

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Committee Date: 27 September 2018		
<p>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</p>		
Item No.	Application No.	Originator:
5	18/03427/FUL: Land S of Holcroft Way	Neighbour: 21.09.2018
<p>Please see attached photos, I think it's clear that the French drain is not working. Even with it not connected the water should not be gathering at this end. It would appear that they didn't put a fall on it to drain the water away from the corner, if anything it looks as if it is making the situation worse. The gardens of 38,40, 42 & 43 were all flooded again last night.</p> <p>I feel this is something that needs to be looked into as a matter of urgency. Concerns over flooding have been raised since early spring and clearly this has not been dealt with appropriately.</p>		
Item No.	Application No.	Originator:
5	18/03427/FUL: Land S of Holcroft Way	Agent: 24.09.2018
<p>I note that the attached photos appear to be the same picture of the development site only. I am somewhat surprised that there are no photos of the gardens to Nos 38, 40, 42 and 43 to show where water was coming from and the extent of surface water on their property. Moreover from the photograph it would appear that the standing water does not extend the full length of Plot 22 and therefore not along the boundary to Nos 38 and 40. Clearly from the amount of rainfall that was experienced last week, it is not without merit to consider that the rainfall would not gather from the properties and gardens themselves. Guttering for residential properties is not designed and as such does not capture rainfall from such storms that was experienced. Therefore it is inevitable that the water cascading from the guttering will collect within the gardens.</p> <p>Notwithstanding the above the picture very much shows that the standing water is contained within the site boundary, with a fall away from the fence if anything from viewing the picture. The boundary fence along this section has concrete post and two gravel boards which in all likelihood would deflect any surface water runoff back into the site and likely prevent the water passing over the site boundary. You will be aware that the site was stripped of its topsoil at the commencement of the building works and as such the subsoil being a mixture of clays has very little porosity to allow surface water run off to soakaway to subgrades. Moreover as the dwelling is currently being constructed there will be a high number of vehicular movements along the rear of the property where the water has gathered, to deliver bricks, blocks and mortar and the ground will have become more compacted. The French drain has been constructed along the boundary and has the necessary fall from east to west, but has yet to be fully connected to the drainage system. It is anticipated that the drainage connection will be completed over the next week or so as and when works and vehicular movement in the area are less concentrated. Once connected the drain will be monitored and reviewed as to its adequacy to function and operate as a suitable French drain and any necessary remedial works will be carried out following further inspection.</p>		

Of course once the buildings are complete, all drainage has been installed to the properties, and the gardens reinstated with topsoil, seeding and planting, the only surface water runoff that will enter the French drain will be a very small amount from the rear gardens on the northern side of the access estate road. The estate road will act as a conduit in its own right and road gullies are provided and designed for a 1 in 100 year + 35% climate change storm, including exceedance flows, which will likely be a small amount from the front gardens to the south. It shall be noted that the developer has undertaken additional excavation to capture surface water runoff in this area until the works have commenced, with these waters pumped away from the area to ground that will have no influence on the existing development to the north. These matters will not and cannot be fully addressed until the site has been finished, with the properties built out, gardens completed and all drainage installed and connected.

We trust the above answers your query and questions and sets out the issues of the site drainage and how these have been accommodated.

Item No.	Application No.	Originator:
5	18/03427/FUL: Land S of Holcroft Way	Officer: 26.09.2018

The finished floor levels (FFLs) of plots 17 -21 have been measured and the actual levels of the houses as built compared to that on the submitted plans differ by between -35mm and +75mm:

Plot no.	Approved height	Submitted proposed height	Difference	Surveyed 25.09.2018	Diff from Proposed
17	68.400	69.250	+850mm	69.215	-35mm
18	68.200	68.500	+300mm	68.575	+75mm
19	68.000	68.370	+370mm	68.440	+70mm
20	68.000	68.370	+370mm	68.445	+75mm
21	68.000	68.370	+370mm	68.435	+65mm
22	68.000	68.000	-	68.080	+80mm

This discrepancy between the proposed levels and the surveyed levels is approximately a bricks height. However as indicated in the officer report notwithstanding the measurements on the submitted proposed plan the key issue in determining this application is whether it is considered that the dwellings on plots 17 - 21 as erected on site are acceptable in terms of impact on residential amenity. Officers consider tha the height as built is acceptable.

As work has already commenced it is recommended that condition 3 is amended as follows:

3. Prior to first occupation of the dwellings an application for amendments to the S38 to include the amended design for the construction of the roads, footways and accesses together with details of the disposal of highway surface water shall be submitted to the Highway Authority for approval. The agreed details shall be fully implemented before the development hereby approved is first occupied.

Reason: To ensure a satisfactory access to the site and to maintain the validity of the S38 Agreement and ensure that the proposed estate road and surface water drainage infrastructure can be adopted, once completed.

Item No.	Application No.	Originator:
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5	18/03427/FUL: Land S of Holcroft Way	Agent: 26.09.2018
<p>We can confirm that we are at a suitable stage of construction to adhere to the submitted levels. The levels provided at the independent survey are to the external DPC.</p> <p>The structural suspended ground floor is constructed and with sufficient depth of insulation and screed to amend the specification for the finished floor level to remain as submitted for plots 17-21 and plot 22 as approved.</p> <p>We trust this is acceptable and comfort to members.</p>		
Item No.	Application No.	Originator:
6	18/03663/FUL: Land South of Millrace Cottage	Neighbour: 21.09.2018
<p>I suspect that this committee is minded to allow this planning application as it is for a single dwelling. I understand: the design is much more sympathetic than previous applications and as the occupant of Little Nearwell I am hopeful it won't interfere with our current vista. I note that there is a recommendation to "move the dwelling slightly away from the existing boundary with little Nearwell to allow for someplanting..". That is a welcome recommendation, but I would ask if you could also recommend that the planting should reach no higher than 6-8 feet, otherwise the minimal impact of the dwelling will be negated by the maximal impact of tall trees/bushes.</p>		
Item No.	Application No.	Originator:
6	18/03663/FUL: Land South of Millrace Cottage	Agent 24.09.2018
<p>When the site visit on Thursday reveals that the site cannot be seen, it may be suggested that the view might be different when the foliage is gone.</p> <p>I have therefore prepared a montage of photographs (Attached) taken from Bage Way and also Haycock Way which comprise a Google Street View picture (taken from a camera standing about 1 m above a travelling vehicle) in September 2016 to represent summer foliage and a similar view taken by us on 20 March 2018 before the spring leaf had arrived. They are not exactly the same, but they are sufficiently similar in location to demonstrate the comparison between winter and summer views.</p> <p>You will note that the tree cover also maintains a dense visual screen in Winter. If you really look hard, you can just about make out the white fascia of the gable elevation of 'Little Nearwell' on photo 3a, but it should be noted that the proposed dwelling, positioned on sloping and with a flat roof will be about 8 metres lower than the ridge of 'Little Nearwell' and so not visible from either of these two roads. Views from the valley path are similarly well screened throughout the year.</p>		
Item No.	Application No.	Originator:
6	18/03663/FUL: Land South of Millrace Cottage	Officer 26.09.2018
<p>The following amendments are recommended to conditions 3, 5 and 11:</p> <p>3. No development approved by this permission shall commence until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This</p>		

written scheme shall be approved in writing by the Local Planning Authority prior to the commencement of works and shall be strictly adhered to throughout the construction period.

Reason: The development site is known to have archaeological interest

5. Within 90 days prior to the commencement of development, a badger inspection shall be undertaken by an appropriately qualified and experienced ecologist and the outcome reported in writing to the Local Planning Authority. If new evidence of badgers is recorded during the pre-commencement survey then the ecologist shall submit a mitigation strategy that sets out appropriate actions to be taken during the construction works. The mitigation strategy shall be adhered to throughout the construction period.

Reason: To ensure the protection of badgers, under the Protection of Badgers Act 1992.

11. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All external windows and doors and any other external joinery approved shall be implemented in complete accordance with the agreed details and retained and maintained as such for the lifetime of the development.

Reasons: To ensure that the external appearance of the development is satisfactory and harmonizes with the context of the area.

Item No.	Application No.	Originator:
7	18/00251/FUL- Land adj to Hawthorn Cottage	Case Officer SJF

Since the application was placed on the agenda the Parish Council have commented as follows;

Although Longden Parish Council object to the application they applaud the building on a brownfield site. The proposal does not match expectations through SamDev in relation to the number of houses on the site.

Should the current application be determined, the following alterations to the Officers report should be made, in light of the adoption of a revised National Planning Policy Framework on 24th July 2018:

Paragraph 6.1.6 should read as follows:

The proposal is situated within an existing development cluster and is deemed to be sustainable in location and suitable for small scale infill development. The development site is also considered to be previously developed (brownfield) land in that it has previously occupied a nursery use and currently has a number of disused buildings; of a substantial and permanent construction, on site. Within the adopted SAMDev it is acknowledged that key component of the housing land supply will included 'Windfall' development on sites other than those allocated, including brownfield sites having regard to the policies of the Local Plan. Furthermore the NPPF at paragraph 117 and Policy CS10 of the Core Strategy prioritise the re-use and development of brownfield sites on suitable sites in sustainable locations.

Paragraph 6.1.9 should read as follows:

With regards to the design of the proposal Policies CS6, CS17 and MD2 are also considered to apply to the consideration of this application. Policy CS6 seeks to

ensure developments are sympathetic to the size, mass, character and appearance of the original property and surrounding area. Policy MD2: Sustainable Design of the Site Allocations and Management of Development (SAMDev) Plan additionally seeks to achieve local aspirations for design where possible. Section 12 of the National Planning Policy Framework; Achieving well-designed places, reinforces these goals at a national level, by requiring development reflect local aspirations and ensure developments are visually attractive and sympathetic to the local character. Shropshire Core Strategy Policy CS17: Environmental Networks is concerned with design in relation to its environment, but places the context of the site at the forefront of consideration.

Condition No.6 within Annex 1 of the Officers Report requires amendment should be read as follows:

No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a tree planting scheme, prepared in accordance with of BS 8545: 2014 Trees: from nursery to independence in the landscape - Recommendations has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full within the first planting season following completion of the development.

Reason: To ensure that there is no nett loss of trees from the area and to provide natural landscape features that help to integrated the development into the local environment.

Condition No.9 within Annex 1 of the Officers Report requires amendment due to the revised NPPF and should be amended and read as follows:

Prior to first occupation / use of the building, the makes, models and locations of bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

A minimum of 2 artificial bird boxes, of either integrated brick design or external box design, suitable for House Sparrow, Swallow & Wren should be installed on site. The boxes should be sited prior to first occupation/use of the building in an appropriate location and thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of nesting opportunities for wild birds, in accordance with MD12, CS17 and the NPPF.

Additionally Condition No.10 within Annex 1 of the Officers Report should be amended and read as follows:

In this condition 'retained tree' means an existing tree, large shrub or hedge which is to be retained in accordance with the approved plans and particulars; or any tree, shrub or hedge plant planted as a replacement for any 'retained tree'. Paragraph a) shall have effect until expiration of 5 years from the date of occupation of the building for its permitted use.

a) No existing tree shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any approved tree surgery works shall be carried out in accordance with British Standard BS 3998: 2010 - Tree Work, or its current equivalent.

b) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until all tree protection measures specified in the submitted Tree Protection Plan at Annex 5 of the approved Tree Report received 15th January 2018, have been fully implemented on site and the Local Planning Authority have been notified of this and given written confirmation that they are acceptable. All approved tree protection measures must be maintained throughout the development until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered nor any excavation be made, without the prior written consent of the Local Planning Authority. A responsible person will be appointed for day to day supervision of the site and to ensure that the tree protection measures are fully complied with. The Local Planning Authority will be informed of the identity of said person.

c) All services will be routed outside the Root Protection Areas indication on the TPP or, where this is not possible, a detail method statement and task specific tree protection plan will be submitted and approved in writing by the Local Planning Authority prior to any work commencing.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

Additionally Condition No.11 within Annex 1 of the Officers Report should be amended and read as follows:

Any hedge or other boundary treatment fronting onto the adjoining highway is to be set back behind the visibility splays and kept at a height of no more than 900 mm at all times.

Reason: To ensure the provision of adequate visibility in the interests of pedestrian and highway safety.