



Date: Tuesday, 8 February 2022

Time: 1.00 pm

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

Contact: Tim Ward / Ashley Kendrick, Committee Officer
Tel: 01743 257713 / 01743 250893
Email: tim.ward@shropshire.gov.uk / ashley.kendrick@shropshire.gov.uk

SOUTHERN 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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SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 8 February 2022		
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:
6	21/01129/FUL	Planning officer
<p>Change recommendation to seek delegated authority to the Interim Planning and Development Services Manager to slightly alter the wording of conditions (not the number or purpose) should the resolution be to approve.</p>		
Item No.	Application No.	Originator:
7	21/01844/OUT	Planning Officer
<p>There are minor technical changes to conditions (06) and (08) as follows:</p> <p><i>(06) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls or fences and a timetable for the implementation thereof. The approved means of enclosure shall be constructed or erected (prior - deleted) in accordance with the details as may be approved in writing under the provisions of this planning condition.</i></p> <p><i>Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to safeguard residential amenities adjacent.</i></p> <p><i>(08) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be built in accordance with the details as may be approved in writing under the provisions of this planning condition. (The approved materials shall be used in the implementation construction of the development hereby approved. - deleted)</i></p> <p><i>Reason: To ensure a satisfactory appearance to the development.</i></p>		
Item No.	Application No.	Originator:
8	21/01948/FUL	Planning Officer
<p>For clarity, the reason for the application being determined by committee is that the site comprises Council owned land, and the applicant, Cornovii, is a company in which the Council has a commercial interest, and therefore the assistant director of economy and place in consultation with the chair/vice chair consider the matter should be determined by committee (paragraph 3.1 of the Officers Report).</p> <p>Paragraph 6.7.1 states there is no policy requirement for the provision of on-site affordable housing – this is due to the application of a vacant building credit, as detailed by the SC Affordable Housing in para 4.1.10. The vacant building credit has reduced the affordable housing contribution to less than 1 dwelling (i.e. 0.8 dwellings) and therefore</p>		

this is to be secured via a financial contribution secured by a S106, rather than being provided on site.

Additionally, it is necessary to clarify that if the committee resolve to approve the application, Officers are seeking delegated authority to the Interim Planning and Development Services Manager such that any amendments to the conditions and S106 legal agreement deemed necessary can be undertaken.

Item No.	Application No.	Originator:
9	21/03090/FUL	Agent

Thank you for taking the time to read this. We wanted to confirm the details within the officer's report and that all matters raised by officers have been addressed through the course of the application. With regards to ecology and the woodland area, a 15m buffer zone has been provided along the eastern boundary to avoid any impact on the ancient woodland.

We have undertaken speed surveys in the area of the junction and provided updated highway safety information that has enabled highways development control to raise no objection to the proposed scheme. The redevelopment of the Ironbridge power station has now been approved and this application has been designed to enhance highway safety and work with changes to the junction that were approved under the power station scheme. With regard to the proposed conditions and financial contribution towards a Traffic Regulation Order for extended the speed limit restriction, we are fully in agreement. The scheme proposes ghost island junction enhancements and pedestrian refuge – all enhancements for road users from the wider area and not just the development proposed.

Item No.	Application No.	Originator:
9	21/03090/FUL	Local Member

Fellow Councillors I am sure you will all remember the Buildwas Ironbridge Power station application. The most difficult junction was the bottom of Buildwas bank where there is a turn off the B4380 to the A4169. This application is only about 50 metres from this junction. This application if passed will add significant traffic very close to the junction. Touring caravans are large and not easy to turn. The conditions say subject to a 106 agreement for speed reduction.

I draw members attention to paragraph 4.2.1 of the report where it says the transport statement does not provide any speed data, instead relies on a speed reduction. It goes on to state that the Police are likely to object to the speed reduction . Also no road safety audit has been carried out. I respectfully request that you defer this application and ask for speed data and also a road safety audit with an indication from the Police as to whether they would support the speed reduction. If you pass this application as it is you might find that the speed reduction will not be put in place due to Police not wanting to reduce speeds up Buildwas Bank.

Please look at the location plan and see how close this entrance is to the junction and for those of you who will go on the site visit please note the narrow, steep access lane which is wholly inadequate for purpose.

Item No.	Application No.	Originator:
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9	21/03090/FUL	Local resident
<p>Apologies for the late nature of this letter but I understand you are reviewing this tomorrow. I would be grateful if this could be read out during proceedings as I am unlikely to make the meeting due to work commitments.</p> <p>There are many developments within Buildwas, this and a larger approved application for 1075 houses at the former Ironbridge Powerstation. A key concern of residents is the traffic that will be generated in an area with very few options regarding road infrastructure. The traffic report on the application has key omissions, including any uplift of traffic due to the power station, whose primary exit path is the B4380 and Much Wenlock junction, a mere 50m from the proposed access point for this development.</p> <p>This junction has seen many accidents, the most recent on the 27th January 2022, where two air ambulances were requested at site, one having to land and take a casualty to hospital. Though non-fatal, there was considerable disruption at the junction and all participants needed to attend hospital.</p> <p>Another accident occurred on the 15th July 2021, which had only 1 police patrol available to attend and over a 3 hour wait for an ambulance. Thankfully no serious injuries were sustained.</p> <p>The increase in traffic and large, slow moving vehicles is only going to increase the risk at an already dangerous junction. I would hope a fatality is not the required stimulant to have the local traffic conditions reviewed and impact assessed for large developments such as this.</p> <p>The proposed measure in the traffic report is to move the 40mph limit further along the road, which would need police support and there is no evidence of them being consulted. There is also a request review the visibility splays by purchasing neighbouring land, which has been rejected by the neighbouring land holders for fear of congestion on the shared access road.</p> <p>I would kindly ask that the application be paused to allow the above matters to be addressed and impact assessed with the necessary data and review.</p>		
Item No.	Application No.	Originator:
9	21/03090/FUL	Planning officer
<p>Change recommendation to seek delegated authority to the Interim Planning and Development Services manager to amend conditions 23 & 25 should the resolution be to approve.</p>		
Item No.	Application No.	Originator:
11	21/04508/FUL	Local Member
<p>Whilst I will outline my objections to this at Planning Committee I want members to be aware of application decisions made regarding proposed developments in Shaw Lane turned down because of traffic concerns.</p>		

Fleeting mention has been made in the officers report to existing traffic problems in Shaw Lane. These all relate to the close proximity of the railway station/School and Doctors Surgery. I have put the two planning decisions below. As an update, post the below applications, the railway station car park was modernised, with a loss of parking spaces and charges were introduced. This has resulted in displacement of commuter parking into Shaw lane, exasperating the situation.

17/03774/FUL 74 Shaw Lane, Albrighton Care apartments 6 Bungalows and 58 Houses
Appeal Decision Refused

Inspector noted; Highways raised concerns but didn't object!

It was identified that traffic conditions related to the railway station parking, school parking and Doctors.

'Overall, the evidence indicates that existing conditions present risks to highway safety. Therefore, the proposal would have a harmful effect on highway safety.'

Developers came back with revised plan, removing the care apartments
18/03579/FUL Shaw Lane, Albrighton 6 Bungalows and 58 Houses.

Permission was refused by Committee to include the following

'with the consequence that the nature and scale of the development would create traffic flows that would exacerbate the existing traffic congestion already experienced in the Shaw Lane area because of the close proximity of the School, Railway Station and Doctors Surgery, to the detriment of highway and pedestrian safety'

Whilst the committee didn't go into the issue of 'severe' in relation to traffic the applicant didn't appeal.

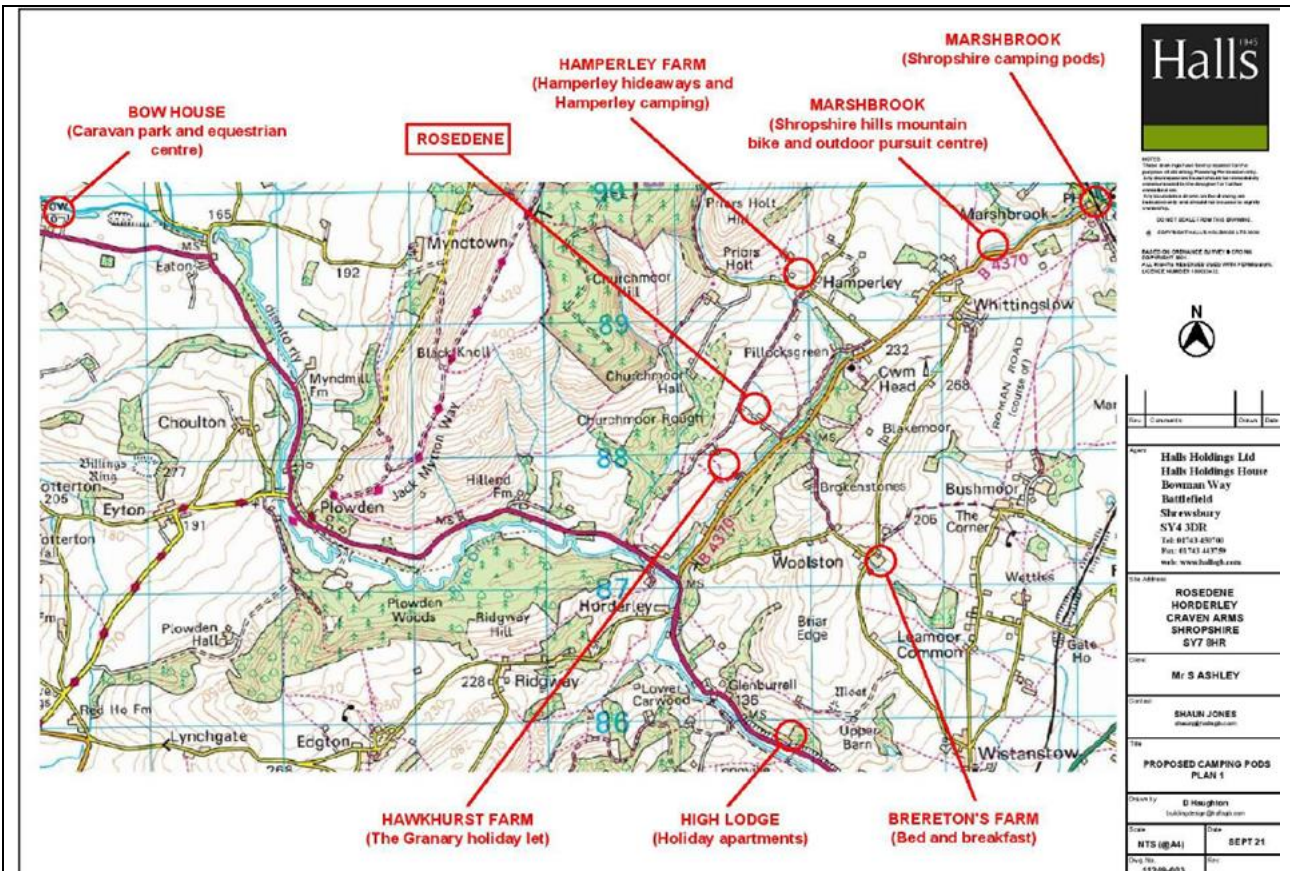
Item No.	Application No.	Originator:
13	21/05241/FUL	Planning Officer

The recommendation in the Officer Report should read as 'Refuse'. The additional wording, which reads as 'subject to the conditions set out in Appendix 1' should be disregarded.

Item No.	Application No.	Originator:
13	21/05241/FUL	Planning Officer

Since writing the Committee Report, officers have received additional information from the applicant's agent. These include the following documentation and the supporting letter and plan. (The plan and letter are also available to view, publicly online). It is understood that the latest documentation has also been circulated to committee members, for them to view separately:

- Additional Supporting Letter
- Three years Farm Profit and Loss Accounts, (W Ashley & Son) - Years ending 31st March 2019, 31st March 2020 and 31st March 2021.
- Appendix B Plan – showing locations of several other holiday accommodation sites in the local area, (as below):



The additional supporting letter reiterates the sales figures provided for the farm enterprise and the agent states these figures include the Basic Payment Scheme and the sale of logs, along with the letting of horse stables, sale of hay/grass keep and other items. The provided accounts do not itemise the log or equestrian business.

Case officer response:

The contents of this letter are noted however it does not alter the case officer's recommendation that planning permission should be refused for the reasons as set out in the Committee report.

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