

# Agenda 4 – Matters Arising

## 4.1 – Re-consultation

### 21/05743/OUT - Land Off Ellesmere Road, Hencote, Shrewsbury.

**A Continuing Care Community (Use class C2) comprising up to 182 units of Extra Care and Close Care accommodation with graduated care provision in the form of lodges and apartments; a 75 bed Nursing home and Dementia unit; an amenities building providing supporting care facilities, treatment / therapy rooms, fitness pool, restaurant, small shop and site management facilities, with open space, communal gardens, nature trails, landscaping, car parking and supporting infrastructure.**

STC Decision – Deferred. Meeting Date: 11 January 2022.

The Town Council raised concerns on this outline application. The site appears to be getting bigger and potential traffic issues for local residents is still a major concern. The proposed site is near several Bio-Diversity sites and there were concerns expressed that this development would adversely affect them. There is a proposed Beaver Project in the Old River bed opposite the proposed site and Members want to know if this would be affected by this development.

Another concern was the potential view of the proposed development for residents in the location. Members agreed to defer their decision on this application until there have been more comments received from other consultees that have been approached for comment.

**Proposals/comments on next 10 slides**







# Block Plan





# 2.4 Site Analysis.

## Key:

- Proposed development parcels ———
- Boundary of Hencote Estate ———
- Existing access road through site - - - -
- Woodland - - - -
- Mound - - - -
- Trees/tree groups 
- Winery/ Restaurant 
- Views 
- Levels 
- Road Frontage 
- Primary site entrance 

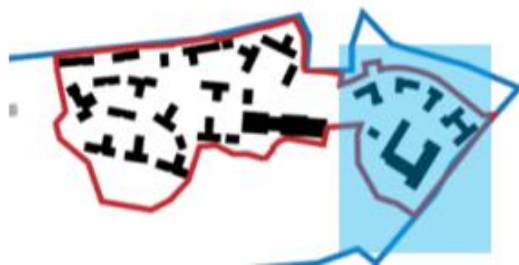


## 2.5 Winney Hollow.



Winney Hollow forms the arrival point to the new development. The Winney Hollow area occupies the most eastern side of the site. Here, the landform is strongly influenced by a localised hill at its western side, as well as a sunken area adjacent to Ellesmere Road. To the east of the site, the undulating landform rises up towards existing homes on Ashfields Road which are clearly seen on the brow of the hill. Here there is a public open space with play equipment, as well as a public right of way running along part of the route of an historic lane. Existing mature trees along the Ellesmere Road give this section of the highway a leafy character and filter views through to the site beyond, however this 'A' road is also strongly influenced by its urban edge location, with a pavement on its eastern side as well as kerbs, line markings, street lighting and signage.

To the north, Hencote Lane runs along the hillside above the site. This is a private lane, however a public right of way runs along its eastern end. Whilst there are occasional glimpsed views towards Shrewsbury town centre to the south from here, the lane is generally well contained by a mature hedgerow. This can be retained and supplemented with further planting as part of the proposals.





## 2.6 High Cross North.

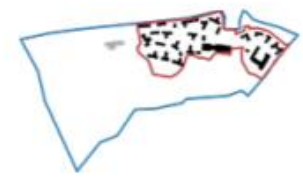


High Cross North occupies a plateau area to the north of the existing access road. Its northern boundary is defined by Hencote Lane whilst to the east there is a private dwelling, The White House, and to the west the existing car park of the Hencote Winery and Restaurant. This linear area gently falls from its western end to the east, with a further localised dry valley adjacent to The White House.

The northern boundary of this part of the site is strongly defined by a native hedgerow along the southern side of Hencote Lane. The eastern part of this is very mature, rising to over 3m in height. At its western end, the hedgerow is more recently planted, but still well-established and native in character. This hedgerow can be retained and supplemented with further planting as part of the proposals and help provide further visual containment.

At its eastern end, this area is visually contained by the existing glamping units and mature trees which sit to the south. A further hedgerow within the centre of the area limits views to the east and west. Similarly, The White House, with its mature hedgerow boundaries and trees also provides some visual containment. This vegetation also helps filter views to/from The White House. Additional planting and careful management of existing vegetation can provide further privacy here.

To the west, High Cross North abuts the parking area for the winery and restaurant building and has clear views of this modern semi-industrial unit. There are also views across the vineyard to the south.



Whilst this area occupies the highest part of the site, its plateau landform means that new buildings will be set back from the ridgeline and not prominent in views from the south. The potential sensitivity of the location is recognised however, and the heights of buildings will be tailored according to the potential visibility they may have, to ensure they do not dominate any key views.

A comprehensive landscape and visual assessment of the scheme has been undertaken and accompanies the application.





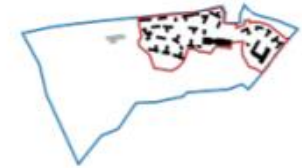
## 2.6 High Cross South.



This area occupies the heart of the site and the proposed new community. It will contain the new village centre with its community facilities and formal gardens as well as a variety of new apartments. The area is currently occupied by the existing glamping units. The existing landform here provides an exciting opportunity to create a new central building which will step into the hillside, with access provided from two different levels. This will enable the site to accommodate a variety of care units within a relatively small area as well as enabling a gently sloping path to be provided between High Cross South and Winney Hollow to the east. New roof-top garden spaces on the main building will also marry in with the adjacent terrain, helping to integrate the new building further.

To the south, this area benefits from mature vegetation, including mature trees, which filter views to and from the south. This also provides a variety of wildlife habitats which can be retained and enhanced. This currently also wraps around the area to the east. The potential visual influence of buildings in views from the south and east will also be further limited due to the large mature trees along the wider southern and eastern boundaries of the site, adjacent to Ellesmere Road and along the river valley floor, combined with the lack of visual receptors in these areas due to limited public access.

Whilst some earth modelling will be required as part of the construction works, this area will ultimately benefit from retention and enhancement with further native tree, scrub and wildflower meadow planting. The western boundary of High Cross South is defined by a mature remnant



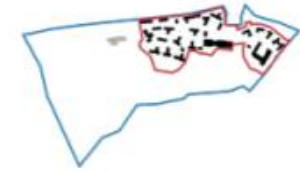
hedgerow including several large native trees. This is an important feature for both wildlife and landscape character and can be retained and strengthened as a green corridor. It will also provide a degree of visual separation between High Cross South and West Cote, strengthening the character of the individual areas.

The existing access lane marks the northern boundary of this area. The development provides the opportunity to enhance the character of this route, with new native hedgerows, trees and meadow verges defining the edge of the lane with new buildings set back behind.





## 2.7 West Cote.



This area occupies the gently sloping area at the south-western end of the site. Currently some of this area is occupied by viticulture, however these vines can be transplanted to create an extension to the vineyard to the north-west. Whilst this part of the site occupies a south-facing slope there are no nearby public viewpoints, and the main changes to views here will be limited to users of the Hencote Winery/Restaurant and the railway embankment and a short stretch of public footpath to the west. To the south, the wet woodland along the valley floor provides good visual containment, whilst to the east further existing hillside scrub woodland and a mature hedgerow also visually enclose this part of the site. To the north, the area is defined by the existing access lane and proposed High Cross area beyond and again, there would be a lack of public visual receptors in this area who would experience any significant changes to their views.

The west of the area can be defined by groups of informal native trees and hedgerows as well as new meadows. This would soften the interface of the new units with the adjacent vineyard and provide an attractive filter to views to and from the properties as well as provide biodiversity enhancements. To the south, a new SuDS attenuation basin will also form part of a wider wildlife area which can provide an attractive and important woodland edge transition zone adjacent to the existing wet woodland along the river.





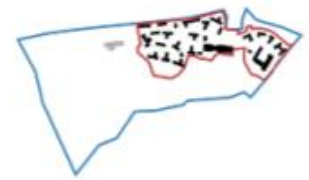
# 3.3 Site Plan.

The indicative design for outline submission locates the Nursing Home building towards the South East corner of Winney Hollow. The linear 'L' shape ensures the majority of care bedrooms are generally orientated facing East/West. The Nursing Home, whilst still visible from Ellesmere Rd through the dense Tree line, is positioned away from the main access road to help retain the village setting. This also helps create space for a more, tranquil care garden and sensory gardens within the courtyard

and to the south of the Nursing home overlooking the landscape. The Nursing home access road has been positioned between blocks AA and Z to help create and enhance the proposed street scene along the access road. This positioning will help create a sense of arrival. The Nursing home and Close Care units will be serviced with this independent access road.

The Close Care buildings are located in close proximity to the Nursing Home. This allows more frail and elderly residents a closer relationship with the Nursing home facilities and to also benefit from a higher level of support if needed.

The proposed Masterplan intends to create surface water balancing facilities and an Orchard north of the access road.



- Site Ownership Boundary
- Red Line Boundary
- Local Wildlife Site
- Proposed Surface Water Balancing Lakes
- Proposed Orchard
- Proposed Trees
- Existing Trees
- Proposed Hedgerow
- Existing Hedgerow





# 3.5 Care Zones.



- Extra Care Development
- Close Care Development
- Nursing Home & Dementia Unit
- Proposed Orchard
- Community Facilities





# 4.1 Landscape Strategy.



-  Red line boundary
-  Blue line boundary
-  Proposed native hedgerow
-  Existing hedgerow retained, managed and supplemented with additional planting as necessary
-  Existing trees retained and managed
-  Proposed trees
-  Proposed cottage garden areas
-  Existing vineyard
-  Proposed native wildflower meadow
-  Proposed Roof Garden
-  Proposed parking court
-  Proposed pedestrian footpath
-  Access roads
-  Potential Attenuation Pond
  
-  (A) Proposed orchards
-  (B) Tea gardens with croquet / bowls
-  (C) Potager (Formal kitchen garden)
-  (D) Ornamental and sensory gardens



## CONSULTEE COMMENTS:

- 1) **SC Trees** - Overall the arboriculture impact is low and I have no objection to the principal of this development or the indicative layout on the grounds of trees.
- 2) **SC Landscape** - 3 adverse effects are predicted to be significant; short to medium term effects on the landscape, character of the site, and long term visual effects on Ashfields Recreation Ground and adjacent residential properties. We recommend that, prior to the application being determined, the Landscape & Visual Appraisal be amended to include the assessment of visual effects at completion of the proposed development.
- 3) **SC Ecology** - Additional information is required in relation to Great Crested Newts. In the absence of this additional information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under the 2017 Conservation of Habitats and Species Regulations.
- 4) **SC Conservation**: Our Team provided consultee comments on the Preapplication submission which I would direct you to, where we highlighted the location of the application site being in a visually sensitive position on high sloping ground at the north-westerly edge of Shrewsbury. We additionally highlighted the application site's positioning between two traditional farmsteads, 'Hencott' (on the west side) and 'Crosshill' (on the east just off the Ellesmere Road). As this is an Outline planning application only and only indicative plans are submitted, should this application be considered policy compliant and be approved, then full details of the proposal including elevations, plan layout, building form, materials and finishes and related design matters should be such that the development is of a recessive appearance, scale and design within this context taking into account all relevant landscape impact mitigation recommendations.

No further slides



## **4.2 – Re-Consultation**

### **21/05443/FUL & 21/05444/LBC - Tower House, 26A Town Walls, Shrewsbury**

**Change of use and refurbishment to provide a one bedroom holiday unit to include removal of existing sink and drainage and replace with new to serve new kitchen and bathroom, floor finishes to be removed (carpet) and floorboards to be refurbished and decorated, existing lobby door to be removed and replace with new, an electrical re-wire to be undertaken along with replacement storage heaters, installation of secondary glazing and the damp ground floor basement to be waterproofed affecting a Grade II\* Listed Building**

### **STC Decision – Deferred – 14.12.2021**

Members felt that there was not enough information provided with this application to make a decision. Concerns were also raised that if this application were granted, the public will not get to see inside one of Shrewsbury's iconic buildings. Would any public access be allowed during certain times of the year? Members would also like to see comments from the Conservation Officer and several other Consultees before making a decision on this application.

**Elevations on next 4 slides**



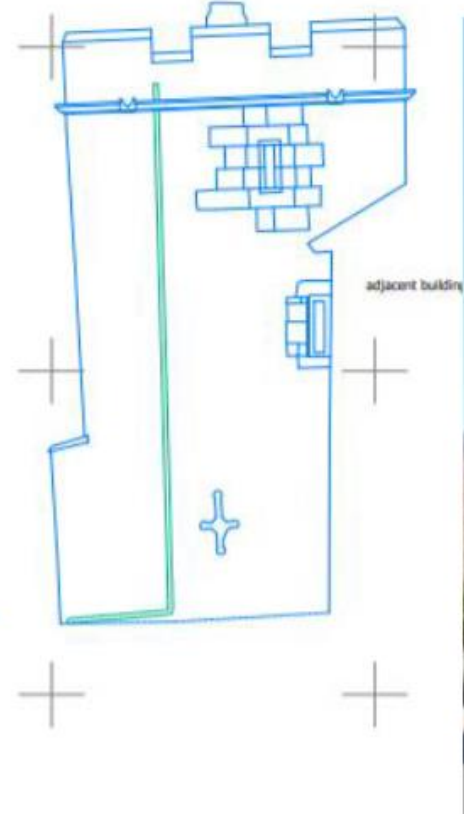
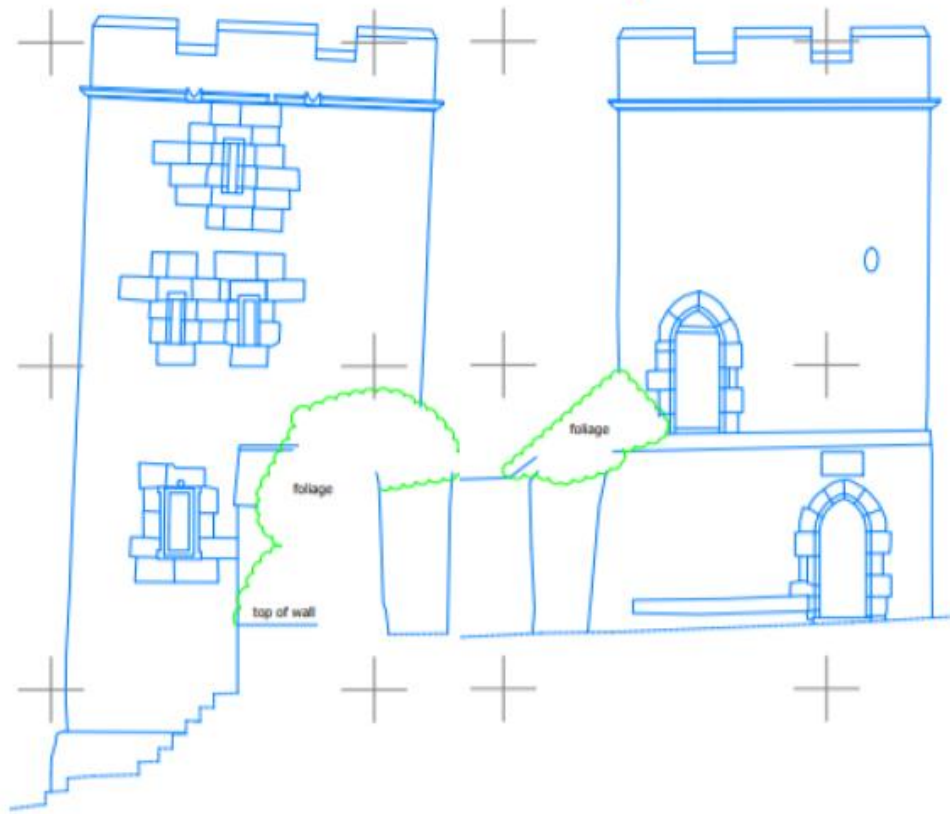
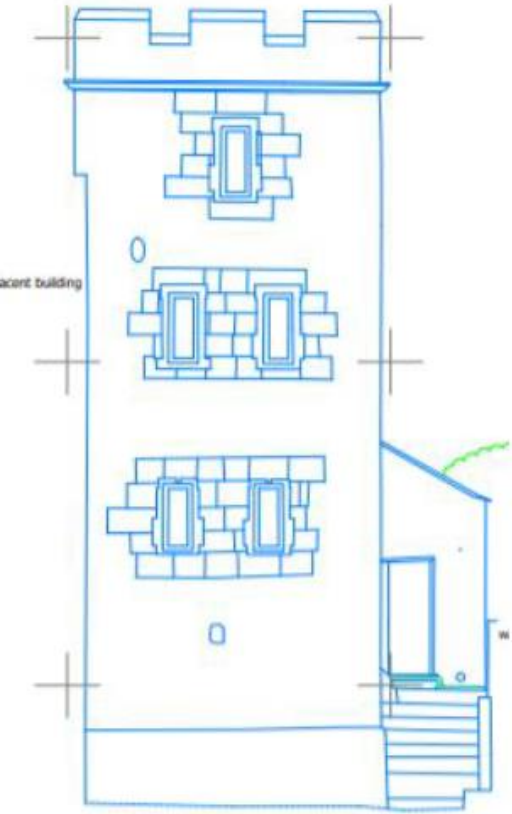
Location Plan



Proposed block plan



# Existing elevations

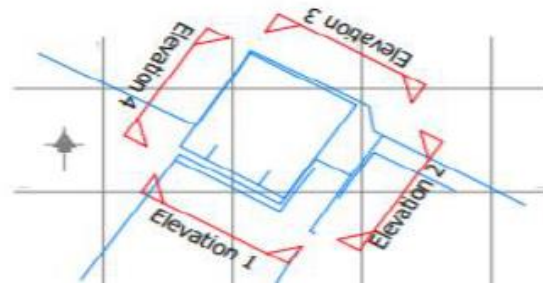


Datum 55.00m  
Elevation 1

Datum 55.00m  
Elevation 2

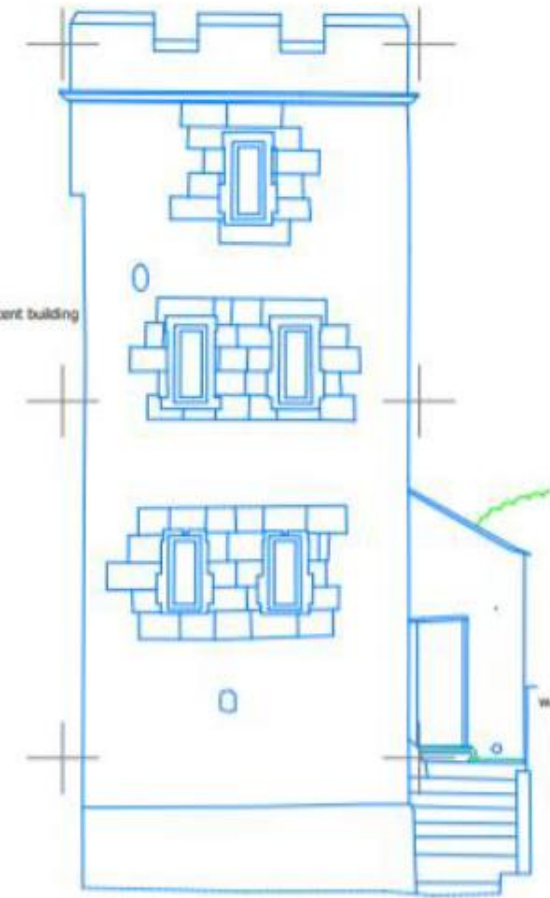
Datum 55.00m  
Elevation 3

Datum 55.00m  
Elevation 4



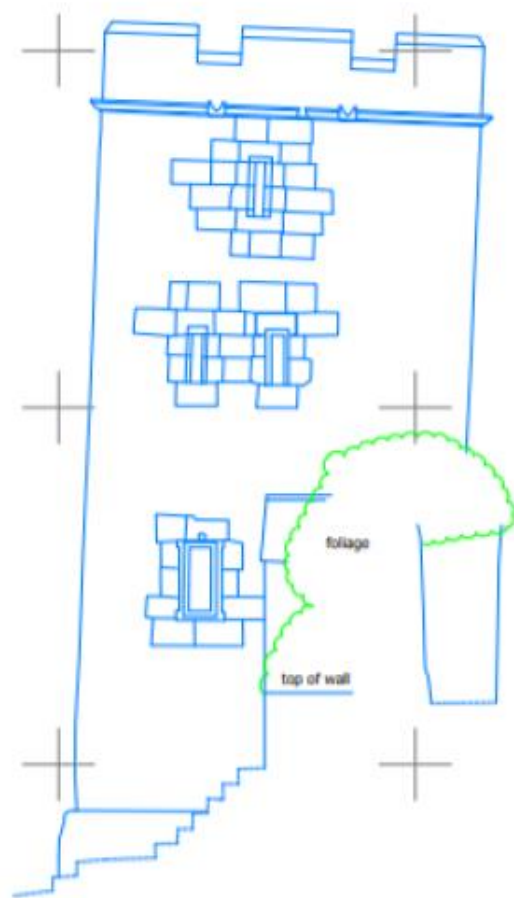


## Proposed elevations



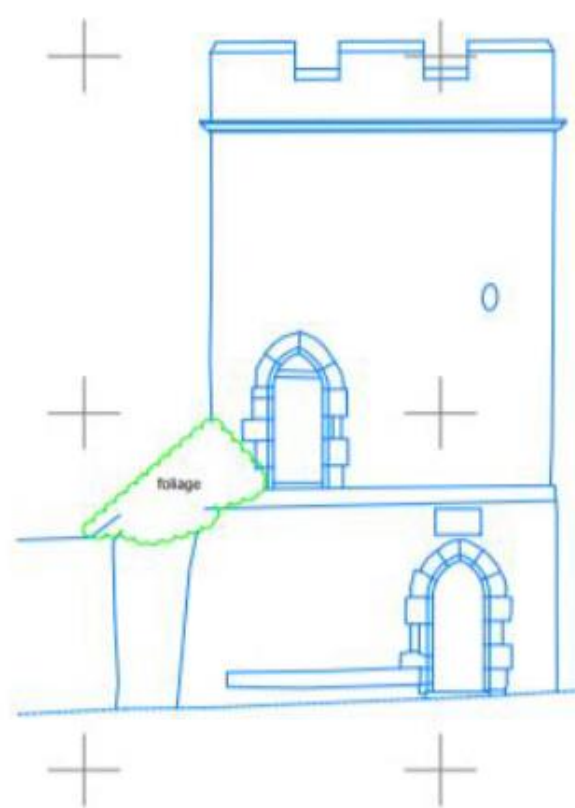
Datum 55.00m

Elevation 1



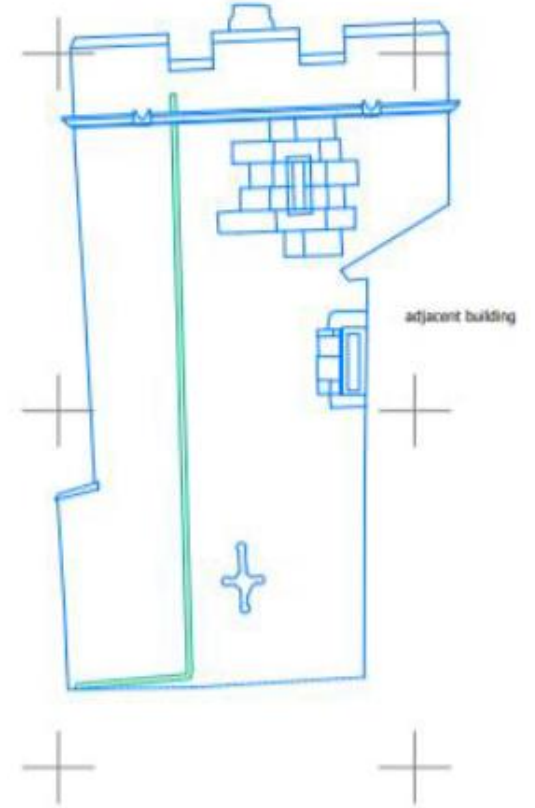
Datum 55.00m

Elevation 2



Datum 55.00m

Elevation 3



Datum 55.00m

Elevation 4

