



Date: Thursday, 28 July 2016

Time: 2.00 pm

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

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CENTRAL PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

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

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Agenda Item 9

CENTRAL PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 28th July 2016		
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		
Item No.	Application No.	Originator:
6	16/01873/OUT	Third Party - Support
<p>One further letter of support as follows:</p> <p>I regularly visit relations in Annscroft who live in the houses to the southern end of the village. These houses are separated from the main settlement by the gap in the line of housing on that side of the road. The housing is continuous on the opposite side of the road. This small development would infill this gap. The Parish Council are in favour of this development which would help to unify the settlement of Annscroft and confirm its identity as a proper village rather than just intermittent dwellings scattered along the road.</p>		
Item No.	Application No.	Originator:
6	16/01873/OUT	Agent
<p>One letter of support has been submitted by the applicant's agent as follows:</p> <p>I write on behalf of the Applicant in respect of the above proposal. I understand that the above application is due to be considered by the Central Planning Committee on 28 July. I would be grateful if you would bring the following matters to the Committee's attention.</p> <ol style="list-style-type: none">1. An earlier application seeking permission for the development of three dwelling houses on the application site was refused on 23 September 2015. That application is now the subject of an appeal. <p>The Appellants considered the Council's reasons for refusing the application, and the objection to the scheme that had been lodged by the Parish Council, very carefully, and the present scheme is the result of that consideration. The revisions have brought the scheme in line with the wishes of the Parish Council which were expressed in their Parish Development Statement and which were reproduced in SAMDev Policy S16.2(xi). The Parish Council now supports the proposed development, and it accords with Policy s16.2(xi).</p> <ol style="list-style-type: none">2. The current application is different from the application that is the subject of the appeal. In particular the house types now accord with the Parish Council's expressed wishes for development in the Longden Community Cluster. If consent for the current application is granted, the Applicants will withdraw the appeal and do not see any basis to pursue a claim for costs against the Council.3. The whole of the settlement of Annscroft, and indeed the whole of the Longden Community Cluster, is regarded as "countryside." But Policy MD3 allows for development in "countryside," and outside settlements. This was confirmed in the		

recent appeal decision (APP/L3245/W/15/3134152) relating to land at Cross Houses. Development is not limited to “infilling.”

4. The development that exists along the southern side of Shrewsbury Road through Annscroft is modern development comprising a number of private drives, which provide access for a number of dwellinghouses - as can be clearly seen on the attached plan. These dwellings are not visible from the highway, being hidden behind tall hedges that were planted as part of the developments. The proposed development is an extension of this form of development and will eventually be hidden, in the same fashion, behind newly planted tall hedgerows.
5. Immediately adjacent to the application site on land associated with ‘Lythfield’, planning permissions have been granted within the last twelve months for the construction of two dwellinghouses. One of these will provide a dwelling that is “frontage” development that will be set in line with the dwellings that are proposed in the current application. This has been sold to Mr & Mrs Urquhart who have a local business and wish to build a new house for them and their family. The other is backland development to the rear of ‘Lythfield’ served by the private drive that serves the existing dwelling and is being retained by the owner of Lythfield. Again, these are shown on the attached plan. The development now proposed will be an extension to that development permitted at ‘Lythfield.’ Indeed, Mr & Mrs Urquhart have requested that, should permission be granted for the current application, they would wish to seek an arrangement with the present Applicant to access the more westerly plot through the development that is now proposed in order that the number of accesses onto Shrewsbury Road can be minimised. This, of course, would be advantageous from a visual, and traffic safety, point of view.