



Date: Tuesday, 4 April 2023

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Contact: Emily Marshall / Shelley Davies, Committee Officer
Tel: 01743 257717 / 01743 257718
Email: emily.marshall@shropshire.gov.uk / shelley.davies@shropshire.gov.uk

NORTHERN PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

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

This page is intentionally left blank

PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: April 4th 2023		
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	22/05515/FUL	Member of the public
<ul style="list-style-type: none"> – Disappointment raised about the recommendation of approval for a retrospective development. – Inconsistency regarding previous decisions at the site – The status of the applicants as gypsy and travellers should not result in preferential treatment; planning laws and guidelines should apply equally to all ethnic groups. – Insufficient consideration of objections and comments from residents, the Ward Councillor, Parish Council – A grant of approval would set a precedent that would result in additional gypsy pitches being approved for and permitted in this location <p><u>Officer comment:</u> It is acknowledged that the applicant first moved onto the site without the benefit of planning permission. It is however the case that since then, the council have granted permission to remain on the site albeit only for a temporary period. It is considered that there are sufficient grounds to recommend approval for the permanent occupation of the site by the family; this reasoning is detailed in the recommendation report.</p> <p>Reference is made to previous decisions at the site in the recommendation report and justification for the current recommendation is provided.</p> <p>The recommendation is consistent with Local Plan policies CS5 and CS12 which relates to gypsy and traveller sites. The recommendation has been made in accordance with Paragraph 24 of the National Planning Policy for Traveller Sites which makes clear that the council must consider the personal circumstances of the applicant. The council has also complied with the public sector equality duty (PSED). It is considered that the recommendation report has shown due regard to the need to advance equality of opportunity between Gypsies and Travellers on the one hand, and non-Gypsies and Travellers on the other.</p> <p>The comments of local residents, the ward councillor and parish council have been recorded and considered as part of the recommendation report. Additional representations received since the publication of the report have also been recorded and the planning officer has provided a direct response.</p> <p>This application is for one pitch only and must be assessed on its own merits. Reference to future applications can only be considered as speculation.</p>		
Item No.	Application No.	Originator:
6	22/05515/FUL	Member of the public
<ul style="list-style-type: none"> – The local connection of the applicants is tentative and forged only due to the failure to undertake enforcement action. – Taking personal circumstances into account as part of the recommendation is a new way of working that does not accord with planning rules – The recommendation of approval is only to allow the council to save the effort of finding alternative sites to the detriment of village residents. 		

- Insufficient consideration of objections and comments
- Inconsistency in relation to the council's planning policies
- Approval would set a precedent that would allow countryside around Welshampton to be developed for residential homes to serve a variety of people all of whom could claim personal circumstances as justification. This would result in the loss of agricultural land and place undue strain on local infrastructure.
- The number of pitches at the site will also increase in this time
- The proposal would cause a serious burden on drainage in the locality

Officer comment:

There is no need to establish a local connection as part of this application. The PPTS makes clear that LPAs must determine applications from any travellers and not just those with local connections. Notwithstanding this, it is considered that a local connection has been established with 2 of the children now settled in the local school.

The recommendation is consistent with Local Plan policies CS5 and CS12 which relates to gypsy and traveller sites. The recommendation has been made in accordance with Paragraph 24 of the National Planning Policy for Traveller Sites which makes clear that the council must consider the personal circumstances of the applicant. The council has also complied with the public sector equality duty (PSED). It is considered that the recommendation report has shown due regard to the need to advance equality of opportunity between Gypsies and Travellers on the one hand, and non-Gypsies and Travellers on the other.

Policy CS12, the council's Gypsy and traveller sites (GTAA) and the PPTS all recommend that the Council should continue to consider planning applications for appropriate, private small sites to address any arising needs of Gypsy and Traveller families.

The comments of local residents, the ward councillor and parish council have been recorded and considered as part of the recommendation report. Additional representations received since the publication of the report have also been recorded and the planning officer has provided a direct response.

Reference is made to previous decisions at the site in the recommendation report and justification for the current recommendation is provided.

This application is for one pitch only and must be assessed on its own merits. Reference to future applications can only be considered as speculation.

The council's drainage team were consulted and raised no concern about drainage risks on or near the site if approval was granted.

Item No.	Application No.	Originator:
6	22/05515/FUL	Member of the public

- Inconsistency regarding previous decisions at the site
- The status of the applicants as gypsy and travellers should not result in preferential treatment; planning laws and guidelines should apply to all ethnic groups
- Insufficient consideration of objections and comments from residents, the Ward Councillor, Parish Council
- A grant of approval would set a precedent that would result in additional gypsy pitches being approved for and permitted in this location

Officer comment:

The reasoning for the recommendation of approval is detailed in the recommendation report. Reference is made to previous decisions at the site and justification is provided.

The recommendation has been made in accordance with Local Plan policies CS5 and CS12 which relates to gypsy and traveller sites. The recommendation has been made in accordance with Paragraph 24 of the National Planning Policy for Traveller Sites which makes clear that the council must consider the personal circumstances of the applicant. The council has also complied with the public sector equality duty (PSED). It is considered that the recommendation report has shown due regard to the need to advance equality of opportunity between Gypsies and Travellers on the one hand, and non-Gypsies and Travellers on the other.

The comments of local residents, the ward councillor and parish council have been recorded and considered as part of the recommendation report. Additional representations received since the publication of the report have also been recorded and the planning officer has provided a direct response.

This application is for one pitch only and must be assessed on its own merits. Reference to future applications can only be considered as speculation.

Item No.	Application No.	Originator:
6	22/05515/FUL	Member of the public
<p>– The site is further from healthcare facilities than the Park Hall gypsy and traveller site</p> <p>As confirmed by the Gypsy Liaison Team, there are no available pitches on the Park Hall Site which has a waiting list compromising several emerging households who would be deemed as a priority need.</p>		
Item No.	Application No.	Originator:
6	22/05515/FUL	Member of the public
<p>– Personal circumstances were not deemed sufficient during previous application to warrant approval.</p> <p>– The Gypsy Liaison Team need to be consulted and an action plan formed based on their advice</p> <p><u>Officer comment:</u> The current personal circumstances of the applicant and his family are addressed in the recommendation report. The report makes clear that the best interests of the children at the site would be served by a settled, permanent base and the refusal of the application could result in the family having to live a roadside existence.</p> <p>The Gypsy Liaison Team were consulted as part of this application and have provided detailed public comments (included in full in the recommendation report) and confidential comments. These comments were based on a site visit by the team where they undertook an interview with the family. The Gypsy Liaison Team make clear that there are no suitable sites for the family to move to.</p>		

This page is intentionally left blank