



Date: Thursday, 11 April 2019

Time: 2.00 pm

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

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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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# Agenda Item 13

<b>CENTRAL PLANNING COMMITTEE</b>		
<b>SCHEDULE OF ADDITIONAL LETTERS</b>		
<b>Date: 11 April</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>
7	18/05584/FUL 41 Wood Street	Neighbour, Wood Street 09.04.2019
<p>Having noted that the recommendation is for this application to be granted, before even considering the significant negative impact and the overwhelming local opposition, I suggest that the planning committee should identify where the vehicles for customers, staff and delivery service will be able to park.</p> <p>As noted in the Highways Officer's Report, there will be an impact on the short stay parking in the vicinity due to the change in trading pattern and customers travelling by car. However, significantly the report considered neither the impact of parking requirements for staff (it is highly unlikely that staff will be local and there will be no means of public transport at closing time) nor for any delivery service that is likely to be offered.</p> <p>I wish to remind the committee that on-road parking spaces in Wood Street are generally non-existent once local residents (including some from Ellesmere Road) have returned home from work. That the planning application submitted suggests that there is no issue regarding parking is inaccurate. The off-road parking facility indicated in the application is very small (possibly 3 vehicles) and apparently totally inadequate to cover all of the parking requirements for customers, staff, and a delivery service. It is also worthwhile noting that this parking space is also sometimes used by the residents of the adjoining (apparently unregistered) HMO also owned by the applicant. Therefore any change to use this space for the retail premises will result in even further pressure on the on-road parking. It should also be noted that any additional business-related vehicles parking on-road in Wood Street will cause considerable inconvenience for any local residents returning home and unable to find a parking space.</p> <p>Therefore, if this planning application is to be granted and bearing in mind that no parking is allowed nearby on Ellesmere Road, where will the additional vehicles for a takeaway business be able to park during evenings without being dangerous and/or blocking access to Wood Street and Wood Street Gardens?</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
7	18/05584/FUL 41 Wood Street	Neighbour, Wood Street 09.04.2019
<p>After the Town Council objected to it we in the area were so pleased and thought our petition had been heard and now we hear it could be given a green light. He has only taken one hour off from the first 12-11 of trade. A take-away is not wanted or needed.</p> <p>I do not believe that letters have been received of support not from anyone affected by this I am sure.</p>		

As stated in my last letter to the planning department there is nowhere to park and we who live here struggle like mad as it is.

Item No.	Application No.	Originator:
7	18/05584/FUL 41 Wood Street	Agent in response to officer questions
<p>a) It is expected that future customers visiting by car will need to find parking in the nearby streets as did previous customers visiting the premises. What percentage of customers are expected to be by car and where is it envisaged that customers will park? <b>Most business is takeaway so while customers may need to park on the street it would only be for a short period of time</b></p> <p>b) The application form indicates that the proposal will require 8 full time employees. Please confirm how many employees will be at the premises at any one time and whether they will all require a parking space? <b>4-5 employees would be present at one time, with parking to the rear of the property for 3 vehicles</b></p> <p>c) How many off road parking spaces will be available to staff members and how many will need to find a parking space locally and walk to work? <b>Parking for staff members is to be to the rear of the property on a private driveway</b></p> <p>d) How frequent are delivery vehicles to the premises likely to be and what time will deliveries take place? <b>Deliveries will be dropped off once a week by a staff member</b></p> <p>e) What size/type of vehicle will be used and where will the vehicle park? <b>A standard car will be issued for delivers as per premises on the Wyle Cop</b></p> <p>f) How would the frequency/pattern of deliveries to the site differ from its previous use as an off-licence corner shop? <b>No large vehicles would be delivering large bulk items to site as per the off-licence</b></p> <p>g) Is the applicant proposing to also offer a delivery service to customers and if so what vehicle will be used? <b>Yes a delivery service will be offered to clients and a standard car will be used to make deliveries</b></p>		

Item No.	Application No.	Originator:
9	18/05670/FUL - Land off Mount Close	The Coal Authority
<p>The Coal Authority has responded to their consultation in a letter dated 04.04.2019, full details of which are available on Public Access of the councils Website. The letter provides the following recommendation to the Local Planning Authority;</p> <p><i>The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.</i></p> <p><i>The Coal Authority recommends that the LPA impose a Planning Condition should</i></p>		

*planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development.*

*In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development.*

*A condition should therefore require prior to the commencement of development:*

- The undertaking of an appropriate scheme of intrusive site investigations;*
- The submission of a report of findings arising from the intrusive site investigations;*
- The submission of a scheme of remedial works for approval; and*
- Implementation of those remedial works.*

*The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment are sufficient for the purposes of the planning system in demonstrating that the application site is, or can be made, safe and stable for the proposed development.*

*The Coal Authority therefore has no objection to the proposed development subject to the imposition of a condition or conditions to secure the above.*

Condition 5 set down in appendix 1 to the Officers report includes the requirements detailed by the coal authority above and therefore an additional sperate condition is not considered necessary.

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