

Development Management Report

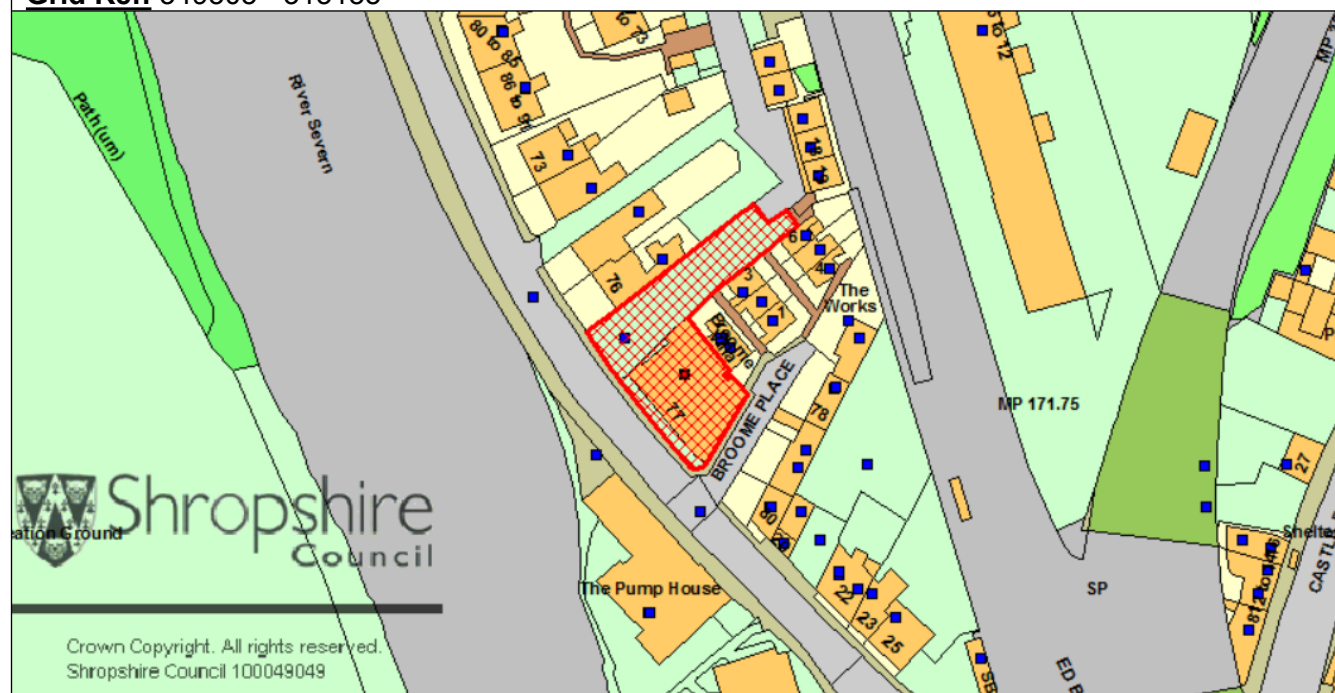
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Summary of Application

<u>Application Number:</u> 19/01661/FUL	<u>Parish:</u>	Shrewsbury Town Council
<u>Proposal:</u> Conversion and extension of a former Church into 9 residential apartments with associated car parking		
<u>Site Address:</u> Former Congregational Church Coton Hill Shrewsbury Shropshire SY1 2DP		
<u>Applicant:</u> Verve Church		
<u>Case Officer:</u> Toby Cowell	<u>email:</u> planningdmc@shropshire.gov.uk	

Grid Ref: 349305 - 313135



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

Recommended Reason for Approval

REPORT**1.0 THE PROPOSAL**

- 1.1 Planning permission is sought for the conversion of a former congregational church into 9 no. residential apartments to be facilitated by the erection of 2 no. dormers and a collection of rooflights within the roof, a stepped two-tiered extension above the existing single storey element and a link-detached extension at first floor level above the existing car park connecting to Nos. 74-75 Cotton Hill and supported by columns.
- 1.2 The application follows an extant permission for the conversion of the building into 5 no. residential apartments, facilitated by a new roof and extension at second floor level together with a stepped back extension at first floor level above the existing ground floor element of the building (ref. 17/05049/FUL). Such development incorporated a black painted metal dry escape route to be erected off the northern flank elevation of the building and extending rearward within the car park to the north-east.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site comprises the former Congregational Church that has more recently been in retail use with a variety of occupiers but is now currently vacant. The existing building faces Chester Street on a major vehicular and pedestrian route and is within close proximity to Shrewsbury Town Centre. The site is also within Flood Zone 3.
- 2.2 The site is also located within the Shrewsbury Conservation Area, and more particularly within the 'Coton Hill Special Character Area' where it features prominently within views along Coton Hill where the site is in close proximity to the river and visible from it and the opposite side. The site is located adjacent to a pair of Grade II listed semi-detached villas, Nos 73-74 and Nos 74-75 to the immediate north of the property, with other heritage assets within the immediate and wider context of the site.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 This application does not meet the criteria for delegated decisions as set out in the Council's adopted 'Scheme of Delegation' given the conflict between the Town Council's objection and the officer recommendation. It was subsequently determined in consultation with the Chair and Vice-Chair that the application should be heard by the Central Planning Committee.

4.0 Community Representations

4.1 - Consultee Comments

4.1.1 Shrewsbury Town Council

The Chairman allowed representations from three residents who lived in the vicinity of the Congregational Church and believed that they would be adversely affected by the plan proposals. Members supported their concerns.

Shrewsbury Town Council **objects** to the application on the following grounds:

- This development site is in very close proximity to neighbouring residents of Broome Place and no regard has been given to the loss of privacy to those residents whose properties shall be overshadowed by the glassed extension thereby suffering from loss of light and privacy;
- The building is of particular historical importance and significance to the street scene and the choice of extension is out of proportion with the original building. Members noted that there has been a significant shift in scale since the previous iteration and this current plan does nothing to preserve or enhance the area;
- It is considered the choice of materials, particularly the zinc cladding as unsympathetic to the building and the Conservation Area in which it sits. Quite close by there are other building which have used a more appropriate pallet of modern materials and members would prefer to see wood cladding considered;
- Members note that parking is by way of underground parking; they would like to be assured that this is constructed in such a manner so as to be accessible by emergency vehicles.

4.1.2 SUDS

The technical details submitted for this Planning Application have been appraised by WSP UK Ltd, on behalf of Shropshire Council as Local Drainage Authority. No objection, informatives recommended.

4.1.3 SC Conservation

This planning application follows on from a formal Pre-application enquiry we were consulted on affecting the former Congregational Church at the southerly end of Coton Hill. I would also refer you to our Team's consultee comments on the most recently approved residential conversion scheme under application 17/05049/FUL, as well as our comments on an earlier, similar scheme, 15/02654/FUL, which was withdrawn by the applicants prior to its determination.

According to archival information (including Discovering Shropshire's History website and Trinder's 'Beyond the Bridges') the Coton Hill Congregational Church was built in 1908-09 by A B Deakin, replacing earlier 19th Century substantial buildings on the site including Broome Hall, as well as the 'Royal

Baths' health facilities further to the rear. The Church was built mainly in red brick with stone embellishments, and features a distinctive copper-covered domed tower. The church was built here to replace an earlier chapel established in the 1840s at 17 Castle Gates which was subsequently converted into a cinema (which later itself moved across to the large purpose-built Granada Cinema, now a bingo hall); the columns from the earlier chapel's porch are said to have been reused within the Coton Hill Church's tower.

Given its prominent position within the street scene, its design and detailing and its historic interest, the building and its attached Sunday school range is considered to represent a non-designated heritage asset where taking account of local and national policies MD13 and NPPF paragraph 197 would be applicable.

As we have commented on earlier approved schemes, the site is located within the Shrewsbury Conservation Area, and more particularly within the 'Coton Hill Special Character Area' where the building features prominently within views along Coton Hill, and where the site is in close proximity to the river, and visible from it and from the opposite side. The site is also adjacent to a pair of Grade II listed semi-detached villas, Nos 73-74 and Nos 74-75 Coton Hill which are to the immediate north of the property, and there are additional heritage assets within the immediate and wider context of the site. The building is considered to contribute positively to the character and appearance of the Conservation Area and the historic street scene. The building has been vacant for some time and residential conversion of the building has been supported under earlier approved schemes which to date have not been executed.

In considering this current planning application, due regard to the following local and national policies, guidance and legislation is required in terms of historic environment matters: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the SAMDev component of the Local Plan, Chapter 16 of the National Planning Policy Framework (NPPF) (revised 2018) and relevant Planning Practice Guidance and Historic England Guidance (including Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets). As the proposal is within the boundaries of the Shrewsbury Conservation Area, special regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is required in terms of the extent to which this proposal would preserve or enhance the character or appearance of the Conservation Area. Section 66 of the Act is also relevant as it requires the need to pay special regard to the preservation of listed buildings and their settings.

The scheme submitted has similarities to the approved scheme in that the former Church and Sunday school would be residentially converted to flats, however in this case the number of units is increased from 5 to 9 with smaller units being proposed. A significant change to the approved plans is the retention in the main of the existing roof of the church, resulting in reduced external alteration to the original building form, where dormers and roof lights would instead be introduced, and the internal roof space used to provide accommodation. Rather than a single

storey extension over the Sunday school, a stepped/tiered two storey extension is now proposed as indicated on the plans submitted.

As noted within the Planning Statement, we have met on site with the agents at a Pre-application stage to discuss this re-worked conversion scheme, where in principle these revisions were generally considered to improve on the previously approved scheme. We suggested additional improvements and inclusion of details - retention of particular fabric, better use of existing and blocked up openings, outdoor terrace detailing and positioning - which have been taken on board under this formal application as noted in the supporting documents submitted, including a Heritage Impact Assessment. Given the interesting internal fabric and detailing, some of which would be lost as a result of this scheme (as in the approved scheme), a full building recording exercise is recommended, to be conditioned, and should be completed prior to any works commencing in compliance with Historic England best practice guidance.

Additionally with this reworked scheme there is a new building element proposed comprising a duplex apartment sited in the space between the Church and the listed semi-detached dwelling to the north. Historic OS Second Edition mapping shows this area as historically being clear of buildings for most of its extent. Given the prominence of the site within the street scene and the siting of designated heritage assets immediately adjacent, introducing a building here needs to be very carefully considered, and since our initial site meeting revisions have been incorporated into the proposed design so that it better reflects the roofline and fenestration pattern of the listed buildings adjacent, including an increased and better articulated separation 'shadow gap' incorporated between the buildings. With these revisions it is considered that the design, finishes, scale and detailing generally respond positively to the listed buildings next door and the building would sit relatively comfortably within this space, subject to the inclusion of conditions to agree finer detailing, joinery and external materials and finishes.

A positive benefit of this reworked scheme is that the overly complex approved flood evacuation configuration has been better rationalised and would result in a visually less intrusive solution. The applicants have also further developed our recommendation to improve the street boundary treatment in terms of additional landscaping to the parking area which at present is quite stark within the street scene however additional conditions on landscaping, boundary and surface treatments is recommended

Overall we generally concur with the conclusions of the heritage impact assessment and the planning statement and on the whole consider that the scheme satisfactorily addresses the relevant historic environment policy and legislative considerations while finding a viable reuse for this heritage asset that better retains its historic external form and fabric. Conditions recommended for inclusion in the Decision Notice should the application be approved include:

JJ30 (Historic Building Recording – Level 2 – Pre-commencement Condition);
CC1 (All external materials); and conditions based on JJ3 (External Services),

JJ7 (Roof details – including glazed balustrading), JJ8 (Rooflights), JJ20 (external windows and doors), JJ34 (Decorative finishes), plus a landscape plan indicating surface materials, boundary treatments and plantings: Reasons: To ensure satisfactory preservation of the heritage asset and to ensure the external appearance of the development is satisfactory.

4.1.4 **SC Archaeology**

We have no comments to make on this application with respect to archaeological matters.

4.1.5 **Environment Agency**

Flood Risk: Based on our 'indicative' Flood Map for Planning (Rivers and Sea), the proposed development site (as outlined in red on the Site Location Plan) is located within Flood Zone 3 of the River Severn, which is classified as 'Main River'. In accordance with Table 1: Flood Zones, within the National Planning Practice Guidance (NPPG) Flood Zone 3 is considered 'high probability' of fluvial flooding and comprises of land assessed as having a 1 in 100 year or greater annual probability of river flooding.

Development proposals and the National Planning Practice Guidance: The proposed development is classified as 'More Vulnerable' in accordance with 'Table 2: Flood Risk Vulnerability Classification' of the NPPG; buildings used for dwelling houses.

Sequential Test: Paragraph 101 of the National Planning Policy Framework (NPPF) requires decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test' (ST). It states that 'Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'.

Further detail is provided in the NPPG; 'Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test (ET) if required (see Paragraph 102 of the NPPF).

As outlined above, the proposed site is entirely located within Flood Zone 3.

Based on the scale and nature of the proposal, which is considered non-major development in accordance with the Development Management Procedure Order (2010), we would not make any bespoke comments on the ST, in this instance. The fact that we are not providing comments does not mean that there are no ST issues, but we leave this for your Council to consider. Providing you are satisfied that the ST has been passed, then we can provide the following comments on the ET and Flood Risk Assessment (FRA).

Exception Test: If following application of the ST, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, for development within Flood Zone 3, the ET should be applied.

We would recommend that you be satisfied on part 1 of the ET i.e. it must be demonstrated that the development provides *“wider sustainability benefits to the community that outweigh flood risk, informed by (the) Strategic Flood Risk Assessment”*.

Part 2 of the ET states that *“a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall”*.

In considering safe development requirements, we recommend that the FRA should assess flood risk to the proposed development and to future occupants during a 100 year plus climate change event.

Flood Risk Assessment (FRA): An FRA was undertaken by Sumner Consultancy to support the 2017 application and has been revised in consideration of the current proposals. The FRA has sought to address the acknowledged flood risk constraints on the site. The design flood (1% flood level fluvial, plus climate change allowance) should be used to inform the consideration of flood risk impacts, mitigation/enhancement and ensure ‘safe’ development.

For ‘more vulnerable’ development (as defined within Table 2 - Flood Risk Vulnerability Classification, Paragraph: 066 Reference ID: 7-066-20140306 of the NPPG) e.g. housing, the FRA should use the ‘higher central’ climate change allowance (35%) as a minimum to inform built in resilience; but aim to incorporate managed adaptive approaches/measures for the ‘upper end’ allowance (70%) where feasible.

Climate Change interpolation: In line with our area climate change guidance, for ‘major’ development (as defined within The Town and Country Planning Development Management Procedure (England) Order 2015, we would expect a detailed FRA to provide an appropriate assessment (hydraulic model) of the 1% with relevant climate change ranges.

For Non Major Development (as proposed) we would advise that a hydraulic flood model is produced or existing model is re-run, similar to the approach for major development. This would give a greater degree of certainty on the design flood extent to inform a safe development. However, for ‘non major’ development only, in the absence of modelled climate change information, it may be reasonable to utilise an alternative approach. To assist applicants and Local Planning Authorities we have provided some ‘nominal’ climate change

allowances within the 'Table of nominal allowances'.

To inform a 1% plus climate change flood level the applicant could interpolate such using modelled flood data (as available in this instance) or where the 1% level is available from an existing model add on the relevant 'nominal climate change allowances provided in our 'Table of nominal allowances'.

Design flood level: The submitted FRA has utilised a 1 in 100 year flood level (52.28mAOD) and, applying a nominal 850mm as stated in our Table of Nominal Allowances, the minimum **design flood level** ascertained is **53.13mAOD** for the 1% plus 35% flood event.

The development should demonstrate safe development in relation to access and finished floor level considerations.

1: Safe Access/Egress: Paragraph 054 of the NPPG advises on how a development might be made safe from flood risk. Paragraph 039 provides detail on access and egress.

The submitted FRA confirms an elevated pedestrian access at the first floor level of 56.23mAOD which is significant above the design flood level.

Given our role and responsibilities we would not make comment on the safety of the access, or object on this basis. This does not mean we consider that the access is safe, or the proposals acceptable in this regard.

We recommend you consult with your Emergency Planners and the Emergency Services to determine whether they consider this to be safe in accordance with the guiding principles of the National Planning Practice Guidance (NPPG).

Furthermore access and egress by vehicular means is also a matter for your Emergency Planners and the Emergency Services. The introduction of car parking into a flood risk area is not without risk and guidance suggests that a vehicle may be moved by depths in excess of 300mm. The AA have recently publish detail relating to the impacts of flooding on vehicles:

<https://www.theaa.com/driving-advice/seasonal/driving-through-flood-water>

Flood Evacuation Management Plan: The NPPG (paragraph 056) states that one of the considerations for safe occupation is whether adequate flood warning would be available to people using the development.

We do not normally comment on or approve the adequacy of flood emergency response and flood evacuation procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users if they sign up to the Flood Warnings Service.

The NPPG places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. We would advise that you take account of the guidance within **NPPG Paragraph: 057** Reference ID: 7-057-20140306.

We would advise that the Flood Evacuation Management Plan should identify a flood level that will initiate evacuation of people and vehicles, and any subsequent closure of the building/car park. This trigger level should be when the access/egress is still 'dry' i.e. flood-free, to avoid any question of what is an acceptable level of flood risk to occupants.

We recommend you consult with your Emergency Planners and the Emergency Services to determine whether they consider the development safe and whether a FEMP secures safe and sustainable development.

For your consideration, a comprehensive Flood Warning service operates in this local area. A trigger level may be sought to assist in evacuation.

Evacuation Plan Condition: The following condition is included for consideration by you in conjunction with your Emergency Planning officer/Emergency Services:

Condition: *Prior to the first occupation of the development, a Flood Evacuation Management Plan shall be submitted to and approved in writing by the LPA in consultation with the LA Emergency Planning Officer and Emergency Services. The Plan shall include full details of proposed awareness training and procedure for evacuation of persons and property (including vehicles), training of staff; and method and procedures for timed evacuation. It shall also include a commitment to retain and update the Plan and include a timescale for revision of the Plan.*

Reason: *To minimise the flood related danger to people in the flood risk area.*

Informative (note) to above: The Applicant /future occupiers should contact 08708 506506 to be set up on our flood warning system. In preparing the evacuation plan the applicant should have note to the FRA. Contact with the Environment Agency would enable the provision of the most up to date, best available, flood information.

2: Finished Floor Levels: In line with the abovementioned climate change guidance we advise that finished floor levels be set no lower than 600mm above the 1 in 100 year plus climate change flood event. Through discussions with the applicant, and in consideration of the constraints of altering an existing building, we would accept a ground Finished Floor Level of 53.43mAOD (300mm above the design flood event) and, should your Council be minded to approve the application, we would recommend the following planning condition:

Condition: Ground Finished Floor Levels shall be set no lower than 53.43mAOD in line with the submitted Flood Risk Assessment (Sumner Consultancy, Ref 406.06668.0001, dated April 2019) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To help protect the proposed dwellings from flood risk for the lifetime of the development.

Informative – advice for the applicant: In the absence of FFLs being set 600mm above the 100 year flood level plus climate change, we recommend that consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include removable barriers on building apertures such as doors and air bricks and providing electrical services into the building at a high level so that plugs are located above possible flood levels. Additional guidance, including information on kite marked flood protection products, can be found on the Environment Agency web site www.environment-agency.gov.uk under the 'Managing Flood Risk' heading in the 'Flood' section.

Foul Drainage: We would have no objection to the connection of foul water to the mains foul sewer, as proposed. The LPA must ensure that the existing public mains sewerage system has adequate capacity to accommodate this proposal, in consultation with the relevant Sewerage Utility Company.

4.1.6 **Canal and River Boat Trust**

No requirement to consult.

4.1.7 **Shrewsbury Civic Society**

We have considered this well-crafted application and would like to make some comments.

We are keen to see the Congregational Church back in use and in principle, we support development that will enable this. The building is highly prominent and on a sensitive route at an entry point to the town centre and overlooking the Riverside. It is a fine building of notable design making a very good contribution to the Town Centre Conservation Area. Together with its attached Sunday School extension, it forms a non-designated heritage asset.

The current application has several improved features from the approved permission of 17/05049/FUL. For example, the main roof will be largely retained and the infill building on the north side overcomes the problem of an ugly flood escape facility, while providing a pleasant facade and more accommodation. The provision of smaller apartments may also be advantageous. Certainly, this building needs to be developed, having seen some unsuccessful uses and been unused for several years.

The proposed “linked-detached extension” to the listed Winchester House, is

appropriately designed and forms an architectural bridge as well as an under-passage for vehicles. Its “shadow” recesses give a semblance of individuality to the new building. Unfortunately, the three arch-lintel windows of the North facade of the former Church will be interrupted but we think that this is acceptable. The proposal provides a well argued amount of car parking space and a good resolution to the need for flood emergency evacuation. We think that the fenestration and finishes suggested are very acceptable but we are aware of the importance of the detailing of the supporting columns.

In a previous application we were anxious about a further storey on the top of the main church. Consequently, it is good to see that the main roof will be retained in this plan. Seeing its gable end will be an advantage. However, enlarging the roof by gable extensions on each side will disturb the roof's shape unpleasantly. There could be other solutions to this prominent enlargement. Furthermore, a second storey additional floor on the Sunday School building is too high and exacerbates issues of visual amenity from both Chester Street and Broom Place. We agree with others who object to this intrusiveness.

We are very keen to see this building developed and feel that this application is carefully designed. However, the plans concerning the elevated sections are not sufficiently appropriate for this heritage asset in its Conservation Area surrounding.

For these reasons we hope the application will be re-considered.

4.1.8 SC Regulatory Services

The noise assessment refers to expected exceedance of internal British Standard noise values for both daytime and nighttime limits, mainly from traffic noise along Chester Street and to a lesser extent rail noise. As the facade is the main noise barrier and windows and ventilation are point of incoming noise to the property the report suggests mitigation measures in Chapter 7 to ensure that glazing is appropriate to attenuate noise below the limits and for ventilation measures to also provide which also contribute to noise attenuation. Request that should planning permission be granted, condition attached requiring appropriate attenuation to achieve the limits as concluded in the noise assessment in order to protect future occupants.

In addition, condition also recommended requiring construction be set to protect nearby residents. 0800-1800 Monday to Friday, 0900-1300 Saturday, No work Sundays or Bank Holidays.

4.1.9 SC Affordable Houses

The threshold which allows the Council to secure a contribution towards affordable housing has not been reached and therefore neither on site provision or financial contribution is required in this instance.

4.1.10 SC Highways

The development seeks to convert and extend the former Congregational Church

and retail premises to form 9 apartments. The site has been the subject of previous planning discussion under PREAPP15/00078 and 15/02054/FUL. No highway comments are available for these applications. A further planning application 17/05049/FUL for five larger apartments was granted approval on 29th November 2017. The current application proposes smaller apartments. The site is close to the town centre with good public transport links. Due to the nature of the surrounding highways, a Construction Method Statement including a Traffic Management Plan is required for this development.

No objection; subject to conditions and informatives.

4.2 - Public Comments

4.2.1 This application was advertised via notice at the site. Additionally, the occupants of 21 neighbouring properties were individually notified by way of publication. At the time of writing this report, 6 letters of representation have been received objected to the proposed development on the following grounds:

- Impact on privacy of neighbouring properties;
- Development out of character with existing building and adjacent properties;
- Loss of sunlight to neighbouring properties;
- Construction traffic needs to be controlled;
- Potential loss of parking used by adjacent residents.

The local Member Cllr Green has also made representations requesting the application be heard at planning committee over concerns from potential overlooking in relation to the raised terraces, and has questioned whether emergency vehicles can gain access to the rear underneath the proposed link-detached extension.

5.0 THE MAIN ISSUES

5.1 Principle of development

Character and appearance, including impact on heritage assets

Residential amenity

Noise and air quality

Highways

Flooding and Drainage

Other matters

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Core Strategy Policies CS1, CS3, CS5 and CS11 seek to steer new housing to

sites within market towns, other 'key centres' and certain named villages. Policy CS4 also allows for the identification of 'Community Hubs and Clusters' within the rural area where further housing development can happen; these hubs and clusters were designated as part of the adoption of the Council's Site Allocations and Management of Development (SAMDev) plan.

- 6.1.2 The NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF also states that one of its core planning principles is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 6.1.3 Policy CS6 of the Core Strategy seeks to ensure development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character.
- 6.1.4 The provision of housing within the urban area of Shrewsbury accords with the adopted SAMDev Plan Policy S16. Core Strategy Policy CS2 and MD1 of the SAMDev identifies Shrewsbury as the primary focus for housing development for Shropshire. S16.1 states that Shrewsbury will provide the primary focus for development for Shropshire, as a sub-regional centre and Shropshire's growth point, providing approximately 6,500 dwellings during the period 2006-2026.
- 6.1.5 The site is located within an existing built-up area on Coton Hill which is dominated by residential development, particularly to the north and east. The site is within walking distance to Shrewsbury Town Centre which is served by good transport links, including the train and bus stations, and a variety of local shops, services and facilities. It is therefore considered that the application site would constitute a highly sustainable location with respect to new residential development, with the principle of residential units at the site having already been established through the previous granting of permission for 5 units (ref. 17/05049/FUL)
- 6.1.6 It should also be further emphasised that the proposed development would make use of an existing brownfield site which includes the conversion of a non-designated heritage asset. Section 11 of the NPPF places great importance on planning policies and decisions giving substantial weight to the value of using suitable brownfield land within settlements for homes. Paragraph 38 of the NPPF also states that decision-makers at every level should seek to approve applications for sustainable development where possible, and it is considered that the proposed development would constitute a sustainable and effective re-use of an existing brownfield site within an area identified for additional housing within the SAMDev.

- 6.1.7 There is no objection to the loss of the existing redundant congregational church within the site, and therefore the principle of development is considered to be acceptable, subject to additional considerations in relation to design, neighbouring amenity and flooding.

6.2 Character and appearance, including impact on heritage assets

- 6.2.1 Policy CS6 of the Core Strategy requires development to be designed to a high quality using sustainable design principles, which should be responsive to the local character and context of existing development and its wider surroundings. Likewise, SAMDev Policy MD2 requires development to respond positively to local design aspirations, and be reflective of locally characteristic architectural design and details.
- 6.2.2 Due to the proximity of listed buildings to the application and with the site being situated within a Conservation Area, due regard must be had to S66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 6.2.3 Core Strategy Policy CS17 advises that development proposals will be required to protect and enhance the diversity, high quality and local character of Shropshire’s natural, built and historic environment. SAMDev Policy MD13 further advises that Shropshire’s heritage assets will be protected, conserved, sympathetically enhanced and restored by ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. Development will also be encouraged which delivers positive benefits to heritage assets. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.
- 6.2.4 At the national level, Paragraph 192 of the NPPF advises that:
- In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local*

character and distinctiveness.

- 6.2.5 By comparison to the extant permission for converting and extending the former church for residential purposes, the current proposals would retain the existing pitched roof atop the building and instead introduce moderate dormers and rooflights either side to facilitate additional accommodation. Furthermore, the proposals now include a stepped, two-tiered extension above the existing single storey element as opposed to the extant permission which included a first floor extension only. The final substantive change includes the erection of a first floor link-detached extension above the existing car park and supported by columns connecting the building to Nos. 74-75 Coton Hill. Such an extension would facilitate a further 2 residential apartments, incorporating a Mansard roof and mirroring the height of the adjacent properties to the immediate north.
- 6.2.6 The Conservation Officer has appraised the proposed development in relation to the impact upon the existing building (a non-designated heritage asset), the adjacent Grade II listed buildings and the wider Conservation Area. In the round, it is considered that such proposals would result in a visual betterment than the extant permission, principally due to the retention of the existing pitched roof atop the former church, but also from the well-designed link detached extension which negates the need for the previously consented dry escape route in its previous form. Such an escape route, comprised of black painted metal railings, is considered to be appear generally convoluted and contrived which would be visually prominent from the streetscene, and to its detriment. The reconfiguration of this required route, which would be partially incorporated within the proposed extension, is considered to result in a far more appropriate solution from a visual standpoint that is less intrusive within the wider streetscene.
- 6.2.7 No objections have therefore been raised by the Conservation Officer who, in their formal comments, have generally concurred with the conclusions reached in the submitted Heritage Assessment insofar as the proposed development satisfactorily addresses the relevant historic environment policy and legislative considerations while finding a viable reuse for this heritage asset that better retains its historic external form and fabric than the extant permission. Moreover, such development would successfully preserve the existing character of the wider Conservation Area, with the proposed stepped two-tiered extension also considered to be acceptable that would not appear overdominant within the context of the streetscene.
- 6.2.8 Concerns have been raised in relation to the zinc cladding and substantial glazing proposed for portions of the extensions, although no objections have been raised from the Conservation Officer in this respect. Furthermore, such cladding and glazing has already been deemed acceptable and granted approval in relation to the extant permission. Notwithstanding this however, a condition would be attached requiring the specification of materials to be used in connection with the proposals to be submitted for approval prior to the commencement of development. Should Members be concerned by such a palette of materials as proposed, then this can be taken into account with regards

to a future discharge of conditions application.

- 6.2.9 In light of the above, such development proposals are considered to be compliant with local and national planning policy with respect to character, design and heritage considerations, together with S66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

6.3 Residential amenity

- 6.3.1 Policy CS6 and MD2 seek to ensure that development contributes to the health and wellbeing of communities, including safeguarding residential and local amenity. Paragraph 127 of the NPPF states that planning policies and decisions should ensure that development *'creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'*.
- 6.3.2 The primary concerns raised with respect to the proposed development relate to perceived overlooking into the habitable rooms of properties to the south-east within Broome Place from the outdoor terraces serving units 5 and 6. Unit 5 would be formed within the proposed two-tiered extension above the existing ground floor element of the building, with unit 6 to be formed at first floor level within the existing building.
- 6.3.3 The first floor element of the proposed two-tiered extension includes a wrap-around outdoor terraced area serving units 4, 5 and 6. A similar area was proposed and granted permission as part of the extant permission, where it was considered that the impact upon neighbouring properties within Broome Place relative to overlooking and loss of privacy would not be significant enough to warrant the refusal of the application. By contrast, the current proposals seek to include the addition of frosted balustrade glazing around the perimeter of the terrace to further reduce overlooking with respect to neighbouring properties. It would however be considered prudent that such glazing be secured via condition, specifying a height of 1.7m, should planning permission be forthcoming. No concerns are raised with respect to the second floor outdoor terrace for unit 5 which would only have outward views of Coton Hill and the northern section of Broome Place to the south and south-east. To summarise in this regard, the current proposals would actually result in a betterment with respect to the amenities of neighbouring properties from a privacy standpoint than the extant permission, and are therefore considered to be acceptable.
- 6.3.4 From a sunlight and overshadowing standpoint, the stepped two-tiered extension is designed as such that only a minimal increase of overshadowing would be incurred with respect to the highway of Broome Place itself, and unlikely result in a loss of light substantive enough with respect to neighbouring properties to warrant the refusal of this application in isolation. Moreover, such built development as proposed is not substantially greater than that which forms part of the extant permission and is unlikely to materially impact the amenities of neighbouring properties in general than which could lawfully be developed on site.

- 6.3.5 All apartments proposed would comprise an internal floor area that would meet the minimum requirements of the Nationally Described Space Standards, with all units benefitting from generous levels of natural light from the proposed configuration of openings. Waste storage facilities would be provided adjacent to the northern flank wall of the existing building adjacent to the car park, and located within close proximity to the site access.

6.4 Noise and air quality

- 6.4.1 The submitted noise assessment refers to expected exceedance of internal British Standard noise values for both daytime and nighttime limits, mainly from traffic noise along Chester Street and to a lesser extent rail noise. As the facade is the main noise barrier and windows and ventilation are point of incoming noise to the property the report suggests mitigation measures in Chapter 7 to ensure that glazing is appropriate to attenuate noise below the limits and for ventilation measures to also provide which also contribute to noise attenuation. The Council's Public Protection department have requested that, should planning permission be granted, a condition be attached requiring appropriate attenuation to achieve the limits as concluded in the noise assessment in order to protect future occupants. In addition, a further condition is also recommended requiring construction hours to be set within specific timeframes in order to safeguard the amenities of nearby residents.

6.5 Highways

- 6.5.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that proposals likely to generate significant levels of traffic should be located in accessible locations where there are opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced. This policy also indicates that development should be designed to be safe and accessible to all.
- 6.5.2 The Highways department have raised no objection to the proposed development with respect to access and highway safety issues, and it is noted that each dwelling would be served by a single off-street parking space with a further visitor. An additional 4 spaces would be retained at the front of the site for private use for the former owners of the site. In the context of the site's location within close proximity to Shrewsbury Town Centre, including being within a 5 minute walk of Shrewsbury train station and 8-10 minute walk of the bus station; such a level of provision is considered to be acceptable. Due to the nature of the surrounding highways network however, a Construction Method Statement including a Traffic Management Plan would be required for submission and approval. Such details can be secured via condition should planning permission be forthcoming.

6.6 Flooding and Drainage

- 6.6.1 The Environment Agency has confirmed that the development site is located within Flood Zone 3 and, as a consequence, a Flood Risk Assessment (FRA) has

been submitted in support of the proposed development. The NPPF seeks to direct new housing away from areas at risk of flooding and sites should not be developed if there are reasonably available sites in areas with a lower probability of flooding. The aim of this sequential test is to steer new development to areas with the lowest probability of flooding. If it is not possible for development to be located in areas at lower risk of flooding then it may be permitted, subject to the exception test being passed. In short, this requires the development to provide wider sustainability benefits to the community which outweigh flood risk and to show that it will be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall.

6.6.2 Notwithstanding this however, current government guidance states that a sequential test is not required for minor development. The exception test would also not be required with respect to minor development.

6.6.3 The EA advise that finished floor levels (FFLs) should normally be set no lower than 600mm above the 100 year river flood level plus climate change (i.e. at a level of 53.13m AOD in this location). Following discussions with the EA at the pre-application advice stage, and in consideration of the constraints of altering an existing building, the EA have agreed to accept a ground FFL of 53.43mm (300mm above the design floor event). Furthermore, the FRA also recommends that the occupants of the site sign up to receive flood warnings and a Flood Evacuation Management Plan (FEMP) should be prepared in order to advise all residents of the possibility of flood and the measures which need to be undertaken to ensure safe and secure access will be maintained.

6.6.4 In the absence of an objection from the EA, subject to the imposition of a condition with respect to the finished floor levels, the proposals are considered to be acceptable from a flooding perspective provided a Flood Evacuation Management Plan (FEMP) be prepared and enacted upon in the event of emergency. This can adequately be secured by way of condition should planning permission be forthcoming.

6.6.5 Policy CS18 'Sustainable Water Management' of the Shropshire Core Strategy indicates that development should integrate measures of sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity and provide opportunities to enhance biodiversity. The submitted drainage details, plan and calculations have been assessed by the Council's Drainage Engineer who has not raised any objection, indicating that the proposal is acceptable in relation to a sustainable development on drainage matters. In view of the above it is considered that the proposed drainage would meet the requirements of the NPPF and Policy CS18 of the Core Strategy.

6.7 Other matters

6.7.1 Concerns have been raised from the Town Council and the local Member Cllr Green as to whether emergency services vehicles would be able to pass underneath the link-detached extension to gain access to the rear. Whilst this has not been clarified, and is unlikely to be possible, it should be emphasised that the

extension is proposed for erection above an existing car park as opposed to a highway or protected right of way. There is therefore no requirement for emergency vehicles to be provided access at this particular point. Should an emergency occur at the site or at adjacent properties to the east/south-east, emergency vehicles are entitled to park at the side of the road on Coton Hill, or alternatively park within Broome Place to the south. It would also be feasible for vehicles to access Benbow Quay to the north and travel southward to the rear of the site.

7.0 CONCLUSION

The proposals are considered to constitute an effective and sustainable use of previously development land, with the principle of development deemed acceptable within an existing residential area. Furthermore, such development is considered to enhance the visual amenities of the immediate locality, without adversely impacting the character of the existing non-designated heritage asset, adjacent listed buildings or the wider Conservation Area. Such development is considered acceptable insofar as ensuring the amenities of surrounding residential properties would not be unduly impacted, particularly in relation to the extant permission for the site, and would not amount to a detrimental upon the local highway network. The proposals have also be found acceptable with respect to flooding issues by the Environment Agency, with the drainage strategy submitted deemed appropriate by the Drainage Authority.

The application is therefore recommended for approval, subject to conditions as recommended in Appendix 1.

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
 CS2 - Shrewsbury Development Strategy
 CS6 - Sustainable Design and Development Principles
 CS17 - Environmental Networks
 CS18 - Sustainable Water Management
 MD1 - Scale and Distribution of Development
 MD2 - Sustainable Design
 MD13 - Historic Environment
 Settlement: S16 - Shrewsbury
 National Planning Policy Framework

RELEVANT PLANNING HISTORY:

PREAPP/10/00031 Proposed conversion of building to residential PRRQD 20th January 2011

PREAPP/10/01729 Change of use to restaurant PRRQD 7th July 2010

PREAPP/15/00078 Proposed conversion of existing building to residential use PREAIP 2nd April 2015

15/02654/FUL Conversion of existing retail premises (use class A3) to residential (5 apartments) WDN 6th June 2016

17/05049/FUL Conversion of a former Church and current retail premises (use class A3) to five residential apartments to include terraces and external fire escape with footbridge GRANT 29th November 2017

PREAPP/18/00560 Conversion and extension of a former congregational Church to 9no. residential apartments and associated car parking PREAIP 21st December 2018

19/01661/FUL Conversion and extension of a former Church into 9 residential apartments with associated car parking PDE

13/00343/TCA Remove 1no. Azara, trim back branches by 50% 1no. Mulberry, light pruning of dead wood of 1no. Weeping Silver Pear tree, remove two large branches and reduce height by 2m 1no. Strawberry tree and reduction in height of Yew tree hedge by 1.5m and trimming of side branches within Shrewsbury Conservation Area NOOBJC 26th February 2013

15/04726/TCA Crown reduction by 20% of Mulberry bush, crown thinning by 20% to one Weeping Silver Pear tree, reduce height of 1 no. Strawberry tree by 2m and light pruning of dead branches to 1 no Beech tree within Shrewsbury Conservation Area NOOBJC 8th December 2015

19/01661/FUL Conversion and extension of a former Church into 9 residential apartments with associated car parking PDE

SA/76/0739 Use of basement as a carpentry and woodwork shop and for the storage of timber. PERCON 26th October 1976

SA/75/1110 Change of Use from warehouse to offices, storage and use in connection with glass-cutting processes. PERCON 13th January 1976

SA/89/0921 Form opening in existing boundary wall, hang gates and use forecourt area for parking vehicles. REFUSE 22nd November 1989

SA/89/1231 Use of building as offices and/or professional and financial services (Classes A2 and B1). REFUSE 22nd November 1989

SA/90/0622 Use of first and second floors as flats. Use of ground floor as offices and/or professional and financial services (A1 & B1). Use of forecourt for parking. REFUSE 11th July 1990

SA/75/1028 Change of use from warehouse to religious congregational meeting place. WDN 7th January 1976

SA/88/1561 Installation of windows to ground floor front elevation. (Retrospective). REFUSE 28th February 1989

SA/88/0913 Proposed new windows to front elevation. REFUSE 5th December 1988

SA/89/0920 Erect and display a projecting hanging sign. REFUSE 25th October 1989

SA/87/1138 Erection of a first floor extension to provide showroom and office. PERCON 18th February 1988

SA/95/1128 Conversion of existing dwelling into 1 x 1 bedroom and 1 x 3 bedroom dwellings. PERCON 4th January 1996

SA/93/0455 Use of existing premises for class D2 purpose, private snooker club. (Amended description). PERCON 7th July 1993

SA/04/1192/F Change of use of use of workshop and offices and alterations to front elevation to form two self-contained flats PERCON 6th October 2004

Appeal

91/00279/REF Use of first and second floors as flats. Use of ground floor as offices and/or professional and financial services (A1 & B1). Use of forecourt for parking. ALLOW 21st February 1991

Appeal

89/00774/REF Installation of windows to ground floor front elevation. (Retrospective). DISMIS 7th December 1989

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)
Cabinet Member (Portfolio Holder) Councillor Gwilym Butler
Local Member Cllr Nat Green
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. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

5. Details of exterior soil and vent pipes, waste pipes, rainwater goods, boiler flues and ventilation terminals, meter boxes, exterior cabling and electrical fittings shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

6. Details of the roof construction including details of eaves, undercloaks ridges, valleys and verges shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall be carried out in complete accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

7. Prior to their installation full details of the roof windows shall be submitted to and approved in writing by the Local Planning Authority. The installation of the windows shall be carried out in complete accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

8. No development approved by this permission shall commence until a photographic survey (Level 1,2,3,4 (Specify as appropriate) survey, as defined in English Heritage's guidance 'Understanding Historic Buildings: A Guide to Good Recording Practice') of the interior/ exterior of the buildings has been submitted to and approved in writing by the Local Planning Authority.

Reason: This information is required before development commences to record the historic fabric of the building prior to development.

9. Before the relevant part of works commence details of the proposed decorative finishes and colour scheme shall be submitted to and approved in writing by the Local Planning Authority before commencement of relevant works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

10. No above ground works shall be commenced until full details of both hard and soft landscape works (in accordance with Shropshire Council Natural Environment Development Guidance Note 7 'Trees and Development'), including surface materials and boundary planting, have been submitted to and approved in writing by the local planning authority. The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall upon written notification from the local planning authority be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors**
- loading and unloading of plant and materials**
- storage of plant and materials used in constructing the development**
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate**
- wheel washing facilities**
- measures to control the emission of dust and dirt during construction**
- a scheme for recycling/disposing of waste resulting from demolition and construction works**
- a Traffic Management Plan**

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

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

12. Appropriate noise attenuation measures as concluded in the submitted Noise Impact Assessment (SLR Consulting Ltd, Ref 406.06668.00004, dated April 2019) shall be implemented prior to the first occupation of the development and retained/maintained thereafter.

Reason: To safeguard the amenities of future occupants.

13. Prior to the first occupation of the development, a Flood Evacuation Management Plan shall be submitted to and approved in writing by the LPA in consultation with the LA Emergency Planning Officer and Emergency Services. The Plan shall include full details of proposed awareness training and procedure for evacuation of persons and property (including vehicles), training of staff; and method and procedures for timed evacuation. It shall also include a commitment to retain and update the Plan and include a timescale for revision of the Plan.

Reason: To minimise the flood related danger to people in the flood risk area.

14. 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.

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

15. Notwithstanding the details shown on the approved plans, the glass balustrade shown on drwg. no. 364/32 shall be constructed utilising opaque glazing and erected to a height of no less than 1.7m above the finished floor level of the terrace. The balustrade shall be retained and maintained as such thereafter.

Reason: To safeguard residential amenity.

16. Ground Finished Floor Levels shall be set no lower than 53.43mAOD in line with the submitted Flood Risk Assessment (Sumner Consultancy, Ref 406.06668.0001, dated April 2019) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To help protect the proposed dwellings from flood risk for the lifetime of the development.

17. The construction of the development hereby approved shall be limited to the following hours/days: 08.00 - 18.00 Monday to Friday, 09.00 - 13.00 Saturday. No construction on the development hereby approved shall be undertaken outside of these permitted hours/days, including Sundays and Bank Holidays.

Reason: To safeguard neighbouring amenity

18. Any wall or other boundary treatment fronting onto Coton Hill is to be kept at a height of 600mm at all times.

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

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. The Applicant /future occupiers should contact 08708 506506 to be set up on our flood warning system. In preparing the evacuation plan the applicant should have note to the FRA. Contact with the Environment Agency would enable the provision of the most up to date, best available, flood information.

3. In the absence of FFLs being set 600mm above the 100 year flood level plus climate change, we recommend that consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include removable barriers on building apertures such as doors and air bricks and providing electrical services into the building at a high level so that plugs are located above possible flood levels. Additional guidance, including information on kite marked flood protection products, can be found on the Environment Agency web site www.environment-agency.gov.uk under the 'Managing Flood Risk' heading in the 'Flood' section.

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:
www.shropshire.gov.uk/environmental-maintenance-and-enforcement/drainage-andflooding/flood-risk-management-and-the-planning-process.

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. 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.

If non permeable surfacing is used on the driveways and parking areas and the driveways slope towards the highway, the applicant should install a drainage system to intercept water prior to flowing on to the public highway.

If main foul sewer is not available for connection, British Water Flows and Loads: 4 should be used to determine the number of persons for the proposed development and the sizing of the septic tank or package treatment plant and drainage fields should be designed to cater for the correct number of persons and in accordance with the Building Regulations H2.

5. 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.

6. 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.

7. 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/>

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