



Date: Tuesday, 4 June 2019

Time: 2.00 pm

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

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SOUTH 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 10

SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 4th June 2019		
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:
7	18/03001/FUL	SC Highways
<p>In order for the proposed development to be appropriately assessed, from a highways and transport perspective, the following information is required to be submitted, by the applicant:</p> <ul style="list-style-type: none"> • It is considered that the agricultural gateway off the proposed access track is inadequate for the purpose for which it is intended in that it is too close to the highway junction for an agricultural vehicle to be able to approach the highway at a right angle and possibly too tangential for such a vehicle to be able to use the field gate (as submitted on plan SA28446_H_P01 Rev A). It is considered that the functionality of this gate needs to be demonstrated or redesigned and shown on a plan. 		
Item No.	Application No.	Originator:
7	18/03001/FUL	Applicant's Agent
<p>Amended Drawing No. SA28446_H_P01 Rev B – Balls Lane Site Access Plan submitted to replace Rev A received on 14th May 2019 and in response to SC Highways comments above.</p>		
<p>Agent email accompanying the amended plan states that:</p> <p>The position of the replacement paddock entrance gate and the movements of agricultural vehicles has been taken in to consideration in the design of the updated access to serve the proposed dwelling. As a result the access has been designed with a width of 4.5m (around 1.7m wider than Ball's Lane) and a 4.8m gateway has been proposed for the paddock. This provides more than adequate space for agricultural vehicles to gain access to the paddock without reversing onto the public highway. Given the short wheel-base and wide steering angles available on agricultural vehicles, they require very little space to manoeuvre. It should also be noted at the paddock is used for grazing, so occasional access is only required by smaller vehicles.</p> <p>Please see the attached revised drawing number 28446_H_P01-B showing swept-path movements for a mid-sized tractor accessing and leaving the paddock in all directions. Whilst only the tractor unit is available in the software, as can be seen in the movements there is a plenty of additional space for attachments or a modest-sized trailer. If the farmer requires additional space in the future, they have the option to provide a wider entrance gate into the paddock.</p>		

Item No.	Application No.	Originator:
7	18/03001/FUL	Public Representation
<p>The Agents assumption of low speeds along Balls Lane is based on no experience of this road.</p> <p>Balls Lane is a posted national speed limit road and as such is not limited to 20mph. Woodlands Close is 30mph limit and vehicles transiting from this to Balls lane regularly transit this route at this speed, if not higher. The Balls Lane road immediately from Woodlands close is straight and 30mph can be exceed prior to reaching the entrance to the field, vehicles can be travelling in excess of 30 - 40mph by the time they pass the gate to Woodlands farm. Coming up from Balls lane towards Woodlands Close 30 - 40mph can be exceed prior to passing the field entrance, once a vehicle has past the crest of the hill.</p> <p>Balls lane is a rat run for the northern end of Broseley and as such vehicles regularly exceed 30mph along this straight stretch of road. The hedges along Balls Lane on the boundary of the field will require cutting regularly to ensure visibility is afforded to enter Balls lane, currently this is only done once a year and when the hedge is excessively overgrown, also pedestrians will not be visible emerging from the footpath that is not identified on this drawings, children will not be seen by any vehicle exiting this field. The tree identified as dead and hazardous is not actually dead as its well into is next season of leaves, it is old and has some limbs that require maintenance as identified by the consultant's report, but it is not dead or any more dangerous than all the trees along this lane, this should not be removed purely for a single dwelling outside of the planning boundary.</p>		
Item No.	Application No.	Originator:
8	18/04311/FUL	Applicant's Agent
<p>Petition in Support of the application, submitted by the applicants Agent signed by 17 local residents.</p>		
Item No.	Application No.	Originator:
8	18/04311/FUL	Public Representation
<p>Representation received concerned about the height of the resultant dwelling and the position of windows leading to a loss of privacy in the rear garden of White Cross Farmhouse.</p> <p>Also considers that the Article in the Shropshire Star is unfair and out of the 6 objections received only one is printed from the Parish Council. Considers that the article is very one sided and almost a free advertisement for the dog kennels.</p>		