



Date: Tuesday, 12 January 2021

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: 12th January 2021		
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Item No.	Application No.	Originator
5	19/05538/FUL	Agent
<p>Revised site layout plan submitted 7 Jan 2021.</p> <p>Officer comments - The red outlined area on this revised layout plan now matches the red outline on the revised site location plan submitted on 21 December 2020. The red outline plan on the front sheet of the committee report is therefore incorrect as it shows the previously proposed site area.</p>		
Item No.	Application No	Originator
6	West of Vine Cottage, Middleton Road, Middleton, Oswestry	Affordable Housing Officer
<p>Confirm that Miss Goodall has demonstrated strong local connections to the Oswestry Rural Parish Council local administrative area. After considering both Miss Goodall and her fiancée James Evans housing needs and personal circumstances, I can confirm that the requirements of the Supplementary Planning Document in relation to the 'build your own affordable home scheme' have been satisfied.</p> <p>Miss Goodall has provided medical evidence to show that she needs a single storey property which will be both her current and future needs. Details have also been provided to show she needs the support of her parents who live within the parish as she receives regular medical treatment.</p> <p>From financial information provided Miss Goodall and Mr Evans are unable to purchase a suitable property in the immediate area due to availability and cost, this is due to a lack of lower cost smaller single storey affordable properties available locally.</p>		
6	West of Vine Cottage, Middleton Road, Middleton, Oswestry	Agent
<p>The agent has provided an additional statement where he has identified other planning permissions which have been granted in 'loose-knit' settlements. These are identified on plans below.</p> <p>Map 2: Location of an approved site in/adjacent to the settlement of Rowley, near Westbury (ref: 18/05541/FUL)</p>		



Map 3: Two recent approvals in/adjacent to the settlement of Hollyhurst, near Leebotwood (refs: 20/02569/FUL & 17/04904/FUL).



Map 4: An approved site in/adjacent to the settlement of Perthy, near Ellesmere (ref: 11/02871/FUL)



Officer Notes: Whilst the comments of the agent are noted by Officers, members must be aware that each application needs to be considered on its individual merits and the specifics of the site concerned.

Item No.	Application No	Originator
7	20/04023/FUL - Tetchill	Member of the public.

A further letter of objection has been received and relevant key planning matters can be summarised as follows:

1. The site plans and drawings are not a true representation of the actual site. It gives a spacious appearance, where the house is situated in an "island".
2. SAMDEV plan policies are no different to those when previous applications were considered on site.
3. In the planning applications for the 3 houses on the site,(rear), part of the conditions were that the hedges were to be kept intact to afford screening for neighbouring properties, now all of a sudden these hedges are going to be removed and will leave us with a house right outside our back door.
- 4 There is also the human rights element, this guy has already had permission for 3 houses so is ok, what about the human rights for the villagers who have to live with it
5. Concerns with regards to a potential blind spot for vehicles approaching onto the junction, considered a very dangerous spot, plus the absence of footpaths.

Officer comments.

Officers have checked the site plans and proposed elevations and are satisfied that the plans represent an accurate reflection of the site.

No recent changes to any local plan policies relevant to this application.

Issue with regards to boundary treatment will be covered in the Officer verbal presentation.

Officers have considered the human rights element and have no concerns on this aspect in relation to this application.

It is noted SC Highways raise no objections in relation to this application and their comments are included in Section 4 of the Officer's report.

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