

SOUTH PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: 24th May 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:
7	16/00642/FUL	Operations Manager – Planning Services

The recommendation set out in the Committee Report to grant permission is subject to the completion of a Section 106 Agreement to secure the requisite affordable housing contribution, under adopted Shropshire Development Plan policy (This comprises of the Shropshire Core Strategy, the SAMDev Plan and the Much Wenlock Neighbourhood Plan for this particular proposal). However, account must now be taken of the Court of Appeal judgement of 11th May 2016 in the case of **Secretary of State for Communities and Local Government (1)West Berkshire District Council(2)Reading Borough Council [2016] EWCA Civ 441**

The effect of this judgement is to confirm that the Written Ministerial Statement (WMS) of the 28th November 2014, announcing that Local Authorities should not request affordable housing contributions on sites of 10 units or less (and which have a maximum gross floorspace of 1,000sq m), or 5 units or less in designated protected rural areas, still applies in considering development proposals.

At this juncture, in accordance with the view of the Planning Inspectorate it is considered that the WMS is a material consideration. Shropshire Council therefore accepts that the WMS applies as a significant material consideration and this means that the Council will not automatically require an AHC for applications for 10 or less dwellings and less than 1,000sq m floor area in the majority of cases.

In this particular case for the conversion and extension of a building to form a single open market dwelling within the development boundary of a town, it is considered that an affordable housing contribution could no longer be justified and therefore no weight should be given to this in the overall planning balance. The Recommendation is amended to:

Grant Permission subject to the conditions set out in Appendix 1.

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7	16/00642/FUL	Neighbour

Objects to the application:

We would also add that there is a possibility of our property (The Barn, St Mary's Lane) reverting to being permanently occupied in the near future, so would wish the committee not to give less weight to our objections because we currently offer holiday lets.

Would also point out that access to our garden is only via our house (i.e. there is no side gate or access to the lane outside direct to the garden). As the proposed property will have 2 substantial wall/roof areas projecting into our garden any future maintenance

could prove extremely difficult, especially if Woodfield House in future became a separate property (from the proposed dwelling).

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7	16/00642/FUL	neighbour

Objects to the application:

Would like to reiterate that the height of the proposal is still unacceptable. Amendments have been made to the proposal but the height remains the same. The need for a higher roof is not established as the loft area of the proposed development is designated as a storage area.

The roof lights overlooking other neighbours have been removed but the roof lights overlooking our property remain. Windows into a storage area are not appropriate as artificial light would suffice.

Further, the roof window to the south, above the kitchen also seems superfluous as enough ambient daylight will pass through from the glazed front door and lounge window. The provision of a light tunnel in the roof over the bedroom is acceptable as we would not be able to see directly into this part of the proposed dwelling.

Item No.	Application No.	Originator:
8	16/00645/REM	Cllr Stuart West – Shropshire Councillor, Shifnal South and Cosford

The location and shape of the Town Park on this development has changed somewhat to what was discussed and agreed between Shifnal Forward and the developers previously. The size of the Park has also reduced from the original design. The Community the Park to be close to the railway line.

After serious consideration, I feel it would be in the best interest of Taylor Wimpey and the Community for us to accept the proposed site for the Park as a compromise. Bearing in mind that this IS a compromise, I would seek the following conditions to be agreed by the developer.

1. Maximise the size of the Park site.
2. Ensure that all access is wide, welcoming and landscaped.
3. Access to the Park from Silvermere, Wolverhampton Road and Railway Arch are clearly signed and landscaped.
4. All landscaping is to the highest standard with good drainage.
5. Finally that the facility is for the use of the whole community, a true Town Park, not just for Taylor Wimpey residents. This being written into any prospective house buyers contract of sale.

I feel these conditions are not onerous, give out a "caring developer" message and will leave a lasting legacy for the residents of Shifnal.

Item No.	Application No.	Originator:
8	16/00645/REM	Neighbour

Supports Application:

Town Park's new location should be approved:

- greater amenity value, and a safer environment for children away from noise and visual

intrusion of the railway

- closer to pedestrian access through 18 Silvermere Park
- be more accessible for all south Shifnal residents, especially if opening up the railway underpass link to the Redrow side does not materialise.
- shortest pedestrian link to town centre through Silvermere Park.
- remain linked via proposed railway underpass and surrounding landscaped areas to the Redrow park.
- preserve more of the natural field hedgerows and trees than if it were closer to Silvermere Park.
- because new site is more central, surrounded by roads, and designated a Town Park it will be seen as an amenity for everyone to enjoy.
- new location with two pedestrian links to the older parts of the town underpins the aim of discouraging car use, which is an important consideration given the absence of car parking facilities; maximises accessibility for all members of the community such as families with young children and mums with buggies.
- the more central location combined with dual access from Silvermere Park and through the railway underpass is the best option for the whole community.

Item No.	Application No.	Originator:
9	15/00646/REM	Neighbour

Supports Application:
 Town Park's new location should be approved:

- greater amenity value, and a safer environment for children away from noise and visual intrusion of the railway
- closer to pedestrian access through 18 Silvermere Park
- be more accessible for all south Shifnal residents, especially if opening up the railway underpass link to the Redrow side does not materialise.
- shortest pedestrian link to town centre through Silvermere Park.
- remain linked via proposed railway underpass and surrounding landscaped areas to the Redrow park.
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