



Committee and date
Southern Planning Committee
20th February 2024

Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

Application Number: 23/05174/FUL	Parish:	Ford
Proposal: Erection of religious meeting hall (Class F2(b)) with associated access and parking		
Site Address: Former Bowling Green Ford Shrewsbury Shropshire		
Applicant: Holyhead Road Trust		
Case Officer: Sara Jones	email: sara.jones@shropshire.gov.uk	

Grid Ref: 340989 - 313225

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

REPORT

1.0 THE PROPOSAL

- 1.1 This full planning application proposes the erection of a religious meeting hall (Class F2(b)) and associated access and parking on the site of a former bowling green to the west of Ford. The application site forms part of a larger site which benefits from permission under application 21/00475/OUT for the erection of two dwellings. A separate outline planning application is also currently under consideration for the erection of a single open market dwelling under application 23/05162/OUT and appears on the Committee Agenda.
- 1.2 The Planning Statement (PS) submitted with this application states that the Hall would be for the sole use of the local Plymouth Brethren Christian Church (PBCC) community for prayer and meetings for religious worship and bible readings; that it would be available for 2 services per week (one early Sunday morning and one late evening on Mondays) with occasional meetings between those times. The information also states that the services would include 25-35 persons (main hall being only 64sqm in size which limits the operational use of the building) with occasional meetings attended by smaller groups of 10 to 20 persons. The submitted drawings identify the provision of 18 on-site parking spaces and the information states that all attendees would park on site with lifts shared within family units and that there would be no outdoor activities or amplified music on site.
- 1.3 The access arrangements have been amended from that previously approved, with the access serving the proposed meeting hall only and being repositioned further to the south of the site.
- 1.4 The site is well screened from the main road and surrounding properties by existing vegetation, extends to an area of approximately 0.1 Hectares and has previously been used as a bowling green though not for several years.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is situated to the north of the A458 immediately to the west of the junction with a lane which runs north into the village of Ford. The site has existing detached dwellings to the north and east, the A458 to the south, the lane to the west across from which is a pub/restaurant (The Smokehouse). The Smokehouse is a substantial visually prominent Grade II listed former "Cross Gates Inn" which dates from 1724 with a likely earlier core.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The Parish Council has objected contrary to the Officer recommendation. The Area Manager in consultation with the chairman have considered this and have concluded that the objection raises material planning issues and should be determined by Committee.

4.0 Community Representations

Consultee Comment

SC Highways – No Objection, recommends conditions and informatives.

SC Conservation – No objection to the proposal, given the modest scale and simple but traditional form of the hall, set back position within the application site and hedging to the highway boundaries. Recommend that conditions are imposed to agree external materials and the colour finish of the external boarding, and comment that any proposed external signage should be minimal and appropriate within the wider context where details should also be agreed.

SC Ecology – No objection, recommend conditions and informatives.

SC Drainage – Observations: This is a Minor Development, and the site is not located within the SuDS Consultation Area. The LLFA will only provide standing advice on the development proposals to the LPA. The development is unlikely to significantly increase flood risk. Recommend informative.

Public Comments

Ford Parish Council - Objection

The Parish Council objects to this proposal as this site is in Open Countryside and the parish council wishes to remain as such in the Local Plan Review. The parish council is also concerned that as there is parking for 17 cars, this will result in safety issues onto the junction of the A458 in a location which already suffers from speeding traffic and dangerous driving e.g. dangerous overtaking.

Advertised and site notice displayed.

Two representations received raising concerns about:

- the potential impacts that the building and use of a religious meeting hall may have on the established Pub/Restaurant and entertainment venue for the local and wider communities.
- the proposed use fitting with that of a growing local community, that already suffer from a lack of local amenities. By restricting this sites usage to one particular (in this instance) religious group, would further restrict local community opportunities e.g. similar to the public house and entertainment venue directly across the road.
- the proposed users of the site do not agree with public house and entertainment venues.

5.0 THE MAIN ISSUES

Principle of development
Siting, scale and design of structure
Highways/Accessibility/Traffic Generation
Amenity

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The site is outside the settlement of Ford and indeed the status of the settlement of Ford in the adopted Development Plan is countryside. It is noted however that Ford is proposed to become a Hub settlement in the emerging plan, although the application site lies outside of the proposed settlement boundary. The site is therefore countryside for planning purposes.

6.1.2 Core Strategy Policy CS5 supports the provision of additional facilities to meet existing community need or identified needs arising from new developments in appropriate locations. Additionally, policy CS5 and CS6 requires that proposals likely to generate significant levels of traffic are located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised. Policy CS16 relates to tourism, culture and leisure development and supports new cultural and leisure facilities that are appropriate to their location and enhance and protect the existing offer within Shropshire.

6.1.3 The key issues in assessing the application are therefore the community need for the meeting hall in this location and whether there are any existing facilities/halls which are already accessible to meet this need and why these facilities would not be suitable. The supporting information submitted explains that the PBCC community congregate every Sunday in simple Meeting Rooms (Gospel Halls) to celebrate the Lord's Supper (Holy Communion) and to preach the Gospel and that they also gather for Bible readings and prayers in smaller meeting halls. It states that this proposed meeting hall would be required within the local community with 7 family groups within a close proximity and a further 2 family groups within 2 miles and 3 family groups within 3 miles. A total of 36 communicants.

6.1.4 An assessment of the existing facilities/halls submitted to support this application concludes that there are no available properties/facilities to meet this identified need. The statement explains the importance of small local meeting halls to the community which is centred around a group of families which are not currently served by a local meeting hall and that sites distant from Ford do not meet the needs of the local community. It also explains that as a global custom among the PBCC, they only use meeting halls owned by a charitable trust that is specifically designated for their purposes of religious worship. The applicant believes that church and meeting halls are a sacrosanct place where only religious activities should take place. As such the use of third-party buildings, such as the existing village hall in Ford would not be suitable or appropriate for this type of religious

activity. In addition, the strict timings of the applicant's prayer meetings may not be conducive to community buildings which are open and available for alternative uses throughout the week. Therefore, the use of the village hall in Ford on a rental basis is not acceptable from a religious/prayer viewpoint.

6.1.5 Additional information received explains that there are 63 families in and around Shrewsbury and that meeting halls are used by locally grouped family units. The community also utilise the existing Gospel Hall Holyhead Road, Bicton (opposite the Four Crosses Garage) when the wider PBCC community congregate but that small groups meet for bible readings and prayers (more personal meetings) in local meeting halls within the local community and that the smaller local buildings are more conducive to combining a young and old demographic and reduce travelling times. At present the following meeting rooms exist to serve the Shrewsbury area:

1. Bicton Church Hall – main meeting hall for Sunday worship
2. Barracks Lane, The Mount
3. Mytton Oak Road
4. Whitecroft at Weeping Cross

6.1.6 The information submitted states that the existing meeting halls are now at capacity for the specific needs of the groups attending and that the demand for these facilities are growing as the congregation is growing.

6.1.7 In this case there is an extant planning permission for the erection of two dwellings on the larger site of which this application forms part. It is noted that when the extant planning permission was considered by the Planning Committee it was resolved that the site, although clearly outside any settlement that is currently designated as suitable for new development within the adopted local plan, is surrounded by existing buildings and highways, and as such it would effectively form infill development within a cluster of properties around a road junction. Weight was also attached to the site having previously been developed as a bowling green with associated infrastructure (now removed) and being classed as previously developed land rather than a greenfield site. The redevelopment of previously developed land ahead of greenfield sites is a clear aspiration of both national planning guidance (NPPF) and adopted local plan policies. The extant planning permission is a material consideration of significant weight in the planning balance the principle of the redevelopment of the site having been established.

6.2 Siting, scale and design of structure

6.2.1 The site is not in an isolated or prominent location whereby its redevelopment as proposed would be a significant or unacceptable change. The proposed building would be modest in scale and have a simple traditional form which would not be inappropriate or appear overly strident in the street scene being set back from the highway junction behind an established boundary hedgerow.

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- 6.2.2 As noted above the site lies opposite The Smokehouse a substantial visually prominent Grade II listed building, however the proposal would cause no harm to the setting of the Listed Building given its scale, design and position within the plot and in the light of the extant planning permission.
- 6.3 Highways/Accessibility/Traffic Generation
- 6.3.1 SC Highways has confirmed that the access arrangements are acceptable and that a satisfactory level of parking can be provided on site to ensure that there would be no unacceptable displacement parking on the public highway. The proposal would therefore be acceptable in highway safety terms.
- 6.3.2 The site lies within a relatively accessible location being positioned to the north of the A458 immediately to the west of the junction with a lane which runs north into the village of Ford. Whilst the information submitted with the application emphasizes the close-knit nature of the Plymouth Brethren Church Community and car sharing, it is noted that the site has footpath access to the centre of the Ford village via the A458 and there are bus service connections to Shrewsbury via services 74 (Tanat Valley Coaches) and X75 (Celtic Travel) which would provide alternative means of access. It is acknowledged that the proposal would generate more traffic movements than the single dwelling unit previously approved on this site however these movements would occur at specific times and are judged not to be so significant as to lead to a severe impact on the highway network in this location.
- 6.4 Amenity
- 6.4.1 The site is adjoined by an existing detached dwelling to the east, and as noted above there is an outline proposal for a detached dwelling to the north also under consideration. The site also forms part of the larger site which benefits from the extant outline planning permission for the erection of two dwellings.
- 6.4.2 The building is relatively modest in scale being single storey and having a footprint of some 119 square metres, has been designed with a simple ridged roof, having an eaves height of approximately 3 metres and a ridge height of approximately 5.6 metres. The facilities within the building would include a meeting hall, a modest kitchen, and toilet facilities. It would be positioned towards the northeast corner of the site and would be set some 7 metres off the mutual boundary with the existing dwelling to the east. The parking provision is located largely to the south of the site adjacent the A458 and to the west of the proposed building. It is also noted that the existing adjoining dwelling occupies a large plot and is set back a similar distance from the A458 and roughly parallel with the proposed building. As such, whilst the noise and disturbance generated by the proposed development, by virtue of the activity on the site would be greater than likely to be generated by a single dwellinghouse, this would be for limited periods only and unlikely to be significant given the nature of the use and the context of the site.

6.4.3 It is noted that concern has been raised with regards to the potential impacts that the building and use of a religious meeting hall may have on the established Pub/Restaurant and entertainment venue for the local and wider communities. In response to these concerns the applicant draws attention to the hours of use of the Hall being generally outside the normal busy operating hours of a public house premises and that the prayer meetings are located internally within the building. With respect to this it is acknowledged that planning decisions should ensure that new development can be effectively integrated with existing businesses, and they should not have unreasonable restrictions placed on them as a result of development permitted after they were established. In this instance however in the light of the context of the site adjoining the A458 and the separation distances involved, it is judged that the existing public house/restaurant is unlikely to have a significant adverse impact on the proposed development which would lead to unreasonable restrictions being placed upon them.

6.5 Other Matters

6.5.1 The application is supported by a Preliminary Ecological Appraisal which has been assessed by the SC Ecology Team who have confirmed that it is fit for purpose and agree that no further survey work is required. The SC Ecology Team recommend conditions and informatives to ensure that ecological interests are protected and that the site is enhanced for wildlife by providing additional roosting and nesting habitat.

6.5.2 The site lies within Flood Zone 1 (Low Probability of Flood Risk) and the SC Drainage Team raise no objection. The information submitted with the application states that foul water is to be connected to the public foul main sewer which runs along the A458 frontage. An indicative drainage connection is shown on Drawing 2317-PL101 rev B but the exact position of the connection would be required to be determined in association with Severn Trent. The surface water is proposed to be taken to soakaways under the parking spaces at the front of the building constructed in accordance with BRE 365 and current Building Regulation standards. An appropriate condition is recommended to ensure that the drainage details are submitted and approved by the Local Planning Authority.

7.0 CONCLUSION

7.1 Overall, it is considered that, the benefit that the provision of a local meeting hall would have to the local community and the extant planning permission for the redevelopment of the site are in combination material considerations of significant weight which weigh in favour of the development. The scale, design and appearance of the development would be appropriate for the location and there would be no highway safety issues raised. Given the nature of the use, the scale and design of the building, the layout of the development and the context of the site it is considered that there would be no significant adverse impact on neighbour amenity and that the use would not lead to unreasonable restrictions

being placed on the existing PH/restaurant located to the west of the site. Ecological interests and drainage matters can be adequately addressed through the imposition of suitable conditions. A condition is also recommended to link the use of the building to the local Plymouth Brethren religious community only as a meeting place for the mutual practice of their faith in order to avoid an intensification of the use and activity on the site in the interests of the amenity of the area and highway safety.

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:
National Planning Policy Framework
National Planning Practice Guidance

Core Strategy and SAMDev Plan Policies:

CS1 - Strategic Approach
CS3 - The Market Towns and Other Key Centres
CS4 - Community Hubs and Community Clusters
CS5 - Countryside and Greenbelt
CS6 - Sustainable Design and Development Principles
CS16 - Tourism, Culture and Leisure
CS17 - Environmental Networks
CS18 - Sustainable Water Management
MD1 - Scale and Distribution of Development
MD2 - Sustainable Design
MD7B - General Management of Development in the Countryside
MD12 - Natural Environment
MD13 - Historic Environment

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MD16 - Mineral Safeguarding
Settlement: S16 - Shrewsbury

RELEVANT PLANNING HISTORY:

19/04500/FUL Change of use of land to a self-storage site comprising of 59No. storage units; formation of access and 2No. parking spaces NPW 15th March 2022

21/00475/OUT Outline application (access for consideration) for the erection of two (open market) dwellings GRANT 27th April 2022

23/05162/OUT Outline application for the erection of a single dwelling including reconfigured access Pending

SA/84/0891 Erection of 6 no. floodlights on 4 no. poles. PERCON 16th November 1984

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4YAK8TDLUZ00>

List of Background Papers Planning application reference 23/05174/FUL and plans and supplementary reports.
Cabinet Member (Portfolio Holder) - Councillor Chris Schofield
Local Member Cllr Roger Evans
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

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

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

2. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.

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

3. The building hereby approved shall be used as a meeting hall, Class F2 (b), for the sole use of the local Plymouth Brethren religious community as a meeting place for the mutual practice of their faith.

Reason: To avoid an intensification of the use and activity on the site in the interests of the amenity of the area and highway safety.

4. All works to the site shall occur strictly in accordance with the mitigation and enhancement measures regarding bats and birds as provided in Section 6.2 of the Preliminary Ecological Appraisal (Arbor Vitae, November 2023).

Reason: To ensure the protection of and enhancements for bats, which are European Protected Species and birds which are protected under Section 1 of the 1981 Wildlife and Countryside Act (as amended).

5. The visibility splays shown on Visibility Plan Drawing No. 2317-PL-02 rev B shall be set out in accordance with the splay lines shown. Any retained hedge, or replacement hedge planting should be at least 1 metre behind the visibility splay lines. The visibility splays shall be fully implemented in accordance with the approved details prior to the use of the building being commenced and shall thereafter be maintained at all times free from any obstruction.

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

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

6. No development shall take place, including any works of demolition, until a Traffic Management Plan for construction traffic has been submitted to, and approved in writing by, the local planning authority, to include a community communication protocol and hours of construction/deliveries. The approved Statement shall be adhered to throughout the construction period.

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

7. Prior to the above ground works commencing samples and/or details of the roofing materials and the colour finish of the external walls (boarding); treatment of the boundaries/means of

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enclosure, (position, height and appearance); and details of surfacing to the parking/turning areas; 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 and retained for the lifetime of the development.

Reason: To ensure that the external appearance of the development is satisfactory and to protect the residential amenity of the area to accord with Policy CS6 of the Core Strategy.

8. No development shall take place until a scheme of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The details shall include full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways. The approved scheme shall be completed before the development is first brought into use.

Reason: To ensure satisfactory drainage of the site and to avoid flooding.

9. a) No works associated with the development shall commence until a landscaping scheme, prepared in accordance with British Standard 8545: 2014 Trees: from Nursery to Independence in the Landscape - Recommendations, or its current version, has been submitted to and approved in writing by the Local Planning Authority (LPA). The approved scheme shall include details as relevant of ground preparation, planting pit specification and the trees and shrubs to be planted in association with the development (including species, locations or density and planting pattern, type of planting stock and size at planting), means of protection and support and measures for post-planting maintenance.

b) The approved landscaping scheme shall be implemented as specified and in full prior to the use of the building commencing. If within a period of three years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies or, in the opinion of the LPA becomes seriously damaged or diseased, or is otherwise lost or destroyed, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season.

Reason: To ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

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

10. Prior to first occupation / use of the building, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

The following boxes shall be erected on the site:

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

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

For swift bricks: Bricks should be positioned 1) Out of direct sunlight 2) At the highest possible

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position in the building's wall 3) In clusters of at least three 4) 50 to 100cm apart 5) Not directly above windows 6) With a clear flightpath to the entrance 7) North or east/west aspects preferred. (See <https://www.swift-conservation.org/Leaflet%20-%20Swift%20Nest%20Bricks%20-%20installation%20&%20suppliers-small.pdf> for more details).

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 180 of the NPPF.

11. Prior to the use hereby permitted being first brought in use the access and parking areas shall be laid out, hard surfaced and drained in accordance with Plan Drawing No.2317-PL-02 and retained for the lifetime of the development.

Reason: to ensure a satisfactory means of access and on-site parking provision to serve the site.

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

12. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes, trees, and hedgerows. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

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

13. No signage associated with the development hereby approved shall be erected on site without the prior written consent of the local planning authority to an application on that behalf.

Reason: In the interests of the amenity of the area and highway safety.

14. No sound amplification equipment shall be used external to the approved building at any time.

Reason: To safeguard the amenities of the occupiers of the adjoining properties in accordance with CS6.

Informatives

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.

In determining this application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:

National Planning Policy Framework

National Planning Practice Guidance

Shropshire Core Strategy
CS1 Strategic Approach
CS3 The Market Towns and Other Key Centres
CS4 Community Hubs and Clusters
CS5 Countryside and Green Belt
CS6 Sustainable Design and Development Principles
CS16 Tourism, Culture and Leisure
CS17 Environmental Networks
CS18 Sustainable Water Management

The Site Allocations and Management of Development (SAMDev) Plan
MD1 Scale and Distribution of Development
MD2 Sustainable Design
MD3 Delivery of Housing Development
MD7b General Management of Development in Countryside
MD12 Natural Environment
MD13 Historic Environment
MD16 Mineral Safeguarding
S16 Shrewsbury
Supplementary Planning Document on the Type and Affordability of Housing

Fees – Discharge of conditions

Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from www.planningportal.gov.uk or from the Local Planning Authority. Failure to discharge pre-start conditions will result in a contravention of the terms of this permission; any commencement may be unlawful and the Local Planning Authority may consequently take enforcement action.

Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

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

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

<https://www.shropshire.gov.uk/roads-and-highways/road-network-management/application-forms-and-charges/>

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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.

Mud on highway

The applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

No drainage to discharge to highway.

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

Waste Collection

The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e., wheelie bins & recycling boxes). Specific consideration must be given to kerbside collection points, in order to ensure that all visibility splays, accesses, junctions, pedestrian crossings and all trafficked areas of highway (i.e. footways, cycle ways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

Drainage informatives

A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Councils SUDS Handbook which is available in the Related documents section on the councils website at:

<https://shropshire.gov.uk/drainage-andflooding/development-responsibility-and-maintenance/sustainable-drainage-systems-handbook/>

The provisions of the Planning Practice Guidance, Flood Risk and Coastal Change, should also 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 infiltration techniques are not achievable.

Any proposed drainage system should follow the drainage hierarchy, with preference given to the use of soakaways. Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it can be demonstrated that infiltration techniques are not achievable.

Where a positive drainage connection is proposed, the rate of discharge from the site should be restricted to an appropriate rate as set out in the SuDS Handbook.

Shropshire Council will not permit new connections to the Highway Drainage network.

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If non permeable surfacing is used on the driveways and parking areas which slope towards the highway, a drainage system to intercept water prior to flowing on to the public highway must be installed.

If main foul sewer is not available for connection, British Water Flows and Loads: 4 should be used to determine the Population Equivalent (PE) 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.

Nesting birds

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

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

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

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

Netting of trees or hedges to prevent birds from nesting should be avoided by appropriate planning of work. See guidance at <https://cieem.net/cieem-and-rspb-advise-against-netting-on-hedges-and-trees/>.

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

General site informative for wildlife protection

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

AGENDA ITEM

Southern Planning Committee - 20th February 2024

Former Bowling Green

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

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

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

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

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

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

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

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

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

Hedgerows are more valuable to wildlife than fencing. Where fences are to be used, these should contain gaps at their bases (e.g. hedgehog-friendly gravel boards) to allow wildlife to move freely.

Landscaping informative

AGENDA ITEM

Southern Planning Committee - 20th February 2024

Former Bowling Green

Where it is intended to create semi-natural habitats (e.g. hedgerow/tree/shrub/wildflower planting), all species used in the planting proposal should be locally native species of local provenance (Shropshire or surrounding counties). This will conserve and enhance biodiversity by protecting the local floristic gene pool and preventing the spread of non-native species.