



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** (27th 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 24th August 2021 following response by applicant to Parish Council previous comments of 10th 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** (6th 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 24th 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 (23rd 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 (2nd 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** (3rd 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** (6th 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.