



Date: Thursday, 12 April 2018

Time: 2.00 pm

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

Contact: Shelley Davies, Committee Officer
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CENTRAL 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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| CENTRAL PLANNING COMMITTEE | | |
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| SCHEDULE OF ADDITIONAL LETTERS | | |
| Date: 12th April 2018 | | |
| 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 | 17/05772/OUT - Ellesmere Road | SC Highways |
| <p>Further to Highways comments submitted 4th April 2018, and the applicants consultants email sent 8th April 2018, I can confirm that Shropshire Council as Highway Authority raises no objections to the granting of consent of the above mentioned application.</p> <p>It is recommended that the following condition is attached to any permission granted;</p> <p>E5. On-site Construction</p> <p><i>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</i></p> <ul style="list-style-type: none"> • <i>the parking of vehicles of site operatives and visitors</i> • <i>loading and unloading of plant and materials</i> • <i>storage of plant and materials used in constructing the development</i> • <i>the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</i> • <i>wheel washing facilities</i> • <i>measures to control the emission of dust and dirt during construction</i> • <i>a scheme for recycling/disposing of waste resulting from demolition and construction works</i> <p>Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.</p> <p>Informative;</p> <p>Works on, within or abutting the public highway (inc. all footways & verges)</p> <p>This planning permission does not authorise the applicant to:</p> <ul style="list-style-type: none"> • construct any means of access over the publicly maintained highway (footway/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, or • undertake the placing of a skip, scaffolding, hording or fencing on or immediately adjacent to the highway, or • use the highway for any purpose associated with the construction of this development, such as unloading delivery vehicles, parking of plant or machinery or the storage of materials, etc. | | |

| Item No. | Application No. | Originator: |
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| 6 | 17/06149/REM | SC Highways |
| <p>Email to case officer - Further to your email below, apologises for the delayed response. I can confirm that Shropshire Council as Highway Authority raise no objection to the proposed revised layout.</p> | | |
| Item No. | Application No. | Originator: |
| 8 | 17/03895/OUT | Applicants |
| <p>Latest position with the Crow Consortium – 11/04/18.</p> <p>The reasoning, purpose and actions of the supposed purchaser and objector Mr. Crow and his consortium can only be speculated about. However it has always puzzled us why none of the consortium have bothered to view the property considering the substantial offer they made. The only solid fact known is that they have failed to make good their offer, which was accepted 20th November last, and purchase the property. Having agreed mutually acceptable terms on 24th January 2018 between ourselves and the purchaser, our solicitor was instructed to create all the necessary paperwork to proceed with the sale. No further substantial progress has been made due to lack of response or communication from Mr. Crow or his solicitor despite numerous requests for a completion date.</p> <p>Some facts – no hearsay, just facts.</p> <p>Let's put this scenario into perspective. Putting aside sentimental comments about 'what was' and what used to be' and 'if' etc., the cold hard fact of reality is that nothing exists of the previous business which closed in 2006 and all that remains is a derelict building. Along with dozens of others throughout Shropshire there is nothing left to preserve.</p> <p>The property has been classified in two reports displayed on the planning portal by two independent professional bodies as beyond viable and economical repair. Any renovation costs are estimated at £200-250k in addition to the not inconsiderable purchase price.</p> <p>The property has been abandoned and continues to fall into a further state of decay and disrepair. Situated on the side of a road, it will become dangerous to passing traffic and pedestrians if allowed to remain.</p> <p>The property has been removed from the valuation lists for the purpose of paying commercial rates and council tax as it has been classed as uninhabitable based on the Valuation Office Inspector's visit and subsequent report.</p> <p>Contrary to some objectors unfounded hearsay comments, whilst the building was still intact, it was marketed for 15 months but with no viewings or offers. The applicants already have huge debts to their family and do not have any money to market the property again. Licensed property selling agents fees are circa £4000 and they do not offer 'No sale, No fee' bargains. Therefore, further marketing is not going to happen. Also, the case planning officer is satisfied an adequate marketing exercise has been performed.</p> <p>The property has been shown by a professional expert, Mr Richard Morriss, an Historical Building's Consultant and formerly of Historic England, to be of no historical value or interest. Historic England agree the building does not merit listing.</p> | | |

Refusal of the application, legal or otherwise, benefits no one, will not bring the facility back and will only lead to an expensive appeal for the applicants and Shropshire Council.

The majority of the 34 objectors, of which only 28 households are represented, rant or wax lyrical about the 'good old days.' Oddly, we only recognise the names of 13. Of those, from one couple, the wife has never set foot in the building and her husband used to visit four Sunday lunchtimes per year due to his job abroad for the other 11 months. Another of the objectors walked in once, announced that he never uses the pub but 'likes to know the village has one,' turned around and walked out! Another of the objectors was barred for writing foul graffiti on the window of the ladies toilet. We could go on.

If only 28 households are representative of the community who claim to want the facility, how would any business be expected to survive on so few?

Many objectors have appealed to the planning office that their comments be borne in mind at decision time. We wish to do likewise. We wish to point out that the objectors comments have very little or no relevance to the fundamentals of the application and are not material to the decision making process.

From the outset it was only ever our intention to run a successful business. Our investment total was in the ten's of thousands of pounds. Complete refurbishment of the trade area's. New furniture throughout. Complete new catering kitchen. New double glazing. New fires & central heating. New floors. New lighting. Dry lining of walls. New garden & patio furniture. New rendering to the exterior walls. Extension to the trade area. Professionally trained chef's employed to create and introduce to the business an extensive range of food.

Like thousands of pubs, urban, rural and countrywide that have shutdown, the reasons for the closure in 2006 are many. Ignoring the personal attacks from a few individuals, the whole of the leisure industry suffered from market forces beyond its control. The cost of living, ever rising fuel prices, drink – drive laws, cheap alcohol in supermarkets, ever increasing tax on alcohol, changes in lifestyles (drinking at home,) bank interest rates, cost of licences rising by 300%, lack of disposable income and the recession. Also, the remote location is a huge factor with only a local village population of 100 or so.

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