

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 13 th April 2017		
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 & 6	16/03786/VAR & 16/04201/VAR	STFC
<p>The Chief Executive of Shrewsbury Town Football Club has written to members with the following comment:</p> <p><i>“Ahead of next Thursday’s (13th April) Central Planning Committee meeting I would like to take this opportunity to summarise the benefits and our proposed applications which are on the agenda for this meeting.</i></p> <p><i>Below summarises our proposals and also show the Clubs commitment to provide a grass community pitch at the stadium which will be of significant benefit to our local community.</i></p> <ul style="list-style-type: none"> <i>• The proposed new community grass pitch is far superior in every way. It is larger and is an existing lined grass pitch with ongoing maintenance programme, existing drainage and to a professional standard (as proven in technical reports)</i> <i>• The proposed new Community Grass Pitch would be leased by the Club to the registered charity ('Shrewsbury Town in the Community') on a long term 'peppercorn rent' to ensure transparency and therefore run at arms length from the Club for the benefit of the local community.</i> <i>• Having its own facility by way of this grass pitch will enable the charity to vastly increase participation and engagement with the people of Shropshire. Last year the charity engaged with over 7,000 local people.</i> <i>• The club will continue its commitment to host community matches such as Shropshire FA Finals, Shropshire Schools Finals, Local Amateur Finals etc on the main stadium pitch</i> <i>• The club are willing to make a £65,000 (as per Sport England recommendations) s106 contribution to Shropshire Council to sports and recreation facilities in the local community</i> <i>• The proposed new changing room facilities (2 changing rooms plus Referees room) all with showers and toilets for the Community grass pitch will be developed to Sport England specification</i> <i>• The club will be responsible for the ongoing maintenance of grass pitch and facilities</i> <i>• Total expenditure on the new training ground at Sundorne Castle of £997,791 (including land purchase costs) where the Shrewsbury Town first team will relocate to which would 'free up' the potential new grass community pitch.</i> <i>• Ongoing commitment as per existing S106 to provide space for indoor activities such as table tennis and aerobics</i> <i>• Commitment to carry out the proposed secondary drainage to the proposed community pitch at the end of season</i> <i>• Sport England have no objection to either of the applications</i> <p><i>I hope the committee will be minded to agree with officers and Sport England and approve the applications which will allow the substantial benefits arising from the development and new community pitch to be realised which in turn will also allow Lidl to push on with their development previously considered acceptable last November as from a timing point of view it would obviously suit to get the certain works done eg at the entrance gates to the stadium during the close season when we have no games which is only 3 weeks away.</i></p>		

Item No.	Application No.	Originator:
7	16/00181/FUL	Applicant
Lidl's agent has sent the attached statement to all members.		
Item No.	Application No.	Originator:
7	16/00181/FUL	Officer
<p>Condition 10 does not need to be a pre-commencement condition and it is recommended that it is re-worded as follows:</p> <p><i>Prior to the development hereby permitted being brought into use/open to trading details for the proposed cycle parking shall be 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.</i></p> <p><i>Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.</i></p>		
Item No.	Application No.	Originator:
8	16/05379/FUL	EA
<p>Email response from Environment Agency</p> <p>I have been passed your email by my customer and engagement team with regards the Buildwas Fishing Cabins. I recall the site back in 2013. However I do not recall seeing the current submission (16/05379/FUL) but would re-iterate those comments previously offered. Based on the scale and nature of the proposed development I would raise no concerns. Whilst a portion of the site falls within Flood Zone 3 the two cabins are located on the higher portion of the site, on land outside the 1% floodplain. You may wish to recommend a condition to secure a flood management plan, the wording of which should be discussed with your Emergency Planning team, to ensure the site is managed to consider an extreme flood event.</p>		
Item No.	Application No.	Originator:
8	16/05379/FUL	Case Officer
<p>The Case Officer advised Tim Rogers Team Manager Development Management of the Environment Agency's response and whether we would need to discuss the wording with the Council's Emergency Planning Team.</p> <p>Mr Rogers advised that as the same condition has been used for the previous scheme 12/05157/FUL there was no requirement in this instance and so therefore the same two conditions included on the last permission have been attached to Committee report as before.</p>		