

31.3.22

Agenda item 6b Planning Correspondence

**From:** Tracy Darke <Tracy.Darke@shropshire.gov.uk>  
**Sent:** 02 March 2022 23:18  
**To:** Town Clerk <info@wem.gov.uk>  
**Cc:** Lezley Picton <Lezley.Picton@shropshire.gov.uk>; Philip Mullineux <Philip.Mullineux@shropshire.gov.uk>  
**Subject:** RE: Appeal Ref: APP/L3245/W/20/3263642 Lowe Hill Road

Dear Penny

First to say, it is disappointing for all when an Inspector does not support the decision to refuse planning permission. My officers put forward the best possible case, but not all decisions go our way.

In terms of the issues you raise:

1. The application was determined in line with the delegated authority granted through the constitution. If you feel it was not, please let me know which part of the constitution you consider we have not complied with and then I can respond further.
2. When officers are assessing all the concerns with an application, the reasons for refusal need to be robust and defensible if it goes to appeal. The Inspector does take into account all other representations when reaching their decision. Unfortunately in this case we were not successful and that has to be accepted.

Kind regard

Tracy Darke  
Assistant Director Economy and Place  
Shropshire Council  
Shirehall  
Shrewsbury  
SY2 6ND

01743 254915

Our organisation is working flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours

<https://www.nhs.uk/conditions/coronavirus-covid-19/>

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**From:** Town Clerk <info@wem.gov.uk>  
**Sent:** 01 March 2022 10:23  
**To:** Tracy Darke <Tracy.Darke@shropshire.gov.uk>; lesley.picton@shropshire.gov.uk  
**Cc:** Lezley Picton <Lezley.Picton@shropshire.gov.uk>  
**Subject:** Appeal Ref: APP/L3245/W/20/3263642 Lowe Hill Road

Dear Tracy  
APP/L3245/W/20/3263642 Land off Lowe Hill Road, Wem SY4 5UR

Wem Town Council is very disappointed at the recent decision relating to a planning appeal for the development of Land at Lowe Hill Road, Wem planning application 20/01054/OUT .

Whilst the Town Council has no option other than to accept the decision of the inspector, Councillors have concerns over the process around how this original application was dealt with by Shropshire Council officers and would request a response to the following two areas of concern:

1. What justification was there for officers to make a decision on such a major and controversial development outside of the planning boundary under delegated authority rather than it being referred to the planning committee?
2. How did the officers justify presenting their own withdrawal of objections to application 20/01054/OUT despite the fact they were aware of feelings of the planning committee concerning the second planning application submitted for this site.

I would be grateful if the Town Council could be provided with a response to these questions by 24<sup>th</sup> March 2022

Penny O'Hagan  
Town Clerk