

Development Management Report

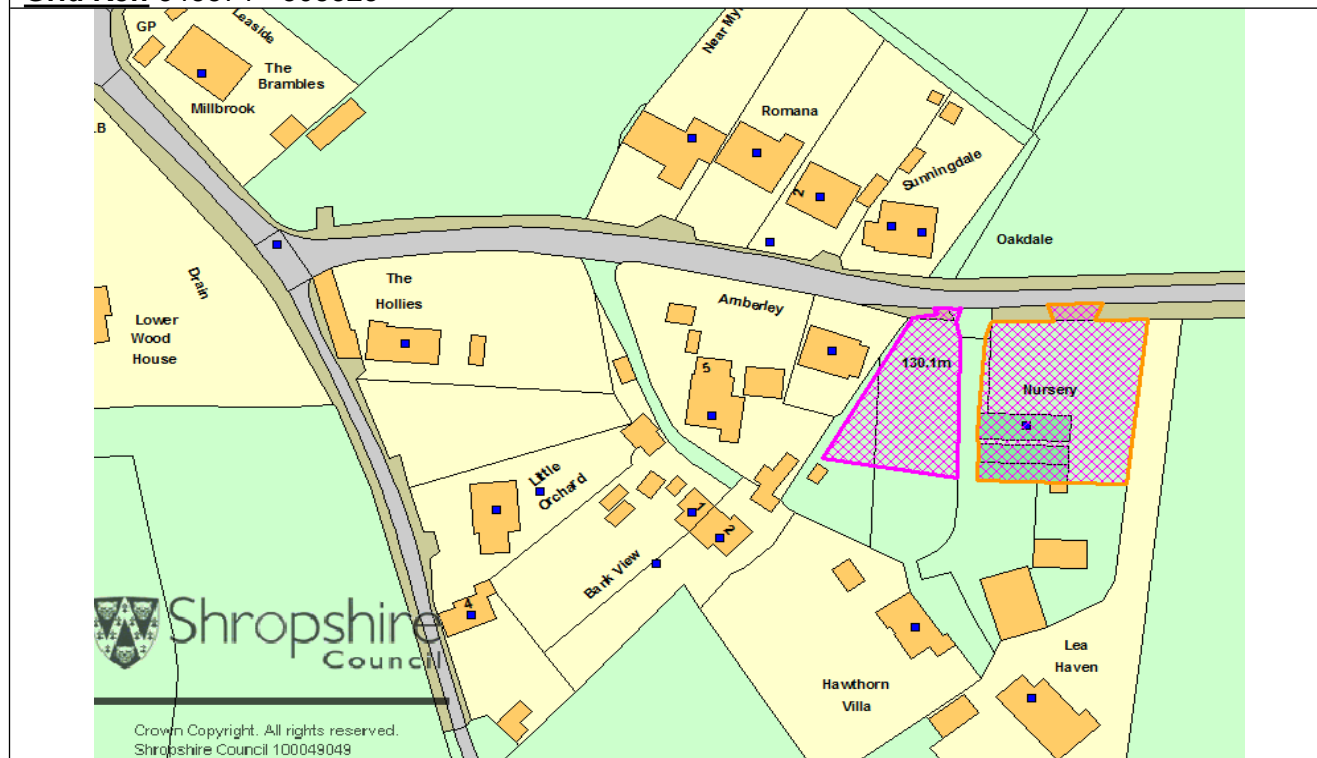
Responsible Officer: Tim Rogers

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Summary of Application

<u>Application Number:</u> 18/00251/FUL	<u>Parish:</u>	Longden
<u>Proposal:</u> Erection of 2No dwellings, formation of vehicular and pedestrian access and installation of package treatment plant		
<u>Site Address:</u> Land Adj. Hawthorn Cottage Longden Shrewsbury Shropshire		
<u>Applicant:</u> Mr M Hollings		
<u>Case Officer:</u> Shannon Franklin	<u>email:</u> planningdmne@shropshire.gov.uk	

Grid Ref: 345571 - 305323



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Recommendation:- Grant permission subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of 2.No dwellings, formation of vehicular and pedestrian access and installation of a package treatment plant.
- 1.2 The application has been revised from a three dwelling scheme to a two dwelling scheme. The applicant advises that these alterations seek to address the concerns of the Parish Council regarding the development as well as comments from members of the local community.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application is located within the village of Lower Common, 1.7km to the south east of Longden and 7.9km south of Shrewsbury town centre. The whole site previously occupied a nursery use and comprises of a lawned area, a loosebound access track, additional hardstanding and 3no. derelict glasshouses constructed of a brick plinth with a timber, metal and glass frame to the upper portion. There are additional outbuildings and an area for open storage of timber associated with the wider sites use as a timber yard located to the south of the site although these do not form part of the current application.
- 2.2 The site is bounded to the south and east by residential properties and their curtilages. To the west the site is bounded by an access track leading to the dwelling Lea Haven; located to the south of the site, and to the north by the unnamed road from which the site gains its access. The sites boundaries are formed of mature native species hedge planting to the north, east and west, to the south the site is currently open to the dwelling Hawthorn Villa.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

- 3.1 The scheme does not comply with the delegation to officers as set out in Part 8 of the Shropshire Council Constitution as the Parish Council have submitted a view contrary to officers.

4.0 COMMUNITY REPRESENTATIONS

4.1 - Consultee Comments

4.1.1 Longden Parish Council

Reconsultation date - 14.08.2018

The Parish Council were reconsulted on the revised scheme, following which the Planning Officer contacted the Parish Council and the Local Member with regards to this reconsultation however no response has been received to date.

Objection - 19.03.2018 (3no. dwelling scheme)

After discussion it was agreed that the parish council do not support this application. The site boundaries do not match on the Location and Block Plan and the Proposed Block Plan. On the Location and block plan it is not possible to put three dwellings on the site. An extra piece of ground is shown on the proposed block plan. Also the Parish Council is over its numbers for SAMDev for this area of the parish.

4.1.2 SC SUDS

No objection has been raised to the application however the applicant should implement an appropriate sustainable drainage scheme. The relevant Guidance provided by the council and within the Planning Practice Guidance should be adhered to and preference should be given to drainage measures which allow rainwater to soakaway naturally.

4.1.3 SC Highways

No Objection – subject to the development being constructed in accordance with the approved details, and the appropriate conditions & informatives.

4.1.4 SC Trees

There are a number of trees on this site. An Arboricultural Impact Assessment has been submitted with the application to demonstrate the impact of the development on existing trees, hedges and shrubs and to justify and mitigate any losses that may occur.

The AIA has been prepared in accordance with BS 5837 (2012) and includes an assessment and categorisation of the tree based on their current and potential public amenity value. This categorisation forms the basis for how much weight should be put on the loss of a particular tree and helps to inform the site layout and design process. I have reviewed the categories allocated to the trees and would agree that these are appropriate.

The proposed development would result in the loss of two minor trees, and some small sections of hedgerow. This would not have a significant impact on the rural character of the area or on public amenity and could be easily mitigated through additional new planting.

No objection is raised to the proposed development and subject to appropriate conditions.

4.1.5 SC Affordable Housing

If the development is policy compliant then whilst the Council considers there is an acute need for affordable housing in Shropshire, the Council's housing needs evidence base and related policy pre-dates the judgment of the Court of Appeal and subsequent changes to the NPPG, meaning that on balance and at this moment in time, then national policy prevails and no affordable housing contribution would be required in this instance.

4.1.6 SC Ecology**No Objection 28.06.2018**

Following provision of an Ecological Appraisal prepared by Turnstone Ecology

(June 2018) no objection is raised to the scheme subject to the inclusion of appropriate conditions and informatives below on any planning decision notice.

4.2 - Public Comments

4.2.1 This application was advertised via notice at the site and newspaper advertisement. Additionally, the residents of five neighbouring properties were individually notified by way of publication. At the time of writing this report, one representations had been received in response to this publicity objecting to the proposal. The objection cites the following reasons:

- Housing numbers in the area have already been met
- The roads providing access to the village are narrow
- Supply of services is limited
- Size of the dwellings is inappropriate
- There have been refusals for similar developments in the area
- The area has issues with surface water flooding
- Presence of overhead electricity cables
- Position of the existing telephone connection points

5.0 THE MAIN ISSUES

- 5.1
- **Principle of development**
 - **Siting, scale and design of structure**
 - **Visual impact and landscaping**
 - **Residential amenity**
 - **Other issues**

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The application is assessed under the policies and criteria outlined in the National Planning Policy Framework, the Shropshire Core Strategy and the Council's Site Allocations and Management of Development – Development Plan Document (SAMDev).

6.1.2 Policy CS1- Strategic Approach, states that the majority of new residential development within Shropshire will be sustainably located within Shrewsbury, Market towns and Key Centres. Sustainable rural residential development; accounting to approximately 35% of the necessary housing provision will be located within identified community hubs and community clusters, contributing to social and economic vitality.

6.1.3 Policy CS4- Community Hubs and Clusters, of the Core Strategy promotes sensitively designed development that reflects the needs of local communities and allows for the identification of 'Community Hubs and Clusters' within the rural area where further housing development can happen. Such designations are subsequently set out within the Council's SAMDev Plan (MD1 – Scale and

Distribution of Development) and Policies S1-S18.

- 6.1.4 The application site is located within Lower Common which is identified as a community cluster in Policy S.16.2 (vii) where sustainable development by infilling may be acceptable on suitable sites within the villages. Within this policy Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green has a settlement housing guideline figure of 10 to 50 dwellings, with 25-30 to be accommodated within Longden. The SC Five Year housing Land Supply Statement published on 11th September 2017 confirms that within the 'Longden Cluster' 19 dwellings have been completed within the plan period and an additional 33 have planning permission, although up to date figures are being prepared by the Planning Policy team they are not available yet, resultantly the 2017 figures remains the most up to date record of completions within the cluster.. Since the publication of the 5YLS document four further dwellings have gained planning permission within the wider cluster; two dwellings within Longden at Land east of Woodhouse Cottages (Ref: 17/02170/OUT) and two within Longden Common at Land north of The cottage (Ref: 17/00130/FUL). The current housing provision figures within the 'Longden Cluster' therefore sits at approximately 56 comprising of 19 completed dwellings and 37 with planning permission. Should the proposed application be granted this figure would rise to 58 dwellings.
- 6.1.5 The Parish Council has adopted a Longden Parish Development Statement (2013) together with the Parish Plan (2017), indicating that no individual site should be of more than 3-5 houses and a preference for lower cost 2-3 bedroom properties. The original scheme made provision for 2no. four bedroom dwellings and 1no. three bedroomed dwelling in response to the Parish Council comments however following the revision of the overall scheme reducing the number of dwelling proposed, the current scheme consists of two four bedroomed dwellings as the applicant has indicated that smaller dwellings would not be financially viable.
- 6.1.6 The proposal is situated within an existing development cluster and is deemed to be sustainable in location and suitable for small scale infill development. The development site is also considered to be previously developed (brownfield) land in that it has previously occupied a nursery use and currently has a number of disused buildings; of a substantial and permanent construction, on site. Within the adopted SAMDev it is acknowledged that key component of the housing land supply will included 'Windfall' development on sites other than those allocated, including brownfield sites having regard to the policies of the Local Plan. Furthermore the NPPF at paragraph 17 and Policy CS10 of the Core Strategy prioritise the re-use and development of brownfield sites on suitable sites in sustainable locations.
- 6.1.7 As the housing provision figure is above that of Policy S.16.2 (vii) an assessment under Policy MD3- Delivery of Housing Development must be undertaken. The increase in the number of dwellings by 2 as sought by the application relative to the guideline is approximately 4%. Together with the existing permissions the total number of dwellings with permission comparative to the guideline figures would be approximately 12%, these outstanding permissions are very likely to go ahead. The benefits of granting an additional permission will predominantly be short term economic benefits during the construction phase and limited social and economic benefits during the occupations of the dwelling. Cumulatively the impact will have a limited impact on the settlement of Lower Common as only 2no. new dwellings have been granted within it and the site is sustainably located in accordance with

the presumption favour outlined in the NPPF.

6.1.8 While it is accepted the granting of the planning permission will increase the settlement housing figures above the guideline, both the development plan and national planning policy encourage development of previously developed land in the first instance, meaning the impact on the settlement guideline figure is not a determining factor. Additionally officers consider that the benefits associated with the development; the short term economic and limited social and economic benefits identified above, together with the limited cumulative impact the development will have on Lower Common as a settlement, outweigh the limited harm and as such the scheme is acceptable in principle.

6.1.9 With regards to the design of the proposal Policies CS6, CS17 and MD2 are also considered to apply to the consideration of this application. Policy CS6 seeks to ensure developments are sympathetic to the size, mass, character and appearance of the original property and surrounding area. Policy MD2: Sustainable Design of the Site Allocations and Management of Development (SAMDev) Plan additionally seeks to achieve local aspirations for design where possible. Section 7 of the National Planning Policy Framework reinforces these goals at a national level, by requiring development to display favourable design attributes which contribute positively to making places better for people, and which reinforce local distinctiveness. Shropshire Core Strategy Policy CS17: Environmental Networks is concerned with design in relation to its environment, but places the context of the site at the forefront of consideration.

6.2 Siting, scale and design of structure

- 6.2.1 The application seeks to erect 2no. dwellings on the site orientated so that their principal elevation faces north towards the unnamed road from which they will gain their access. The dwellings will continue the existing building line fronting the road from the dwelling Amberley to the west and will be bounded by the access track to Lea Haven to the east. The siting of the proposed dwellings within the settlement and building line is considered to be acceptable.
- 6.2.2 The dwellings are set between approximately 10.5m and 12.0m back from the edge of the highway and are sited roughly centrally within their individual plots, retaining a reasonably sized residential curtilage to the rear; in line with neighbouring development, and a driveway accommodating parking and turning area to the road frontage. Supplementary landscaping is proposed to the road frontage, more specifically to the northwestern corner along the boundary of Plot 1.
- 6.2.3 The proposed dwellings will accommodate a lounge, kitchen, utility and dining room to the ground floor and four bedrooms and a bathroom to the first floor. Each of the dwellings will also benefit from an attached garage and conservatory. While the level of accommodation provided within each dwelling is generous, officers conclude that the overall scale of the dwellings is acceptable and comparative to those existing dwellings in the wider village. The applicant considers that the number of bedrooms provided within each of the dwellings could not be reduced without impacting the financial viability of the overall scheme although evidence to this effect has not been submitted to date.
- 6.2.4 The overall mass of the two dwellings has been broken up through effective design including the use of half dormer windows, lower pitched roofs to the garage and

porch together with a monopitched roof to the ground floor principle elevation.

6.3 Visual impact and landscaping

- 6.3.1 The dwellings seek to utilise brick, roofs tiles and upvc windows and doors, at this stage the colour and appearance of the materials have not been specified. These materials are commonly found within residential properties and the cluster of Lower Common has a mixture of dwelling styles and materials such that the proposals would not appear out of character.
- 6.3.2 The proposed dwellings are considered to be in proportion and of an acceptable visual appearance comparative to the surrounding dwellings. A number of neighbouring premises; of both single and two storey, benefit from both attached and detached garages and outbuildings together with varying roof profiles utilising dormer windows, box dormers, including the immediate neighbour Amberley, such that the scheme is considered to be visually congruent.
- 6.3.3 The main public viewpoint will be from the unnamed road to the north, currently a mature hedge bounds this frontage. As part of the scheme an additional driveway will be provided within the frontage to provide access to the two plots. It is accepted that this aspect of the development will give rise to some limited harm as parts of the existing hedging will be lost however in considering the current views into the site of the dilapidated greenhouses and associated hardstanding it is not considered that views of the proposed dwellings; which are in character with those in the settlement, will be unacceptable.
- 6.3.4 Suitable gaps between the two dwellings, reflective of the countryside setting and the arrangements within the existing settlement, will be retained. Additionally following the removal of a third dwelling from the scheme a generous gap between Plot 2 and the nearest neighbouring property Amberley to the west has been introduced. Supplementary landscaping to the south and west boundary, together with the retention of a significant portion of the existing, will further contribute to the acceptable appearance of the development and assist in blending the development within the wider setting.
- 6.3.5 The Shropshire Way footpath runs northwards within the field opposite the existing site entrance so the proposal will be visible from this point. In considering the dwellings siting in front of existing dwellings and outbuildings and between and existing access track and residential properties, it is considered that the proposal will not appear as an alien feature within the wider context. The existing mature hedging forming the boundary to the east and the existing trees to the western boundary will contribute to the proposals appearance as a well sited group of dwellings within the settlement.

6.4 Residential Amenity

- 6.4.1 The dwellings will be situated on previously developed land formerly used as a nursery. There will be neighbouring residential dwellings to the south (rear) and west of the proposal. The nearest dwelling, Hawthorn Villa to the south will be approximately 23.0m from the nearest point of the rear elevation of the dwellings, as such it is not considered that the proposal give rise to unacceptable levels of harm in this respect.

6.4.2 The dwelling known as Amberley situated on the west side of the development site will be situated 24.3m away from the west elevation of the dwelling on Plot 2. Between these dwellings the existing hedge and tree planting will be retained, as such there is no impact on neighbours residential amenity.

6.4.3 The overall scale of the proposal will not give rise to any overshadowing or overbearing impact due to their orientations, the scale of the surrounding properties and the distances between them. As such it is not considered that the 2no. dwelling proposed will give rise to unacceptable impact on neighbouring residents amenity or privacy through overlooking, overshadowing or overbearing.

6.5 Other Issues

6.5.1 The proposal seeks to one additional shared access providing Plot 1 and 2, an arrangement which is considered acceptable in this location. The design of the development would allow vehicles to access and egress the plot in forward gear, and adequate visibility splays can be provided. The conditions recommended by the Highways Officer can be imposed on the decision notice.

6.5.2 Additionally the application seeks planning permission for the installation of a package treatment plant, full details of which will be required at conditions stage in accordance with the recommendations made by the Drainage Officer. It has been confirmed that the submitted tree report is satisfactory subject to appropriate conditions.

7.0 CONCLUSION

7.1 The 2no. dwellings proposed will be situated within Lower Common, a community Cluster identified within Policy S.16.2 (vii), therefore the development is sustainably located. Additionally the site is considered to represent infill development within the settlement and is previously developed (brownfield) land, the redevelopment of which is actively encouraged by the NPPF and CS10. The impact of exceeding the settlement housing guideline figure is therefore negligible.

7.2 The siting, scale and design of the 2no. proposed dwellings is considered to be in character with the surrounding built development and of no demonstrable harm in terms of visual impact. As such the proposal is in accordance with the determining criteria of the relevant policies including CS6 and MD2 and as such approval is recommended.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.

- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

CS1 - Strategic Approach

CS4 - Community Hubs and Community Clusters

MD1 - Scale and Distribution of Development

Settlement: S16 - Shrewsbury

CS10 - Managed Release of housing Land

National Planning Policy Framework

MD3 - Managing Housing Development

CS6 - Sustainable Design and Development Principles

CS17 - Environmental Networks

MD2 - Sustainable Design

RELEVANT PLANNING HISTORY:

18/00251/FUL Erection of 3No dwellings, formation of vehicular and pedestrian access and installation of package treatment plant PCO

11. Additional Information

View details online:

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
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Cabinet Member (Portfolio Holder) Cllr R. Macey
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Local Member Cllr Roger Evans

Appendices APPENDIX 1 - Conditions

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

4. No development shall take place until a scheme of the surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

5. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Artificial lighting and wildlife: Interim Guidance: Recommendations to help minimise the impact artificial lighting (2014). The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.

6. No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said

development until a tree planting scheme, prepared in accordance with of BS 8545: 2014 Trees: from nursery to independence in the landscape - Recommendations has been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no nett loss of trees from the area and to provide natural landscape features that help to integrated the development into the local environment.

7. No development shall take place until full details of the means of access, including the layout, construction and sightlines have been submitted to and approved by the Local Planning Authority. The agreed details shall be fully implemented before the development/use hereby approved is occupied/brought into use.

Reason: To ensure a satisfactory means of access to the highway.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

8. The development hereby permitted shall not be brought into use until the areas shown on the approved plans for parking and turning of vehicles has been provided properly laid out, hard surfaced and drained. The space shall be maintained thereafter free of any impediment to its designated use.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

9. Prior to first occupation / use of the building, the makes, models and locations of bird boxes shall be submitted to and approved in writing by the Local Planning Authority. A minimum of 2 artificial bird boxes, of either integrated brick design or external box design, suitable for House Sparrow, Swallow & Wren should be installed on site. The boxes should be sited in an appropriate location and thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of nesting opportunities for wild birds, in accordance with MD12, CS17 and section 118 of the NPPF.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

10. In this condition 'retained tree' means an existing tree, large shrub or hedge which is to be retained in accordance with the approved plans and particulars; or any tree, shrub or hedge plant planted as a replacement for any 'retained tree'. Paragraph a) shall have effect until expiration of 5 years from the date of occupation of the building for its permitted use.

a) No existing tree shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any approved tree surgery works shall be carried out in accordance with British Standard BS 3998: 2010 - Tree Work, or its current equivalent.

b) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until all tree protection measures specified in the submitted Tree Protection Plan have been fully implemented on site and the Local Planning Authority have been notified of this and given written confirmation that they are acceptable. All approved tree protection measures must be maintained throughout the development until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered nor any excavation be made, without the prior written consent of the Local Planning Authority. A responsible person will be appointed for day to day supervision of the site and to ensure that the tree protection measures are fully complied with. The Local Planning Authority will be informed of the identity of said person.

c) All services will be routed outside the Root Protection Areas indication on the TPP or, where this is not possible, a detail method statement and task specific tree protection plan will be submitted and approved in writing by the Local Planning Authority prior to any work commencing.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

11. Any hedge or other boundary treatment fronting onto the adjoining highway is to be set back behind the visibility splays and kept at a height of 900 mm at all times.

Reason: To ensure the provision of adequate visibility in the interests of pedestrian and highway safety.

12. Work shall be carried out strictly in accordance with the Ecological Appraisal prepared by Turnstone Ecology (June 2018) attached as an appendix to this planning permission.

Reason: To protect features of recognised nature conservation importance.

Informatives

1. Where there are pre commencement conditions that require the submission of information for approval prior to development commencing at least 21 days notice is required to enable proper consideration to be given.

2. The above conditions have been imposed in accordance with both the policies contained within the Development Plan and national Town & Country Planning legislation.

3. THIS PERMISSION DOES NOT CONVEY A BUILDING REGULATIONS APPROVAL under the Building Regulations 2010. The works may also require Building Regulations approval. If you have not already done so, you should contact the Council's Building Control Section on 01743 252430 or 01743 252440.

4. A. No drainage to discharge to highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

B. Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway or verge) or
- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

C. Waste Collection

The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e. wheelie bins & recycling boxes).

Specific consideration must be given to kerbside collection points, in order to ensure that all visibility splays, accesses, junctions, pedestrian crossings and all trafficked areas of highway (i.e. footways, cycleways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

<https://new.shropshire.gov.uk/planning/faqs/>

5. A. The use of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus an allowance of 35% for climate change. Alternatively, we accept soakaways to be designed for the 1 in 10 year storm event provided the applicant should submit details of flood routing to show what would happen in an 'exceedance event' above the 1 in 10 year storm event. Flood water should not be affecting other buildings or infrastructure. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval.

Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

Should soakaways are not feasible, drainage calculations should limit the discharge rate from the site equivalent to 5.0 l/s runoff rate should be submitted for approval. The attenuation drainage system should be designed so that storm events of up to 1 in 100 year + 35% for climate change will not cause flooding of any property either within the proposed development or any other in the vicinity.

Reason: To ensure that the proposed surface water drainage systems for the site are fully compliant with regulations and are of robust design.

B. If non permeable surfacing is used on the new access, driveway and parking area or the new access/ driveway slope towards the highway, the applicant should submit for approval a surface water drainage system to intercept water prior to flowing on to the public highway.

Reason: To ensure that no surface water runoff from the new access/ driveway run onto the highway.

C. Full details and sizing of the proposed package sewage treatment plant including percolation tests for the drainage fields should be submitted for approval including the Foul Drainage Assessment Form (FDA1 Form). British Water 'Flows and Loads: 4' should be used to determine the number of persons for the proposed development i.e. for a 4 bedroom dwelling, the population equivalent should be 6 and the sizing of the package sewage treatment plant and drainage fields should be designed to cater for a minimum of 6 persons and in accordance with the Building Regulations H2.

Reason: To ensure that the foul water drainage system complies with the Building Regulations H2.

6. In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 187.

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