



Date: Tuesday, 26 October 2021

Time: 2.00 pm

Venue: Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

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NORTHERN PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

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

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Agenda Item 11

NORTHERN PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 26th October 2021		
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Item No.	Application No.	Originator:
6	21/02768/OUT - Land West Lowe Hill Road Wem	Member of the public
A further letter of objection received raising concerns with regards to public highway and drainage matters. Issues raised are considered in the report to Committee.		
Item No.	Application No.	Originator:
7	21/04014/FUL	Member of the public
SC Highways quote deliveries should be made outside peak traffic times and school drop off and pick up times. The school drip off and pick up times isn't mentioned in the appendix. Please could this be added to the appendix details.		
<p><u>Planning officer response:</u> This matter relating to delivery times will form part of the Construction Traffic Management Plan which would need to be submitted for approval as required by proposed condition 5.</p>		
Item No.	Application No.	Originator:
8	21/02444/FUL	Member of the public.
A further letter of representation has been received which refers to a traffic report / access assessment regarding the proposed development carried out on behalf of local residents opposed to the proposed development. (The email and report having been emailed to Councillors direct from the member of the public concerned.		
Case Officer comments. It is considered that matters raised have been adequately considered and the recommendation remains as per the Committee report.		
Item No.	Application No.	Originator:
8	21/02444/FUL	Member of the public.
A letter of objection has been received raising concerns about use of the building, vehicle movements, access to the site, breaches of previous planning permission, covenants on the site, issues of a personal issue and amenity issues.		
Officer comments. The covenants matter is not a direct planning issue. All other issues raised are covered in the Officer report.		
Item No.	Application No.	Originator:
6	21/02768/OUT - Land West Lowe Hill Road Wem	Council's Drainage Manager
In response to concerns raised by Councillor Towers in his email to members of the Planning Committee, the SC Drainage Manager has responded indicating:		

Having reviewed the Flood Risk Assessment produced for this site and the comments from the WSP Drainage Team acting as the Lead Local Flood Authority, I have the following comments in response to the issues raised by Cllr Towers:

4. Drainage: Although the site is shown in fluvial floodzone 1 (low risk of flooding from rivers), the pluvial flood risk maps (flooding from rainfall and surface runoff) show potential surface water flow and pooling on the site which is likely to be in line with the flooding identified locally. The FRA produced for the site has identified this flood risk and drainage infrastructure on site which includes an existing land drainage system which is likely to discharge into the highway drainage network and then public surface water sewers in the surrounding area. Additional flows from offsite land drainage have also been identified.

As this application is at outline stage Shropshire Council do not require a fully designed drainage system to be submitted at outline stage. Evidence that the site can in principal be effectively drained without resulting in onsite or offsite flooding are required at this stage, with detailed design information to be provided as part of a reserved matters application. The information submitted to date is sufficient to prove that the site can be restricted to the greenfield discharge rate of 15 l/s and that offsite flows can be accommodated within the future site layout. As an existing point of discharge is proposed Shropshire Council cannot refuse this as a point of connection for the future development. As a result although there are design issues that need to be overcome as part of the reserved matters application, there is no objection from the LLFA on development on this site.

With regards to issues with the culverted watercourse running through the centre of Wem, as the information submitted demonstrates that the rate of surface water discharge will be restricted to greenfield rates it cannot be argued that this development will result in a detriment in the existing condition/capacity of this culvert. Shropshire Councils Land Drainage Team are meeting with Cllr Towers this week therefore if there are known issues with the culvert that the Cllr wishes to discuss they can be raised at this time.

5. Sewerage: Existing public foul water sewers are located in Pym's Road approximately 35m from the site boundary. Although there is no existing connection to this network from the development land, a developer has a right of connect to the public foul water network operated by Severn Trent Water (STW).

Prior to any new connection to the foul network a developer must contact STW to confirm the proposed number of dwellings on a site and the proposed rate of discharge. STW will then model the impact of this development on the receiving foul network and the downstream treatment works. If issues with capacity are identified, STW are then required by the Water Industry Act to upgrade their network to cater for these additional flows. I am not aware of STW raising any objections to a new connection in this location. The comments have raised issues with STW manholes surcharging during storm events. It is possible that this flooding is a result of defects as opposed to capacity issues. If Cllrs or members of the public are made aware of flooding from the STW sewerage system please can they report them to STW on 0800 783 44 44 so this can be investigated.

Officer comments – Issues raised by Councillor Towers on drainage issues are not considered reasons to refuse the application. The issues are considered acceptable as outlined above in the response from the Council's Drainage Manager and as such there is no further comment on this matter to the discussion as outlined in the Committee report.