

Date: Monday, 19 November 2018

Time: 2.00 pm

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

Contact: Emily Marshall, Committee Officer
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NORTH PLANNING COMMITTEE

TO FOLLOW REPORT (S)

11 Date of the Next Meeting (Pages 1 - 4)

To note that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday 11th December 2018 in the Shrewsbury Room, Shirehall, Shrewsbury.

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NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 19 th November 2018		
<p>NOTE: This schedule reports only additional letters received before 5pm on the day before committee.</p> <p>Any items received on the day of Committee will be reported verbally to the meeting</p>		
Item No.	Application No.	Originator:
5	18/04479/VAR	Agent
<p>An email has been received from the agent confirming that in respect of condition 5 of planning application re: 16/02362/VAR, they have sent out their surveyor to the site to measure the existing access arrangements, following on from which they will be able to send an accurate drawing of site entrance so that condition 5 is satisfied.</p> <p>They will also be able to confirm the height of the walls at the site entrance.</p> <p>With regards the drainage implementation, as they understand, the approved drainage scheme has been implemented. Evidence of this remains awaited.</p>		
Item No.	Application No.	Originator:
6	18/04131/VAR	Applicant
<p>Further to receiving notification that the application to vary Condition 8 of change of use consent for the use of land for rearing of game at Spring Hill Farm will be consider by the North Planning Committee on Monday 19th November, I write to provide an update on the compliance with other conditions linked to the approval;</p> <ul style="list-style-type: none"> • <i>Condition 1 and 2 – development to be started within 3 years in line with approved plans</i> – no action required • <i>Condition 3 – Access and Highways</i> – Planning Permission was granted on 20th July 2018 and the discharge of condition application was validated 13th September 2018, this within the 3- month window as stated within the decision notice. Highways commented on 2nd October stating further amendments are required in respect of details proposed, we are revising the specification of the access works to be approved prior to implementation. • <i>Condition 4 – Integrated Pest Control Management Plan</i> – Information was submitted as part of the pending discharge of conditions application – Regulatory Control is generally acceptable of the information provided and have requested a supplementary plan to show the location of the bait boxes, subsequently the plan has been submitted for approval. • <i>Condition 5 – Landscaping</i> – Information was provided in line with the condition, consultee response has requested that the buffer zone is fenced off with a gate, we are subsequently revising a plan in accordance with the comments received, ready to be approved prior to implementation. • <i>Condition 6 – Drainage</i> – Information provided are deemed acceptable. • <i>Condition 7 – Storage for fallen stock</i> – Information provided within the 		

timescales and deemed acceptable.

- *Condition 8 – Timescales for keeping birds on site* – variation of condition sought via application 18/04131/VAR, which is pending.
- *Condition 9 – Number of birds to be kept on site* – no action required
- *Condition 10 – Buffer Zone* – no action required
- *Condition 11 – External Lighting* – information provided, although no formal comment provided, it is understood information provided is deemed acceptable.
- *Condition 12 – Gates* – no action required

It is evident that before further physical measures and actions can take place the information submitted to the council as part of the discharge of condition application needs to be approved.

I can also confirm that Sheep have been able to graze around and within the pens, to keep the site tidy and afford a break when the site is not used for rearing of game birds. As I hope members will appreciate the health and well-being of the birds on site are paramount as I would not have a business without them, as such as I am vigilant in ensuring the site is clean and pest free to the best of my abilities. I am mindful that comments in respect of the variation application state that we have not complied with conditions, however as highlighted above, I can't do this until all details have been approved.

Item No.	Application No.	Originator:
9	18/03983/FUL	

Cllr Simon Jones

I am writing to the North Planning Committee in my position as the local Shropshire Councillor for the Shawbury Ward to support the objectors to this application and to ask the Committee to refuse this application and request that the track installed without planning permission be removed.

The Applicant and his Agent having withdrawn the application for the building are pursuing retrospective planning permission for an unnecessary track leading to nowhere of a size/ scale and type which is not consistent with its required agricultural purpose and the nature of the agricultural enterprise or business that it is intended to serve. Over the years these two fields have been used to grow a variety of crops and to graze both sheep and cattle, being served by adequate farm gateways with absolutely no need for a constructed track. The applicant has stated the fields intended use will be to graze sheep as at present and has not given satisfactory justification for the development he has carried out.

I respectfully urge members of the committee to refuse this application.

Shawbury Parish Council

It appears that something has gone amiss here as it was only at last night's Council meeting that the Council became aware of the change to the original application for development on this site.

The Council objection to this still stands as it is felt that there is no justifiable reason to construct a roadway of this nature, when there is no longer an application for the construction of a building on site.

Bridgeway is a residential estate with reasonably narrow roads and is totally unsuitable for fast moving heavy agricultural machinery. Vehicles tend to be parked on the road which makes access difficult and the estate is populated by many young families. Members again make note of the well used children's play area

which is located on the access to the site and the obvious danger this type of transport can cause.

Letters from Residents x 3

Acknowledging the change in development description, concerned that the public have not been re-consulted and remain to object to the application for the reasons previously stated.

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