



Date: Tuesday, 6 December 2022

Time: 2.00 pm

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

Contact: Emily Marshall / Shelley Davies, Committee Officer  
Tel: 01743 257717 / 01743 257718  
Email: [emily.marshall@shropshire.gov.uk](mailto:emily.marshall@shropshire.gov.uk) / [shelley.davies@shropshire.gov.uk](mailto:shelley.davies@shropshire.gov.uk)

## **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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<b>NORTHERN PLANNING COMMITTEE</b>		
<b>SCHEDULE OF ADDITIONAL LETTERS</b>		
<b>Date: 6<sup>th</sup> December 2022</b>		
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
9	<p>22/03912/FUL - 5 Porthill Gardens</p> <p>Following a re-consultation on 22.11.22, The Town Council have responded indicating they were happy to remove their original objection to this application on the new information provided but the removal was subject to comments from the Conservation Officer who had not commented since new information had been submitted.</p> <p>Conservation have not been reconsulted due to timeframe and the property not being located within a Conservation area.</p> <p><b>Multiple supports</b> - have been received regarding the application. The main reasons are,</p> <ul style="list-style-type: none"> <li>• New footprint will be only slightly longer than the existing buildings</li> <li>• The rear boundary will make use of the previously hidden courtyard area</li> <li>• No visual impact to the road</li> <li>• Side elevation will be improved</li> <li>• No intention for any of the hedges or beds to be removed or damaged in the process of the build.</li> <li>• High build quality</li> <li>• Similar extensions in the area</li> </ul> <p><u>Officer comments.</u> Amendments to the scheme overall are considered minimal, however recommendation of approval remains.</p> <p>Reason given for committee determination under para 3.1 on report has been updated to "The Town Councillor Julian Dean requested Committee consideration within 21 days, based on material reasons to which the Chair and Vice in discussion with the Area Manager agree material reasons have been raised.</p>	<p>Shrewsbury Town Council</p> <p>Members of public</p>
<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
8	22/02517/FUL	Planning Officer
Condition 19 relating to the footpath/cycle link has been amended to:		

No occupation shall commence until details of the pedestrian/cycle link that would connect the development to Lyth Hill Road have been submitted to and approved in writing by the Local Planning Authority. The details shall include transition details on Lyth Hill Road. The approved pedestrian/cycle link shall be implemented and retained thereafter and kept free of obstruction at all times.

Reason: To ensure residents of the development have easy and safe access to the pedestrian/cycle link in the interests of sustainable development.

The condition has amended is considered the council greater oversight of the footpath/cycle link prior to the occupation of the development to ensure pedestrian and cycle safety.

Item No.	Application No:	Originator:
12	22/04420/FUL	Planning Officer

Following publication of the report, the applicant has provided a survey aimed at ascertaining the exact position and heights of the application dwelling relative to No10 and the bay window that the neighbour raised concern over the loss of light. The survey highlighted the fact that digital OS was slightly out in that No.10 was marginally closer to No.12 but that bay window to No.10 was higher than indicated previously on the ROL study document initially submitted. Nevertheless, minor amendments of approximately 0.2m reduction to the width of the extension resulting to the roof profile of the extension to the north being constructed on the parameters of the 25-degree line against the neighbour's bay window have been submitted. Officers have reviewed the documents submitted and confirm that the layout, scale and design of the development as proposed will not have significant impacts on the amenity and privacy of the neighbouring dwelling to warrant a refusal of the scheme.

The proposal is considered acceptable in relation to the Conservation Area and therefore there is no harm and thus the application is in accordance with the Planning (Listed Building and conservation areas) Act 1990

Paragraph 6.3.3 in the report refers to: *'Furthermore, while it is recognised that the scheme would be closer to the two storey extension on the property known as Regis, the scale and design of the proposed extension on the south west elevation would have a detrimental impact on the neighbouring dwelling.'*

This should read: Furthermore, while it is recognised that the scheme would be closer to the two storey extension on the property known as Regis, the scale and design of the proposed extension on the south west elevation would **not** have a detrimental impact on the neighbouring dwelling.

Add a condition: The first floor windows on the north east elevation serving the bathrooms shall be permanently of obscure glass and shall thereafter be retained. No further windows or other openings shall be formed in that elevation.

Reason: To preserve the amenity and privacy of adjoining properties.

Further objection has been received from neighbour stating the following:

- Height and length of extension has not been reduced.
- The existing hedge does not shade the bay window and currently the sky can be seen from the kitchen over the hedge
- Following amended plans the extension is still overbearing
- The extension doubles the size of the existing

- Proposal is contrary to policy

While the points above have been noted, the extension is within the boundary of Shrewsbury development boundary and following officer assessments, the recommendation of approval remains upheld.

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
10	22/03899/FUL	Case Officer

Paragraph 6.2.14 of the report refers to the historic town of Shrewsbury, this should read Oswestry.

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
7	22/03805/FUL	Planning Officer

Paragraph 7.0 of the Officer's report (Conclusion) should have a further section added in relation to the requirement for a Section 106.

This should read as follows: It is considered that the proposed development is acceptable in principle and will provide much needed lower cost residential accommodation in a sustainable location within the Oswestry urban area and at the same time ensuring that the property and grounds will be maintained. It is further considered that the proposal would have no significant adverse impact on the locality or residential amenity. The proposal is therefore considered to accord with CS3, CS6 & CS11 of the adopted Core Strategy plus MD2 & MD13 of the SAMDev and it is recommended that the application is approved subject to a legal agreement to provide an off-site contribution for public amenity.

Paragraph 6.6 of the Officers Report (Summary) should have a further section added in relation to Historic Environment Policies following the Conservation Officer acceptance of the scheme.

This should read as follows: Following the receipt of amendments in relation to the existing shop front and the retention of the existing materials the Conservation section are able to withdraw their objection. Therefore the proposal is considered in accordance with CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, policies MD2 and MD13 of the Site Allocations and Management of Development (SAMDev), the National Planning Policy Framework (NPPF) published July 2021, Planning Practice Guidance and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
10	22/03912/FUL	Case Officer

This item in Section 3 of the report should read as a Committee item owing to the material objections raised by the Town Council and member call in within 21 days of notification of the application.

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
13	22/01789/OUT	Case Officer

For clarity policy MD3 of the SAMDev Plan allows for an increase in housing supply if there are benefits arising from the development and that the development is sustainable. Whilst

the NPPF promotes the effective use of land and substantial weight should be given to the use of brownfield land within settlements. Officers acknowledge that the development will exceed the 10 dwellings stated in policy HOU1 of the Woore Neighbourhood Plan. However, officers consider that assessing the application against the development plan as a whole would provide significant material considerations which would allow an increase in the housing figure. Paragraph 4.7 of the Officers Report refers to the restoration and enhancement of this contaminated and derelict site which has been a brownfield site for many years. Officers consider that this is a significant material consideration, and the development of this site is support by both local and nation planning policy. The development is also located in a sustainable settlement within the development boundary of Pipegate and will provide affordable housing for the local community. The affordable housing officer has confirmed that a development of 14 dwellings will provide 2.1 affordable dwellings. This will result in 2 affordable dwellings being built on site, whilst the remaining 0.1 being a financial contribution to assist in affordable housing in the local area.

Paragraph 5.1 of the Officers Report (Conclusion) refers that the application is recommended for approval subject to the completion of the Section 106 obligation. For clarity the Section 106 obligation is to secure the affordable housing provision and long term, ownership, maintenance and perpetuity of the open space.
