

Date: Tuesday, 17 October 2017

Time: 2.00 pm

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

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NORTH 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 9

NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 17 th October 2017		
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Item No.	Application No.	Originator:
7	17/02241/REM – Ash Grove, Wem	Highways
<p>No objection subject to the development being constructed in accordance with the approved details and recommended conditions.</p> <p>Further to the Highway Advice Note of 25.09.2017 a new revised proposed site plan drawing no. 0021 03 Rev D has been published on 28.09.2017. The proposed alterations to form the new turning head and continuation of the footway provision is now considered to be acceptable in principle.</p> <p>The proposed alterations to the existing highway, the new turning head and footway provision together with the relocation of the lighting column will need to be technically approved and covered by an appropriate agreement with Shropshire Council.</p> <p>The following condition is suggested to cover the submission of details required for the future adoption of the turning head.</p> <p>1. No development shall take place until full design, engineering and construction details of the alteration to the existing turning head, formation of the new turning head and footways together with details of the disposal of highway surface water and relocation of the lighting column have been submitted to, and approved by the Local Planning Authority. The agreed details shall be fully implemented before the dwellings are first occupied. Reason: To ensure a satisfactory access to the site.</p> <p>2. The development hereby permitted shall not be brought into use until the car parking shown on the approved plan 0021 03 Rev D has been provided, properly laid out, hard surfaced and drained, and the space shall be maintained thereafter free of any impediment to its designated use. Reason: To ensure the provision of adequate car parking, to avoid congestion on adjoining roads, and to protect the amenities of the area.</p>		
Item No.	Application No.	Originator:
7	17/02241/REM – Ash Grove, Wem	Agent
<p>The agent has written commenting that this submission is all but identical to that considered by the Planning Inspector on appeal. The access approach road is the same width as is the site layout. None of this arrangement was disapproved by the Planning Inspector as he would have done if he had found any aspect unsatisfactory.</p> <p>The road width is identical to the new road constructed to serve Round Meadow nearby. That development accommodates some 23 dwellings whereas the road here at present only accommodates 8 and altogether with the proposal will still only take 18. It is therefore more than adequate as experience shows to serve this number of dwellings. The submitted drawings in respect of the turning head have been modified 3 times and is</p>		

more than published highways standards.

Officer note – the current application is the same as the indicative plans submitted at outline. However, the access, siting, scale and appearance were reserved for later approval. As such these were not matters which the Inspector would have considered at the appeal.