

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: Thursday 18th 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:
5	14/00989/OUT – Proposed Residential Land Off Gorse Lane, Bayston Hill	Case Officer
<p>Following submission of the proforma, we have received the following from the Affordable Housing Officer:</p> <p>Core Strategy Policy CS11 requires all open market residential development to contribute to the provision of affordable housing. If this development is considered to be acceptable then in accordance with the adopted Policy any consent would need to be subject to a Section 106 Agreement requiring an affordable housing contribution. The contribution will need to accord with the requirements of the SPD Type and Affordability of Housing and will be set at the prevailing percentage target rate at the date of a full application or the Reserved Matters application.</p>		
Item No.	Application No.	Originator:
8	14/00701/FUL – The Fox Inn, Ryton	SC Flood and Water Manager
<p>Further to the final point made under Section 0.5 of 'Report No 8 The Fox Inn Ryton 14 00701 FUL - UPDATE REPORT', I wish to provide the following, updated, text to provide further clarity as to the nature of a non-planning issue:-</p> <p><i>"An investigation into the land drainage downstream to the west of the site is taking place separately to this application by the Council's Flood and Water Management team. The proposed development cannot be held accountable for a lack of maintenance or obstruction in the watercourse downstream, since it has a 'right to drain' albeit in natural quantity. Riparian landowners have a duty, in common law, to accept natural flows from the land above them and pass them on unobstructed. As has been mentioned elsewhere in this report, officers consider that the proposed surface water drainage system for the development replicates this natural flow. The Flood and Water Management Team will seek to resolve the existing land drainage issues downstream of the development site by working with those riparian landowners who are responsible for the watercourse".</i></p>		
Item No.	Application No.	Originator:
8	14/00701/FUL – The Fox Inn, Ryton	Public Comment – Brendon Mallon
<p>1 of 2: <u>Drainage and Sewage Plans</u>: Comments available in full on the planning file but summarised as follows:-</p> <ul style="list-style-type: none"> - The applicant has continually asserted in several documents and as recently as this year that there isn't a watercourse - The authoritative OS mapping at all map scales shows no watercourse on or near this site, going back to 1882 and the earliest OS maps - The maps show the nearest watercourse (a stagnant drain) to be 250 metres west of The Fox, and the nearest flowing watercourse 750 metres west - The applicant has clearly instigated extensive works to create an artificial water 		

flow

- The water that flows does so intermittently and there is no evidence that this new creation and its source can provide consistent and sufficient flow
- The applicant has yet to publish flow meter evidence, which in any case would only prove a flow rate at one point
- The network of ditches and pipes in Marshwall are not sufficient to carry the expected volume of flow
- The site and Sytche Drain are 250 metres apart and at very similar elevations providing negligible or zero drop to promote a flow
- Lower lying ground between The Fox and Sytch Drain will require water to flow uphill to finally reach a real (stagnant) watercourse.

Item No.	Application No.	Originator:
8	14/00701/FUL – The Fox Inn, Ryton	Public Comment - Brendon Mallon

2 of 2: Sustainability:

- Isolated nature of proposed site
- Adequacy of parking provision for public house and proposed development?
- Lack of facilities in Ryton
- Dorrington is 1.3 miles away by road which is narrow and winding and contains a high level of exists
- No footpath
- Applicant proposes an alternative footpath across fields to Dorrington, the terrain, number of significant obstacles make it unfeasible for anyone with a pram or young children.
- Neither of the two available walking routes from the proposed site to Dorrington supports the sustainability of this development, particularly if these houses are going to be marketed to young families.

Item No.	Application No.	Originator:
8	14/00701/FUL – The Fox Inn, Ryton	Applicant's Drainage Consultant – Mr D Bennion

The Flood Management Team signed off the drainage on the 25th May 2014 with no amendments required. However I just wanted to briefly clarify for uninformed individuals several issues, and thus save them any embarrassment.

1) The applicant has once asserted when asked whether the barn is "within 20 metres of a watercourse, no". The barn as shown on the scaled plans is 24 metres from a watercourse.

2) The nature of my professional work requires me to have extensive factual evidence. I have a private collection (Ryton Ditch) of several hundred historic documents, plans and maps for the Parish of Ryton. My extensive private collection has been acquired over many years through my own research. Further personnel guidance from Dr James Lawson (the co author of the Conover Hundred) has enabled me to gain access and copies of further documents, plans and maps held both in the UK and America by institutions. I also hold the original scaled land drainage plans produced for the Ministry of Agriculture Fisheries and Food (1970 and 1985) covering Marshwall and Sytche.

Shropshire Council (Environment, FMT, and Planning) have been supplied with extensive plans and maps from my collection to help them with their investigations off

site by myself. I have also supplied copies to landowners in the area to aid investigations into the "modification" of Marshwall's drainage system.

3) The watercourse and its feeds are clear to individuals familiar with historic cartography and map reading. The watercourse and its feeds are extensively shown on official OS Maps from 1833, 1851, 1882, 1888, 1902 and 1984. Copies of these maps have been supplied to Shropshire Council along with private land drainage plans from 1979 covering the Fox Inn and Marshwall.

The historic watercourse can also be viewed at www.shropshire.gov.uk/flooding simply click on ordinary watercourse consents, then click on interactive maps and then watercourse layer. This will then show the line of the main watercourse within the Fox curtilage. However this main watercourse has several feeds shown by other supplied plans and maps.

4) The larger watercourse referred to 250 metres west of the Fox Inn has recently been cleaned out and has three positive outfalls from the "modified" Marshwall drainage system. These positive outfalls consist of a 9 inch and a 150/160mm land drain along with a 12 inch culvert. A dye test has been carried out under the approval and notification of the Environment Agency to confirm the above.

The fall from the proposed development outfall to the outfall connection with the larger watercourse 250 metres to the west is 1.98metres. This equates to an approx. gradient of 1:125. Ordnance survey contours referred to have no relevance to the watercourse as the watercourse is several metres lower than the contour in the area referred to. This can be confirmed by officials who have visited and witnessed the positive outfalls and are able to understand the local topography.

5) Exploratory investigations have taken place to using historic maps and plans. Further mapping has taken place during these investigations. Any repairs or maintenance necessary have taken place during these investigations. Full notification of the nature of works, the supply of photographs and plans along with site visits from the relative authorities took place.

6) The watercourse within the curtilage of the Fox Inn has several continuous natural feeds. The natural feeds and continuous flow have been demonstrated and viewed by the Flood Water Management Team.

7) Ditches and Watercourses at Marshwall have been filled in or culverted by past and present residents, the Flood Water Management Team are actively working with the riparian owners in the area to ensure that the watercourses are not obstructed.

Given that the proposed development will greatly reduce the flow on the watercourse along with volume during peak loads the approved (25/5/14) proposed development drainage plans demonstrate a clear and sustainable improvement for Marshwall's drainage.

Item No.	Application No.	Originator:
9	14/02303/OUT – David Avenue, Pontesbury	Shropshire Fire Service
Comments have been received from Shropshire Fire Service as follows:		

"I have been asked to make comment on the above proposed outline planning application. And therefore, I trust that this email will be accepted as formal consultation from Shropshire Fire and Rescue Service to the application 14/02303/OUT.

From the documentation I have received (as attached documents*) I can state that Shropshire Fire and Rescue Service has no reason to object to the application."

*copy of Building Regulations and the proposed site plan.

Item No.	Application No.	Originator:
10 (3)	13/03920/OUT - Land between Mousecroft Lane and Longden Road, Shrewsbury.	SC Archaeology

Following the submission of the archaeological evaluation report for the above site, which indicates that no further archaeological work will be required. The evaluation was originally due to be done post-determination under the previously advised archaeological condition. I can advise that the archaeological condition will no longer be required as the evaluation has shown that no further archaeological work is required on the site.

Item No.	Application No.	Originator:
10 (6)	14/00254/FUL	Public Comment – Mr John Hitchcock

One additional letter received raising the following objections:

- Proposal contrary to location and number of dwellings proposed in SAMDev.
- No reference to Old Oakfields / Glebefield site in centre of village which could deliver 60 dwellings, which together with other developments will result in a 155% increase over the numbers included in SAMDev.
- Members previously expressed concern about highway safety which is more representative of local concern than SC Highways view that the *"proposal is not considered to have any adverse impact in terms of highway safety...."*. Visibility in a north-easterly direction is compromised by neighbouring boundary wall.
- Departure should be advertised for a further 21 days

Item No.	Application No.	Originator:
10 (8)	13/04790/FUL - Bicton Hall, Bicton Lane, Bicton	Agent

We have noted that there is a minor error in the report that refers to this application being outline. The application is actually a full detailed submission with the landowner intending to commence works ASAP upon consent being granted.

Item No.	Application No.	Originator:
10 (11)	13/05124/FUL - Land Opposite Ellesmere Drive, Ellesmere Road, Shrewsbury	Agent

A draft s106 has been submitted. It is Crest Nicholson's current intention to commence the Ellesmere Road development in February 2015, allowing sufficient time to discharge the pre-commencement conditions attached to an implementable planning permission.

Crest Nicholson will be building the 75 new homes themselves and first occupation is anticipated for November 2015, with completion of the development expected in November 2017. The development will provide Shropshire Council with early delivery of much needed new homes, including affordable housing, public open space and a children's play area, in a highly sustainable location. Developer contributions in excess of £500,000 will provide a new pedestrian crossing on Ellesmere Road, additional primary school places and improvements to the strategic road network.