

Minutes of Remote Meeting - Monday 8th February 2021, 7.30pm

Appendix 1.0

Agenda Item 20144 aii.

21/00065/FUL dated 18th January 2021 for the erection of two detached two storey dwellings and garages with one existing access and one new access (revision to 18/03639/FUL) at proposed residential development land South of Oak Cottage, 27 London Road, Woore, Shropshire.

Woore Parish Council are concerned this planning application may be contravening the Parish of Woore Neighbourhood Plan made by Shropshire Council (July 2019). It is important that residents should be using this as guidance for any planning application.

Point of reference:

With reference to POLICY HOU1 - SCALE AND LOCATION OF NEW HOUSING the proposed development is outside the Parish Development boundary and is therefore on land designated as open countryside, where new development will be strictly controlled in line with the development plan and national policies.

The issues are:

1. Policy HOU2 - Housing development. Contravenes a, b, c, d, e and f. An original approval has been granted which had a lower visual impact on the surroundings and believe that development should be taken forward. New proposed development further breaks up visual amenity at this location, proposed 2 garages immediately to the rear of hedges by the road and break up the street scene with no new tree planting. Additional access will result in additional vehicles accessing the highway, when one was deemed appropriate for the last application. Indeed, the owners of Oak Cottage confirm the hedge has been established many years and is diverse in nature. It has been suggested that due to thickness of the hedge, if trimmed at the correct time of year they believe some can be maintained whilst achieving the required visibility splay. Outside Woore Plan
2. Policy HOU3 - contravenes Design a, b c, g & h

The original application (18/03639/FUL) was for two 3 story properties with integral garage. One shared access for the 2 properties and adjoining field. Hedge to be relocated set-back to achieve the visibility splay. 2 oak and 2 silver birch to be planted in new hedge row to break up street scene - 19m from housing (supported by Tree officer). Approval stated hard and soft landscaping in accordance with approved plan 6817 09 rev C. Condition 9 visibility splay as 6817 18 to provide satisfactory access. Condition 10 access as 6817 09 rev. C11 - access apron provision. Condition 14 for the life of the development No access gates or other means of closure should be erected within 5m of the highway boundary.

The new application seeks to use the original access for plot 1 and the adjacent field. Plot 2 requests a new access. Both proposals remove the integral garage and look to place proposed garages what would appear to be near 5m from the highway boundary. No trees planned to break the street scene - refer to original design and arb report stating 2 oak and 2 silver birch trees to be installed in the re-aligned hedgerow (supported by the tree officer). The proposed new garages will be highly visible due to the proximity to the road. Reference appears to be made to visibility splays in the Design and access statement much like the original application, though unlike the original application there is no visibility drawing demonstrating compliance. Given the set-back and the position further along the highway, it is unclear without a visibility splay drawing if it fits. A further

point worthy of reference is the proposed 2 garages move the building line forward and a similar application for the property adjacent to the plot was rejected, setting a precedence for other applications to Shropshire Council.

H. Development should support features beneficial to wildlife where appropriate.

I. Developments should incorporate a native British mix of plants within their landscaping.

It is proposed to remove the long hedgerow in front of the building plot and also in front of the garden of Oak Cottage. The intent is to plant a new hedgerow further from the roadside in line with the proposed visibility splays. However, this does not take into consideration how long it takes to establish such a mature hedgerow. The community's position in the neighbourhood plan is that the removal of existing hedgerows is detrimental to wildlife. Considering the length of the existing hedgerow and its age and diversity it maybe that it could be classified as protected under the conditions of the Hedgerow Regulations 1997. We urge Shropshire Council to investigate this.

The detail for this new hedge is limited in this application. We would like to ensure it is not intended to place a fence of any type between the hedge and the road which would alter the character of the locality in contravention of this policy. Furthermore, any replacement hedge would need to be created using already mature hedging of a type similar to the existing hedging.

3. The road drainage on the A51 repeatedly overflowed during heavy rain causing the old A51 to flood near the old railway bridge in Pipe Gate. Shropshire Council took action in September 2020 to clear the blockages in the drains between Pipe Gate and Woore. Further action is to be taken once a root cutter has been sourced to increase the drainpipe capacity from the current 50%. Additionally, Shropshire Council acknowledges this is only a temporary solution and has advised the pipe needs replacing with a larger diameter pipe to stop roots growing into the system. Comments on the drainage scheme for the development state:

"Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it can be demonstrated that infiltration techniques are not achievable."

We consider that it is essential a condition for this development is included, stating that there will be no connection to the existing drains/sewers unless the works at Pipe Gate have been completed and shown to be adequate for any new connections. We note that some road drain chambers on the A51 are already becoming blocked and overflowing since they were cleaned in September 2020.

4. Eco and Environmental sustainable technology - no details provided for use in any SUDS.

5. Policy ENV1 - footpaths/sustainable transport - proposed additional access to properties is over existing pedestrian footpath where no access currently exists. Design & Access statement suggests visibility splay and unclear if this covers the new access. Could not see new visibility splay drawing covering both proposed accesses for the new application.

It is noted that two new properties have recently been built nearby and a third property was recently built in the vicinity.

We draw your attention again to the Parish of Woore Neighbourhood Plan and its significance in the review process of any planning applications.

Taking cognisance of the above, it is proposed the PC object to the application due to the points above for policy HOU1, HOU2, HOU3 and ENV1.