

Appendix 1.0 - Minutes 12th July 2021

Woore Parish Council – item 21046 (ii) Planning

21/02985/REM | Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission 20/05302/OUT comprising 4no detached dwellings | Proposed Residential Development Land to The South of Audlem Road Woore Shropshire

Woore Parish Council propose that Shropshire Council Planning Department request that the Applicant **withdraws** this application until confirmation of the following is ascertained and Design of properties comply with Woore Parish Neighbourhood Plan May 2019, if they do not support this request then the Parish Council **Objects** to what is proposed.

There is now an actual change in the actual Site Plan 210609-P-PR-SP-4A as shown on 21/02985/REM against what was Granted on 20/05302/OUT Site Plan 201204-P-PR-5-PA-06 REV A. This is a significant difference in that the boundary line changes at the layby as this does not include the existing field gate entrance. One of the main contributors in supporting Planning Application 20/05302/OUT was: *That Woore Parish Council Supports Planning Application 20/05302/OUT subject to all Consultee Comments as well as any Conditions that were applicable to 14/03637/OUT are applied to this application also. In addition, a Condition to be applied for the continuation of the existing hedgerow along the length of the layby with removal of the existing field gate. The layby shall be retained and maintained in such use as perpetuity in the interests of safeguarding a community asset.* If Planning were to be granted on the new drawing this would mean that there would be then 3no entrances/exits to the A525. The previous site Plan did allow for access to the neighbouring field via the layout as designed, which the Parish Council still feels should be the new access point. It is noted that there is email correspondence on the Planning Portal to the Case Officer dated the 7th of July 2021 that does mention “*The problem relates to legal issues with Woore Manor regarding the red line boundary*”. The Parish Council feels that this issue should be **resolved** prior any further decisions are made regarding this Development. This layby was a major concern on the original Planning Application 14/03637/OUT which was Granted by Discharge of Condition 6 (access) on Planning Reference 18/05420/DIS. The retention of the layby is now a requirement to service the Bakery business, as well as the Parish losing further parking due to the required modifications of the Parish for HS2. Shropshire Council as well as HS2 along with the Parish Council are actively seeking car parking facilities within this area and to also potential lose this area would not be acceptable. The proposed attenuation pond for the surface water on the scheme is located within the property and has a proposed right of access for maintenance via the new estate road, so it is sensible that access to that field should also be through the same way, thus alleviating the problem with the lay by.

- 1) The Application Form dated the 15th of June does indicated that no Pre-Planning Advise was given but the proposal for the actual House Designs do not comply with Woore Neighbourhood Plan Policy HOU3-Design in that:

A) *Where adjoining open countryside they should provide a sympathetic built-to – unbuilt area transition.* The Parish Council feel that the Designs do not demonstrate this currently and refer to Evidence and Justification 6.19, 6.20, 6.22 and 6.23 in the Woore Neighbourhood Plan. Also note

that the building on the neighbouring site which is part of Woore Manor House is a Grade 11 listed building.

D) *New dwellings to be normally no more than 2 storeys high, unless such development is appropriate to its setting, topography, and is well designed in its own right.* To achieve 3 storeys as well as keep the level of roofs to neighbouring existing properties height, a Mansard Roof Design (slopping to flat roof) is proposed. All existing roof designs in the vicinity are Pitched Roofs including Plot 4 of the development, which is outside this application, but on the same site, Planning Application 19/04215/FUL. Granted 5th March 2021.

3i) SUDS Drainage design – The proposals from SUDS would place a considerable burden for the future owners of these properties for the maintenance of the proposed systems, which if not properly organised, say through a management company, could lead to future problems with flooding. This requires to be agreed/resolved prior any decision taken.

3ii) Sewerage System - If the pumped system is installed, then again, the maintenance of this will fall upon the residents. It is not clear where Severn Trent are in their comment on this development. There appears to be 3 solutions, gravity, pumped or local treatment at each property using a proprietary bio-treatment system.

4) The Applicant as carried out a comprehensive Tree Survey Report and even the revised report submitted on the 7th of July 2021, makes no reference to the tree identified as B1 that it is classified as an Ancient Tree. Prior any work on the site the Parish Council request that the Woodland Trust supports and agrees the proposed method of root protection. The Parish Council refer to the Tree Survey Report 7.0 Arboricultural Impact Assessment and at 7.1, prior any proposed work on the tree itself then this should also be approved by the Woodland Trust. Also reference 7.9 supports the Parish Councils point 1), - *A change in in positioning of the entrance to the site will still need to pass over B1's RPA using a no-dig construction technique. However, this drive will be further away from the tree and the retention of the layby will allow customers at the nearby bakery to easily park where it may have been that they would have parked on the verge which could have been harmful.* This was obviously prepared prior the change in actual Site Plan, with the retention of the additional entrance.