

SOUTH PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: 5th June 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

Item No.	Application No.	Originator:
9	17/05265/FUL Spicers Hall Caravan Park	Planning Officer

The site address has been corrected to Spicers Hall Caravan Park, Off Pound Street, Claverley.

Item No.	Application No.	Originator:
9	17/05265/FUL Spicers Hall Caravan Park	Shropshire Council Division Councillor

I am unable to attend this meeting and would like to thank you for your time in undertaking a site visit prior to this meeting, which I hope will assist you in reaching your decision.

The historic centre of Claverley lies in close proximity to the caravan site. The caravan site can be easily viewed from parts of the Conservation Area during the winter months, less so in late spring and summer due to the nature of tree cover, which reflects the overall green belt location of the Parish. The caravan site as I understand it from local residents had always been a low-key, low impact site, which was operated on a seasonal basis by the then owner.

This application is partly retrospective and has caused a significant level of concern within the community, particularly as ground levelling works commenced on site prior to the application before you. The initial details accompanying the application appeared sparse and contained inconsistencies which are outlined in the Officer's Report. This in my opinion also caused further concern to a significant number of members of the community as to the future appearance of the caravan site.

There have been two main Objections based on the potential future use of the caravan site as residential and whether the proposed units are considered to be caravans. The Case Officer in their Report has given the background information in planning terms for the site at 6.1 Principle of Development 6.1.1, the size of the units is covered at 6.1.2. The Case Officer has endeavoured to answer these questions as they arose during the planning process with interested parties.

Although there have been amendments/revised details for the proposed scheme for the caravan site, the landscaping of the site remains unclear in my opinion as only an indicative landscaping scheme is outlined at this stage. It is vital in my opinion that the planting scheme should address the views from the Conservation Area and near properties, particularly with species of native trees which include evergreens (not leylandii) as it would assist in screening the caravan site during the winter months (eg Yew and Holly) once the planting becomes established.

I note the Applicant/Agent's response at 6.2.3 and would like the support of the Committee in ensuring through the Conditions, the best possible outcome regarding the landscaping (both soft and hard) for what is, in my opinion, a site in a sensitive location.

It remains unclear as to where visitor parking would be located on site. This is important as the internal roadways would not appear suitable to accommodate visitor parking, with only one car parking space per unit. The visitor parking area(s) would also require appropriate landscaping to screen it from the Conservation Area and also make it less intrusive to owners of the caravans, in my opinion. I hope this will be clarified during the planning meeting.

It is also important that the trees and shrubs shown on the indicative landscaping plan are appropriately located to screen the caravans and give elements of privacy to the caravan owners. Therefore I hope that careful consideration will be given to ensure that any trees and shrubs will be of an appropriate size to flourish rather than requiring them to be removed at a later date, due to them becoming oversized.

Augmentation of the existing boundaries by additional planting of appropriate species, as proposed by the Applicant would be welcomed.

As you can appreciate from your site visit, the village lanes are very narrow with limited passing places. A number of the routes are also complicated by sandstone outcrops and sandstone walls. There are frequent cases being reported to me where larger vehicles are finding it difficult to negotiate the village without damage occurring to a number of properties' walls. There are also numerous concerns regarding the reported 'grid lock' in the centre of the village when the Medical Practice is open, and with the increased hours of operation of the practice due to the Pattingham Surgery closing there will potentially be further parking issues and more patients travelling to and from the practice along the lanes.

The school also attracts a significant number of pupils from outside the main village who have to travel in and out from the school.

It is vital that an appropriate Construction Method Statement is produced which takes into account the routing of traffic movements to and from the site, with movements timed to avoid periods of peak traffic flow. The movement of new caravans of the size indicated will need to be made known where possible to avoid potential conflict with oncoming traffic. Also it will involve the units travelling through a very narrow section of the main part of the village, where parked cars may prove problematic. Communications with affected residents when units are to be moved on to site would be of benefit.

As I understand it, the Site Licence covers the distances involved between the caravans and their associated paraphernalia. I would however add that, where required, a relatively low level of unobtrusive lighting on this site would be preferable to minimise the visual impact of this environment at night.

I hope the Committee Members will take note of the concerns raised and address them in planning terms where appropriate to do so, should they be minded to support this application.

Item No.	Application No.	Originator:
9	17/05265/FUL Spicers Hall Caravan Park	Planning Officer
<p>An Arboricultural Statement has now been received, along with a tree planting plan, which has been produced by Cheshire Woodlands Arboricultural Consultancy. The Executive Summary of this statement advises:</p> <p>“-Trees on and adjacent to the site have been assessed and the effects of the engineering operations on trees evaluated in accordance with current best practice guidance.</p>		

-One low value tree will be removed to facilitate the works with only very minor material impacts of public views of the site, which will be mitigated by provision of new trees and landscaping.

-The remaining on and off-site trees are unaffected by the engineering operations and can be retained throughout the works in accordance with current best practice.

-Some construction works are proposed within the root protection area of one tree, but given the very minor extent of the incursion and the likely distribution of roots, the works are unlikely to cause any long term harm to the tree.

-Residual details for the protection of retained trees during the engineering operations and new landscaping around the site can be resolved by planning condition.”

The arboricultural statement comments that trees growing on free-draining sandy soils have a tendency to develop deep and diffuse rooting, are usually less reliant on roots growing within the upper horizons and are less sensitive to changes to the upper soils than trees on cohesive clay or alluvial soils. The one tree identified for removal is in the north east corner of the application site and is a category C Tree (Low quality with life expectancy of at least 10 years, or small young trees) and is a Lawson’s cypress some 14 metres high with canopy down to ground level.

The arboricultural statement advises there would be some minor pruning of the tree group on the eastern site boundary, (which includes Scots pine, Norway maple, Field Maple, Rowan, Hawthorn and Cypress) in accordance with the current best practice set out in British Standard 3998:2010 – Tree Work – Recommendations [BS3998] that would not detract from the trees’ health or visual qualities. The report suggests that ground clearance on the west side of this group could be raised to 5m by the removal of low hanging lateral and sub-lateral branches or radial spread could be reduced by up to 2m.

The mix of trees on the tree planting plan include Scots pine; Field Maple; Rowan; Crab apple; Silver birch; Whitebeam; Holly and Midland thorn.

The recommended condition 4 is amended to read:

4. Prior to the stationing of any caravan on the plateau areas formed by the land regrading works, full details of any hard landscaping works shall be submitted to and approved in writing by the local planning authority. The soft landscape planting and management works shall be carried out in accordance with the recommendations of the Arboricultural Assessment by Cheshire Woodlands (ref: CW/9135-AS dated 24th May 2018) and the approved tree planting plan and schedule prior to the first occupation of any caravan on the regraded areas. Any trees or plants that, within a period of five years after planting are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season. Any existing trees shown to be retained on the tree planting plan as part of the approved landscaping scheme that, within a period of five years from the completion of the development are removed, die or become seriously damaged or defective shall be replaced in accordance with details which have first been approved in writing by the local planning authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs, in the interests of the visual amenities of the area.