



## Appendix 1.0 - Woore Parish Council - Minutes 20<sup>th</sup> September 2021, 7.30pm

### Item 21075 – Planning

**a. Applications: to adopt comments submitted prior to the meeting, in response to the following applications and as circulated to Councillors;**

**i. 21/02985/REM (1<sup>st</sup> July 2021)**

Address: Proposed Residential Development Land to South of London Road, Woore, Shropshire.

Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission 20/05302/OUT comprising 4no detached dwellings.

#### Comments submitted 12<sup>th</sup> August 2021 following response by applicant to Parish Council previous comments of 6<sup>th</sup> August 2021.

Woore Parish Council wish to comment further to the above Planning Application in response to the Applicants comments to the Parish Councils submission on the 6<sup>th</sup> July 2021 and amendments proposed.

#### Re- Site Plan

The Parish Council reiterates the point regarding the entrance over the lay-by in that when they Supported the Application 20/05302/OUT on the 9<sup>th</sup> February 2021 it was based on the Site Plan 201204-P-PR-5-PA-06-REVA dated the 15<sup>th</sup> January 2021. The Applicant submitted a further revised Location Plan 201201-P-PR-SAC-REVC on the 22<sup>nd</sup> March 2021 which was after the Consultation Expiry Date on the 16<sup>th</sup> March 2021. If this revised drawing had been available prior our submission we would have Objected to this Application as this would have created 3no entrances onto Audlem Road the A525.

The Parish Council noted in its submission to Planning Application 21/02985/REM that an email correspondence from the Applicant to the Case Officer on the 7<sup>th</sup> July 2021 states “*the problem relates to legal issues with Woore Manor regarding the red line boundary*”. We therefore interpretate that there is still an issue regarding the entrance over the lay-by from the A525 and request this is resolved prior any decision being given. The Parish Council **will not** Support as previously stated an additional entrance onto the A525, particularly where this entrance is situated.

#### Re- Woore Neighbourhood Plan Policy HOU-3

The Applicant states that there are only 4 proposed dwellings to occupy the site, occupying proportionally less land to the original outline approval (14/03637/OUT). With reference to 14/03637/OUT this proposed 5no dwellings which is the same number as what in total is proposed for the site with Plot 4 Granted on the 5<sup>th</sup> March 2021 (19/04215/FUL). The Parish Council also point out that when 14/03637/OUT was approved it was prior the Woore Neighbourhood Plan being adopted, which was in July 2019.

Currently there are no mansard roof designs in Woore Parish and the Parish Council feel that this is not in keeping with the surrounding dwellings as well as Plot 4 Granted on the same site.

#### SUDS Drainage Design

Woore Parish Councils comments to Applicant’s responses:

*The development would set up a joint maintenance agreement. Clear and carefully designed access to the attenuation pond is provided and shown on the proposed site and landscaping plans.*

The Responsibility for any flooding on the estate would lie with the respective owners and the appointed management company. There is a significant drop from the Audlem Road A525 down into this estate, more than



2m. We do not see this estate ever being adopted by Shropshire Council so ongoing issues as experienced on previous developments in Woore Parish are envisaged. This area of the A525 already experiences flooding issues and careful consideration is required.

*Extensive discussions regarding the principle of the drainage design with Severn Trent have taken place with agreement in principle*

*The drainage design is controlled by a pre-commencement condition*

Woore Parish Council as well as Shropshire Council Planning Dept. should have sight of what the agreement in principle is that has been made with Severn Trent.

### **Tree Survey Report**

Woore Parish Council does not dispute the experienced Arboriculturist's report but as the tree is identified as B1 and is classified as an Ancient Tree, request that the Woodland Trust supports and agrees with what is proposed in this report. Recently the Parish Council experienced a planning issue over a Protected Tree on a new development and wish to avoid a repeat of this regarding an Ancient Tree.

### **Conclusion**

The Parish Council wishes to work with the Applicant in developing this site, but it must conform with the Woore Neighbourhood Plan, hence why we requested that the Applicant withdraws the Application as we feel that currently the issues raised previously have not been resolved.

- ii. **21/03377/FUL** (27<sup>th</sup> July 2021)  
Address: Bridgemere Nurseries, Bridgemere Garden Centre, London Road, Woore, Shropshire.  
Proposal: Application under Section 73A of the Town and Country Planning Act 1990 for an engineering operation to increase the existing water reservoir capacity.

### **Comments submitted 24<sup>th</sup> August 2021 following response by applicant to Parish Council previous comments of 10<sup>th</sup> August 2021.**

Woore Parish Council thanks the applicant for the response to comments submitted by the Parish Council on 10th August 2021. In further response, the Parish Council requests that if the traffic situation deteriorates on the A51 because of the site operations, then the requirement for traffic lights should be reviewed. It also expects that the Case Officer will include the Conditions with any other Conditions applicable.

- iii. **21/03532/FUL** (6<sup>th</sup> August 2021)  
Address: Sandyford Farm, Audlem Road, Woore, CW3 9RN.  
Proposal: Conversion of existing brick barn to form 1 no dwelling; demolition of agricultural buildings and erection of a timber garage block.

### **Comments submitted 24<sup>th</sup> August 2021 under Delegation of Authority Powers of Woore Parish Clerk**

Woore Parish Council supported Planning Application 18/00137/FUL Conversion of existing agricultural building to form three residential units, demolition of existing farm buildings and erection of replacement agricultural building at Sandyford Farm Audlem Road Woore CW3 9RN, which was GRANTED in April 2018 with Conditions.

They also supported Planning Application 21/00896/FUL Conversion of existing brick barn into a single dwelling and erection of a detached timber garage following demolition of existing agricultural buildings Sandyford Farm Audlem Road Woore CW3 9RN, which was REFUSED on the 7th May 2021 due to insufficient information regards to highways safety and ecology matters.



Therefore, Woore Parish Council wish to continue to SUPPORT the proposed Development as detailed in 21/03532/FUL subject to now sufficient information to meet highways safety requirements as well as ecology matters. We also request that the Conditions for 18/00137/FUL should be applied to this application also where applicable. This SUPPORT also includes complying with any further Consultee/statutory comments and requirements.

**b. Applications: to adopt comments to be submitted in response to the following applications and as circulated to Councillors prior to the meeting;**

i. **21/03821/FUL** (23<sup>rd</sup> August 2021)

Address: 23 St Leonards Way, Woore, CW3 9SS

Proposal: Erection of dormer to front elevation and works to enlarge existing dormer on rear elevation.

Woore Parish Council SUPPORT planning application 21/03821/FUL for the construction of a new dormer to the front and enlarge existing dormer to rear at 23 St Leonards Way Woore CW3 9SS; subject to complying with any Consultee/statutory comments and requirements.

ii. **21/03961/FUL** (31st August 2021)

Address: The Orchard, Northlands, Woore, CW3 9SH

Proposal: Proposed loft conversion with Juliet balcony and removal of chimney, erection of porch and front entrance.

Woore Parish Council SUPPORT planning application 21/03961/FUL for the proposed loft conversion with Juliet balcony and removal of chimney, erection of entrance porch at The Orchard, Northlands, Woore, CW3 9SH; subject to complying with any Consultee/statutory comments and requirements.

iii. **21/04025/FUL** (2<sup>nd</sup> September 2021)

Address: Weston House, Audlem Road, Woore, CW3 9RL

Proposal: Formation of new level parking access from road with lawn above and provision of basement parking with new electrical charging points.

Woore Parish Council OBJECTS to Planning Application 21/04025/FUL due to the following:

- a) This property has been subject to many applications over the last few years and generated issues/concerns, due to lack of detail in the applications. WPC therefore request more clarification, prior to any granting of permission for this particular application.

This is a significant structure that requires major construction. The design requires more detailed information on the proposed building works. Specifically;

- The amount of earth to be removed and where the earth is being taken to for disposal; if by lorries how many will be involved on a daily basis and the route the lorries may take.
- The roller doors are not in keeping with the area and look to be more industrial. There is no indication on the plans if they will be electronic and if vehicles will be waiting on the road for them to open, more detail is required as to the operation of the proposed doors The wall height is increasing to 3.8 m approx. and being brought forward to the road. Exiting vehicles may be a problem if the proposed walls finish at the road. Highways need to report on possible impacts. There are comments from SC Highways DC dated the 14th September but these have not been posted on the Planning Portal to view as of today's date.
- The suggested roller doors are also approx. 3.8 m and significantly change the landscape. Woore Neighbourhood Plan Policy HOU2 Development (a) these proposals in the view of the Parish Council do adversely affect the landscape character and visual amenity.



- b) Woore Neighbourhood Plan Policy HOU3 – Design: Again, the Parish Council are of the opinion this proposal contravenes with reference to the following:
- Policy A) Where adjoining open countryside they should provide a sympathetic built-to-unbuilt transition.
  - Policy C) Minimise adverse impacts on the amenity of future or adjacent property by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour, or in any other way.
  - Policy F) Respect the character of the locality and the local vernacular and contribute positively to local distinctiveness.
- c) There is the issue of the power supply required for the number of proposed charging points, if all are in use simultaneously, then there could be an issue with the local power supply to neighbouring properties. Utilities report required.
- d) Hours of construction should be clear with considerations given to the impact on the neighbours.
- e) The Parish Council supports the Consultee’s comments so far from SUDS and SC Ecologist who request also that more information be provided.
- iv. **21/04046/FUL** (3<sup>rd</sup> September 2021)  
Address: Ivy House, 20 London Road, Woore, CW3 9SF  
Proposal: Erection of a single storey extension to workshop/studio with shallow pitched roof and oak gable frame.

Woore Parish Council SUPPORT planning application 21/04046/FUL, subject to complying with any Consultee/statutory comments and requirements.

- v. **21/04086/FUL** (6<sup>th</sup> September 2021)  
Address: Holly Cottage, 2 Pipe Gate, Market Drayton, Shropshire, TF9 4HU  
Proposal: Conversion of existing store and garage to form garden room.

Woore Parish Council SUPPORT Planning Application 21/04086/FUL for the Conversion of an existing store and garage to form a garden room at Holly Cottage, 2 Pipe Gate, Market Drayton, Shropshire; subject to complying with any Consultee/statutory comments and requirements.