

Date: Thursday, 12 March 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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| CENTRAL PLANNING COMMITTEE | | |
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| SCHEDULE OF ADDITIONAL LETTERS | | |
| Date: 12 March 2015 | | |
| <p>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</p> | | |
| Item No. | Application No. | Originator: |
| 5 | 14/00467/OUT | Public Objection |
| <p>Eight further letters of objection have been received since the Central Committee Meeting of 12 February 2015 and are summarised as follows:</p> <p>Proposal would be visually intrusive on the approach to the village, the existing bungalows along Plealey Lane do not dominate the skyline; this site was not included in the Longden Design Statement because of the potential visual impact from Annscroft; Nothing to stop future applications for the site applying for greater numbers of dwellings than currently indicated; one of the adjacent dwellings to the site, Cherry Trees lies only 3 metres from the application site boundary and will result in an unacceptable loss of privacy from any new dwellings built and the proposed pedestrian walkway</p> <p>The proposed visibility splays of the proposed access will not provide adequate safe access along a stretch of road that vehicles often travel in excess of the 30mph speed limit; additional traffic utilising this part of the road will exacerbate problems experienced already of neighbours nearby accessing their homes; objectors have sought advice from a local planning agent/surveyor as to whether the visibility splays can actually be provided without encroaching on privately owned land adjacent to the site and highway and that agent has submitted a plan illustrating their concerns (the comments of the Highway Officer are set out below)</p> <p>The pedestrian footway shown through the garage site is unsafe, due to vehicles manoeuvring to access the garages, risk of injury or accident involving pedestrians; the use of the walkway through the garages will still not stop people walking along the main road, a safety risk; the residents of the Severnside flats should be consulted on the application; to have a greater number of children crossing Plealey Lane to reach the school will add to present dangers</p> <p>The proposed footpath leading across the rear of existing properties and curving around Little Barnyard should be removed from the scheme, it is not needed and will create a potential for anti-social behaviour and lessen present security for residents.</p> | | |
| Item No. | Application No. | Originator: |
| 5 | 14/00467/OUT | Highways Officer |
| <p>The Highways Officer response to the third party query regarding the provision of the visibility splays is set out below:</p> <p>"I confirm I've now visited the site to verify the measurements taken off the drawing you supplied numbered 961/15/01 showing the proposed visibility site for the planning application referenced above currently under consideration, located adjacent to your clients site. I am of the opinion that the proposed visibility splay does not encroach into your clients land and nor does it leave them with any additional burden to maintain the hedge over and above their existing obligations as a landowner adjacent to public</p> | | |

highway. From my measurements the proposed visibility splay is set wholly within the existing (albeit narrow) highway verge and there is a sufficient margin to your clients boundary for future growth of their hedge. “

| Item No. | Application No. | Originator: |
|--|-----------------|--------------|
| 5 | 14/00467/OUT | Case Officer |
| <p>The applicant's agent has submitted an alternative site location plan and illustrative site layout plan for consideration by Central Planning Committee. These plans show the deletion of the proposed footpath that runs out westwards from the site, linking to Plealey Lane adjacent to Little Barnyard. These are available to view on the electronic planning file and will be included in the presentation to committee.</p> <p>The agent has also submitted a letter from Severnside Housing (dated 5th March 2015) that confirms their agreement to enter into an easement to provide a pedestrian footpath link through the garage site (currently owned by Severnside Housing). This agreement is on condition that Severnside Housing is named as the Registered Provider in any planning document in relation to the site with regard to the provision of Affordable Housing and that they should also be a signatory on the s106 agreement for this planning application.</p> | | |