prior to commencement. As per your submitted report, the access to the development is currently unadopted by Shropshire Council as Highway Authority, it is therefore outside of your control, however there is a need to ensure satisfactory access to both the Football ground /Foodstore and the SUE land if the carriageway is to be put forward as adopted Highway in the future.</p> <p><u>Zebra crossing relocation</u> The implications of relocating the zebra crossing nearer to the Oteley Road signal</p>		

junction could cause traffic to back-up through the signals. The crossing is shown as being 12 metres wide with no central refuge. The suggested crossing of numbers of spectators is likely to introduce further delays to vehicles clearing the access road and signals particularly as the initial queuing distance would be approximately 30 metres (5 PCU's) shorter between the signals and the proposed zebra crossing position. The applicant has suggested that the stewards could control the use of the zebra crossing to ensure the right balance between pedestrians getting across the stadium access road and vehicles getting into the site. However in view that pedestrians facilities are provided at the signalised junction with Oteley Road, it is recommended that the relocation of the Zebra Crossing is reviewed and removed from the proposed scheme, unless a satisfactory solution is found.

It is recommended that the following condition are attached to any permission granted and the proposed Section 106 seeks a contribution towards improving passenger transport facilities on Oteley Road.

1, Prior to commencement of the development, detailed Matchday Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall implement and monitor the approved MMP and thereafter maintain and develop a MMP plan to the satisfaction of the Local Planning Authority. The Plan as approved shall be monitored and reviewed within two months of the opening of the store and then on an annual basis, and a copy of that annual review and action plan arising shall be submitted to the Local Planning Authority and should remain in force for the lifetime of the development. The measures described in the action plan shall be implemented in the time period identified.

2.No development shall take place, including any works of demolition, until a Construction Method Statement and Traffic Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement/Plan shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii coordination and management of all deliveries, HGV routing proposals and off-site holding areas
- ix phasing of any temporary and/or permanent vehicular/pedestrian accesses and management thereof within the construction period of the development.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

3. No development shall take place until details for the proposed cycle parking have been submitted to and approved by the Local Planning Authority. The approved scheme shall be installed prior to the first occupation of the development and thereafter be kept clear and maintained at all times for that purpose.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

4. Prior to the development hereby permitted being brought into use/open to trading the Draft Travel Plan should be developed as a full operational living document which sets

out the Travel Plan objectives of the site in promoting sustainable travel and reducing car bourn trips. The Travel Plan should be the subject of annual review and should remain in force for the lifetime of the development.

Reason: To promote sustainable travel modes in the interests of carbon emission reduction and travel health benefits.

5. Notwithstanding the details shown on the submitted access plans, prior to the commencement of development on site details of the means of access and highway improvements to the existing access shall be submitted to and approved in writing by the Local planning Authority. The details shall not include the relocation of the zebra crossing over the access road unless it can be shown provided with a refuge point in the centre of the road. The approved details shall be fully implemented before the food store is open to trade.

Reason: This detail is required prior to commencement to ensure a satisfactory means of access to the highway.

Item No.	Application No.	Originator:
9	16/02140/FUL – Milward Rise	Officer

An email has been received on 21st November from the agent regarding the report. Whilst the applicant is happy with the recommendation there is an issue regarding the recommended conditions. In particular Condition 2 states that the access needs to be fully implemented within three months. The applicant feels that that this would be difficult to achieve given the amount of work and that the three months given would mean that the work would need to take place in the middle of winter. The erection of new stone walling and the new tarmacking may be impossible if there is a bad winter. Moreover by the time that details are submitted in connection with the discharge of the conditions, this could have taken some two months of the three month limit.

Case Officer response:

Condition 2 of the report reads as follows:

The access arrangements shown on the submitted Drawing No. PMD-02 shall incorporate surfacing in a bound material for the full width of the access between the gates and carriageway and shall be fully implemented within three months of the date of the planning permission.

Reason: In the interests of Highway Safety

In the light of the agent's request and acknowledging the fact that we are now entering into the winter months of the year, it is considered reasonable in this instance to extend the time period to 6 months instead to May 2017.

The condition is now drafted as:

The access arrangements shown on the submitted Drawing No. PMD-02 shall incorporate surfacing in a bound material for the full width of the access between the gates and carriageway and shall be fully implemented within six months of the date of the planning permission.

Reason: In the interests of Highway Safety