



Date: Tuesday, 18 August 2020

Time: 2.00 pm

Venue: THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

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NORTHERN 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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NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 18th August 2020		
<p>NOTE: This schedule reports only additional letters received before 5pm on the day before committee.</p> <p>Any items received on the day of Committee will be reported verbally to the meeting</p>		
Item No.	Application No	Originator
5	20/01553/FUL (Crowmoor House)	Officer
<p>The applicant has confirmed that subject to written confirmation from the independent assessment (by RCA) of the submitted Viability Assessment (by Bridgehouse) Cornovii will 'pay up to £135k for the open space and up to £79k for the education contribution'.</p> <p>RCA have confirmed the following by email:</p> <p><i>I can confirm that we have had a conversation with Ian Greatrex at Bridgehouse who is working on the viability on behalf of Cornovii along the following lines:</i></p> <p><i>A viable scheme is one which has a Residual Land Value (RLV) in excess of its Benchmark Land Value (BLV). The RLV is determined via an appraisal of the costs and values of the proposed scheme and the deduction of scheme costs from the anticipated total sales value of the residential units. The residual figure is the RLV. The BLV is either the value of the site in its existing condition (Existing Use Value (EUV)) to which a premium is applied to incentivise the landowner to sell (EUV+), or the site's value under an alternative use for which planning consent exists or could reasonably be attained (Alternative Use Value (AUV)).</i></p> <p><i>In its current form, the site could potentially be re-used as a care home, although this would probably require significant improvements to be made at significant cost and even then it is questionable about how much income that use would generate and whether it would therefore be viable. On that basis, the site's EUV would be low. In terms of the AUV, the most valuable alternative use for which consent is likely to be granted in that location is for residential use. We would have to assume that Cornovii is promoting the optimum scheme for the site that it could reasonably expect to get consent for and, therefore, the AUV would be the proposed scheme. Essentially, we would be comparing the scheme against itself and we have to assume (because the guidance tells us to) that the scheme is policy-compliant and, therefore, allows for payment of planning obligations.</i></p> <p><i>Ian Greatrex reluctantly agreed with the above and, therefore, our report when completed will conclude that it is viable for the proposed scheme to afford the requested planning obligations in full.</i></p> <p>The requested contributions are £79,615 for education and £135,123 in lieu of on-site provision of open space (and not the £150,000 referred to in the report). Cornovii have agreed to pay the full education and open space contribution.</p>		

The officer recommendation is therefore amended to refer to this and to also include where the contributions will be spent:

Revised recommendation:

Grant Permission subject to the conditions as set out in appendix A and a memorandum of understanding to secure 12 affordable houses on site in perpetuity, an Education contribution of up to £79,615 to be used at Belvidere Secondary School and an Open Space contribution of up to £135,123 to be made to Shrewsbury Town Council to be used at Upton Lane Recreation Ground and to delegate to the Head of Service to make any amendments to the recommended conditions and the memorandum of understanding as considered necessary.

Item No.	Application No	Originator
6	20/02261/FUL	Applicant

A landscaping plan has been submitted by the applicant. Consequently, officers consider that recommended conditions 4 and 5 as contained in the committee report should be reworded as follows:

Recommended condition 4 (landscaping) be reworded as follows:

All hard and soft landscape works shall be carried out in accordance with the approved landscaping plan. The works shall be carried out prior to the occupation / use of any part of the development hereby approved. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Recommended condition 5 (parking) reworded as follows:

Notwithstanding the details shown on the approved landscaping plan, the development hereby permitted shall not be brought into use/occupied until car parking space for two cars has been provided and hard surfaced. The parking spaces thereafter shall be kept clear and maintained at all times for that purpose for the lifetime of the development.

Reason: To ensure the provision of satisfactory parking facilities in the interests of highway safety and the general amenity of the area and ensure an appropriate level of parking is provided for the lifetime of the development.

Item No.	Application No	Originator
10	20/01374/FUL	Bomere Heath Parish Council

The parish boundary of Bashurch and Bomere Heath District Parish Council pass through this planning application site. It has been designated to Baschurch PC but as the majority of the settlement of Walford Heath is within the BHDPC we would like the opportunity to comment on the application.

During the formation of the SamDev plan the BHDPC put forward an original 'preferred number' of 6 houses for the community cluster of Walford Heath,

Merrington and Old Woods. During the consultation period, Merrington and Old Woods were removed from the Community Cluster leaving Walford Heath on its own as a nominated community cluster. This was the point when 16 houses were allocated to Walford Heath (ref. Shropshire Council: Samdev Revised Preferred Option July 2013). 16 houses represent a 50% increase in housing stock and was a significant increase in the original number of 6 houses put forward by BHDPC. Fast forward now to 2020 – 17 houses have been either built or have been approved planning permission. In the last Plan Review, BHDPC recognised that Walford Heath had had more than its fair share of new development and this had seriously affected the goodwill of the community. As a result the parish council successfully requested that Walford Heath should be removed from being a community cluster.

The BHDPC oppose this latest planning application on the grounds that:

1. Walford Heath has already exceeded its allocated housing numbers stipulated in the SAMDev plan.
2. The fact that Walford Heath is to be removed from community cluster status when the Local Plan Review is to be ratified in 2021 should be taken into consideration and be given weight in the decision making process.
3. The application is an amended resubmission of planning application 19/04589/FUL which was refused by the Council on 31st January 2020 for the following reason: 'The proposed detached dwelling is of a size and sale disproportionate to the application site and its surroundings.' The amended application has changed little - moving the proposed house slightly back and reducing the overall size by only 1.9 cubic metres.
4. The applicant is treating this as infill – the fact that this can be even considered as infill is only because of the high proportion of houses that have been built in Walford Heath in the last 6 years. The site itself is between Ivy Cottage and a new housing development of 4 houses 16/04720/OUT.
5. The density of housing is out of character for a rural settlement.

The hamlet itself has changed in appearance from a sporadic distribution of varied housing stock spaced out down the B5097 to a much higher density of housing. 14 of the 17 new houses are concentrated in a 50 metre stretch either side of the road, towards the Baschurch end of the hamlet. This application is also situated in the same area. This application will only add to the housing density – essentially this house is to be 'shoe-horned' in between Ivy Cottage and the 4 new houses. The proposed house is in Ivy Cottage's garden. Will this set a precedence? Will other houses in Walford Heath be permitted to build a house in their garden?

6. Walford Heath had already been identified as an area of concern for speeding by the Parish Council which undertook a traffic survey in June 2017 – the results can be viewed on the parish council website. In summary a principal road (B5067), which serves the larger developed area of Baschurch, passes through Walford Heath. The survey shows that an average of 5,000 cars a day use this road, of which 3,934 cars were travelling faster than 46 mph and 511 cars faster than 55mph.

Item No.	Application No	Originator
10	20/01374/FUL	Councillor Picton
<p>Comments by the Councillor will be read out at the Committee meeting objecting to the application. Concerns in relation to the merits of the application refer to:</p> <ul style="list-style-type: none"> • There is a long history to Walford Heath. Originally it was agreed that Walford Heath should form a cluster alongside two other hamlets in Merrington and Old Woods. The number of properties allocated to the entire cluster was six. When Shropshire Council did not have a five-year land supply planning approval was given for ten large properties within the Walford Heath hamlet. Since Shropshire Council has had a five-year land supply a further six properties have been given approval bringing the total in Walford Heath alone to sixteen, a 50% plus increase in the number of properties within the hamlet. • The emerging local plan (2016 – 2038) is entering the final consultation phase. Within this consultation Walford Heath has been removed from the cluster and will now be classed as Open Countryside. This removal was agreed by the Planning Policy Officers and local Parish Councils right from the start of the process. Therefore, what weight should the emerging local plan be given in determining this application? It is my view that weight should be given to the 16 dwellings already built in Walford Heath and this application should be refused again. <p>I have further objections to this application and I also ask you to look at the photographs included with this objection.</p> <ul style="list-style-type: none"> • Sustainability This application is not within a sustainable location. If it was, it would have been recognised as such by Planning Policy officers and Walford Heath would have been included within the new plan. • Street Scene Despite the proposed reduction in size of this property it has a detrimental impact on the street scene. This again was recognised in the last refusal. I am also concerned that the plans before you do not give a true reflection of the site location as new build neighbouring properties do not appear on plans. • Urbanisation of Open Countryside The development of yet another new build will further urbanise what was once a small hamlet with a variety of house styles in keeping with the character of the village. • Character and Historic Setting This development will do further harm to the character and historic setting of the settlement. In particular, the traditional sandstone cottage and the open countryside beyond. This was also recognised in the last refusal – what has changed? • Cumulative Impact 		

I believe insufficient weight has been given to the cumulative impact of this proposed dwelling on the surrounding properties and area. This is, in effect, open countryside and should be treated as such.

In conclusion the proposed development does not comply with Local Development Plan policies CS6 and CS17 of the Adopted Core Strategy and MD2, MD12 and DM13 of the SAMDev Plan.



Changing the historic character of the hamlet



Officer note. The dwellings above are located alongside the application site marked as square boxes on the site plan at the start of the report. A photo of these was meant to be paragraph 6.1.5 as part of the Officers report. (Please note report leads from paragraph 6.1.4 – 6.1.6 as a result of this error.