



Date: Thursday, 22 November 2018

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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SCHEDULE OF ADDITIONAL LETTERS**

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<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
5.	18/00186/OUT	Mandy Starr – Case Officer
<p>Commitment and completion data for Buildwas, as at the 31<sup>st</sup> March 2017 indicates that there have been 2 completions in Buildwas between 2011/2012 and 2016/17 and a further 8No dwellings have been committed on sites with planning permission as of 31 March 2017.</p> <p>The Planning Policy Team intends to publish the 2018 update report in December. Having reviewed the monitoring thus far undertaken, it is understood that a further 3 dwellings have obtained Planning Permission between the 1<sup>st</sup> April 2017 and the 31<sup>st</sup> March 2018.</p> <p>Since then 1No further dwelling and 2No replacement dwellings ( with no net gain) have been granted – however these dwellings will not be considered within the updated Five Year Housing Land Supply Statement 2018 as they were granted after the base date for this Assessment.</p> <p>On the Committee Report, the Recommendation is to Grant planning permission subject to conditions.</p> <p>The wording of Condition 8 has been changed to omit the following sentence from the text: <i>unless otherwise approved in writing by the Local Planning Authority.</i></p>		
6	18/03486/FUL	Cllr Dan Morris, Local Member

I am afraid that I am unable to attend the planning meeting, however I would like to make a few brief observations for consideration in relation to item 6, The Square, Great Ryton 18/03486/FUL.

Great Ryton is a small village, there are around 30 properties in the village. There are concerns that adding 15-20% to the housing stock in the village is a disproportionate addition to the number of houses.

Planning policy refers to a need for a mix of housing in settlements, but are 2 and 3 bedroom flats what the village of Great Ryton needs, has the application demonstrated a proven housing need for 5 flats in Great Ryton?

I would ask that the Committee pay consideration to the concerns the local population and parish council has over this application, mainly over drainage/sewage, parking and extra car movements. I would ask that the committee in particular consider applying weight to local knowledge over drainage concerns.

The Officers report makes reference to upgrading to a mini sewage treatment plant that would discharge to any existing soak-away. This could be considered to be a vague statement of intent rather than a specific factual solution to the potential large increase of drainage flow that 5 new flats would generate, especially given the local concerns over the history of flooding here.

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