

On 4 Dec 2020, at 10:25, Richard Fortune <[richard.fortune@shropshire.gov.uk](mailto:richard.fortune@shropshire.gov.uk)> wrote:

Dear Mrs Neal,

I refer to your letter of 25<sup>th</sup> November 2020 which has now been discussed with the Planning Services Manager and Area Planning Manager. The response below uses the same numbers as your letter.

1. Of the three planning applications which have been submitted, it is the proposal for residential development which is a departure from the adopted development plan. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The applicant's case is that there would be a public benefit in re-locating the pig farm and is seeking to argue that the proposed housing would be an element in securing that relocation. It is very clear from comments received that this argument is not accepted by the majority of the local community, particularly in view of the quantity of housing proposed. Planning Officers have very strong reservations about the principle of the case being put forward concerning the 'enabling development' role of the housing to secure the relocation, but this needs to be examined in detail before we come to a final conclusion and recommendation. Even if the independent review being sought of the viability case put forward concludes that this quantity of housing would be needed to fund the new pig farm, this does not mean the principle of what is proposed would then be considered acceptable by Planning Officers, or indeed the South Planning Committee. However, given that a refusal of planning permission is likely to lead to an appeal it is considered necessary to evaluate the viability case prior to the determination of the application and the drafting of potential refusal reasons, which would be the subject of an appeal, should any or all of the applications be refused.

I have not received a response yet from the agent as to what level of business activity could continue at the present site which would comply with statutory environmental obligations.

2. Your observations are noted.

3. It is agreed that the viability assessment should be on the basis of there being no "betterment".

4. The financial details of individuals and commercially sensitive financial information cannot be made public due to Data Protection restrictions. The Parish Council is not a statutory consultee or the local planning authority. Shropshire Council would be committing an offence in forwarding information which has been supplied in confidence and for evaluation by commissioned appropriately qualified professionals only, who will report their conclusions to the LPA.

5. The applications as originally submitted met the minimum national requirements for validation and therefore had to be registered.

6. The applicant's agent has advised me that they are working on the matters which have been raised in my letters of 19<sup>th</sup> and 20<sup>th</sup> May. To date, the additional information supplied in connection with the pig farm application (20/00820/FUL) comprise a noise and odour assessment (18.09.2020) and further confidential viability information. The housing

application 20/00821/OUT has had an ecological assessment submitted 18.09.2020 and a transport statement submitted 16.11.2020. A Planning statement was submitted 02.07.2020 and a highways technical note was submitted 16.11.2020 in connection with the stables application 18/00822/FUL. I will make enquiries with the agent about when a response can be expected to the other matters raised. The intention is to carry out an amended plans/details reconsultation once a response has been received from the agent on all the information requested (Which will be the basis on which the applications will be determined), to avoid repeating this action several times.

7. As 6 above. The Council's Conservation Team will be re-consulted on any revisions to the Heritage Impact Assessment. If it is still found to be deficient then this will be a factor in coming to recommendations on the applications.

8. As 7 above.

9. The Transport Assessment submitted is being considered by the Council's Highways consultants.

Regards

Richard Fortune  
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Shropshire Council

**From:** Richard Fortune

**Sent:** 26 November 2020 08:48

**To:** [clerk@sheriffhalesparishcouncil.uk](mailto:clerk@sheriffhalesparishcouncil.uk)

**Subject:** RE: [CAUTION] Letter re Manor Farm Barnes planning application

Dear Mrs Neal,

I acknowledge receipt of your letter dated 25<sup>th</sup> November 2020 setting out the Parish Council's concerns about the proposals relating to the Manor Farm site and the manner in which the applications are being managed by Shropshire Council. I have forwarded the letter to the Planning Services Manager and the Area Planning Manager for their information and comments. I will respond to the queries raised once I have received their comments.

Regards

Richard Fortune  
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Shropshire Council



**STEP UP SHROPSHIRE**



**HANDS**



**FACE**



**SPACE**

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