

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Committee Date: 25 th October 2018		
<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:
6	18/02747/OUT	Third Party
<p>A third party comment has been received relating to the proposed application and is summarised as follows:</p> <p><i>Over the last few years, while the plot has been 'tidied up' the site area may have been expanded to the north and north east to include a fence, stream and pond which have all been removed; this area is indicated on the 'old maps' cited in the design and access statement that forms part of the application; unclear if the applicants own this area or if it is unadopted.</i></p> <p><i>There have been several comments regarding the private drive to the north east of the property; this boundary is privately owned by another party and there is no legal access through this boundary to the plot; temporary informal permission for a small gate to allow temporary residential access was granted but there is legal documentation stating that this is only a goodwill gesture and only lasts until the present owner either moves or sells.</i></p>		
Item No.	Application No.	Originator:
6	18/02747/OUT	Case Officer 22.10.2018
<p>Officers have received confirmation from the applicants agent stating that the applicants understand that they own the whole of the site area edged red on the submit application plans. The agents have also confirmed that there is no legal right of way between the application site and the private drive to the north, but the applicant's do have a right of access onto Betley Lane.</p>		
Item No.	Application No.	Originator:
6	18/02747/OUT	Cllr Vasmer
<p>As a member of the Central Planning Committee I will have to declare an interest on this application since my wife's Uncle and Aunt live on Betley Lane. However having read the report I just wanted to make sure that both planning and highways are aware that residents living on Betley Lane pay towards its upkeep. One of the reasons some residents are objecting to this planning application is the likely financial impact of at least four and possibly 6 extra cars using Betley Lane. If this is not taken into consideration might they be able to claim that the principles of natural justice have not be applied.</p>		
Item No.	Application No.	Originator:
6	18/02747/OUT	
<p>Officers confirm that the ownership and liability of Betley Lane, a private and unadopted lane is a civil matter and that it is understood that the cost of maintenance is shared between those landowners/residents that are liable. Natural justice would suggest that the occupiers of any new dwellings constructed would be required to also contribute, the same as the existing property owners.</p>		

Item No.	Application No.	Originator:
6	18/02747/OUT	Agent
<p>Letter received from the agent for the application dated 23.10.2018:</p> <p>We were pleased to read your very positive report for committee, with your recommendation for approval. We note that the Shropshire Council Arboriculturalist has also returned a positive response to the scheme. One comment that we would like to reiterate that the access is as existing and therefore proposed for retention; it is not a new access being created.</p> <p>We would like to mention that our client is happy for the committee to view the site. Please can committee access the site from Betley Lane, over which the site has a full legal vehicular and pedestrian right of way.</p> <p>Our client does not wish for us to attend the committee site visit or talk at the planning committee as we have previously responded to the Parish Council's objections in detail and feel that your report concludes that the application is policy compliant; hence your recommendation for approval.</p> <p>Furthermore, as per the submitted site plan the legal ownership can be confirmed by the owner as to be all of the site included in the red line boundary.</p>		
Item No.	Application No.	Originator:
7	18/02962/FUL	Agent
<p>Please see attached letter received from the agent for the application dated 24.10.18.</p>		