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Inspectorate
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Shropshire Council

Your Ref: 24/02108/OUT

Our Ref: 6007402

Date: 16th September 2026

Dear Sir,

Town and Country Planning Act 1990

Appeal by: Boningale Developments Limited

Address: Patshull Road, Albrighton, Shropshire, WV7 3BH

Although under the Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) Regulations 1997, the appeal was to have been decided by an Inspector, the Secretary of State considers that she should determine it herself.

Accordingly, in exercise of her powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that she shall determine this appeal instead of an Inspector. This means that instead of writing a decision, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State.

The reasons for this direction are that the appeal involves proposals which raise important or novel issues of development control and/or legal difficulties, and proposals for significant development in the Green Belt.

This direction is being served on the Inspector, the appellant (or their representative) and the Local Planning Authority.

The guidelines for 'recovering' appeals are to be found in House of Commons Hansard Ministerial Statement of 30 June 2008 (as amended). We will send you a copy of the appropriate extracts if you ask for them or you can get them from GOV.UK

<https://www.gov.uk/government/collections/planning-applications-called-in-decisions-and-recovered-appeals#recovered-planning-appeals>

Yours faithfully,

Helen Skinner

This decision was made by officials on behalf of the Secretary of State, and signed on her behalf