

NORTH PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: 26th January 2016

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

Item No.	Application	Originator
5	15/04397/REM Land West of London Road, Woore	Case Officer

The sentence which reads *“The Council being of the opinion that the detrimental impacts associated with the proposed development outweigh any public benefits in relationship to the proposal”* in paragraph 7.2 of the committee report has been included in error. This sentence should have been deleted.

Item No.	Application	Originator
5	15/04397/REM Land West of London Road, Woore	Local Resident

Additional representation received commenting in relation to plot 1 as follows:

- The objector’s house is immediately to the south west of the plot with a flood lit tennis court immediately adjacent to the boundary. Concern future occupiers may install windows in side elevation which will overlook this property and recommend a condition preventing any additional windows being installed in this elevation.
- Concerns are also raised that future occupiers may raise concerns regarding the flood lighting impacting upon their rooms.

Item No.	Application	Originator
6	15/04233/FUL Valnorver, Wem	Wem Town Council

The following re-consultation response has been received from the Town Council in respect of the amended plans:

Whilst the applicant has addressed a number of the objections raised by the Town Council and residents, Wem Town Council continues to strongly object to this application for the following reasons;

1. The proposals constitute serious overdevelopment of a small site within the Conservation area and will destroy the street scene of part of the historic town centre.
2. The proximity of the proposed garage (garage plot 2) in relation to White Lodge (specifically the habitable Living Room window)
3. The proposed garages are not large enough for a car (with doors open), which raises a question about their use. More likely that the houses would be extended to connect to these buildings at a later date resulting in potential dwelling space in close proximity to White Lodge boundary. The council also has concerns about the height of the proposed garages.
4. The proposed access arrangements are not suitable as vehicles would need to reverse onto road on a corner.
5. The extent of earth excavation required and the removal of earth from the site would have a negative environmental impact.
6. Councillors have very serious concerns that the lowering of the ground level will have an

adverse impact upon the existing retaining wall and upon adjacent properties. Proposed modifications to the boundary wall could not be built without removing half of the root structure of the existing hedge. The proposed section indicates a change in level across the boundary which would require a new retaining wall on the boundary location; this in turn would result in damage to the root structure of the boundary hedge.

7. The proposals provide insufficient outside space for a family home.

The Town Council would like this application to be determined by the Northern Planning Committee and that Committee undertake a site visit to actually view the location and the adverse impact this proposed development would have upon the locality and adjoining neighbours prior to any decision being made.

Item No.	Application	Originator
6	15/04233/FUL Valnorver, Wem	Local resident

The following additional objection to the amended plans has been received:

The proposed development is far from satisfactory.

1. The wall on the street will need dismantling, which will give temporary inconvenience to gaining access to the house opposite.

2. It is being carried out on a through road whereby it is the only means of getting into the town.

3. Garages would mean emerging onto a road that is already on a sharp bend, and visibility may be suspect.

Should the council decide to go ahead, then perhaps they will consider compensation to nearby residents for the inconvenience which will occur, especially with heavy vehicles.

Item No.		Originator
7	14/04694/FUL 32 Upper Church Street, Oswestry,	Local resident

Additional representation received commenting on the following:

- The plan shown on the committee report is incorrect
- Impact on the existing area of grassed open space
- Problems with parents using Beresford Gardens for parking when dropping of children at nearby school.

