



Date: Tuesday, 11 November 2014

Time: 2.00 pm

Venue: Shrewsbury 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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SCHEDULE OF ADDITIONAL LETTERS		
Date: 11th November 2014		
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Item No.	Application No.	Originator:
6	14/01645/OUT	SC Archaeology
<p>The proposed development site is located immediately adjacent to a section of Roman Watling Street (Margery 06b) that runs south from Wroxeter to Leintwardine (HER PRN 00108). A rectilinear cropmark enclosure c. 50m east of the site, on the opposite side of the road, had previously been interpreted as a Romano-Celtic temple site (HER PRN 02045). However, as a consequence of an archaeological evaluation in 1991, it has been tentatively re-interpreted as a single ditched rectilinear Romano-British enclosure of a type which is relatively common in this part of the Welsh Marches. National Mapping Programme cropmark plots prepared by the former Royal Commission on the Historical Monuments of England show a number of outlying features beyond the enclosure, including two possible clusters of pits and a linear feature which crosses the Roman road just south of the proposed development site. Other Roman sites have been identified elsewhere in and around Craven arms, including a double ditched rectilinear enclosure c.700m north-east of the proposed development site (HER PRN 02046) and an important group of Roman military sites to the north of the town (HER PRNs 00620, 02041 and 02041).</p> <p>Because of the consequent potential archaeological interest of the proposed development site, an archaeological field evaluation, comprising a geophysical survey and target trial trenching, was undertaken prior to submission of the planning application. The only archaeological feature that was identified as a result was a ditch in Trench 3, which had subsequently been recut by a pit or later ditch. A piece of possible slag was recovered from the fill of the ditch, although subsequent analysis indicated that it to be a natural concretion. Analysis of the charcoal recovered from bulk samples of the fills was interpreted as of secondary origin, rather than evidence of in situ burning. The ditch has therefore interpreted as a possible field boundary of post-medieval origin and assessed to be of low significance. On the basis of these findings the proposed development site is deemed to have low archaeological potential.</p> <p>RECOMMENDATION: It is advised that the Archaeological Evaluation report by SLR Consulting provides a satisfactory level of information about the archaeological interest of the proposed site, and likely impact of the proposed development on that interest, in relation to Paragraph 128 of the NPPF.</p> <p>Archaeology Service Based on the recommendations contained within the Assessment, it is advised that a programme of archaeological work, to comprise an archaeological watching brief during the ground works phase of the development, should be secured as a condition of any planning permission under Paragraph 141 of the NPPF. An appropriate condition of any such consent would be: -</p> <p>Suggested Conditions: No development approved by this permission shall commence until the applicant, or their agents or successors in title has secured the implementation</p>		

<p>of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works. Reason: The site is known to hold archaeological interest.</p>		
Item No.	Application No.	Originator:
6	14/01645/OUT	Case Officer
<p>Apologies but paragraph 6.5.2 of the report contains an incomplete sentence. The final sentence should read – ‘The potential loss of views from existing properties is not a material consideration that can be given weight in the determination of the application.’</p>		
Item No.	Application No.	Originator:
10	14/03768/OUT - Oldbury Rd	Agent
<p>Requests that the receipt of a S106 by way of Unilateral Undertaking is reported to members and that the committee is informed that the subjectivity of a S106 within the report to committee is not relevant as the submission of the signed UU removes the need for committee to resolve to approve subject to a S106. The submission of the S106 in an agreed form is a material planning consideration and indicates the deliverability of the scheme as required by the NPPF.</p> <p>Also submits a letter sent by the applicant to Shropshire Council Highway Maintenance Office setting out the timetable and agreement to undertake a programme of work requested by SC on highway safety grounds and that the works to the applicant's boundary and the adjoining sites will contribute in a positive way with regards to the proposed visibility splays.</p> <p>Also requests that committees attention is drawn to the additional information submitted with this application including the indicative layout and street scene.</p>		
Item No.	Application No.	Originator:
7	14/02390/FUL	Much Wenlock Town Council
<p>Whilst the Council has previously objected it does not feel that it can continue to do so now that the plans have been amended to reduce the scheme. As well as generating sustainable renewable energy. i. The turbine will be sited in an industrial area and used for training purposes. ii. The scheme supports renewable energy. iii. The scheme satisfies Policy EJ3, Objective 9, Policy SCC2 in the Neighbourhood Plan. The Council therefore has no objection.</p>		
Item No.	Application No.	Originator:
7	14/02390/FUL	Resident objections
<p>Ten objections have been received from local residents in response to a re-consultation on the scheme advising of the reduction from 2 turbines to 1. These objections re-state previous concerns listed in the officer report about the inappropriateness of siting a turbine in this part of the AONB and the potential for visual disturbance.</p>		
Item No.	Application No.	Originator:
7	14/02390/FUL	Applicant
<p>The applicant has submitted a method statement setting out the measures which will be undertaken in order to prevent impact to any Great Crested Newts which may be present in the vicinity of the application site. This is based on a method statement which has previously been agreed for a much larger area adjoining the current application site. The Natural Environment section has been informed.</p>		