



Date: Thursday, 2 August 2018

Time: 2.00 pm

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

Contact: Shelley Davies, Committee Officer  
Tel: 01743 257718  
Email: [shelley.davies@shropshire.gov.uk](mailto:shelley.davies@shropshire.gov.uk)

## **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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| <b>CENTRAL PLANNING COMMITTEE</b>  |   |                    |
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| <b>SCHEDULE OF ADDITIONAL LETTERS</b>  |   |                    |
| <b>Date: 02 August 2018</b>  |   |                    |
| <b>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</b>  |   |                    |
| <b>Item No.</b>  | <b>Application No.</b>                  | <b>Originator:</b> |
| 6  | 17/05587/FUL – Land West of Meole Brace | Case Officer SJF   |
| <p>In light of the adoption of a revised National Planning Policy Framework on 24<sup>th</sup> July 2018 the following alterations to the Officers report should be made:</p> <p>Paragraph 6.1.4 should read as follows:</p> <p style="padding-left: 40px;">The applications proposes and A1/A3 use to provide a retail/café which it is understood will be occupied by Costa Coffee. This is considered to be a town centre A1/A3 use in an out of town centre location and both local and National planning policies are in place to ensure that development does not cause significant adverse impacts on the vitality of town centres, in this case Shrewsbury Town Centre. The NPPF states at paragraph 89 that applications proposing town centre uses out to own not in accordance with an up-to-date development plan, should provide an impact assessment which assesses the impact of the scheme on the town centre should be submitted. An impact assessment is only required if the development is over a locally set threshold or where there is no local threshold the default is 2500sq m. Paragraph 86 of the NPPF also outlines that a sequential test should be applied to proposed main town centre uses that are not in an existing centre.</p> <p>Paragraph 6.2.2 should read as follows:</p> <p style="padding-left: 40px;">Section 12 of the National Planning Policy Framework; Achieving well-designed places, reinforces these goals at a national level, by requiring development reflect local aspirations and ensure developments are visually attractive and sympathetic to the local character.</p> <p>Additionally Condition No.4 within Annex 1 of the Officers Report should be amended and read as follows:</p> <p style="padding-left: 40px;">No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and any necessary tree surgery. All proposed planting shall be clearly described with species, sizes and planting numbers. The approved scheme shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development.</p> <p>Reason: In order to protect the visual amenities of the area.</p> |   |                    |

| Item No.  | Application No.                            | Originator:      |
|---|--|------------------|
| 7   | 18/00251/FUL- Land adj to Hawthorn Cottage | Case Officer SJF |
| <p>The agent on the application has been in contact with the Case Officer and requested that this application be deferred without debate so that a revised scheme can be submitted and considered by committee at a later date. It is intended that the revised scheme would reduce the number of dwelling on site from three (2 four bedroom and 1 three bedroom) to two four bed roomed dwellings. These alterations are intended to alleviate the concerns of the Parish Council and are in response to concerns raised by the community to the applicant. The applicant has stressed that the revised scheme will seek to address these community concerns and it is felt that the 2no. four bed roomed dwellings will best reflect their desires.</p> <p>Should the current application be determined, the following alterations to the Officers report should be made, in light of the adoption of a revised National Planning Policy Framework on 24<sup>th</sup> July 2018:</p> <p>Paragraph 6.1.5 should read as follows:</p> <p style="padding-left: 40px;">The proposal is situated within an existing development cluster and is deemed to be sustainable in location and suitable for small scale infill development. The development site is also considered to be previously developed (brownfield) land in that it has previously occupied a nursery use and currently has a number of disused buildings; of a substantial and permanent construction, on site. Within the adopted SAMDev it is acknowledged that key component of the housing land supply will included 'Windfall' development on sites other than those allocated, including brownfield sites having regard to the policies of the Local Plan. Furthermore the NPPF at paragraph 117 and Policy CS10 of the Core Strategy prioritise the re-use and development of brownfield sites on suitable sites in sustainable locations.</p> <p>Paragraph 6.1.8 should read as follows:</p> <p style="padding-left: 40px;">With regards to the design of the proposal Policies CS6, CS17 and MD2 are also considered to apply to the consideration of this application. Policy CS6 seeks to ensure developments are sympathetic to the size, mass, character and appearance of the original property and surrounding area. Policy MD2: Sustainable Design of the Site Allocations and Management of Development (SAMDev) Plan additionally seeks to achieve local aspirations for design where possible. Section 12 of the National Planning Policy Framework; Achieving well-designed places, reinforces these goals at a national level, by requiring development reflect local aspirations and ensure developments are visually attractive and sympathetic to the local character. Shropshire Core Strategy Policy CS17: Environmental Networks is concerned with design in relation to its environment, but places the context of the site at the forefront of consideration.</p> <p>Condition No.9 within Annex 1 of the Officers Report requires amendment due to the revised NPPF and should be amended and read as follows:</p> <p style="padding-left: 40px;">Prior to first occupation / use of the building, the makes, models and locations of bird boxes shall be submitted to and approved in writing by the Local Planning Authority.</p> <p style="padding-left: 40px;">A minimum of 2 artificial bird boxes, of either integrated brick design or external box design, suitable for House Sparrow, Swallow &amp; Wren should be installed on site. The boxes should be sited in appropriate location and thereafter</p> |  |                  |

maintained for the lifetime of the development.

Reason: To ensure the provision of nesting opportunities for wild birds, in accordance with MD12, CS17 and the NPPF.

Additionally Condition No.10 within Annex 1 of the Officers Report should be amended and read as follows:

In this condition 'retained tree' means an existing tree, large shrub or hedge which is to be retained in accordance with the approved plans and particulars; or any tree, shrub or hedge plant planted as a replacement for any 'retained tree'. Paragraph a) shall have effect until expiration of 5 years from the date of occupation of the building for its permitted use.

a) No existing tree shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any approved tree surgery works shall be carried out in accordance with British Standard BS 3998: 2010 - Tree Work, or its current equivalent.

b) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until all tree protection measures specified in the submitted Tree Protection Plan at Annex 5 of the approved Tree Report received 15<sup>th</sup> January 2018, have been fully implemented on site and the Local Planning Authority have been notified of this and given written confirmation that they are acceptable. All approved tree protection measures must be maintained throughout the development until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered nor any excavation be made, without the prior written consent of the Local Planning Authority. A responsible person will be appointed for day to day supervision of the site and to ensure that the tree protection measures are fully complied with. The Local Planning Authority will be informed of the identity of said person.

c) All services will be routed outside the Root Protection Areas indication on the TPP or, where this is not possible, a detail method statement and task specific tree protection plan will be submitted and approved in writing by the Local Planning Authority prior to any work commencing.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

| Item No.  | Application No.                 | Originator:      |
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| 8   | 18/01747/FUL- Nuffield Hospital | Case Officer SJF |
| <p>In light of the adoption of a revised National Planning Policy Framework on 24<sup>th</sup> July 2018 the following alterations to the Officers report should be made:</p> <p>Paragraph 6.1.2 Should read as follows:</p> <p>Section 12 of the National Planning Policy Framework; Achieving well-designed places, reinforces these goals at a <b>Page 3</b> level, by requiring development reflect</p> |                                 |                  |

local aspirations and ensure developments are visually attractive and sympathetic to the local character.

Additionally, Condition No.1 within Annex 1 of the Officers Report should be amended and read as follows:

The development hereby permitted shall be for a limited period being the period of 3 years from the date of this permission. At the end of this period the development hereby permitted shall cease. Following the expiration of this permission the temporary structure on site shall be removed and the land returned to its original condition.

| Item No.   | Application No.                      | Originator:          |
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| 9  | 18/01916/FUL Lane House Quarry Place | Planning Officer FAW |
| <p>In light of the newly published NPPF, the following amendments to the existing case officer report are made:<br/>Existing para 6.1.1: "...and also in accordance with the 2018 NPPF" is added at the end of the second sentence.</p>  |                                      |                      |
| Item No.   | Application No.                      | Originator:          |
| 10   | 18/01917/LBC Lane House Quarry Place | Planning Officer FAW |
| <p>In light of the newly published NPPF, the following amendments to the existing case officer report are made:<br/>At the beginning of para 6.1.1, the following is inserted: "Chapter 16 of the 2018 NPPF seeks to conserve and enhance the historic environment".</p>   |                                      |                      |
| Item No.   | Application No.                      | Originator:          |
| 11   | 18/02307/OUT Mill Road Meole Brace   | Case Officer FAW     |
| <p>In light of the newly published NPPF, the following amendments to the case officer report are made:</p> <ul style="list-style-type: none"> <li>• Existing Para 6.1.1 is deleted and replaced with:<br/><i>Chapter 12 of the 2018 NPPF seeks to achieve well-designed places</i></li> <li>• Existing Para 6.1.2 is deleted and replaced with<br/><i>Chapter 11 of the 2018 NPPF seeks to make effective use of land. For example, Para 118 states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs.</i></li> <li>• Conclusion Para 7.1: "2018" is added before NPPF</li> </ul> |                                      |                      |