



Date: Tuesday, 23 September 2014

Time: 2.00 pm

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

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NORTH 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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Date: 23rd September 2014

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Item No.	Application No.	Originator:
5	14/00734/OUT (Holyhead Rd, West Felton)	Parish Council

Six months ago Shropshire Council's Northern Planning Committee voted to force 35 new houses into West Felton village against the wishes of most of its inhabitants and contrary to the Parish Council's advice. The main reason for this approval vote was compelling advice from Shropshire Council Officers that in effect there was no real option but to vote to grant this application.

You now wish to force another 37 new houses onto the Northern edge of West Felton village, and although the Parish Councillors do not understand or accept your reasons for doing so, nevertheless on this occasion the Parish Council simply asks you to ensure that all the members of the Planning Committee are at least made aware that this time they are free to lawfully vote to approve OR REFUSE either or both of these applications.

The Parish Council and our Parish Planners have already repeatedly presented their many reasons for their continuing **STRONG OBJECTIONS** to both these schemes, and so the Parish Council now asks the Planning Committee members to give much more weight this time to the wishes of the local people by applying the SAMDev principles of Open Countryside which are now so near to completion.

The Parish Council also asks each one of the Planning Committee members to vote this time for what they truly believe to be best option for the people of West Felton, because the Parish Councillors would prefer the future of their village to be decided by a fair and unbiased local democratic process, rather than being predetermined by central government policy for the financial gain of landowners and speculators.

Item No.	Application No.	Originator:
5	14/00734/OUT (Holyhead Rd, West Felton)	Highways Agency

Understands that the proposals are now for 12 dwellings (having been revised downwards firstly from 100 dwellings and then to 35 dwellings). Given this, we do not anticipate the proposals to have a detrimental impact on the operation of the A5 trunk road. Accordingly, please find a TR110 form enclosed which lifts the Holding Direction but with an appropriate condition attached to restrict the development to no more than 12 dwellings.

Item No.	Application No.	Originator:
6	14/00133/OUT (The Cross, West Felton)	Parish Council

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Item No.	Application No.	Originator:
6	14/00133/OUT (The Cross, West Felton)	Highways Agency

As previously stated, we have no concern or further comment regarding the proposal. The 'narrowing' reference appears to refer to an existing issue regarding NMU (non motorised user) facilities at the crossroads junction with the village. We have considered the issue of diversion routes to be unrelated to this and therefore this is a matter for the Local Highway Authority. The use of HA diversion routes would be in agreement with the Local Highway Authority.

Item No.	Application No.	Originator:
7	14/00260/FUL (Norton Farm, Norton in Hales)	Agent for another application site

A letter has been received from the agent for another application site in Norton in Hales requesting that this item, and the following item, is deferred for consideration at the same time has his application.

The reason for deferral is that their scheme intends to provide highway improvements in the form of a parking area in front of the school, the creation of a one way system, widening of footways and other junction improvements around the school and the agent considers that the two current applications should also be required to contribute towards these improvements.

Item No.	Application No.	Originator:
8	14/00790/OUT (Bearstone Rd Norton in Hales)	Agent for another application site

A letter has been received from the agent for another application site in Norton in Hales requesting that this item, and the following item, is deferred for consideration at the same time has his application.

The reason for deferral is that their scheme intends to provide highway improvements in the form of a parking area in front of the school, the creation of a one way system, widening of footways and other junction improvements around the school and the agent considers that the two current applications should also be required to contribute towards these improvements.

Item No.	Application No.	Originator:
9	14/02864/FUL (Cross Keys, Kinnerley)	Objector

18 further letters of representation has been received. These largely raise the issue of the loss of the beer garden, the impact on the economic viability of the pub and the visual impact of the development on the Cross Keys and surrounding area. However, none of the letters raise any new issues which have not already been included with in the report.

Item No.	Application No.	Originator:
13	14/01063/OUT (B5063, Welshampton)	Natural England

No objection- if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which West Midlands Mosses, Midland Meres & Mosses – Phase 1 and Midland Meres & Mosses - Phase 2 have been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate

Assessment to assess the implications of this proposal on the site's conservation objectives. In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Clarepool Moss and Cole Mere SSSI's have been notified. We therefore advise your authority that these SSSI's do not represent a constraint in determining this application.

Item No.	Application No.	Originator:
14	14/01723/OUT (Oakleigh Farm, Welshampton)	Officer

The description is incorrect as the outline application seeks approval for access, layout and scale. Any reference to the proposed site layout being indicative is in error and the proposed layout is as shown on the submitted plans.

Condition 5 requiring septic tank details is replaced as follows: 'Full details, plan and sizing of the proposed package sewage treatment plant should be submitted for approval prior to built development commencing on site including the Foul Drainage Assessment Form (FDA1 Form). British Water 'Flows and Loads: 4' should be used to determine the number of persons for the proposed development i.e. for a 3 bedroom dwelling, the population equivalent should be 5 and the sizing of the package sewage treatment should be designed to cater for a minimum of 5. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the foul water drainage system complies with the Building Regulations H2.'

Informative- 'Consent or an exemption certificate is required as appropriate from the Environment Agency for discharging treated foul effluent into the watercourse. However, if the ditch/ watercourse is occasionally dry, the treated foul effluent should discharge into a drainage field.'

Item No.	Application No.	Originator:
15	14/01721/OUT (Stocks Ln, Welshampton)	Officer

Any reference to the proposed site layout being indicative is in error as the application seeks approval for access, layout and scale. The proposed layout is as shown on the proposed submitted plans.

Item No.	Application No.	Originator:
16.3	13/03481/OUT	Agent

A statement has been received from the agent which raises concerns about the proposal to reduce the time in which to submit the reserved matters application. They do not consider that this is reasonable on this site. They note the site constraints in terms of the brownfield nature, the extent of existing buildings and hard standing and the potential for contamination which they consider will not be able to be resolved within 12 months.

Item No.	Application No.	Originator:
16.4	13/01912/OUT	Agent

The agent has advised that there are issues on this site relating to drainage which will need to be resolved prior to marketing the site to a developer and as such may not allow for the submission of reserved matters to be achievable within the shorter time restriction of 12 months.

Requested 2 years in which to submit reserved matters.

Item No.	Application No.	Originator:
16.10	13/01393/OUT	Agent

Several pieces of correspondence have been received from the agent regarding the accesses

proposed. The application presented to members showed two access points one from Weston Road and one from Kingfisher Way. The agent has now advised that there are issues with the Kingfisher Way access due to a ransom strip. As such the agent is now seeking to delete the Kingfisher Way access from the proposal and access the whole of the site from Weston Way. The agent notes that the discussion with the Highway department at pre-application stage was for a single access off Weston Rd and as such that the principle of this proposal is acceptable.

A letter has also been received from an estate agent working on behalf of the land owner which confirms that they are in discussion with the developer constructing the Severnside Housing scheme off Weston Road and that this developer would be interested in the site. However it is their opinion that the need for an access off Kingfisher Way would result in protracted negotiations over the ransom strip and prejudice the deliverability of the scheme.