

Date: Tuesday, 21 October 2014

Time: 2.00 pm

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


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NORTH 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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Item No.	Application No.	Originator:
All		Officer
<p>Members should note that the period for any party to submit a judicial review of a planning decision is 6 weeks and not three months weeks as noted in section 8.1 of the reports.</p>		
Item No.	Application No.	Originator:
5	14/00790/OUT	Agent
<p>The agent has raised the following corrections to the officer report:-</p> <p>Page 22 of the report under the heading of BACKGROUND - reference no. is 14/00790/OUT not 14/00790/FUL</p> <p>The application is not for 4 x 3 bedrooms & 10 x 4 bedrooms but for 2 x affordable 2-bedroom, 2 x 2-bedroom, 2 x 3-bedroom, 5 x 4-bedroom & 3 x 5-bedroom as listed on the submitted drawings and planning application form.</p> <p>It has also been noted that the red edged area shown on the front page of the report does not reflect the extent of the red edged area of the application site. The pavement improvement along Bearstone Road frontage is missing as is the pedestrian link between Owls Nest and Yew Tree House.</p>		
Item No.	Application No.	Originator:
5	14/00790/OUT	Objector
<p>An additional representation has been received raising concern that the application is being reconsidered, that the access is in a dangerous position on the road and that it is not sustainable. They have provided the following photograph as evidence:</p>		
		

Item No.	Application No.	Originator:
6	13/05008/OUT	Objectors
<p>Objectors have sent documents direct to members reiterating their objection on the following grounds:</p> <ul style="list-style-type: none"> - Site outside development boundary - Shropshire has 5.5 years housing supply - No evidence of need - The Parish Council did not re-consult the community before changing their position - Development would have significant impact on setting of listed buildings, heritage assets and the character of the village - Will increase the percentage of buildings on the lane by 44% - Elevated site would obscure horizon views from bridge and views of Old School and Old School House - Loss of established hedge would spoil intrinsic beauty of the area - Will not add to economy of the area and will be less attractive to visitors - No social benefit - Should have greater assessment of visual impact - Impact on flora and fauna - Increase light pollution, carbon footprint and noise <p>In support of the objectors view they have also commissioned a peer review of the archaeological report which advises "it could be argued that further development might hem in the historic buildings and diminish their impact, as they are currently unimpeded in the view from the historic bridge. A development that obscures them from the bridge or interrupts this space might be considered to occlude the Old School House buildings, to supersede them and therefore diminish their impact and visibility." The report also advises that the view from the bridge would change to modern housing and that the gap between the bridge and the Old School House can be considered to be a historic setting, which if built on would change how the existing buildings are perceived and their inter relationships. It advises that the proposal to screen the houses will have an impact on the setting and inter-visibility and that, even if sensitively designed the new housing will stick out. The report concludes "The Heritage Assessment Report is thorough and sensitive to the subject matter. It has been written in full consideration of the appropriate modern guidelines as set out by heritage advisory bodies, English Heritage and current planning policy. It makes reasonable assumptions and judgements based upon the criteria laid out in this literature. The interpretation of Impact is crucial to ensure the adequate protection of heritage assets and their setting. What the report does not do adequately, is to consider the importance of open space, in the relationship between the historic buildings. Light, and visibility are important considerations in the setting of these buildings and it is clear from photographs, maps and common sense that a large scale domestic development in the specific proposed area, would make a significant and lasting impact upon the village that would change the inter-visibility between heritage assets and their visual accessibility to village users."</p> <p>The objectors have also commented on the officers report that the new that four new houses will not automatically bring about greater attendance at either the church or public house, that there is no economic benefit and that the community is a very large, wide spread, farming community. The objectors consider that the arguments being put forward in favour of the development do not outweigh or justify the potential harm to the historical character and beauty of this tiny village.</p>		
Item No.	Application No.	Originator:
8	14/03427/FUL	Local member
<p>The local member has advised that they support the proposal including the external seating on every day except Wednesdays when there are market stalls in the passageway being part of the Wednesday Street market and an integral link between Cheshire Street and the Market</p>		

Hall.

Is fully supportive of the application as indeed are the majority of the public and retailers. It will be a great boost to the local economy to have another extremely popular national brand trading in the town.

Item No.	Application No.	Originator:
10	14/03560/ADV	Officer

The application for advertisement consent needs to be considered against Section 220 of the Town and Country Planning Act and Regulation 3 of The Town and Country Planning (Control of Advertisements) (England) Regulation 2007 as amended.

Under this regulation a local planning authority shall exercise its powers in the interests of amenity and public safety taking into account:

- (a) The provisions of the development plan so far as they are material
- (b) And any other relevant factors

The attached policies are the relevant policies for consideration of applications for advertisement consent and need to be taken into account in determining the application.

North Shropshire Local Saved Policy

Policy D11 – Advertisements

The scale, design, materials and siting of advertisements should be sympathetic to the character of buildings and harmonise with surroundings. Particular regard will be paid to:

- (a) proposals within the designated Areas of Special Control of Advertisements in order to prevent the proliferation of advertisements;
- (b) proposals within Conservation Areas where special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area;
- (c) advertisements which could cause distraction to drivers, which will not be allowed.

This policy seeks to ensure that advertisements relate sympathetically to their surroundings. The Areas of Special Control of Advertisements referred to in part (a) of the policy are all areas outside the town development boundaries, where strict controls exist over the type, size and number of advertisements that can be displayed without planning consent.

Samdev

MD2 – Sustainable Design – To replace D11

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. Achieve local aspirations for design, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
2. Contribute to and respect locally distinctive or valued character and existing amenity value

Shropshire Core Strategy

Policy CS6 'Sustainable Design and Development Principles'

requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development.

National Planning Policy Framework

Policy 7 'Requiring Good Design'

indicates that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. It also indicates that Local Planning authorities should not refuse planning permission for buildings which promote high levels of sustainability because of concerns about incompatibility with the existing townscape, if those concerns have been mitigated by good design.