

DECISION NOTICE

DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Location:	Proposed Car Park South Of B4380, Atcham, Shrewsbury, Shropshire.
Proposed Development:	Proposed car park
Application No.	24/04428/FUL
Date Received:	20th November 2024
Applicant:	D Sturman
Date of Decision:	22nd May 2025

Shropshire Council hereby **REFUSE FULL PLANNING PERMISSION** for the following reasons.

REASONS FOR REFUSAL

1. The Council seeks to support Shropshire businesses and it is recognised that the additional car park would be of benefit to the Mytton and Mermaid. It is also acknowledged that the scheme would have benefits to the free flow of traffic on the surrounding highway network and that numerous statutory consultees have raised no objection. However, on balance, the harm to the visual amenity of the area, the encroachment into the countryside, the urbanising impact upon the pastoral landscape and adverse impact upon the setting of the historic settlement and listed buildings would not be outweighed by the identified benefits. Accordingly, the proposed development is considered to be contrary to Core Strategy policies CS5, CS6 and CS17, SAMDev policies MD2 and MD13, Chapter 16 of the National Planning Policy Framework (NPPF), and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the decision maker to pay special regard to the preservation of listed buildings and their settings. Therefore, the application is refused.



RELEVANT CONSIDERATION:

Despite the Council wanting to work with the applicant in a positive and proactive manner as required in the National Planning Policy Framework paragraph 39, the proposed development is contrary to adopted policies as set out in the officer report, where applicable, and referred to in the reasons for refusal, and it has not been possible to reach an agreed solution.

In determining this application, the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:

National Planning Policy Framework

National Planning Practice Guidance

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Shropshire Core Strategy policies:

CS5 Countryside and Green Belt

CS6 Sustainable Design and Development Principles

CS8 Facilities, Services and Infrastructure Provision

CS13 Economic Development, Enterprise and Employment

CS16 Tourism, Culture and Leisure

CS17 Environmental Networks

CS18 Sustainable Water Management

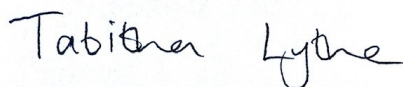
SAMDev Plan

MD2 Sustainable Design

MD11 Tourism Facilities and Visitor Accommodation,

MD12 Natural Environment.

MD13 Historic Environment



Tabitha Lythe

Planning and Development Services Manager

Case officer: Elizabeth Attwood, Planning Officer, 01743258782

Southern Team, planning.southern@shropshire.gov.uk - 01743 258920

NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then the applicant can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 (as amended).

An appeal must be made within six months of the date of this notice, or 12-weeks if the scheme is for that of "household" development, or minor commercial application, or within 8 weeks in the case of advertisement appeals. The appeal must be made on a form which can be obtained from the Planning Inspectorate at Customs Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/organisations/planning-inspectorate>

Where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is 28 days of the date on the decision notice or the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA has to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 week deadline).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (appeals@shropshire.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).