



The Planning Inspectorate

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Sandra Richards
Shropshire Council
Central Team
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Shrewsbury
SY2 6ND

Your Ref: 12/02498/OUT
Our Ref: APP/L3245/A/14/2213935
Date: 28 April 2014

Dear Ms Richards

Town and Country Planning Act 1990
Appeal by Mr Keith Nutter
Site at E A Downes & Sons Ltd, Hereford Road, Shrewsbury, SY3 7RE

In line with the provisions of section 319A of the Town and Country Planning Act 1990 (as amended), the Planning Inspectorate has reviewed the procedure for the above appeal on receipt of the LPA's and appellant's statements.

This case has been reviewed by a Senior Manager. Having regard to the criteria for determining the most appropriate procedure, and taking into account the evidence submitted so far and the views of both parties, it has been decided that a hearing is the most suitable procedure for the appeal. Noting the Planning Officer's recommendation to approve the application in two out of the three reports means that an oral event is necessary to enable the Inspector to test and understand the parties' evidence by questioning. In addition the issues raised within the first Reason for Refusal, namely whether the proposal would adversely impact on existing investment in local centres or the vitality and viability of Shrewsbury town centre, will need to be drawn out by an Inspector led discussion at a hearing.

I should advise that, whilst these views are based on the material and evidence currently before us, the appointed Inspector ultimately has the power to review the appropriateness of the procedure and can invoke the provisions of section 319A of the Town and Country Planning Act 1990 (as amended).

A letter setting out the new timetable for the appeal will be sent shortly.

Yours sincerely

Lucy Wootton



211B(BPR)

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