

**CENTRAL PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS**

Date: 26th August 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	14/00734/OUT (Holyhead Rd, West Felton)	Officer

This application has been deferred and as such will not be considered at this meeting

Item No.	Application No.	Originator:
6	14/00133/OUT (The Cross, West Felton)	Officer

This application has been deferred and as such will not be considered at this meeting

Item No.	Application No.	Originator:
7	14/00426/OUT (Chapel Ln, Trefonen)	Officer

Following further investigation the statement at paragraph 4.2 of the report is incorrect and is therefore retracted by officers.

185 total objection letters have been received on this application and all of the issues raised are summarised under section 4.2 of the report.

Furthermore, given the recent submission of the SAMDev to the planning inspector condition 2 should now be amended to reflect this position for sites which are not in accordance with either the saved policies or the forthcoming SAMDev policies. The amended wording is as follows:
*“Application for approval of reserved matters shall be made to the local planning authority before the expiration of 12 months from the date of this permission.
Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.”*

Item No.	Application No.	Originator:
7	14/00426/OUT (Chapel Ln, Trefonen)	Trefonen Rural Protection Group

Have submitted the response attached.

Item No.	Application No.	Originator:
7	14/00426/OUT (Chapel Ln, Trefonen)	Objector

The planning officer states that “this path would pass outside of the application site”. This is inaccurate. The Chapel Lane end of the path is within the site boundary and the Oswestry Road end is accessed by a stile, directly due east of the mine exclusion zone as marked on the amended layout map dated 19th May. This stile is within the site boundary. Therefore the precise position of the right of way will need to be established prior to the determination of any subsequent reserve matters to ensure that this is not affected.

Item No.	Application No.	Originator:
8	14/00822/OUT (Hawthorns, Ellesmere)	Officer

Furthermore, given the recent submission of the SAMDev to the planning inspector condition 2 should now be amended to reflect this position for sites which are not in accordance with either the saved policies or the forthcoming SAMDev policies. The amended wording is as follows:
*“Application for approval of reserved matters shall be made to the local planning authority before the expiration of 12 months from the date of this permission.
Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.”*

Item No.	Application No.	Originator:
9	14/01123/OUT (Milford Rd, Baschurch)	Objector
<p>Further correspondence received from an objector highlighting an article in the Shropshire Star about Planning and suggests that bias has blighted the allocation of site BAS017 within SAMDev and the determination of this planning application. Is concerned about possible corruption and suggests that the applicant or his wife became a member of the PC just before the inclusion of BAS017 and that the PC has no credibility.</p>		
Item No.	Application No.	Originator:
10	14/01264/OUT (Mount Farm, Whitchurch)	Welsh Water
<p>Have recorded incidents of flooding and pollution at present and hence need a Hydraulic Modelling Assessment (HMA). We do not expect the developer to improve the current public sewerage system; all we are asking is the developer to undertake a HMA to determine what level of detriment the additional flows from the proposed development will have on the existing public sewer. Should the results of the HMA prove an unacceptable risk to us and cause issues to our customers and the environment then we would work with the developer on solutions to mitigate the issue and enable the proposed development to proceed. There are provisions within the Water Industry Act which help developers and enables them to communicate and reinforce the public sewerage system if required. Any requisition work would only cater for the development flows as we do not expect or ask the developer to improve the system or the level of service currently seen by our customers.</p> <p>As indicated above once the modelling has been completed and the level of detriment known, a solution can be developed to ensure that the public sewerage system can accept the development flows. As a result we would suggest to the developer that they requisition this work via Section 98-101 of the Water Industry Act 1991. By undertaking the works through the requisition process the developer would see some cost saving as we can offset the estimated future income derived from the development over a 12 year period against the cost of the scheme. In some cases the developer does not pay anything as the income generated can outweigh the cost of the improvements.</p> <p>I hope this is helpful and trust this now enables you to determine the application. We have also reviewed the wording of your proposed condition and can confirm that we are satisfied with your recommendation.</p>		
Item No.	Application No.	Originator:
10	14/01264/OUT (Mount Farm, Whitchurch)	Agent
<p>Has confirmed that the wording of the condition relating to foul drainage is acceptable.</p> <p>Has also provided the attached briefing for members.</p>		
Item No.	Application No.	Originator:
10	14/01264/OUT (Mount Farm, Whitchurch)	Council Ecologist
<p>Has requested additional information on the hedges to ensure that at least one of the hedgerows linking to the farmhouse is retained until alternative bat commuting features are in place.</p> <p>Recommends a condition to require submission of a phasing plan to show the delivery of houses and to ensure that the hedge referred to above is retained until the relevant plots are developed. The final wording of a condition will need to be worked up before the decision is released.</p>		
Item No.	Application No.	Originator:
10	14/01264/OUT (Mount Farm, Whitchurch)	Case Officer

Section 3 of the report is incorrect and refers to the reason the application is being dealt with under delegated powers. This section should read “reason for committee determination – Whitchurch Town Council have submitted a view which is contrary to officers recommendation and which is supported by the Local Member The Chair of the Planning Committee, in discussion with the Principal Planning Officer, has agreed that the matters raised are both material planning issues and require consideration by members. As such the application can not be considered under delegated powers.”

Furthermore the attached EPS three test matrix should be considered by members in determining the planning application.

Item No.	Application No.	Originator:
11	14/02222/OUT (Chester Rd, Whitchurch)	Shropshire Wildlife Trust

Understand that the concerns of SC Planning Ecologist have been addressed by the retention of the mature tree in hedgerow 7 and the production of a method statement in relation to great crested newts.

We concur with the findings of the ecological report and welcome the recommendations included as well as the offer to incorporate biodiversity enhancements. Would suggest that suitable mitigation, compensation and enhancement could consist of:

- 10 nest boxes
- 10 bat boxes
- Additional swift bricks (on residential developments good practice is generally accepted as a ratio of one roosting/nesting cavity per residential unit)

The Trust welcomes the offer of contributions to the open space associated with 13/04268/OUT. This would help in providing biodiversity enhancements as there is limited scope within the development site. We would recommend that a biodiversity management plan be developed in consultation with the local Branch/SWT as well as the Town Council to assist in ecologically buffering and linking the Greenfields site in line with the NPPF, etc. Such a plan should be agreed prior to commencement of construction.

Item No.	Application No.	Originator:
11	14/02222/OUT (Chester Rd, Whitchurch)	Officer

Given the above comment the recommendation is now one of approval subject to the conditions listed and also subject to a S106.

Furthermore, given the recent submission of the SAMDev to the planning inspector condition 2 should now be amended to reflect this position for sites which are not in accordance with either the saved policies or the forthcoming SAMDev policies. The amended wording is as follows:
*“Application for approval of reserved matters shall be made to the local planning authority before the expiration of 12 months from the date of this permission.
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Item No.	Application No.	Originator:
12	14/01827/OUT (Hermitage Farm, Hadnall)	Officer

Given the recent submission of the SAMDev to the planning inspector condition 2 should now be amended to reflect this position for sites which are not in accordance with either the saved policies or the forthcoming SAMDev policies. The amended wording is as follows:
*“Application for approval of reserved matters shall be made to the local planning authority before the expiration of 12 months from the date of this permission.
Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.”*

