



Date: Tuesday, 19 August 2014

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 12

<b>SOUTH PLANNING COMMITTEE</b>		
<b>SCHEDULE OF ADDITIONAL LETTERS</b>		
<b>Date: 19<sup>TH</sup> August 2014</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>
5	13/03805/OUT	Third Party Comment
<p>I note the conditions proposed in the report to the South Planning Committee. The stone retaining wall and hedge on the site frontage makes an important contribution to the character and appearance of the Conservation Area. It would be very undesirable for a new vehicular access to be formed breaching this, especially if the stone retaining wall were removed in part. Although the current proposal makes use of the existing access I would urge the imposition of a further planning condition reading "at no time shall a new pedestrian or vehicular access to Clive Avenue be made or constructed."</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
5	13/03805/OUT	Objection Comment
<p>This objection is made on behalf of The Strettons Civic Society and Clive Avenue Residents Association: both organisations submitted objections to the application in October 2013 and those objections still stand.</p> <p>The South Planning Committee is due to consider this application on 19th August with a recommendation for approval from the Planning Department. The objection is that this OUTLINE application should be rejected and a FULL application required because Hill Cottage is within the Church Stretton Conservation Area. Shropshire Council's policy is to require FULL applications within conservation areas because it is only by considering the detail that it can be decided if the application is appropriate. The current application suffers from inaccuracies and inadequacies: there are no plans or elevations; the site boundaries shown on the indicative plan are wrong; there is reference to the preservation of trees which have already been felled; there are no mature trees on the Clive Avenue boundary, only a substantial hedge. If the OUTLINE application were approved then many of the difficulties could be considered as reserved matters when a FULL application is submitted but given the important nature of this site within the Conservation area all aspects should be considered through a FULL application in accordance with the policy of Shropshire Council.</p> <p>Charles Simmonds, Chairman The Strettons Civic Society, Chairman Clive Avenue Residents Association</p>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
6	13/04956/FUL	Third party comments
<p>1 Third party comment changing view from support to objection: Previously expressed support for scheme, however this was on the basis that the pub was no longer viable, but new signs have been recently erected on the boundary wall indicating pub may be viable, and so the development of a dwelling to the rear is no longer justified.</p>		

Nb: Officer note – There is an existing permission for the conversion of the Habit into residential dwellings, which is separate from the current application for a new dwelling to be erected to the rear of the property, it is the applicant's choice whether or not to implement the consent to convert the building. The current application should be considered on its own merits.

Item No.	Application No.	Originator:
6	13/04956/FUL	Third party comments

A neighbouring property has commissioned a daylight analysis report to assess the impact of the development on the surrounding residential properties in terms of impact on loss of light. This report differs from the one submitted by the applicant in that this report measures "Daylight Factor", which is based upon the horizontal internal illuminance taken at a point in the interior of a room proportioned to the horizontal exterior illuminance in the open, based upon an overcast sky. The figure is normally expressed as a percentage. All calculations have been made at mid-day 21 June and are averaged figures from a set of grid points within a room at a normal working plane of 0.75m. Daylight Factor calculations are independent of time of year.

The report produced the following figures on daylight factor for the surrounding dwellings:

Property	Existing	New	Difference	Change
<b>Beaumaris</b>				
Ground floor	0.53	0.5	0.03	-5.66%
First floor	0.64	0.63	0.01	-1.56%
<b>5 Castle terrace</b>				
Ground floor	1.8	1.6	0.2	-11.1%
First floor	1.41	1.33	0.08	-5.67%
<b>4 Castle Terrace</b>				
Ground floor	1.16	1.07	0.09	-7.76%
First floor	1.28	1.08	0.1	-7.81%
Second floor	1.56	1.43	0.13	-8.33%
<b>7 Castle Terrace</b>				
Ground – right	3.62	6.22	0.4	-11.05%
First – left	1.59	1.21	0.37	-23.27%
First – right	4.2	3.82	0.38	-9.05%
<b>7 Bank Street</b>				
Ground floor	0.52	0.45	0.07	-13.46%
First floor	1.53	1.32	0.21	-13.73%
<b>Office – Bank Street</b>				
Ground floor	1.09	1.02	0.07	-6.42%
First floor	0.66	0.66	0	0%
<b>Adjacent office</b>				
Ground Floor	0.65	0.66	0	0%
<b>5 Bank Street</b>				
Second Floor	0.63	0.46	0.17	-26.98%

Report conclusion:

There will be reductions in Daylight Factor to many of the surrounding properties. Whilst the figures are small in some cases, there are some significant changes. These properties have been in existence for many years and due to the age of many of these properties, have very low Daylight Factors. If these houses were to be built today, this would not be allowed as the Daylight Factors are extremely low. Any further loss in Daylight Factor is of major consequence to all of these properties.

The report submitted on behalf of the objectors from neighbouring properties is considered to broadly concur with that submitted by the applicant, in that it identifies an impact on the light levels reaching neighbouring properties should the permission be granted. This is most significant to the properties opposite on Bank Street, and to a lesser degree on Castle Terrace. The Officer recommendation remains unchanged.

Item No.	Application No.	Originator:
8	14/00493/FUL	Objector

With reference to the change of use of the bungalow, East Bradeney, to communal use objector has no objection in principle. However the application does not make it clear whether this is to be restricted to users resident within the close care home development. The potential use for Birthday parties suggests not. The neighbours already have serious concerns about the increase in traffic along the lane and particularly the safety of using the existing entrance to East Bradeney for access to the development as opposed to the main Bradeney House entrance. Concerned that the communal use for this building may further reduce safety of pedestrians, cyclists, horse riders and drivers using the lane. Requests that this is clarified before permission is granted.

Item No.	Application No.	Originator:
10	14/01979/FUL	Applicant

## **CONCERNS EXPRESSED BY THE PUBLIC OVER THE PROPOSED RED KITE EXPERIENCE**

### **Why is the centre proposing this project when there is no longer a case for conservation of the kites, their numbers showing good recovery?**

We agree that there is no conservation case for this project which is why we are not proposing a 'feeding station' on the scale of others such as Gigrin Farm, but rather a '**Red Kite Experience**'.

The primary aim of the Red Kite Experience educational and this would take the form of a talk and question and answer session to be delivered by a member of our staff/trained volunteer at our hide. This talk would address the recovery, habits and future of the red kite. This will also present an opportunity to give a wider picture of wildlife conservation and to promote the interests of local groups. From our experience of providing lifelong learning opportunities at the Discovery Centre over the past 13 years, we fully believe that such an immediate and interactive form of interpretation proves most accessible to visitors.

We aim to provide a guaranteed view of these magnificent birds in their environment (kites can already be spotted over the meadows) and, although our means of attracting them is artificial, this is surely no worse than such alternatives as putting on falconry displays or keeping birds of prey in small aviaries, which give the impression to visitors that it is laudable to keep magnificent birds in captivity?

Also, the converse of the argument that there is no conservation case for feeding the kites because they are doing well enough is that feeding a few is going to make very little difference to the population size or rate of growth.

**What are the kites being fed and if this is dropped around the site by the birds, will it pose a threat?**

Meat for the kites will be supplied from Euro Quality Lambs in Craven Arms and, although a low category, is fit for human consumption.

AHVLA has been involved since the early stages of this project. They have inspected the site and are aware of our plans for a meat storage and preparation area accessed from the outside of the building.

If the potential dropping of meat in the vicinity is a problem, this would have caused feeding stations such as Gigrin Farm, which distributes huge volumes of meat to kites surrounded by land grazed by sheep, to close for contamination reasons.

The amount of food taken away from the site and not eaten by the kites (if any) will be infinitesimal compared with the amount from the natural mortality of wildlife, stock and pheasants in the area.

Signage will be put in place to explain to visitors what will be taking place in the Onny Meadows and dog walkers will be welcome in the upper meadows even during feeding times. If responsible dog owners are especially concerned about meat being dropped over the meadows, then they may have to consider walking their dogs elsewhere.

**What will be the impact on other species in the area if the number of kites rises?**

The project has been carefully considered from its naissance with the help of the RSPB, AHVLA, local kite experts, consultation with other kite feeding stations, the public and an advisory board. It must be stressed that this project is a trial. At all times, we shall be monitoring the situation regarding the number of kites and other bird species attracted to our site and, should it have an adverse impact upon local ecology or the population of Craven Arms, the project will be terminated.

Kites do predate chicks of ground-nesting birds, but they also feed their own young on crows and magpies, and they displace buzzards and ravens, so on balance their effect is likely to be neutral. There are few, if any, lapwing or curlew in the vicinity of Craven Arms, so drawing kites there will also potentially reduce predation. Ground-nesting birds have evolved to cope with very high levels of predation, at a time when there were many more kites than there are now.

**Can the number of kites being attracted to the site be limited?**

Most public comments on this matter reflect fears of the possible problems associated with huge numbers of birds being attracted to the area and, as already stated, this is most definitely not our aim. We will be limiting numbers attracted to no more than 25 kites.

The amount of food we will provide is used only to attract the kites to the site. It will be limited to less than half of the daily amount for 25 birds. If more than 25 turn up, they will each get a lower proportion (or more likely the dominant ones will get what they want, so the others get even less), so it's not a good use of time for the kites that can't compete to turn up. The number turning up for a fixed and limited amount of food should be self-regulating before long.

Local experts know of nine nests within 10km of Craven Arms this year, with 16 well grown young in them i.e. at least 34 local birds at the start of next winter. There are also many 1 and 2 year olds not old enough to breed – gatherings of 20 – 30 feeding when farmers are grass cutting, and at winter roost sites, are frequently reported, and additional to the breeding population. Providing some food for 25 of them will be a very small proportion of their food needs and is so small that it will not permit them to become dependent on it. The kites will need to carry on hunting in the mornings until feeding time which will take place in the mid afternoon.

Therefore we don't think that numbers will become a nuisance, but if self regulating of numbers doesn't work, the local accountability of the project will ensure the matter is dealt with (and that's part of the point of the trial). Again, if the kites do become a nuisance, we will have to stop.

**Will feeding the kites affect the natural spread of their numbers?**

The feeding stations which have been operating in Wales have not prevented the natural spread of the kites eastwards and therefore, there seems to be no reason to believe that our small feeding operation at the centre will do so.

Our local experts have advised us that breeding pairs tend to stay at their nest sites all year, and it is young non-breeding birds that frequent feeding stations. Therefore feeding them will help increase the number of birds that eventually reach breeding age, but not all of them will - many will still die from a variety of causes. Less than 40% of fledged young enter the breeding population on average 3 years later. The older birds disperse to potential breeding sites at the start of the breeding season, so they still occur at low densities and are spreading eastwards and northwards i.e. those that benefit from feeding will tend to move away from the area when they are old enough to breed.

**How will the centre staff the project to ensure the birds are fed daily?**

The centre is used to staffing its facilities effectively and the Red Kite Experience will be no different. We have over 40 local volunteer who have come forward and, with the help of our staff, this will enable us to ensure that we will be able to feed the kites 365 days of the year.

**Will the proximity of the site to the A49 pose a threat to the kites or motorists?**

Concerning road danger, before applying for planning permission, we initially sought the opinion of and received positive responses from the Highways Agency, the Principal Engineer for Road Safety in the council, Bwlch Nant yr Arian Feeding Station which is situated next to a major road and Cathy Rose from the Chilterns AONB where kites soar over the M40 in great number. Should the arrival of the birds seem to be a distraction to drivers on the A49, the use of warning signs (similar to those used for low flying aircraft) was suggested.

**Why was the planning application notice not displayed more prominently?**

We decided to display the planning application notice at the actual site where the hide is to be positioned but, knowing the few people would see this (the site having been specifically chosen because it is secluded and away from the main dog walking areas), we also displayed a copy at the exit door of the centre at the same time.

Laura Harvey

Learning Development Officer at the Shropshire Hills Discovery Centre

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