



Date: Tuesday, 17 December 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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Agenda Item 8

SOUTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 16 th December 2024		
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		
Item Nos.	Application Nos.	Originator:
5 and 6	24/02828/FUL and 24/03787/FUL	LE and LP
<p>The National Planning Policy Framework (NPPF) was updated on the 12th December 2024 which is a material consideration for this case. The overall interdependent economic, social and environmental objectives have not been altered, nor has the presumption in favour of sustainable development.</p> <p>With regards to housing developments, the updated version of the document seeks to significantly boost the supply of homes across England. Paragraph 61 states '<i>...it is important that ... the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.</i>'</p> <p>For 24/02828/FUL, as a residential allocation in the Draft Local Plan, the proposed development would contribute to the supply of specifically deliverable sites with an appropriate mix of housing types for the local community. In the newly published NPPF, the weight that may be given to relevant policies in emerging plans has not changed (paragraph 49, formerly 48), however the weight given is boosted by the newly adopted NPPF itself as the proposed development would support the renewed objectives of the Government in relation to home building. The Approval recommendation for the proposed development resulting from the material considerations set out in the committee report which override its departure from the adopted Development Plan therefore remains and is further supported by the newly published NPPF.</p> <p>For 24/03787/FUL, the proposed scheme will deliver 58 bed spaces for those in need of care and will support the Government's objective of providing additional housing to meet the needs of the local community. The revised emphasis for the planning system to deliver more housing than previous iterations of the document places even greater weight in favour of the scheme. The recommendation as set out in the committee report will therefore remain unchanged as a result of the newly published NPPF.</p> <p>Members should be aware that the NPPF paragraph numbers referred to in the committee reports and recommended conditions will require amending prior to any decisions being issued.</p>		

Item No.	Application No.	Originator:
6	24/03787/FUL	LHA
<p>The following comments have been received from the Local Highway Authority:</p> <p><i>'Following receipt of the additional information in support of this application, the Local Highway Authority do not raise objection to the parking provision detailed within the scheme subject to a financial contribution being secured via a section 106 agreement to fund a traffic regulation order for the provision of parking restriction lines at the entrance to the site along the A4117. Furthermore, the fence removal at the entrance to the site will need to be secured via a planning condition.'</i></p>		