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## Appeal Decision

Hearing Held on 27 November 2018

Site visit made on 27 November 2018

**by I Radcliffe BSc(Hons) MRTPI MCIEH DMS**

**an Inspector appointed by the Secretary of State**

**Decision date: 04 January 2019**

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**Appeal Ref: APP/L3245/W/18/3206619**

**Land off Ellesmere Road, Shrewsbury (Grid ref Easting: 349252 Northing: 313968)**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by The Saxonby Group against the decision of Shropshire Council.
  - The application Ref 17/05772/OUT, dated 29 November 2017, was refused by notice dated 18 April 2018.
  - The development proposed is the erection of 36 dwellings and associated infrastructure.
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### Decision

1. The appeal is allowed and planning permission is granted for the erection of 36 dwellings and associated infrastructure on land off Ellesmere Road, Shrewsbury (Grid Ref Easting: 349252 Northing: 313968) in accordance with the terms of the application, Ref 17/05772/OUT, dated 29 November 2017, subject to the conditions in the schedule at the end of this decision.

### Procedural matters

2. The application was submitted in outline with access, layout, scale and appearance to be determined at this stage. The illustrative plans that have been submitted as part of the application have been taken into account insofar as they are relevant to my consideration of the principle of the development on the appeal site.
3. A certified copy of an agreement made under section 106 of the Town and Country Planning Act 1990 was submitted after the hearing closed. It secures the provision of affordable housing on site and a contribution towards a highway improvement. Its terms are addressed in more detail within the decision.
4. The Council is undertaking a partial review of its development plan. The 'Shropshire Local Plan Review – Consultation on Preferred Sites' document has recently been published. However, as it is currently the subject of public consultation and the Local Plan Review has not yet been the subject to public examination I attach limited weight to the contents of this document.

### Main Issues

5. The main issues in this appeal are:
  - whether the appeal site would be a suitable location for the proposed development having regard to the strategy of the development plan; and,

- the effect of the proposed development on the character and appearance of the area.

## **Reasons**

### *Planning policy and location of development*

6. The development plan for the area includes the Shropshire Core Strategy (adopted in 2011) and the Shropshire Site Allocations and Management of Development (SAMDev) Plan (adopted in 2015). Of the various development plan policies I consider policies CS1 and CS5 of the Core Strategy and policies MD3 and S16 of the SAMDev to be the most relevant to the first main issue.
7. In order to further sustainability objectives, and in the interests of protecting the countryside, policy CS1 of the Core Strategy sets a development strategy for Shropshire. Its approach is to concentrate development on Shrewsbury, Market Towns and other Key Centres. Outside of the development boundaries for these settlements is the open countryside where new development is governed by policy CS5 of the Core Strategy.
8. The appeal site is described on the planning application form as a vacant agricultural field. It is located adjacent to, but outside, the settlement development boundary for Shrewsbury and is not an allocated site. As a consequence, for planning policy purposes it lies within the open countryside where policy CS5 of the Core Strategy applies. This policy requires that new development is strictly controlled in accordance with national policies that protect the countryside.
9. Consistent with the National Planning Policy Framework's ('the Framework') section on rural housing policy CS5 supports development on appropriate sites which maintain and enhance countryside vitality and character. As the site is surrounded by residential development towards the edge of the town it is not in an isolated location where the Framework advises that new housing should be avoided. The remaining requirement of the Framework in relation to the countryside is to be found under the chapter titled 'Conserving and enhancing the natural environment'. It requires that in decision taking the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic benefits of the best and most versatile agricultural land are taken into account.
10. Policy S16(3) of the SAMDev confirms that new housing development in the Shrewsbury Area will be delivered using a combination of existing brownfield sites and a range of new greenfield sites, including windfall opportunities.
11. Policy MD3 of the SAMDev deals with the delivery of housing development. Paragraph 3.18 of its justified reasoning explains that 'windfall' development on sites both within settlements and in the countryside form an important part of the housing land supply. The supply of housing in Shrewsbury exceeds the settlement guideline figure for Shrewsbury of 6,500. In such circumstances policy MD3(2) of the SAMDev advises that decisions on planning applications will have regard to, amongst other matters, the increase in the number of dwellings relative to the guideline figure, the benefits of the development and its impacts, including the cumulative impacts.
12. Subject to the consideration of the matters identified by the above policies being supportive of the proposed scheme it was agreed by the parties at the hearing that the scheme would be acceptable. I concur with that assessment and so it is to these matters that I now turn.

### *Character and appearance*

13. The appeal site is a field of pasture. Prior to the recent large development of housing on its northern side it formed part of an area of open countryside that reached into the north western side of the town. However, with the housing development that has occurred to the north and along the embankment to the rear, in public views the site forms a pocket of undeveloped countryside that is visually isolated from the open countryside that surrounds the town.
14. The site does not form part of a valued landscape and surrounded by residential development its value as an open field in visual amenity terms is limited to short distance views when the site comes into view. Owing to the dense front boundary hedge and downward slope of the site from the front to rear, on the approach from the north the pasture and pond within the field are not apparent from Ellesmere Road. On the approach from the south, these features are only briefly glimpsed through a field gate. As a result, the main effect of the field is to provide an open undeveloped gap between the terraced housing of Greenfields to the south and the closely spaced detached housing immediately to the north.
15. The Council accepted at the hearing that in principle residential development on the site is acceptable subject to a design that respects the character and appearance of the area.
16. Given the conflicting requirements of respecting the open character of the countryside of which the appeal site forms a part and respects the townscape the design response has to do more than create a transition between terraced and closely spaced detached housing. It has to retain countryside and provide views of it. In my judgement, the proposed development would strike an appropriate balance in this regard.
17. Wider gaps than are found between other buildings on this side of Ellesmere Road would provide a more open setting to the development in keeping with its rural character. The site access would be the widest gap and would open up views of the countryside, including the pond within the rear half of the site which would be retained. In terms of the townscape, the two apartment buildings to the front of the site in height and set back from the road would respect development on both sides. The scheme would result in a coarser grain of development and buildings of a greater depth than is characteristic of the area. However, the variation in roofline, recessed and projecting elements of the buildings and use of different materials would break up the scale and mass of the buildings. As a result, they would be visually interesting and complement, rather than dominate, neighbouring houses.
18. For all of these reasons, I therefore conclude that the proposed development would make efficient use of the site whilst complementing the character and appearance of the countryside and the town. As a result, it would comply with policy CS6 of the Core Strategy and policy MD2 of the SAMDev which require the protection of the character and appearance of a locality through high quality design that respects local design features.

### **Other matters**

#### *Affordable housing and local infrastructure*

19. The submitted section 106 agreement has been properly completed. I have assessed it having regard to the requirements of Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended) and the

tests in paragraph 56 of the Framework. The agreement secures the on-site provision of affordable housing and a contribution towards a pedestrian crossing on Ellesmere Road.

20. In relation to affordable housing, in order to comply with policies CS9 and CS11 of the Core Strategy and meet the need that exists in the county, 10% of the housing to be built on the site needs to be affordable. The submitted agreement in meeting this level of provision passes the relevant tests. At the discretion of the appellant, the level of provision exceeds the 10% requirement.
21. In the interests of highway safety, and to comply with policy CS9 of the Core Strategy, £24,000 towards the cost of a pedestrian crossing of Ellesmere Road is sought. A financial contribution is therefore necessary in relation to this matter to make the development acceptable in planning terms. Based upon the information provided, I am satisfied that the sum sought is fairly and reasonably related in scale and kind to the proposed development and directly related to the proposal. Accordingly this contribution also passes the relevant tests and requirements.
22. Regulation 123(3) of the Community Infrastructure Levy Regulations 2010 (as amended) prevents the pooling of more than five planning obligations made since 6 April 2010 towards a specific infrastructure project or particular type of infrastructure. The provision of affordable housing is excluded from this requirement of this regulation. In relation to the highway contribution, it relates to a specific project for which there have been less than five previous contributions. I therefore find that the contributions secured comply with regulation 123(3).
23. For these reasons given, I have therefore taken into account all the provisions of the submitted agreement.
24. Concern has been expressed that local schools do not have the capacity to accommodate the additional pupils generated by the development. However, the local planning authority confirmed that a Community Infrastructure Levy would be payable in relation to the scheme which would address its effects on local education provision.
25. Paragraph 4.169 of the justified reasoning to policy S16 of the SAMDev advises that the development of land to the west of Ellesmere Road would need to be coordinated with and, where necessary, help fund the Shrewsbury North West Relief Road. However, as this does not part of the wording of the policy it is not a policy requirement. Moreover, on the basis of the Transport Assessment that accompanied the application it is accepted by the Council that the traffic generated by the new development would not have a material impact on the operation of Ellesmere Road. On the basis of the submitted assessment, I agree with that position.

#### *Flood risk*

26. The appeal site is situated within Flood Zone 1 which has the lowest probability of flooding. The incorporation of a sustainable drainage system would prevent surface water from the site increasing flood risk elsewhere whilst also preventing on site flooding. The proposed development is therefore acceptable in flood risk terms.

#### *Highway safety*

27. The number of parking spaces that would be provided as part of the scheme and the design of the site access meets the council's standards. The position of the Council is that subject to funding being secured toward the provision of a pedestrian crossing on Ellesmere Road the scheme would be acceptable in highway safety terms. Based upon what I have read and seen of the site, I have no reason to disagree with that position.

*Noise*

28. The apartments that directly face Ellesmere Road need to be acoustically treated in order to protect them from noise and disturbance from road traffic. The survey work upon which the need for these works was identified was carried out during the mid to late morning on one day during the normal working week. Given that this would have monitored flowing traffic which is noisier than stationary traffic, I am satisfied that the monitoring period was sufficient to correctly specify the insulation works required.

**Overall Conclusions: The Planning Balance**

29. In relation to the first main issue, although the appeal site is located within the countryside the development plan is supportive of residential development on the appeal site subject to compliance with policy CS5 of the Core Strategy and policy MD3 of the SAMDev. Given that the supply of housing in Shrewsbury exceeds the guideline figure for the settlement the balance in policy MD3(2) applies.
30. The supply of housing in Shrewsbury to 2026 exceeds the settlement housing guideline figure of 6,500 by over 1000. Given the shortfall in delivery that can occur, the proposed dwellings would provide greater confidence that the housing guideline figure for the town would be met. The proposed apartments would also increase the range of housing available in the town. As a result, I find, on balance, the increase in dwellings relative to the guideline would be beneficial.
31. In terms of benefits, environmentally the scheme would enhance the ecology of the site by improving the habitat for great crested newts, birds and bats. It would also provide public access, which currently does not exist, to the rear half of the site which includes the pond. Socially, in the context of the Framework which seeks to significantly boost the supply of homes, the scheme would increase the provision and choice of housing in the town. It would also provide more affordable homes than required by the development plan. Economically, the development would generate construction employment and the additional households would increase the spending power of the local community to the benefit of businesses and services in the area. I attach significant weight to these benefits.
32. In relation to the character and appearance of the area, I have found that given the context of the site the design of the scheme would complement the countryside and townscape. The site is described as vacant agricultural land. I have not been made aware of the agricultural classification of the site. Even if the site was classified as the best and most versatile agricultural land at 0.8 hectares in area the amount of land that would be developed would result in minimal economic harm.
33. Taking all these matters into account, the balance of considerations required by policy MD3(2) clearly indicates that exceedance of the settlement housing guideline should not weigh against the proposal. Overall the scheme would

maintain and enhance vitality and character and bring local economic and community benefits in compliance with policy CS5 of the Core Strategy and policy MD3. I therefore conclude that the proposed development complies with the development plan and that the appeal should be allowed.

#### *Conditions*

34. In the interests of certainty, I have imposed a condition specifying the relevant drawings that the development is to be carried out in accordance with. In order to ensure that the development complements its surroundings further details on materials, the features of the buildings and boundary treatments are required. In addition, the reserved matter, landscaping, needs to be implemented and to ensure that any planting becomes well established it needs to be well maintained.
35. In the interests of nature conservation an environmental management plan for the period of construction, a habitat management plan, a lighting plan and the installation of bird and bat boxes are required. To ensure that great crested newts are protected the environmental management plan and habitat management plan need to accord with the work already carried out on this issue.
36. As a large development a sustainable drainage scheme rather than a surface water drainage scheme is required to comply with government guidance. Given that foul water drainage is a matter controlled by Building Regulations condition 13 suggested by the Council is therefore unnecessary.
37. As part of a ground investigation report bore holes revealed the presence of made ground containing old domestic type waste, ash and clinker. However, it appears only topsoil was analysed for contamination. Given that housing is a sensitive end use, a contaminated land site investigation report that complies with relevant guidance and identifies any necessary remediation is required.
38. To protect the buildings from the risk of flooding minimum ground floor slab levels are required in accordance with the Flood Risk Assessment. However, in the interests of visual amenity the actual levels do not need to be agreed because the buildings have to be constructed in accordance with the submitted plans which show the height of the buildings in relation to neighbouring development and road level.
39. To protect the privacy obscured glazing is necessary in the elevations of the apartment buildings closest to the site boundary facing neighbouring development. So that satisfactory noise levels are achieved within the apartments facing Ellesmere Road glazing with a good acoustic performance and trickle vents needs to be installed. To comply with paragraph 110 of the Framework charging points for electric vehicles are required. In the interests of protecting badgers a survey prior to the commencement of development is required.
40. I have required all these matters by condition, revising and amalgamating the conditions suggested by the Council where necessary to reflect the advice contained within Planning Practice Guidance and to avoid duplication.
41. Following the close of the hearing the appellant provided written consent to conditions 6, 7, 9 and 10 being pre-commencement conditions.



42. A condition has been suggested requiring that a European Protected Species Mitigation Licence is obtained. However, a condition that requires compliance with another regulatory regime fails the test of necessity.
43. A condition was suggested removing permitted development rights for the erection of gates, fences, walls or other means of enclosure. Planning Practice Guidance though is clear that such rights should only be removed exceptionally and such circumstances do not exist in this case.

*Ian Radcliffe*

Inspector

## **Schedule**

- 1) Details of landscaping, (hereinafter called "the reserved matter") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved. The submitted details shall include:
  - a) Planting plans, creation of wildlife habitats and features and ecological enhancements (e.g. hibernacula, integrated bat and bird boxes, hedgehog-friendly gravel boards and amphibian-friendly gully pots);
  - b) Written specifications (including cultivation and other operations associated with plant, grass and wildlife habitat establishment);
  - c) Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate;
  - d) Native species used are to be of local provenance (Shropshire or surrounding counties);
  - e) Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works;
  - f) Implementation timetables.
  - g) Grading and mounding of land areas, including the levels and contours to be formed, and the nature of the material, showing the relationship of the proposed mounding to existing vegetation and surrounding landform.
- 2) Unless as otherwise approved by the reserved matter scheme, all soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

- 3) Application for approval of the reserved matter shall be made to the local planning authority not later than three years from the date of this permission.
- 4) The development hereby permitted shall take place not later than two years from the date of approval of the reserved matter.
- 5) The development hereby permitted shall be carried out in accordance with the following approved plans:
  - L200 Proposed Site Plan, received 9th March 2018
  - L201 A Block A Plans, received 9th March 2018
  - L202 Block B Plans, received 9th March 2018
  - L203 A Block C Plans, received 9th March 2018
  - L204 Block A Elevations as Proposed, received 9th March 2018
  - L205 Block B Elevations as Proposed, received 9th March 2018
  - L206 Block C Elevations as Proposed, received 9th March 2018
  - L210 Proposed Ecology Site Plan, received 13th March 2018
  - L024 Key Street Elevation and Section through Block B, received 14th January 2018
  - 02432-01 B Indicative Access Design, received 9th March 2018
  - 02432-02 B Swept Path Analysis, received 9th March 2018
  - 7122-3 Streetscene, received 30th November 2017
  - 7122-4 Inner Streetscene (x2), received 30th November 2017
  - 7122-6 Inner Site Streetscene, received 30th November 2017
  - 7122-7 Rear View Streetscene, received 30th November 2017
  - L000 Location Plan as proposed, received 30th November 2017
- 6) No development shall commence until an Environmental Management Plan for the construction period has been submitted to and approved in writing by the local planning authority. The submitted plan shall include:
  - a) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented and where ecological enhancements (e.g. hibernacula, integrated bat and bird boxes, hedgehog-friendly gravel boards and amphibian-friendly gully pots) will be installed or implemented;
  - b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
  - c) Requirements and proposals for any site lighting required during the construction phase;
  - d) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
  - e) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
  - f) Identification of Persons responsible for:
    - i) Compliance with legal consents relating to nature conservation;
    - ii) Compliance with planning conditions relating to nature conservation;
    - iii) Installation of physical protection measures during construction;
    - iv) Implementation of sensitive working practices during construction;.



- v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
- vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
- g) Pollution prevention measures.

All construction activities shall be implemented strictly in accordance with the approved plan.

- 7) No development shall take place until a habitat management plan has been submitted to and approved in writing by the local planning authority. The submitted plan shall include:
- a) Description and evaluation of the features to be managed;
  - b) Ecological trends and constraints on site that may influence management;
  - c) Aims and objectives of management;
  - d) Appropriate management options for achieving aims and objectives;
  - e) Prescriptions for management actions;
  - f) Preparation of a works schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
  - g) Personnel responsible for implementation of the plan;
  - h) Detailed monitoring scheme with defined indicators to be used to demonstrate achievement of the appropriate habitat quality;
  - i) Possible remedial/contingency measures triggered by monitoring';
  - j) The financial and legal means through which the plan will be implemented.

The plan shall be carried out as approved.

- 8) The plans submitted in relation to conditions 6 and 7 shall accord with the Great Crested Newt Mitigation Mitigation and Management (Turnstone Ecology, November 2017), unless otherwise approved in writing by the local planning authority.
- 9) a) No development, with the exception of demolition works where this is for the reason of making areas of the site available for site investigation, shall take place until a Site Investigation Report has been undertaken to assess the nature and extent of any contamination on the site. The Site Investigation Report shall be undertaken by a competent person and conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. The Report is to be submitted to and approved in writing by the Local Planning Authority.
- b) In the event of the Site Investigation Report finding the site to be contaminated a further report detailing a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

- c) The works detailed as being necessary to make safe the contamination shall be carried out in accordance with the approved Remediation Strategy.
- d) In the event that further contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b) above, which is subject to the approval in writing by the Local Planning Authority.
- e) Following completion of measures identified in the approved remediation scheme a Verification Report shall be submitted to and approved in writing by the Local Planning Authority that demonstrates the contamination identified has been made safe, and the land no longer qualifies as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land.
- 10) Within 90 days prior to the commencement of development, a badger inspection shall be undertaken by an appropriately qualified and experienced ecologist and the outcome reported in writing to the Local Planning Authority. If new evidence of badgers is recorded during the pre-commencement survey then the ecologist shall submit a mitigation strategy that sets out appropriate actions to be taken during the works.
- 11) Prior to their use in the development hereby approved details and samples of the materials to be used for the external walls and roofs shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 12) Prior to their use in the development hereby approved details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers, canopies, brickwork type and bond shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 13) Prior to their use in the development hereby approved details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed prior to the development being first occupied.
- 14) Prior to first occupation of any of the dwellings hereby approved on the site details of the makes, models and locations of bird and bat boxes have been submitted to and approved in writing by the local planning authority. The following boxes shall be erected on the site prior to first occupation of any of the dwellings on the site :
- A minimum of 5 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.

- A minimum of 8 artificial nests, of either integrated brick design or external box design, suitable for swifts (swift bricks or boxes).
- A minimum of 4 artificial nests, of either integrated brick design or external box design, suitable for house martins (house martin nesting cups).
- The A minimum of 2 artificial nests, of either integrated brick design or external box design, suitable for sparrows (32mm hole, terrace design).

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.

- 15) Prior to first occupation of any of the dwellings hereby approved on the site a lighting plan shall have been 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 prior to first occupation of any of the dwellings on the site and thereafter retained for the lifetime of the development.
- 16) No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. The submitted details shall:
  - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - ii) include a timetable for its implementation; and,
  - iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 17) Prior to the use of the car parking spaces a minimum of one electric vehicle (EV) plug ready charging point shall be installed for every 10 parking spaces or part thereof provided.
- 18) Ground floor slab levels shall be no lower than 54.00m AOD in accordance with the recommendations of the submitted AECOM Flood Risk Assessment dated 17 May 2016.
- 19) Before the development hereby permitted is first occupied the windows in the north and south facing elevations of Blocks A and C shall be fitted with top-opening casement windows and glazed with obscure glass only. The windows shall thereafter be retained in the approved form in perpetuity.

- 20) Glazing in the façade facing Ellesmere Road shall be a minimum standard of 6-12-6 and shall have acoustically attenuated trickle vents that achieve equal noise attenuation to the glazing.

-----End of Conditions Schedule-----

## **APPEARANCES**

### **FOR THE APPELLANT:**

Miss Reid	Of Counsel
Mr Thomas	Berrys
Mr Belchere	Hookmason Architecture
Mr Cambray	Mara Homes Shrewsbury Limited

### **FOR THE LOCAL PLANNING AUTHORITY:**

Mr Rogers	Shrewsbury Council
Mr Hall	Shrewsbury Council
Mr Vout	Planning consultant

### **INTERESTED PERSONS:**

Dr Wolfe	Local resident
Councillor Phillips	Ward councillor

## **DOCUMENT SUBMITTED AT THE HEARING**

- 1 E-mails dated 26/11/18 and 27/11/18 confirming that the Council's solicitor could make manuscript amendments to the signed s106 agreement on behalf of Mr & Mrs Gannon

## **DOCUMENT SUBMITTED AFTER THE CLOSE OF THE HEARING**

- 1 Certified copy of the section 106 agreement – submitted, as agreed with the Inspector, within 7 days of the close of the hearing.