

Appendix 1.0 - Agenda item 20039 b.2

Appl. No:	20/02060/OUT
Planning Case Officer	Richard Denison
Address:	Land West Of London Road, Ireland's Cross
Proposed work:	Erection of dwellings

**Woore Parish Council – Planning sub-group**  
**Feedback on Planning Application: 20/02060/OUT - Land West of London Road**

1. This Planning Application weighs heavily on the Woore Neighbourhood Plan which is totally inappropriate for the following reasons:
  - a) This application first came before the WPC during the period when the National Planning Policy Framework (NPPF) was the final voice in planning decisions. The Parish Council objected strenuously to this development at that time, as did the local population. The grounds for objection centred around the fact that the proposed development clearly went against the long held planning practice, supported by the then Shropshire County Council, to maintain the green space boundaries between the settlements in the Parish (e.g. between Ireland's Cross, Pipe Gate and Woore). The development also required access driveways to the 40 mph road and the addition of 10 large dwellings, plus driveways, would completely urbanise the rural aspect of the village. No footpaths existed along that stretch of road so pedestrians accessing these properties were 'at risk' from the fast moving traffic.
  - b) At that particular time, under the NPPF, local Councils were required to identify a five year supply of land for the development of domestic housing. The number of houses were calculated by central government and issued to Councils with the number of houses they must supply land space for within their jurisdiction and also to make the planning process more streamlined. In particular, there was to be a presumption in favour of the developer subject only to building standards being satisfied.

Because Shropshire County Council was marginally under their allocation at the time of review, the planning application was eventually approved in outline.
  - c) This development was then brought back to the WPC to change the development being built as 'self-build' properties which again caused great distress to residents and several iterations of the 'rules' to be applied by SC in relation to styles, materials, access etc

SC planners observed at the time that this change appeared to be an attempt to avoid CIL payments.
  - d) A further application came before the WPC seeking approval of the detailed plans for five of these self-build properties which were presented as five individual design houses being built by one builder. The WPC objected that this was an attempt to build half the development without CIL payments and not five self-build properties. SC refused the building going forward in this manner.

- e) During the development of the Neighbourhood Plan, the WPC had no alternative but to include the land west of London Road within the development because at the time, it had a valid planning approval for 10 dwellings. It was not done by choice. If the green space had not been approved in the face of wide objection, the land would have continued to be designated green protected space marking the boundaries of the separate communities within the Parish of Woore.
- f) There is currently a dispute as to whether the planning approval is still valid which is being undertaken by Lawyers for the owner of the land directly with Shropshire County.
- g) If the legal case issues a decision that the planning permission has expired, WPC would not approve the build in a new application because the Neighbourhood Plan, which supersedes all other planning policy, is clear in where and how many dwellings the Community needs through to 2036.

In conclusion,

This development, which could not be refused originally because of central government policy on housing at that time, is not needed any longer to provide sufficient housing for the Parish. In particular, the size and type of houses proposed i.e. detached, 4+ bedrooms are not in keeping with the housing size and styles identified within the Neighbourhood Plan which can be supplied within the 'infil' designation identified.

#### **Addendum:**

Three observations from reviewing the documentation:

A. Comments from Conservation Officer: Ruth Hitchen Date: 29.06.20

"..... We would, however, suggest that should the development of this land be considered appropriate in planning terms, developments of this type have the potential to make an adverse impact on the landscape character and grain of the area if not sensitively designed and laid out".

B. Agent's letter (2013) argues 'deliverability' in support of their application but has demonstrated an inability to deliver as at 2020. No new houses have been built – despite planning permission having been granted (2013).

C. In Planning Minutes September 2014 – ref is made to the decision i.e.

RESOLVED: That planning permission be granted subject to the conditions set out in the report to Committee of 15th October 2013, ***an amended condition limiting the outline permission to a period of 12 months.***

#### **Sub-group membership:**

Councillor Mike Cowey – Chairman  
Councillor Malcolm Blake  
Councillor Althea Allison