

Objection to proposed change of use on land West of former Phoenix Rubber works

Planning Application: 12/01332/COU

It is clear that this planning application is in no way complete and I note that the Senior Planning Officer has already requested large amounts of material information from the applicant. Substantial aspects of the application are either missing or insufficiently detailed making it impossible to comment fully on the proposal. The application should be held in abeyance until further details of the development proposal are made available by the applicant, at which time a full reconsultation is demanded.

1) Procedural

- a) Contrary to statements in the application, the application site is private land not in the applicant's ownership.
- b) The proposed vehicular access is across private land not in the applicant's ownership.

2) Vehicular Access

- a) The proposed vehicular access is a designated Formal Children's Play Space and an Informal Open Space, provision for which is made in the Shropshire Council Open Space, Sport and Recreation Interim Planning Guidance (September 2010).
- b) The proposed vehicular access crosses a public footpath (FP26 Woore Parish).
- c) The proposed vehicular access from the application site to the A51 is along an unadopted reduced width road through the Priory Gardens residential development.

3) Residential Amenity

- a) The application site is open countryside and has a presumption against development (see Section 2.2 of the Shropshire Council North Planning Committee (Wem) Development Management Report for planning application 10/02935/FUL dated 16 November 2010 - the particular page is attached as Appendix A to this document).
- b) Objections to an increase in traffic noise and private transport through and to the village have been made in previous planning applications in the nearby area (e.g. by Mrs J Hammersley, a Woore Parish Councillor then acting in a personal capacity).

According to information supplied by Mr F Woodcock (Woore Parish Councillor) and available in the public domain,

"Throughout my time of trying to develop...[a site in the nearby area to this application]... Planners have always imposed conditions of any planning application. These include noise controls, light pollution & visual amenity."

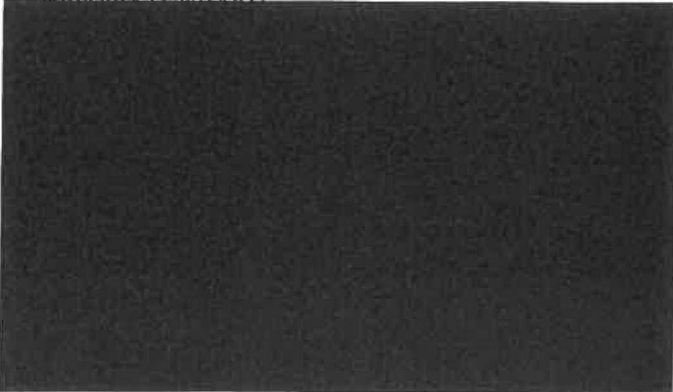
The consistent pursuit of these policies by the Planning Authority has had an important and beneficial effect on the local area. The information supplied with this planning application falls far short of that required to properly assess the impact of the development on the residential amenity.

4) Failure to Consult Effectively

- a) Woore Parish Council is a public body that has failed to consult with local residents in any meaningful way prior to making the application.
- b) With regard to the Town and Country Planning (Development Management Procedure) (England) Order 2010: Woore Parish Council has failed to implement statutory notification. No notice under Article 11 has been served and as of 09:00 20 April 2012 no notice under Article 13 has been posted.
- c) Woore Parish Council has not communicated important information to local residents, specifically
 - i) how the purchase of the site will be financed
 - ii) how the development of the facilities will be financed
 - iii) the projected costs associated with ongoing maintenance and staffing
 - iv) any conflict of interest that councillors might have in the matter

Given the obvious lack of detail supplied with the application I reserve the right to make additional objections should I become aware of any further information of concern to me.

Michael C. Moore



Appendix A

The application site is open countryside and has a presumption against development, Section 2.2 of the Shropshire Council North Planning Committee (Wem) Development Management Report for planning application 10/02935/FUL dated 16 November 2010.



| Committee and Date | Item/Paper |
|--------------------------------|------------|
| North Planning Committee (Wem) | 9 |
| 16 th November 2010 | Public |

Development Management Report

Application Number: 10/02935/FUL

Parish: Woore

Grid Ref: 373661 - 340800

Proposal: Residential development of 35 dwellings with associated access, parking and open space

Site Address: Former Site Of Phoenix Rubber Ltd Pipe Gate Market Drayton Shropshire TF9 4HY

Applicant: Taylor Wimpey

Case Officer: Mr Mark Perry **email:** planningdmne@shropshire.gov.uk

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|-----|---|
| 1.0 | THE PROPOSAL |
| 1.1 | The submitted planning application seeks full planning permission for the erection of 35 dwellings, creation of access, estate roads and associated public open space and play area. The site already has planning permission for the erection of 25 dwellings which was approved under the outline planning permission numbered NS/06/00102/OUT and the subsequent reserved matters application numbered NS/07/01816/DET. This 25 dwelling scheme is also subject to a renewal application which is currently under consideration (numbered 10/02544/OUT) |
| 2.0 | SITE LOCATION/DESCRIPTION |
| 2.1 | The application site is associated with the Former Phoenix Rubber works. At the time of the previous applications the large industrial buildings were still on site albeit in a semi derelict state. These have now been demolished and all that remains is the resulting rubble. The site has been vacant for a number of years. |
| 2.2 | The majority of the site is allocated in the Local Plan for residential development for 25 houses on the 1 hectare site. Pipe Gate is a small settlement with approximately 60 dwellings and few services or facilities other than a public house. The nearest settlement is Woore which is to the north. There is 1.5km between the site and the centre of the Woore. Pipe Gate is largely undeveloped except for the established housing which appears as ribbon development on the north eastern side of the A51. Behind the existing frontage properties and the surrounding the application site is open countryside where there is a presumption against development. |

Contact: Edwin Smart on 01691 677264