



Date: Tuesday, 2 February 2016

Time: 2.00 pm

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

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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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Agenda Item 11

SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 2nd February 2016		
<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> <p>The full text of the comments may be viewed on the Council's web site and the objections raised are summarised below:</p>		
Item No.	Application No.	Originator:
6	14/03657/OUT Land east of Garridge Close, Albrighton	Neighbour
<ul style="list-style-type: none"> -Have lived in Garridge Close for 15 years; has been demonstrated on a number of occasions that the Close is too narrow for any increase in traffic or parking requirements. -Home deliveries, refuse collection, vans from people working in houses make road impassable. -Bridlepath fence has been knocked down on numerous occasions; cars have been damaged by vehicles due to narrowness. -Difficult for visitors to park now. -Land is Green Belt. -Entrance to Garridge Close is an accident waiting to happen, with the volume of school traffic. -Very difficult for emergency vehicles to access. 		
Item No.	Application No.	Originator:
6	14/03657/OUT Land east of Garridge Close, Albrighton	Neighbour
<ul style="list-style-type: none"> -Residents have not been informed about the Committee meeting. -There is more suitable land that could be developed in Albrighton. -Building of houses will inconvenience Garridge Close residents. -Would open up access for the development of White Acres. -Garridge Close not a suitable access for a further 20+ houses at White Acres, with a potential further 40+ cars; infrastructure and width of road not suitable for extra flow of traffic. -Already parking and access issues with 10 houses on Garridge Close. -At school time the road is totally gridlocked; hazardous for school children. -Impact of construction traffic on road; how would emergency and service vehicles get access to existing dwellings during building works? -There needs to be an alternative, more appropriate and safe access to any development at Green Acres. 		
Item No.	Application No.	Originator:
6	14/03657/OUT Land east of Garridge Close, Albrighton	Neighbour
<ul style="list-style-type: none"> -Residents had not been advised they should be tracking the progress of any developments via the web pages by Shropshire Council; some residents do not have computers; only heard about application going to this Committee meeting through the village grapevine. -Why is this application being considered when there is already permissions for larger sites in village. 		

- Application is really about opening up access for a bigger build at the back of White Acres and the Hollies.
- Concerned about safety of children who live in Garridge Close and the children from the school; volume of cars at school time is getting greater, making it difficult to enter and exit Garridge Close; and difficult and dangerous to try and turn left into New House Lane.
- Ash Grove residents have gates at back into Garridge Close used by children and families.
- Bridlepath used by school children, dog walkers, ramblers, horses and development will affect them greatly.
- More servicing traffic; exacerbate existing visitor parking problem.
- Will 2/3 dwellings have their own parking for up to 6 cars?
- Currently Garridge Close residents have circa 16 cars; 6 more cars is a big increase, plus potential for 40 more cars if White Acres goes ahead.
- Question whether bridleway will remain in same place.
- Is the storm risk still at the same ratio given the increase rainfall and increased flooding.
- How will the 'affordable housing' be ring-fenced for village residents.
- Consider Human Rights of Garridge Close residents has not been properly considered.

Item No.	Application No.	Originator:
6	14/03657/OUT Land east of Garridge Close, Albrighton	Neighbour

- I strongly object to this planning application. Disguised as the development of 3 new properties on ground at the end of the close, I believe the purpose of this application is actually to gain access from Garridge Close to White Acres. What will follow is a second planning application to build 20+ properties on land at White Acres.
- Various reports on the properties to be built on White Acres refer to them as 'Retirement' Homes. However, I believe this cannot be enforced which means they could effectively become family homes. Most families have at least 2 cars that could result in an additional 40+ cars using Garridge Close for access.

Item No.	Application No.	Originator:
6	14/03657/OUT Land east of Garridge Close, Albrighton	Applicant

- The Site extends to just under ½ an acre and is situated within the development boundary on the fringe of Albrighton. The proposal is to provide circa 3 houses on a patch of land which has stood vacant for some years following the development of Garridge Close.
- The Site has undergone an extensive public consultation process which has spanned circa 4 years.
- The Site has been considered at length by Shropshire Council, the public and the Planning Inspectorate as part of the SAMDev adoption process. The Site was also open to discussion at the Inspector's Examination in Public in November 2014. Locally, the Site has also been considered at length and supported in Albrighton's own Neighbourhood Plan.
- As part of the above support in the SAMDev and Albrighton Neighbourhood Plan, the Site has been released from the greenbelt and allocated for housing development.
- As well as this support, the proposal **Page 2** for consideration today has received

officer support as the proposal is in accordance with Shropshire's adopted planning policy.

-We note the concerns raised by local residents, but we can confirm that the Highways team have no objection to the application with regards the minimal traffic generation created by 3 additional dwellings.

-It should also be noted that the proposal will include for the provision of the footpath and bridleway to ensure that full access is retained along the boundary of the Site to enable people to walk up to the village centre.

-In summary, the Site is allocated in the SAMDev and Albrighton Neighbourhood Plan, it is in a sustainable location within the village development boundary and out of the Green Belt. The site is has no known flood risks or ecological constraints and the design and precise layout of the dwellings will be considered at the Reserved Matters Stage. Only Access is included for consideration at this Outline stage.

Item No.	Application No.	Originator:
7	15/04158/OUT Land to the South of Rocks Green, Ludlow	Neighbour/Third Party

- Fail to understand how access will be gained to said properties. Surely if this is an access only road to specific properties and on specific properties deeds there is no access. What would happen to the septic tank and flow lines, during and after buildings.

Item No.	Application No.	Originator:
8	51/04383/FUL Proposed dwelling south of Cargan, All Stretton	Planning Officer

The report on the Committee Agenda requires updating to reflect the formal adoption of the Site Allocations and Management of Development (SAMDev) Plan. The recommended refusal reason 1 is amended to read as follows:

The proposed development, by virtue of its open countryside location outside of any settlement identified as suitable for open market residential development, is considered to be contrary to adopted development plan policies in the Shropshire Core Strategy and Site Allocation and Management of Development (SAMDev) Plan policies and allocations. The settlement of All Stretton is not a settlement identified for the development of open market housing, and the proposal will accordingly conflict with policy CS5 of the Shropshire Core Strategy, S5, MD1 and MD7a of SAMDev and the national guidance contained within the NPPF.

Within the body of the report paragraph 6.1.1 is amended to read as follows:

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The development plan for Shropshire is the Council's Adopted Local Development Framework Core Strategy and the Site Allocations and Management of Development Plan (SAMDev). The associated 'Type and Affordability of Housing' Supplementary Planning Document (SPD) is also relevant. Since the adoption of the Council's Core Strategy, the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given significant weight in the determination of planning applications.

Paragraph 6.1.2 of the report is deleted, having been superseded with the adoption of the SAMDev Plan.

The final sentence of paragraph 6.1.3 is amended to read:

The Council therefore considers the housing policies contain within the Core Strategy and the SAMDev Plan are up to date and should be attached full weight.

The phrase 'currently under examination' is deleted from the end of the first paragraph in 6.1.4.

Item No.	Application No.	Originator:
8	51/04383/FUL Proposed dwelling south of Cargan, All Stretton	SC Highways Development Control

No Objection – subject to the development being carried out in accordance with the approved details and the following conditions and informatives.

Observations/Comments: (05/01/2016)

The site is located adjacent to the B5477 (Shrewsbury Road) on a relatively straight section of highway where forward visibility for travelling vehicles is relatively good. The carriageway is in good order and has benefited from previous improvement from when this route had a higher status. The route is predominantly rural in nature, with a particularly open aspect to the west and acts as the principal vehicular and pedestrian link between the town of Church Stretton and the village of All Stretton. It is considered that the road conditions at this location are conducive to the likelihood of vehicular overtaking.

From a highway safety perspective, the proposal seeks to retain an existing vehicular access in its present form. Where the existing visibility splay is restricted by the substantial retaining walls and vegetation growth along the adjacent property boundaries. That said, it is acknowledged that the principle of a vehicular access at this location has already been established.

Although, this proposal seeks to increase the vehicular activity at this site, i.e. serving two dwellings instead of one. It is considered that this increase in traffic movements is unlikely to create a situation which would become detrimental to highway safety.

Conditions:

Garage / Car Spaces

The garages hereby permitted shall be kept available for the parking of motor vehicles at all times. The garage/car spaces shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To ensure an appropriate level of parking is provided for the lifetime of the development.

Informatives:

No drainage to discharge to highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the highway maintained highway (footway or

verge) or

- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

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