

Date: Tuesday, 1 December 2015

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Contact: Linda Jeavons, Committee Officer
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SOUTH PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

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

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SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 1 st December 2015		
<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:
10	15/03822/VAR	Objector
<p>One additional objection received:</p> <ol style="list-style-type: none"> 1. The chip shop was rebuilt with a vast difference to the original and submitted plans its alterations and eventual building stage we see now does not look like anything that was there before, its hard to see that the new building has any advantage over the old building in the use and efficiency in producing fast food, so the reasoning behind breaking all of SHROPSHIRE COUNCILS RULES ARE NOT CLEAR AND THE OWNERS HAVE OFFERED NO EXPLANATION FOR THIS. 2. The brick used in the build is wrong and they have now offered to paint them with a substance to darken them there is a test patch, it does seem to work but for how long, do we get a warranty from the manufacture or will we see after one winter a bright orange chip shop again 3. The moving of the flue into the chimney is a good idea you will notice that NO details of engineering have been supplied see 4.1.2 4. Replacement of the doors and windows and general wood work , a fag packet drawing as been submitted, is this a correct document to work from as on a sketch there is no defining particulars, unlike a engineering drawing that is signed and dated giving a true defining way forward. 5. I draw your attention to Cllr Jean Jones letter that is printed in the document, as I can see all of her comments still stand and have not been addressed. 6. I have asked in the past for updated engineering calculations for footing and floor pad sizes and depths to be supplied, together with wind speed loading's now the building very much taller than originally specified, I work in construction and have supplied a Cllr Turner with my CV and have been offered an interview with SC on the basis of this, I know what I'm talking about, I saw what went on there and have spoke to some of the men that worked on the project, these calculations and specification for whats in the floor of this building need to be ascertained before it continues for public safety . Cllr Turner will still have my document that I sent him asking this question. 7. You will notice on your visit how untidy the place is, this is our town and the public and businesses who live and trade here take a pride in the street, I have received a lot of complaints about this. 8. The last comment is it got built on a shoestring budget are we sure that the future work will be of a good standard and of course who is to inspect the work, as the inspectors so far have not been seen. 		
Item No.	Application No.	Originator:

12	15/04792/PMBPA	SC Drainage
The flood risk statement from the Agent is acceptable. Our Drainage Comment No. 1 (soakaway detail) dated 17 November 2015 could be conditioned if planning permission were to be granted.		
Item No.	Application No.	Originator:
12	15/04792/PMBPA	Agent - Letter received from Longmynd Consultants Ltd dated 20 November 2015.
<p>The findings are summarised below:-</p> <p>The existing barns are generally of lightweight construction befitting agricultural use. Details of existing foundations are not known but it is expected any existing foundations may have to be enhanced to support the more substantial loads from additional walls, floor and roof.</p> <p><u>Animal Handling Building – Proposed garage / annexe</u> Cross walls are proposed to divide the building into rooms. Roof could be either truss or cut roof with purlins supported on the cross walls. Bracing will have to be provided to resist ‘wind racking’. Garage gable will require suitable wind frame. To suit both structural and insulation requirements, 150 timber frame studs will be required.</p> <p><u>Fodder Store Building – Proposed dwelling</u> If the roof plane is to be exposed then a ridge purlin will have to be provided and supported on posts within the gable walls. The long roof plane over the bedroom could be supported on purlins and posts extended up from the cross walls. The window at the east end of the building will need wind framing. To suit both structural and insulation requirements, 150 timber frame studs will be required.</p> <p><u>Foundations –</u> It is recommended pre-contract trial pits are excavated to determine the extent and geometry of the existing foundations. This will enable assessment of existing foundations to support the new loads and design of new foundations under load bearing walls.</p> <p><u>Conclusion –</u> The existing structure of the barns can be incorporated into the new structure and this will enhance existing elements.</p>		
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12	15/04792/PMBPA	Environment Agency
No bespoke comments submitted, issued ‘Standing Advice’ for minor development in Flood Zone 3 or an Ordinary watercourse.		

Recommend consultation with either lead Local Flood Authority, Internal Drainage Board or Local Land Drainage Section to advise on production of and then review the Flood Risk Assessment.

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12	15/04792/PMBPA	Agent – further detail of design including plans showing landscaping and materials.
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