

SOUTHERN PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 25 th August 2025		
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 No.	Application No.	Originator:
6.	25/02112/FUL	Mr P Smith (member of public)
I strongly oppose this application. It is an over development of a beautiful, iconic and sensitive location, and is contrary to the Pontesbury Neighbourhood Plan which seeks to maintain and enhance the landscape character of the area. The proposed design will urbanise a very rural location of our area.		
Item No.	Application No.	Originator:
5.	25/01257/FUL	Martin Parrish (Agent)
Amended plans and visuals submitted dated 20th August 2025 to address some of the issues within the proposed Refusal Reasons by altering room sizes and removal of the solar panels.		
Item No.	Application No.	Originator:
5.	25/01257/FUL	Planning Officer
Having assessed the amended plans submitted on 20th August 2025, the changes fail to overcome all aspects of concern and the officer recommendation remains for Refusal. However, taking these amendments into account, Refusal Reason 3 should be altered to read: 3. The proposed development fails to demonstrate a well-designed place. While the architectural detailing of individual dwellings reflects local character, disproportionately large garage heights and design, the street frontage dominated by hard standing, and the parking provision is excessive for the scale of the development. Open spaces are poorly integrated, often inaccessible, and lack natural surveillance, failing to provide safe, healthy living conditions. Contrary to planning policy CS6 of the Shropshire Core Strategy and MD2 of the SAMDev and NPPF. The text previously referring to, 'siting of solar panels' and 'inadequate bedroom sizes for certain property types' now omitted.		
Item No.	Application No.	Originator:
5	25/01257/FUL	Gillon Crow
We are the retained selling agent for a previously approved Cross Subsidy scheme in Cruckton which was approved by committee against officer recommendation, the six (6) affordable dwellings of the same discounted sales tenure as proposed in the scheme before you sold extremely well in accordance with Shropshire Council's Local Need & Cascade Criteria under the terms of the S106 agreement. The affordable housing with the tenure proposed allows local people get on the property		

ladder and will continue to be available for future generations in perpetuity.

We support such schemes as they provide much need affordable housing.

Item No.	Application No.	Originator:
5.	25/01257/FUL	Martin Parrish (Agent)
Agent Response To Committee Report document submitted on 22nd August. The document refutes the Reasons for Refusal in order and challenges multiple paragraphs within the Committee Report. It highlights highway consultation comments in Appendix A, refers to NPPF policy in Appendix B, and reproduces a letter submitted on 3rd June setting out the public benefits of the proposed development in Appendix C in the context of the balance against the less substantial harm to heritage assets identified by SC Conservation.		