

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 15th March 2018		
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		
5	17/04769/OUT – Harlyn, Pulley Lane, Bayston Hill, Shrewsbury	Applicants Agent
<p>Officers note that an Arboricultural Impact Assessment (AIA) has now been submitted in support of this outline planning application. The AIA identifies and categorises all trees and hedgerows on site. The AIA identifies that the Copper Beech tree set at the north eastern site boundary is a mature tree and categorises the tree as being visually important in the area. The AIA also identifies that this tree, as well as most of the other lesser trees within the site can be retained. One silver birch tree and part of the existing hedgerow are shown to be removed if development of the site were to take place. A tree protection plan is also included as part of the AIA that shows how the Copper Beech tree and other retained trees on site would be protected by Heras Style fencing during any construction works as well as identified ground protection zones within the Root Protection Areas.</p> <p>Officers have re-consulted the SC Tree & Landscape Team and have requested their considered advice prior to the Central Committee Meeting.</p>		
Item No.	Application No.	Originator:
5	17/04769/OUT – Harlyn, Pulley Lane, Bayston Hill, Shrewsbury	SC Trees
<p>Consultee Response: SC Trees – No objections</p> <p>There are a number of significant trees on this site, including one protected by a provisional TPO, and an Arboricultural Impact Assessment has been submitted with the application to demonstrate the impact of the development on existing trees, hedges and shrubs and to justify and mitigate any losses that may occur.</p> <p>The AIA has identified 7 individual trees, 1 group of trees and 3 hedgerows which have been assessed in accordance with BS 5837 (2012) and includes a categorisation of the trees based on their current and potential public amenity value. This categorisation forms the basis for how much weight should be put on the loss of a particular tree and helps to inform the site layout and design process. I have reviewed the categories allocated to the trees and would agree that these are appropriate.</p> <p>The application is for outline planning permission and the AIA indicates that the site can be accessed and developed to provide 2 dwellings without significant impact to trees that are important in the amenity of the area.</p> <p>No objection is raised to the application at this stage. The final layout must take account of the tree constraints identified in the AIA and make provision to accommodate all retained trees and significant new planting within the site design. The final site layout submitted as Reserved Matters, must be supported with an updated version of the AIA, assessing any impacts that arise and demonstrating that any retained trees can be protected to the minimum standards recommended in BS5837: 2012. The application should also be supported by a landscape proposal including trees planting prepared in accordance with BS8545: 2014.</p>		

Planning Officer Comments: In light of the above advice from SC Tree Officers condition 4 of the officer recommended planning conditions have been amended to read as follows:

The following information shall be submitted to the local planning authority concurrently with the first submission of reserved matters:

- Details of the proposed foul and surface drainage, including details and sizing of any percolation tests carried out and proposed soakaways;
- Details of the means of access to the site including the layout of parking and turning areas, construction and sightlines;
- Details of a revised and updated Arboricultural Impact Assessment that assesses any impacts arising from the detailed scheme proposed and demonstrates that any retained trees can be protected sufficiently

Reason: To ensure the drainage and access provisions of the development are of a safe and appropriate standard.

Item No.	Application No.	Originator:
6.	17/05769/COU Bridge Inn	Neighbour Jade Mainwaring
<p>Objection</p> <ul style="list-style-type: none"> • Neighbours not notified correctly and sign not in full public view • Property was built as a public house, not as a dwelling as claimed • Business closed due to personal circumstances not lack of trade as claimed • Risk of development to rear • Claimed mains sewer is inaccurate • Risk of flooding • Bridge Inn could be well managed as a successful public house and conversion should be resisted. • Application has numerous inaccuracies 		
Item No.	Application No.	Originator:
6.	17/05769/COU Bridge Inn	Campaign for Real Ale (CAMRA) Shrewsbury and West Shropshire Branch
<p>Objection</p> <p>Bridge Inn should not be described as a “former” pub in the application. It is still a pub in the legislation and description of development should be amended.</p> <p>Case Officer Comment: The permitted use is still as a public house/restaurant. As a “former” pub the application is understood to emphasise the pub is closed.</p>		
Item No.	Application No.	Originator:
6.	17/05769/COU Bridge Inn	Member of the public Matt Murray
<p>Support</p> <p>The proposal seems very good, making use of this eyesore on the countryside. The main road (A49) is well catered for with several pubs and cafes along its length through the county.</p>		

The proposal for two much needed houses better suits the needs of the local area. It is far better to utilise the site and buildings we already have rather than consuming the finite quantity of green areas we have.

I hope the council view this on its merit and not on a fanciful future it doesn't have.

Item No.	Application No.	Originator:
6.	17/05769/COU Bridge Inn	Member of the public Josh Rowson

Objection

This was a brilliant pub that many people travelled from all over to come to I don't see why it needs to be changed as there is a real opportunity for someone to make this what it used to be.as this pub hasn't been run to the full potential for many years there are plenty of people that want this to stay as a pub for the local community which this pub did so much for in the past it would be a great shame for the community to lose another assist!