

NORTH PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: August 4th 2015

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	13/05016/OUT - Land adjoining 8A St Martins Moor	Officer.

Written Ministerial Statement (WMS) regarding affordable housing contributions. The WMS stated that affordable housing contributions should not be sought for sites of 10 dwellings or less and under 1000m² total floor space.

On Friday 31st July 2015 a High Court Judgement in relationship to an application for a High Court judicial review by West Berkshire District Council and Reading Borough Council against the Department for Communities and Local Government and the decision dated 28th November 2014 to make alterations to national policy in respect of planning obligations for affordable housing and social infrastructure contribution for developments of 10 dwellings or less was granted permission to apply for judicial review in respect of this matter. This is considered to have some weight in relationship to this matter and it is understood that the Secretary of State on Friday July 31st 2015 as a result of the WMS and Planning Policy Guidance, (PPG), being declared as unlawful withdrew the relevant section on affordable housing in the PPG on Friday afternoon. As a consequence Officers consider that the Shropshire Core Strategy and SPD should be given full weight.

A further verbal update will be given at Committee on this matter.

Item No.	Application No:	Originator:
7.	14/03006/OUT - Proposed residential development on land south east of Childs Ercall,	Parish Council and Officer.

A further letter of objection has been received from Childs Ercall Parish Council. The letter indicates support for the owner of the adjacent property known as 'Fairleigh'. The letter stating the application site is outside the village development boundary and that the site is positioned on greenfield agricultural land and that the Parish Council is committed to protecting the development boundary. The letter states Childs Ercall is a community hub in accordance with SAMDev and that limited infilling is only allowed. The response indicating that the NPPF favours sustainable development and that Child's Ercall is a remote rural village that is poorly connected to the surrounding area. The village has limited local facilities and that there is a high dependency on use of private motor car by residents of the village. The response also indicates that the proposed development is for two-storey houses which are positioned next to six bungalows to which they will be out of keeping with.

It is noted that members at the Northern Planning Committee meeting on the 29th September 2014 resolved to grant outline planning permission for the erection of 2 no. detached dwellings including the access (all other matters reserved), subject to conditions and to the signing and completion of a Section 106 Legal Agreement to secure the affordable housing financial contribution in line with Core Strategy policy CS11 and the Councils' adopted SPD on the 'Type and Affordability of Housing'. Issues as referred to in the letter of objection were covered in the report and issues are discussed in relationship to the affordable housing matter and the main SAMDev modifications in the Officer report to this Committee

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Item No.	Application No:	Originator:
9.	15/00433/OUT - Land east of Tarporley Road, Whitchurch	Archaeology Manager

A response has been received from the Archaeology Manager in response to further information received from the applicants in relationship to a Desk Based Assessment in relationship to archaeological mitigation, as referred to in the report to Committee.

The response raises concerns about detail submitted for consideration and that without an archaeological evaluation there is insufficient information with regards to the archaeological interests of the site. The response indicates that the interest arises because a significant proportion of the site falls within the possible area of the Bargates, Roman Cemetery, (HER PRN 05918), which it is believed existed to the north west of the Roman settlement that underlies the town centre. A full field evaluation is considered necessary, which will also need to include trial trenching. As such a pre-determination archaeological evaluation of the site is considered necessary.

The response acknowledges that the application is recommended for approval and at the very least requests a condition to be attached to any approval notice issued which makes provision for a phased programme of archaeological work, which in this instance should comprise an initial archaeological field evaluation followed by further mitigation as considered appropriate.

It is acknowledged that this is a potential issue of concern to which insufficient information appears to have been provided by the applicants in relationship to the potential archaeological interests of the site. With insufficient information on this matter and with consideration to the nature of the subject matter, it is considered appropriate to have the matter clarified prior to issuing of any approval notice. This application recommendation is subject to a Section 106 agreement during the preparation of which would allow time for a field evaluation to take place if members were mindful to support the application, and as such if members are mindful to approve the application it is recommended that the matter be delegated to Officers in conjunction with the Local Members and the Chairman of Committee.

No Change to recommendation.

