



Date: Tuesday, 9 June 2015

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

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## NORTH PLANNING COMMITTEE

### TO FOLLOW REPORT (S)

#### **16 Date of the Next Meeting (Pages 1 - 6)**

To note that the next meeting of the North Planning Committee will be held at 2.00 pm on Tuesday 7<sup>th</sup> July 2015, in the Shrewsbury Room, Shirehall, Shrewsbury.

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**NORTH PLANNING COMMITTEE  
SCHEDULE OF ADDITIONAL LETTERS**

**Date: 9<sup>th</sup> June 2015**

**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**

SAMDev update

The SAMDev main modifications have been received from the Inspector and are currently out for consultation for 6 weeks. Following this, assuming no fundamental issues arising, the Inspector will issue her report and the Council can move towards adoption, which is likely to be in September at full Council.

Ahead of adoption, following the publication of the Schedule of Main Modifications it may be considered that those parts of the plan not subject to modification are 'sound' in principle.

Therefore, the officer view is from the date of the publication of the Schedule of Main Modifications on 1<sup>st</sup> June, significant weight can be given to those SAMDev policies not subject to main modifications in planning decisions, in accordance with NPPF paragraph 216.

For those policies that are subject to main modifications, including Development Management policies such as MD3, it continues to be considered that some limited weight can be given as at present.

This will affect agenda items 5, 6, 8 and 9 as detailed below.

Item No.	Application No:	Originator:
5	14/03403/OUT – Drayton Rd, Hodnet	Case Officer

Greater weight can be given to the SAMDev Plan in regards to the Community Hub of Hodnet as there are no changes proposed to the development boundary or the number of allocated sites being proposed. Having regard that the proposed development site is outside of the development boundary for Hodnet the change in weight to the SAMDev is considered to be significant to alter the balance in the officer's recommendation.

Item No.	Application No:	Originator:
6	14/05739/FUL – Long Lane, Marchamely	Case Officer

Greater weight can be given to the SAMDev Plan in regards to the Community Cluster of Marchamley, Peplow and Wollerton as there are no changes proposed to the development boundary or the number of allocated sites being proposed. Having regard that the proposed development site is outside of the development boundary for Marchamley the change in weight to the SAMDev is considered to add additional weight to the recommendation of officers to refuse this application.

Item No.	Application No:	Originator:
6	14/05739/FUL – Long Lane, Marchamely	Applicant

See attached letter

Item No.	Application No:	Originator:
7	14/05767/VAR – Spar Convenience Store	Case Officer

There appears to have been some misunderstanding as to when the noise survey was undertaken in relation to the Noise Impact Assessment which was submitted with the application. I would confirm that that the noise assessment was carried out on Sunday 30<sup>th</sup> November 2014 as confirmed in Part 4.2 of the report. Monitoring took place between 10:00 and 11:00 and 15:00 and 16:00 whilst the store was open and 08:00 and 09:00 and 21:00 and 22:00 when the store was closed. Five locations were monitored – the entrance to Newton

Farm House, on the opposite side of Shrewsbury Road from the car park, western boundary of the adjacent garage, along the service road and to the rear of the plant equipment.

<b>Item No.</b>	<b>Application No:</b>	<b>Originator:</b>
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7	14/05767/VAR – Spar Convenience Store	Agent
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A petition has been received and signed by 391 people supporting the extending opening hours on Sunday for the Spar store at Baschurch.

<b>Item No.</b>	<b>Application No:</b>	<b>Originator:</b>
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8	14/05685/FUL – Bridgewater St, Whitchurch	Case Officer
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Greater weight can be given to the SAMDev in regards to Whitchurch as there are no changes proposed to the development boundary or the number of allocated sites.

However, as a site which is within the development boundary the change in weight to the SAMDev is not considered to alter the recommendation of officers.

<b>Item No.</b>	<b>Application No:</b>	<b>Originator:</b>
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8	14/05685/FUL – Bridgewater St, Whitchurch	Conservation Officer
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I refer to the amended drawings submitted. It is considered that they have provided better detailing in line with the previous comments made. It is therefore considered acceptable and no objection is made as the proposal would appear to accord with above policies.

<b>Item No.</b>	<b>Application No:</b>	<b>Originator:</b>
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9	14/04168/OUT – Ruyton XI Towns	Case Officer
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Greater weight can be given to the SAMDev in respect of Ruyton XI Towns as there are no changes proposed with respect to this settlement.

As noted within the report the site is within the development boundary within the SAMDev and as such the principle of housing development on the site is considered to be acceptable.

Two additional conditions proposed as follows:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

Demolition or construction works shall not take place outside 0730 hours to 1600 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In order to maintain the amenities of the area.

Item No.	Application No:	Originator:
9	14/04168/OUT – Ruyton XI Towns	Objector
<p>A further objection has been received from a local resident responding to the published officer report raising the following matters:</p> <ul style="list-style-type: none"> <li>- Weight that can be given to affordable housing is questioned due to ministerial statement and recent appeal decision</li> <li>- There is no statistics to show that the new housing would help local economy and the village does not have sufficient infrastructure</li> <li>- The holiday accommodation could not be accessed if the development proceeded</li> <li>- The ecology report is not public</li> <li>- It may not be possible to achieve the development without affecting stability of the site and the adjacent road</li> <li>- There are no dormer bungalows in this area and this dwelling would not fit in with those either side</li> <li>- The applicant does not own sufficient land for the visibility splays</li> <li>- The traffic speeds should be recorded for the location of the access</li> <li>- Increase in vehicles using this access would be detrimental to highway safety</li> <li>- Simultaneous vehicle entry and exit is not possible</li> <li>- The dwelling will not be suitable for a person in a wheelchair or with walking difficulties and therefore is not a dwelling suitable for whole life occupation</li> <li>- Engineering implications have not been considered sufficiently</li> <li>- Garages are too small</li> <li>- There are inconsistencies in the plan</li> </ul>		

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Dear Councillors,

**Planning Application 14/05739/FUL Long Lane Farm**

I do hope you will allow a moment of your time to read my submission in support of my planning application that is being presented to you tomorrow. Unfortunately, I shall be away and unable to attend both the site meeting and the committee meeting. I have pegged out the site with orange string and do hope this will assist.

The officer's recommendation for my proposal is for refusal, based on sustainability.

- ❖ The application has the support of the Parish Council, the Local Member and there are two letters of support from local residents.
- ❖ The application has raised no objection from consultees or third parties.

My application is presented to the Committee Members because the Parish Council and my Local Ward Member consider the development would not have an adverse impact on the settlement and that the three tests of economic, social and environment impact can be met. The officer report acknowledges the application ticks boxes for economic and social considerations and considers the proposal would not result in adverse ecological or environmental implications.

The officer report acknowledges that sustainable sites for housing should be supported in line with requirements contained within the NPPF and that the 5 year housing supply is a minimum requirement and notes at 6.2.5 the "proposal will provide a single dwelling which will help meet the housing shortage in Shropshire".

In the report for the proposed development at Drayton Road, Hodnet which is on the same agenda, the officer states at para 6.1.6:

"In this period between examination and adoption sustainable sites for housing where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development, will still have a strong presumption in favour of permission under the NPPF, as the 5 year housing supply is a minimum requirement and the NPPF aim of significantly boosting housing supply remains a material consideration. Officers consider that it would be difficult to defend a refusal for a site which is considered to constitute sustainable development unless the adverse impacts of granting consent would significantly and demonstrably outweigh the benefits."

The recommendation for refusal for the proposed dwelling at Long Lane Farmhouse states that (inter alia) the development would lead to sporadic and unsustainable development and would put a reliance on the motor car to access day to day local services

The refusal implies that the site is detached from the settlement, however it is in fact a mere 100 metres from the edge of the settlement boundary for Marchamley which is defined as a 'cluster' in the emerging SAMDev and is situated 1.5 miles from Hodnet which is identified as a Community Hub; both of which form part of the Market Drayton Community Cluster.

It takes just 2 minutes to walk down Long Lane to reach the village which is considered, in policy terms, capable of accommodating further residential development and consequently must be deemed a sustainable location. In reality there is little difference if you live in the middle or on the edge of the village for accessing services and facilities.

The officer report makes reference to the fact that the lane has no footpath. The lane, like many rural roads in the county does not benefit from a footpath and like many similar roads is safely used on a daily basis by pedestrians, cyclists and horse riders alongside motor vehicles.

The site is not in an isolated position where there is a strong presumption against development; it is on the fringe of the settlement and would provide an appropriately designed and highly sustainable self-build property from Border Oak, an award winning company for both design and sustainability. Full sustainability credentials of the build accompany the application to confirm its low carbon status.

Shropshire is an extremely rural county and consequently most housing within the county is located quite a distance from most services and facilities. Many of the large villages support neither a shop and/or post office and most do not have provision for education facilities or places of employment. Public transport is poor in the county and the vast majority of its population have to rely on the private car for access to employment, education, entertainment and services.

There would be no visual harm or impact on residential amenity. The dwelling would be sited within the residential curtilage of the host property in place of the existing barn, which would be demolished. The new build would provide a smaller residence and would enable me to pass Long Lane Farmhouse (where I have lived for the past 40 years and where I have brought up 3 children) to my son and his young family who will return to live in and support this rural settlement. The new house would be appropriately designed and would enable us to formerly work from home thereby cutting the long commute and thus reducing our reliance on the private car.

Sustainable sites for housing, where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development will still have a strong presumption in favour of permission under the NPPF and the Planning Practice Guide published on 6th March 2014. These policy documents state that all settlements should be considered which can play a role in delivering sustainable development in rural areas.

The Parish Plan prioritises the development of small houses in the area and measures which support small businesses, and this development is in accordance with both local imperatives. It is hoped that the Committee Members will add their support to Localism and be minded to approve this modest sustainable low carbon self-build opportunity in the village of Marchamley, a settlement which has opened its arms to the right sort of development.

Thank you,  
Maureen Howell