

Date: Thursday, 12 February 2015

Time: 2.00 pm

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

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CENTRAL 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

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: Thursday 12th February 2015		
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Item No.	Application No.	Originator:
6	14/05115/FUL (Charles Darwin)	Agent / SC Public Protection (Specialist)
<p>Following a request from the agent to allow greater flexibility in respect of delivery times, and following the submission of a Quiet Delivery Plan which will ensure that every effort is made to ensure that minimum noise occurs with all deliveries, with particular focus on deliveries within night time hours (23:00 – 07:00). As such the Public Protection Team are satisfied that the wording of Condition 7 can be amended to read:</p> <p><i>Prior to first occupation of the development, hereby approved, a management plan for delivery arrangements associated with the development must be submitted to, and approved in writing by, the Local Planning Authority. The development shall fully accord with the approved details in perpetuity.</i></p> <p><i>Reason: to protect the amenity of the area and protect the health and wellbeing of nearby residents.</i></p>		
Item No.	Application No.	Originator:
6	14/05115/FUL	Public Objection
<p>Two additional letters of objection have been received following the publication of the Committee Report raising the following new material planning objections in addition to those already made:</p> <ul style="list-style-type: none"> - Contrary to Policy CS15 as the proposal does not consolidate or improve the retail offer, - Adverse impact on the vitality and viability of the Sutton Farm Neighbourhood Centre, and <p>These letters are available in full on the Online Planning Register.</p>		
Item No.	Application No.	Originator:
7	14/00467/OUT (Longden)	Neighbour
<p>Two additional objection letters from third parties have been received and are summarised as follows:</p> <ul style="list-style-type: none"> • Highway safety – site is located on a stretch of road where traffic often exceeds the 30mph speed limit; proposed visibility splays will not negate significant risk of accidents; • Proposed footpath link is through a driveway/garages area which is not safe for pedestrians and is completely unsuitable; • Longden should be subject to smaller developments that would add, rather than detract from the village; • Potential visual impact on approach to the village; the site is in an elevated 		

position and the two storey dwellings proposed would dominate the skyline; future pressure to develop the remaining field will destroy the village;

- SAMDev is due to be adopted and consider that this scheme is contrary to SAMDev policy; is an open green field site not designated as a development site; allowing the village to double in size in the next 2-3 years will be catastrophic; the Parish of Longden has already reached its development requirement for the period up to 2026 so no extra homes are wanted or needed.

Item No.	Application No.	Originator:
7	14/00467/OUT	Parish Council

After discussion the Parish Council agreed to add the following comments to their original comments :

This development would be visually intrusive on the approach to the village. Access to the main road is deemed to be dangerous due to speeding vehicles. The Quota for Longden Parish for 2026 of 50 has already been reached. It was clearly stated in the Village Design Statement that Zone 1 development was to be behind the Little Barnyard site.

The Parish Council does not believe it is in compliance with the SAMDev the Parish Council was consulted on. Also the Parish Council wanted family homes and affordable homes.

It is in an area within the village which was highlighted as not for development when the residents were consulted in 2012 on where development was to be within the village. The Parish Council specifically requested developments of between 6 and 10 properties and not large scale developments which will change the character of the village.

There are also many access issues with this development.

The Parish Council continues to object to this application and under previously stated reason also asks for the footpath to the rear of Little Barnyard to be removed. Access between the garages should be agreed and arranged before planning consent may be given. The Parish Council does not understand why permission is being given before a legal undertaking has been obtained giving pedestrian access in perpetuity to the site via the garage.