

SOUTH PLANNING COMMITTEE**SCHEDULE OF ADDITIONAL LETTERS****Date: 16th September 2014**

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:
6	14/02338/FUL	Shropshire Council Ecology

No objection. The following informative should be on the decision notice: -

The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.

All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

Item No.	Application No.	Originator:
7	4. 14/00062/OUT: Land North East of Stone Drive, Shifnal	Agent

Request from agent concerning the report recommendation that the outline permission be limited to one year to encourage the submission of reserved matters in respect of the Taylor Wimpey / Gallaghers site off Wolverhampton Road, Shifnal.

“ This is a large site totalling 250 dwellings and importantly delivers the new Town Park which is a key town aspiration. Both parties have continued dialogue with those preparing the Town Plan who have always sought involvement in the evolution of the Town Park and a commitment has been given to further engagement with them in this respect. However the proposals for this require considerably more work starting from first principles of seeking to agree an appropriate location followed by more detailed discussions in respect of its layout and function. We will also need to carry out further public consultation on the proposals. As you will appreciate, this will all take some time as will fixing a layout for a scheme of 250 dwellings. Whilst both parties are keen to start on site as soon as possible, there is a realisation that this is a significant reserved matters submission which will take some time to work through and pull together. Furthermore, it would be extremely unusual for a scheme of 250 dwellings to be submitted in one go – more usual would be a split into two or three smaller submissions all under the banner of the wider masterplan. We are keen to make sure that this development is done correctly and not rushed to meet a forced deadline. Given the size of development involved; the need to ensure the Town Park is given careful consideration; and the fact that this site is not a ‘speculative’ site but is in fact a

SAMEDev site, we ask that consideration be given to a period of two years for the submission of reserved matters.”

Officer Comment: The complexity and size of this SAMDev site, which would incorporate the Town Park, distinguishes it from other cases covered by this report. It is considered that the request for a two year period for the submission of reserved matters would be reasonable in this case and would still assist in securing the delivery of housing.

Recommendation amended to:

That planning permission be granted as a departure and as per the amended Officer’s recommendation as set out in the Schedule of Additional Letters, subject to:

- The outline permission being limited to two years to encourage the submission of reserved matters and ultimately delivery of housing;**
- Satisfactory agreement being reached on a Section 106 Agreement relating to affordable housing provision;**
- Contributions to the Travel and Movement Strategy for Shifnal and off site drainage works;**
- Maintenance of the town park/open space by an appropriate body; and**
- The conditions as agreed previously by committee, subject to Condition No. 1 being amended to read as follows:**

“Reason: The application is an outline application under the provisions of Article 2(1) of the Town and Country Planning (Development Management Procedure) Order 2010 and no particulars have been submitted with respect to the matters reserved in this permission.