

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date of committee: 17 January 2019		
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	18/04674/REM W of Lesley Owen Way	Heathgates Allotments Association
<p>The Association wish to reinforce the previous objections raised on this issue.</p> <p>Many pages have been written about the projection of wild life and the special measures to conserve their habitat, very little seem to have been written on the preservation of the habitat for the important people who are also involved.....These being Allotment holders at Heathgates !</p> <p>We asked the planners to look at this again and take account of the needs of the allotment.</p> <p>The current plans show that bungalows at the north end of the site are wedged in to a very narrow gap--- see the photo and plan attached and you see what we mean. These are just too close for comfort on both sides.</p> <p>The plans also show that the important historical hedge will be ripped out half way up the site, so that the protection this gives to the allotment is lost. We ask that the hedge is retained and the plan adjusted to take account of this need.</p> <p>Running along the hedge is the ditch that drains the allotments this needs to be also taken in to account in the plan, currently there is no detail on how this is to be managed.</p> <p>Photos are attached showing the importance to the hedge line all along the allotment boundary, and the ditch the destruction of which will be of a considerable concern.</p> <p>(Submitted photos attached)</p>		
Item No.	Application No.	Originator:
5	18/04674/REM W of Lesley Owen Way	Case officer
<p>An amended site layout and landscape plan has been submitted. These indicate that the whole of the hedge along the western boundary of the site (east of the allotments) will be retained and trimmed back to the boundary. The recommended condition 4 will ensure that this hedgerow is enhanced with additional planting. This condition does however need amending to refer to both the western boundary and the eastern boundary and to enhancing environmental corridors:</p> <p><i>Notwithstanding the submitted and approved landscaping plan prior to above ground works commencing a scheme to enhance the eastern, western and southern boundary of the development site shall be submitted in writing for the approval of the local planning authority. The submitted scheme shall set out measures proposed to enhance the area for biodiversity and environmental corridors. The agreed planting scheme shall be</i></p>		

implemented in the first planting season following commencement of development and retained thereafter. Any trees planted that are lopped, felled or die within five years of first planting shall be replanted.

Reason: To seek a biodiversity enhancement consistent with Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Policy MD12 and the policies of the National Planning Policy Framework.

The agent has confirmed that a ditch that the allotment holder refers to that runs along the line of the hedgerow will be unaffected by the proposed development.

The Councils Ecologist Nicola Stone has visited the site earlier this week and met with a representative from Shropshire Badger Group. Nicola has confirmed that whilst there is evidence of badgers using the site there is no evidence of the outlier sett being used in the last 12 months.

Item No.	Application No.	Originator:
6	18/04797/FUL	Condover Parish Council

At its meeting on 8th January 2019, Condover Parish Council considered the amended planning application.

The Parish Council gave recognition for the increased length of footpath included in the amendment.

The Parish Council was however still awaiting a response on the other four points included in its earlier submission of 13/11/18, and was concerned these should be addressed before the application was determined by the Shropshire Council Central Planning Committee, specifically:

a) Provision of off-road school parking as part of the development or provision of roadside layby style parking for the full length of the development.

b) The scale of the development to be reduced in size and limited to 10 "affordable" shared ownership properties only. This would on the basis that since SAMDEV came into force, 29 new properties had already received planning permission in Condover (of which 11 are "affordable") against a total provision in the Plan for 24. A further 20 "affordable" homes would be inappropriate, too many, too fast and would affect the sustainability/character of the community. The recent 10-property "Community Led Housing Development" took a considerable period of time to let, and it was the view of the Parish Council that there would insufficient demand from local people who would in practice be eligible for 10 further rented dwellings.

c) As part of the Design and Access statement the developer states "An Affordable Housing Development was completed in the village a few years ago which is highly thought of in the community and it is intended that our proposal will build on the values and significance demonstrated". The Parish Council sought confirmation that the developer was serious about this statement and as such the development would be managed in an identical way i.e. through a community led approach.

d) Local couples without children who meet the eligibility for housing criteria should be able to secure 2 bedroomed properties even though it may be considered as under occupation.

Item No.	Application No.	Originator:
8	18/05041/FUL	Victoria Todd
<p>Would like to make the following comments:</p> <p>1. The Parish Council in approximately 2005 decided the area in front of the village hall and the club needed enhancing. Basically, it had become an eyesore with no one taking any responsibility for the area. The area on both sides of the entrance to the properties was planted at Parish Council expense. A bench was also placed on a concrete plinth, that is under the decking. The placing of the bench against the wall proved to be a magnet for local youths, rowdiness and noise. The Parish Council ultimately removed the bench, to avoid further difficulties associated with its position. However, the plantings flourished and did what it was supposed to do; creating a softer landscape with small and larger flowering shrubs. (both sides were adopted and tended by a local resident and club member).</p> <p>2. On maps of Cressage it will be noted that along that entrance there is a line delineating a separation of the village hall and the club from the road. This line was a picket fence and tubular entrance gate, originally erected by Raby Estates, which was sited behind the phone box to the corner of the club. Because it was derelict its remains were removed to facilitate the plantings.</p> <p>3. Therefore, the decking is situated in front of the club (and village hall boundary) on what can be assumed is 'no man's land'. I would just like to comment and observe that in view of the previous (known) difficulties we have experienced in that area due to behaviour and noise it would be counter to local preferences.</p> <p>Due to previous extensions to the club premises the 'pedestrian' access to the decking is at a 'pinch' point between the two buildings of club and village hall, which does/will present an issue to safety with people and cars mixing.</p>		