



Date: Tuesday, 16 January 2024

Time: 2.00 pm

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

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SOUTHERN 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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SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date:		
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Item No.	Application No.	Originator:
5	23/04457/FUL	
<p>An additional letter of objection has been received.</p> <p>The grounds for objection are:</p> <ul style="list-style-type: none"> - Significant adverse impact on Ludlow Town Centre. - Loss of an allocated employment site. - Harm to designated heritage assets. <p>Officer comments: These matters have been addressed within the committee report. There are no further comments from officers at this stage.</p>		
Item No.	Application No.	Originator:
6	23/04167/FUL	Case Officer
<p>Update – Application 23/04274/FUL - Erection of garages to serve dwellings former by the conversion of the PH – Withdrawn.</p> <p>Amended recommended reason for Refusal:</p> <p>The site is not an allocated site for residential development and is contrary to the policies of the Core Strategy and the Council's SAMDev Plan as a whole. The site is not located within Cruckton and the development would be in open countryside where new open market housing is usually resisted. The scheme, which has been put forwards as an exception site on the grounds of it being a cross-subsidy scheme, does not meet the guidelines as set out in the Councils adopted SPD - Type and Affordability of Housing, in respect of tenure and cross-subsidy. No material considerations have been identified that would overcome this non-compliance with the Adopted Local Plan which is up to date and should be given full weight. Furthermore, the proposed development would unacceptably extend the built form into the undeveloped land to the rear of the site which, cumulatively with the development running parallel to the highway, would have an urbanising impact which would harm the visual amenity and rural character of the area and the setting of the former Hare and Hounds PH, which represents a non-designated heritage asset. The public benefits of boosting of the supply of housing, the provision of discounted open market dwellings and the employment associated with the construction phase, would be modest and insufficient to outweigh the adverse impact of the development on the undeveloped character and appearance of the area. The proposal is therefore contrary to polices CS1, CS4, CS5, CS6, CS11, CS17, MD1, MD2, MD3, MD7a and MD13 of the Local Plan, the Councils Type and Affordability of Housing SPD, as well as the overall aims and objectives in relationship to sustainable development as set out in the NPPF.</p>		
Item No.	Application No.	Originator:
10	23/04577/VAR	Case Officer

Since the Officer Report was written the following supporting documents have been received: Noise Assessment, Landscape and Mitigation Plan, amended to reflect the revised layout. Officers consider these to be satisfactory.

Amended Aboricultural Impact Assessment is awaited.

Item No.	Application No.	Originator:
9	23/04140/FUL – Gravels Bank	Case Officer

The agent has recently submitted an amended layout plan which shows render on the ground floor (east) elevation, landscape planting in front of the front elevation and a hedge between the residential curtilage and the paddock area to the south. This is in response to dialogue with the officers.

The applicant has agreed to accept two additional planning conditions following dialogue involving the case officer and the local member.

The first condition is to ensure that the slab level of the proposed house is reduced by 2ft below the existing ground level to reduce the prominence of the property.

The second condition is to ensure that any planning permission is for the exclusive benefit of the applicant and their immediate family and that under the terms of any permission the property shall not subsequently be sold to any third party. This is to ensure that a key justification for the proposals of a local dwelling for a family with strong local connections is protected.