

HADNALL PARISH COUNCIL

Minutes of the Planning Sub-Committee meeting held at Hadnall Village Hall on 24th August following site visits commencing at 10am.

The first site visit was held on land east of the A49, south of Mabeldene, Hadnall and Mr. Richard Harman from Berry's was in attendance to provide further information. Following the site visit, Mr Harman advised there is a second application for a separate site, application number 19/03410/FUL, formation of vehicular access on land to the east of the A49 in Hadnall, land east of A49, Shrewsbury Road, Hadnall. Those present also visited this proposed site.

19/001/P Present

Planning Sub-Committee: Mr. Harrison (Chairman), Mr. Amos, Mr. Brisbane. Parish Councillors: Mr. Slater, Mr. Duxbury.

19/002/P Apologies

Mr. Bell, Mr. Davies, Parish Clerk: Mrs. Smith-Wells.

19/003/P Declarations of Interest

There were no declarations of interest.

19/004/P Planning Application 19/03411/FUL

Formation of vehicular access on land east of A49, south of Mabeldene, Hadnall.

The Planning Sub-Committee agreed to **object** to the application on the following grounds:

Under Material Planning Considerations:

- F4 The Parish Council's Planning Sub-Committee did not feel that the current application provides sufficient information regarding a vegetation survey nor any plans to reinstate lost vegetation. The Parish Council also echoes Shropshire Council's comment in so much as we "would expect a compensatory new mixed native hedgerow to be incorporated into the scheme either set back from the splay or on an alternative site in the location. This is in line with Government Guidance on the natural environment and the need to consider the opportunities that individual development proposals may provide to conserve and enhance biodiversity and contribute to habitat connectivity in the wider area". Details of this have not been included in the application.
- F9 The Parish Council's Planning Sub-Committee noted that the 30mph sign on the south bound carriageway of the A49 was in the immediate area of the proposed opening and was at such a height and position to most likely obscure the driver's vision from the cab of most agricultural vehicles. Any scheme granted in this area may require the current signage to be located. **ACTION:** Parish Clerk to post a comment to that effect on Shropshire Council's Planning Register.

19/005/P Planning Application 19/03410/FUL

Formation of vehicular access on land to the east of the A49 in Hadnall, east of A49 Shrewsbury Road, Hadnall.

The Planning Sub-Committee agreed to **object** to the application on the following grounds:

Under Material Planning Considerations:

- F4 The Parish Council's Planning Sub-Committee did not feel that the current application provides sufficient information regarding a vegetation survey nor any plans to reinstate lost vegetation. The Parish Council also echoes Shropshire Council's comment in so much as we "would expect a compensatory new mixed native hedgerow to be incorporated into the scheme either set back from the splay or on an alternative site in the location. This is in line with Government Guidance on the natural environment and the need to consider the opportunities that individual development proposals may provide to conserve and enhance biodiversity and contribute to habitat connectivity in the wider area". Details of this have not been included in the application.
- F9 The Parish Council's Planning Sub-Committee noted that this proposed new access entered the carriageway within the current 40mph zone. It was questioned if road safety would be enhanced by an extension of the 30mph zone to the north of the village. The Parish Council would welcome Shropshire Council's Highways Department's comments in view of this application. **ACTION:** Parish Clerk to post a comment to that effect on Shropshire Council's Planning Register.

There being no further business, the meeting closed at 10.47am.

Signed by the Proper Officer for the Council: **K.M. Smith-Wells**
MRS. K.M. SMITH-WELLS, CLERK TO HADNALL PARISH COUNCIL

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27th August 2019