

**NORTH PLANNING COMMITTEE**  
**SCHEDULE OF ADDITIONAL LETTERS**

**Date: 8th December 2020**

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

<b>Item No.</b>	<b>Application No</b>	<b>Originator</b>
5	20/04102/FUL	Officers

**Reason for refusal:**

Whilst the applicant has demonstrated that she is in local housing need, the siting of the dwelling is considered contrary to planning policies and deemed unacceptable. The proposed siting of the dwelling house will adversely affect the landscape and the rural character of the area. The proposed development would be exposed and visible from the passing highway and due to the open nature of the site, the dwelling will have a clear prominent position within the rural setting and is therefore not considered acceptable due to the visual impact and harm caused.

This application is contrary to planning policies CS5, CS6, CS17, MD02, MD07a and MD13 of the Shropshire Core Strategy and the SAMDev Plan, along with the aims of the National Planning Policy Framework (NPPF) published February 2019, and The Type and Affordability of housing SPD 2012