

Development Management Report

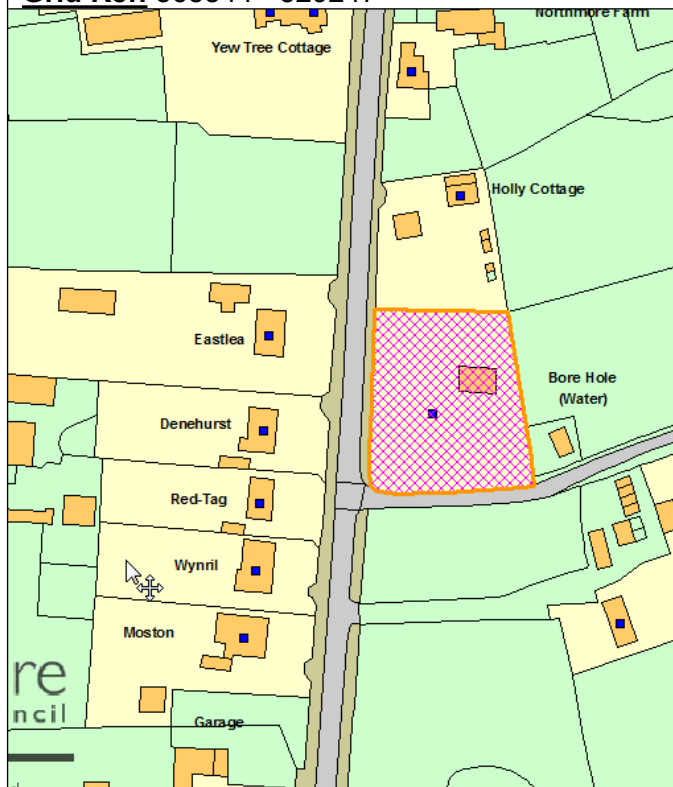
Responsible Officer: Tim Rogers

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Summary of Application

<u>Application Number:</u> 18/04470/OUT	<u>Parish:</u>	Stoke Upon Tern
<u>Proposal:</u> Outline application for the erection of 2No dwellings (all matters reserved)		
<u>Site Address:</u> Proposed Residential Development Land South of Holly Cottage Rosehill Road Stoke Heath Shropshire		
<u>Applicant:</u> Mr & Mrs John Tyler		
<u>Case Officer:</u> Sue Collins	<u>email:</u> planningdmne@shropshire.gov.uk	

Grid Ref: 365544 - 329247



Recommendation:- Grant Permission subject to the conditions as set out in Appendix 1.**REPORT****1.0 THE PROPOSAL**

- 1.1 This application seeks outline planning permission for the erection of two dwellings with all matters reserved.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is located on the south side of the dwelling in part of the garden area. Currently mostly laid to grass this is well maintained with trees and bushes around and within the site. The boundary with the highway west and the driveway to the south is mature hedgerow interspersed with trees. There is an existing vehicular access to the land with a garage, poly tunnels and greenhouse located on the land.
- 2.2 To the east of the site there is agricultural land with further agricultural land to the south of the adjoining private drive. On the opposite side of Rosehill Road from the application site there is a row of bungalows, typical of the pattern of development along the west side of Rosehill Road. To the north of Holly Cottage there is a bungalow with a range of outbuildings on the premises and large garden fronting the highway.

3.0 REASON FOR DELGATED DETERMINATION OF APPLICATION

- 3.1 Applications where the Parish Council submit a view contrary to officers (approval or refusal) based on material planning reasons the following tests need to be met:
- (i) these contrary views cannot reasonably be overcome by negotiation or the imposition of planning conditions; and
 - (ii) the Area Manager or Principal Planning Officer in consultation with the committee chairman or vice chairman and the Local Member consider that the Parish/Town Council has raised material planning issues and that the application should be determined by committee.

4.0 COMMUNITY REPRESENTATIONS full details of the responses can be viewed online**4.1 Consultee Comments**

- 4.1.1 **Parish Council:** object to the Application as it is considered to be contrary to Policy S11.2(vi) of the adopted SAMDEV in that whilst the policy allows for limited infill, the Application for two properties on a small plot of land (0.16Ha) does not constitute limited infilling. Also as there is agricultural land to the east and south of the plot it would lead to an unacceptable increase in built structures in this location.
- 4.1.2 **Affordable Housing:** If the development is policy compliant then whilst the Council considers there is an acute need for affordable housing in Shropshire, the Councils 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
- 4.1.3 **Highways:** No objection subject to the development being constructed in

accordance with the approved details and the following conditions and informative notes.

Observations/Comments:

The application is seeking outline consent with all matters reserved. The title of the application, the description and the indicative layout shown on the submitted plans consistently show a residential development of 2 dwellings.

The Design and Access Statement published on 27.09.2018 and the Existing Proposed Site Plan (Drawing No. 18422 Rev B) has shown the existing access into the plot of land is to be improved to form a shared access to serve the 2 dwellings. Rosehill Road is a Class III road and at the point of the site access is subject to a local speed limit of 30 mph.

The proposed access arrangement and visibility splays as shown on the Proposed Site Plan (Drawing No. 18422 Rev B) are considered to be acceptable. The position of entrance gates has not been shown, and if intended will need to be set back a minimum distance of 5 metres from the edge of carriageway. The proposed layout of the parking and turning area in front of the garages is too constrained and will not permit vehicles to easily turn within the combined area and not at all entirely within their respective plot areas. As part of the reserved matters submission therefore it is recommended that the garage forecourt area be revised and extended to provide realistic turning for each of the new dwellings. Based upon the information submitted it is considered that, subject to the following conditions being included on any approval, there are no sustainable Highway grounds upon which to base an objection

4.1.4 **Drainage:** No objection.

4.1.5 **Ecology:** No objection subject to the inclusion of the recommended conditions and informatives to protect statutorily protected species and habitats in the area.

4.2 Public Comments

4.2.1 One letter of representation have been received. The areas of concern relate to:

- Stoke Heath is not a built up area and more development will spoil the countryside and character of the hamlet
- Loss of Privacy to neighbouring properties
- Access on to Rosehill Road which is a busy road.

4.2.2 A response to the comments made by the local resident and the Parish Council has been submitted by the Agent. The comments are as follows:

- An objection has been received on the basis that the proposals will overlook the objector's property. There is no evidence that this will be the case. The proposals are for an outline planning consent with design and layout to be reserved for future approval. The intention is to design two houses as dormer bungalows and it is quite possible to design these in such a way that there are no first floor windows overlooking the houses across the road which are in any event some distance away.
- The same objector refers to matters which the Highways Authority have raised no objections to.
- Objections have been received from the local Parish Council to the effect that the proposals are contrary to local planning policy. These matters were discussed in the Design and Access Statement and we would therefore wish to disagree with these objections.

5.0 THE MAIN ISSUES

- ☐ Principle of Development
- ☐ Design, Scale and Character
- ☐ Impact on Residential Amenity

6.0 OFFICER APPRAISAL**6.1 Policy & principle of development**

- 6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight in the determination of planning applications. The NPPF advises that proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications.
- 6.1.2 Stoke Heath is identified as a community hub in policy S11.2(vi) of SAMDev and it will provide for a limited amount of future development. The policy aims for approximately 20-25 dwellings to be constructed in the period to 2026. This is to be achieved through the development of the allocated site off Dutton Close but also through infilling, groups of houses and conversion on acceptable and suitable sites within Stoke Heath.
- 6.1.3 The comments from the Parish Council have been noted. However, they have referred only to infilling and not the groups of houses element contained within policy S11.2(vi). The Agent has also expressed their opinion of policy within the application.
- 6.1.4 While Stoke Heath has a figure of 20-25 dwellings being provided up to 2026, this is not a maximum target. Looking through planning records there may currently be consent for up to 29 dwellings but no figures for the level of construction is available. Therefore to approve this site with potentially 2 more dwelling would not be considered unreasonable.
- 6.1.5 The Parish Council has objected to the proposal as it is not “infill development”. However, because it comprises more than one dwelling Officers are of the opinion that it should be considered as a group of houses. The site is closely related to the adjoining property of Holly Cottage as well as the dwellings along the opposite side of Rosehill Road. While most dwellings are located on the opposite side of the highway, there are a number of dwellings on the same side of the road as the application site and therefore proposed housing would not be out of keeping with the pattern of development of the area.
- 6.1.6 On the basis of the above it is the opinion of officers that the site is appropriate for the construction of 2 dwellings and in accordance with the NPPF and policy S11.2(iv) of SAMDev.

6.1.7 In addition to the above there have been a number of appeals recently which have been allowed for housing within Shropshire. This is particularly with the introduction of the new NPPF in July 2018 where there is more emphasis on housing developments being approved. One such appeal albeit located on the edge of the development boundary of Prees Higher Heath is for Silver Birch, Mill Lane, Higher Heath. This is a site with currently one dwelling, the proposal was to demolish the bungalow and build 6 dwellings on the land. This clearly demonstrates that the Government's wishes for increased sustainable housing is being followed by Planning Inspectors. Further defending the Officer's opinion for the recommendation of approval for the development proposed, which overall is considered in a sustainable location.

6.2 **Affordable Housing**

6.2.1 While the Council has an acute need for affordable housing within Shropshire the proposal is for less than 5 dwellings and therefore under the terms of the NPPF no affordable housing contribution is required.s

6.3 **Design, Scale and Character**

6.3.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development. The National Planning Policy Framework indicates that greater weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

6.3.2 In addition policy MD2 of SAMDev builds on policy CS6 and deals with the issue of sustainable design.

6.3.3 This is an outline planning application where all issues are to be dealt with as reserved matters. Therefore no details regarding the potential design of the dwellings has been submitted. An indicative layout plan has been provided which demonstrates that two detached dwellings with garages and a shared access can be provided on the land.

6.3.4 Overall subject to the receipt of an appropriately designed scheme, officers are of the opinion that the site is capable of being developed without it being appearing

6.4 **Impact on Residential Amenity**

6.4.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity.

6.4.2 An objection has been made that the proposed development will cause a loss of privacy to neighbouring properties.

6.4.3 As detailed previously this is an outline application where no details are submitted for approval in relation to the design or size of the dwellings or the layout of the site. An indicative plan has been provided to demonstrate how the site could be

developed, but this is not for approval. There are dwellings on the opposite side of the highway and Holly Cottage located to the north. It would be possible to design a dwelling and layout the site to ensure minimal impact to Holly Cottage. With those dwelling opposite, the existing public highway would cause a level of loss of privacy and the erection of dwellings on this site would not be considered to exacerbate the situation to an unacceptable degree. In addition it would be possible to provide the minimum of 21 metres separation to not affect privacy to the properties over the road.

6.4.4 In addition the distance between the site and neighbouring properties together with the orientation, the development would not cause an unacceptable loss of light.

6.4.5 In view of the above officers are of the opinion that the proposal will not have an unacceptable impact on the residential amenities of the surrounding area.

6.5 **Highways**

6.5.1 The means of access to the site is again a reserved matter for later consideration. However information submitted with the application states that the existing access will be utilised and improved to provide a shared access to the two dwellings. No objection has been raised to this proposal by the Council's Highways Development Control Officers.

6.6 **Impact on Trees**

6.6.1 There are a number of trees within and around the boundary of the site as well as a mature hedgerow. Any reserved matters application will be required to deal with the issue of landscaping. At that point full details will be required regarding the retention or removal of trees and hedgerow together with Arboricultural Impact Assessments to detail any protection that is to be afforded to those to be retained.

6.6.2 Overall the development will be in accordance with policy CS17 of the Shropshire Core Strategy.

6.7 **Ecology**

6.7.1 The NPPF and policy CS17 of the Shropshire Core Strategy require consideration to be given to the impact of the proposed development on the natural environment. This particularly relates to the impact on statutorily protected species and habitats. Policy MD12 of SAMDev further supports the principle of protecting and enhancing the natural environment. Therefore the application has been considered by the Council's Ecologist.

6.7.2 No objection to the proposal has been raised by the Council's Ecologist. A number of conditions and informatives have been recommended for inclusion on any planning permission that may be granted.

6.7.3 In view of the above it is considered that the proposed development will not have a detrimental impact on statutorily protected species and habitats. Therefore the proposal meets the requirements of the NPPF policy CS17 of the Shropshire Core Strategy and policy MD12 of SAMDev

7.0 **CONCLUSION**

- 7.1 The proposed development is within an appropriate location in the defined settlement of Stoke on Tern as identified in the adopted SAMDev. It is close to existing dwellings and will not have a detrimental impact on the character or appearance of the area. Therefore the development is in accordance with the NPPF and policies S11.2(vi), CS06, CS17, MD2 and MD12 of the Shropshire LDF.

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 - written representations, a hearing or inquiry.
- ☐ The decision is 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 a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose 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 give 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 1970.

9.0 FINANCIAL IMPLICATIONS

- 9.1 There are likely financial implications of the decision and/or imposition of conditions

if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far 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:

National Planning Policy Framework

Settlement: S11 - Market Drayton

CS4 - Community Hubs and Community Clusters

CS6 - Sustainable Design and Development Principles

CS17 - Environmental Networks

MD2 - Sustainable Design

MD12 - Natural Environment

RELEVANT PLANNING HISTORY:

18/04470/OUT Outline application for the erection of 2No dwellings (all matters reserved) PDE
NS/04/00442/FUL Proposed erection of a single storey extension to front elevation of existing dwelling CONAPP 11th June 2004

NS/78/0142/FUL Construction of vehicular and pedestrian access Pt. O.S. 5426 Adjoining Holly Cottage Stoke Heath. GRANT 27th June 1978

PREAPP/17/00353 Proposal to install BT apparatus - Openreach PDDEV 7th July 2017

18/04470/OUT Outline application for the erection of 2No dwellings (all matters reserved) PDE

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 Karen Calder

Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Approval of the details of the design and external appearance of the development, access arrangements, layout, scale, and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 4 of the Development Management Procedure Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The first reserved matters application shall include details of the means of access, including the layout, access width, construction, sightlines and position of access gates. 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

5. The first approval of reserved matters application shall include an up to date Arboricultural Impact Assessment to identify the trees and hedgerows to be retained and how these will be protected during construction.

Reason: To safeguard existing trees and/or hedgerows on site and prevent damage during building works in the interests of the visual amenity of the area, the information is required before development commences to ensure the protection of trees is in place before ground clearance, demolition or construction.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

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

6. Prior to the first occupation of the dwelling the details for the parking, turning, loading and unloading of vehicles shall be submitted to and approved by the Local Planning. The approved scheme shall be laid out and surfaced prior to the first occupation of the development and thereafter be kept clear and maintained at all times for that purpose.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

7. Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 x 43 metres to the nearside carriageway edge shall be provided to each side of the access where it meets the highway. All growths and structures in front of these lines shall be lowered to and thereafter maintained at carriageway level and shall be fully implemented prior to the dwellings being occupied.

Reason: To provide a measure of visibility from the access in both directions along the highway in the interests of highway safety.

8. The access apron shall be constructed in accordance with the Shropshire Councils specification currently in force for an access and shall be fully implemented prior to the dwelling being occupied.

Reason: To ensure the formation and construction of a satisfactory access in the interests of highway safety.

9. Prior to first occupation / use of the buildings, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:

- A minimum of 2 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.
- A minimum of 2 artificial nests, of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), swifts (swift bricks or boxes) and/or house martins (house martin nesting cups).

The boxes shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 175 of the NPPF.

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

10. 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 (required under a separate planning condition). 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.

Informatives

1. 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 38.

2. Bats informative

All bat species found in the U.K. are protected under the Habitats Directive 1992, The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

It is a criminal offence to kill, injure, capture or disturb a bat; and to damage, destroy or obstruct access to a bat roost. There is an unlimited fine and/or up to six months imprisonment for such offences.

If any evidence of bats is discovered at any stage then development works must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) contacted for advice on how to proceed. The Local Planning Authority should also be informed.

Should any works to mature trees be required in the future (e.g. felling, lopping, crowning, trimming) then this should be preceded by a bat survey to determine whether any bat roosts are present and whether a Natural England European Protected Species Licence is required to lawfully carry out the works. The bat survey should be carried out by an appropriately qualified and experienced ecologist in line with the Bat Conservation Trust's Bat Survey: Good Practice Guidelines (3rd edition).

Breathable roofing membranes should not be used as it produces extremes of humidity and bats can become entangled in the fibres. Traditional hessian reinforced bitumen felt should be chosen.

Nesting birds informative

The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one being built, contains eggs or chicks, or on which fledged chicks are still dependent.

It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal, scrub removal and/or conversion, renovation and demolition work in buildings should be carried out outside of the bird nesting season which runs from March to August inclusive.

If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation or buildings cannot be clearly seen to be clear of nests then an appropriately qualified and experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

If during construction birds gain access to any of the buildings and begin nesting, work must cease until the young birds have fledged.

General site informative for wildlife protection

Widespread reptiles (adder, slow worm, common lizard and grass snake) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing, injury and trade. Widespread amphibians (common toad, common frog, smooth newt and palmate newt) are protected from trade. The European hedgehog is a Species of Principal Importance under section 41 of the Natural Environment and Rural Communities Act 2006. Reasonable precautions should be taken during works to ensure that these species are not harmed.

The following procedures should be adopted to reduce the chance of killing or injuring small animals, including reptiles, amphibians and hedgehogs.

If piles of rubble, logs, bricks, other loose materials or other potential refuges are to be disturbed, this should be done by hand and carried out during the active season (March to October) when the weather is warm.

Areas of long and overgrown vegetation should be removed in stages. Vegetation should first be strimmed to a height of approximately 15cm and then left for 24 hours to allow any animals to move away from the area. Arisings should then be removed from the site or placed in habitat piles in suitable locations around the site. The vegetation can then be strimmed down to a height of 5cm and then cut down further or removed as required. Vegetation removal should be done in one direction, towards remaining vegetated areas (hedgerows etc.) to avoid trapping wildlife.

The grassland should be kept short prior to and during construction to avoid creating attractive habitats for wildlife.

All building materials, rubble, bricks and soil must be stored off the ground, e.g. on pallets, in skips or in other suitable containers, to prevent their use as refuges by wildlife.

Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a close-fitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.

Any common reptiles or amphibians discovered should be allowed to naturally disperse. Advice should be sought from an appropriately qualified and experienced ecologist if large numbers of common reptiles or amphibians are present.

If a great crested newt is discovered at any stage then all work must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) should be contacted for advice. The Local Planning Authority should also be informed.

If a hibernating hedgehog is found on the site, it should be covered over with a cardboard box and advice sought from an appropriately qualified and experienced ecologist or the British Hedgehog Preservation Society (01584 890 801).

Landscaping informative

Where it is intended to create semi-natural habitats (e.g. hedgerow/tree/shrub/wildflower planting), all species used in the planting proposal should be locally native species of local

provenance (Shropshire or surrounding counties). This will conserve and enhance biodiversity by protecting the local floristic gene pool and preventing the spread of non-native species.

3. 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 a 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.

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, cycle ways & 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/>

4. A sustainable drainage scheme for the disposal of surface water from the development should be

designed and constructed in accordance with the Councils Surface Water Management: Interim Guidance for Developers document. It is available on the councils website at:

<http://new.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-fordevelopers.pdf>.

pdf.

The provisions of the Planning Practice Guidance, in particular Section 21 Reducing the causes

and impacts of flooding, should be followed.

Preference should be given to drainage measures which allow rainwater to soakaway naturally. Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface

water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it

can be demonstrated that infiltration techniques are not achievable.

5. Does your development require utility connections?

Any works/activities carried out either by, or on behalf of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act (NRSWA) 1991 and the Traffic Management Act (TMA) 2004 and licensed accordingly by the Street/Highway Authority in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Shropshire. Developers must also inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

Any such works or activities commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Shropshire Council Street Works Team. To allow effective co-ordination contact must be made with the Street Works Team at least three months in advance of the commencement of the works and any subsequent applications must be in line with the noticing requirements of the NRSWA 1991, TMA 2004 and Highways Act 1980. The developer must particularly ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time and using the same Traffic Management measures.

For more information please contact Streetworks@shropshire.gov.uk or <https://shropshire.gov.uk/roads-and-highways/application-forms-and-charges/>

Reason: In order to minimise disruption to road users, be they pedestrians or vehicular traffic, under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. In order to satisfy the licensing requirements of the Highways Act 1980.