
Appeal Decision

Site visit made on 9 March 2015

by Mr A Thickett BA(Hons) BTP MRTPI DipRSA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 March 2015

Appeal Ref: APP/L3245/A/14/2223172
Gyrn Road, Selattyn, Shropshire, SY10 7DJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr A E Hughes against the decision of Shropshire Council.
 - The application Ref 13/01735/OUT, dated 7 May 2013, was refused by notice dated 25 March 2014.
 - The development proposed is the erection of 6 dwellings and access to the Morda Primary School approved car parking facility (OS/08/15744/FUL). The application is in outline with appearance, landscaping and scale reserved for subsequent approval.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the impact of the proposed development on the character and appearance of the area.

Reasons

3. The site is part of a larger field and comprises a triangular piece of land on the edge of the small village of Selattyn. The site is bounded to the west by Gyrn Road and to the east by a bridleway; there is no physical boundary to the rest of the field which lies to the south. The proposed access from Gyrn Road would be extended to the eastern boundary and across the bridleway to land behind the village primary school which has permission for a new car park.
4. Larkhill lies on the western side of Gyrn Road and would be opposite part of the site to be designated as open space. It is the last house in the village on Gyrn Road and the proposal would result in new building beyond and divorced from the village by the proposed open space and access. They would also be grouped around the internal access road and inward facing. Consequently, in my view, the proposed houses would be poorly related to and set part from the existing buildings in the village. Gyrn Road rises as it leaves the village and the site is at a higher level again. The proposed houses would be elevated significantly above the existing buildings in the village which, in my view, would exacerbate the feeling of incongruity.
5. The proposed Site Layout Plan shows that most of the bank and hedge to the Gyrn Road boundary would be lost to create the proposed access and visibility splays. The Highway Authority also seek a condition requiring Gyrn Road to be widened. Although this would improve highway safety, the tight intimate

character of the lane at this point contributes to the village's charm and the loss of the bank and hedge would have an adverse visual impact.

6. The bridleway sits in a deep ditch which separates the site from the school grounds. It is hemmed in by high banks topped with mature hedges and some large trees. At the proposed crossing point the lane is about 2.5m below the appeal site. The indicative section shows that a significant amount of earth would need to be moved on the site and the school grounds. The works would also result in the loss of trees on both sides of the bridleway.
7. The indicative section runs along the line of the proposed road but there are no other plans to show how the sides of the new road would be graded or retained. It is not possible, therefore, to assess the extent of the engineering/earthworks required to provide the link or to assess the full impact these works would have on the lane. However, from my observations, it is likely to be significant which adds to my concerns with regard to the adverse visual impact of the proposed development.
8. For the above reasons, I consider that the proposed development would have an unacceptable impact on the character and appearance of the area. I conclude, therefore that the proposal conflicts with Policy CS6 of the Shropshire Local Development Framework: Adopted Core Strategy 2011.

Other matters

9. The site lies outside the settlement boundary as defined in the Ovestry Borough Local Plan 1996-2006 and the emerging Shropshire Site Allocations and Management of Development plan. The Council accept that due to their age and status these plans can only be afforded limited weight. Further, if as alleged by the appellant, the Council's contention that it can demonstrate a 5 year housing land supply is wrong, this lessens the weight to be given to the development plan policies relating to the supply of housing land.
10. The Council accept that Selattyn is a sustainable location for new development and I acknowledge that the provision of the access to the permitted school car park and an affordable house would be significant benefits¹. However, I do not consider that these matters outweigh the harm described above.

Conclusions

11. For the reasons given above and having regard to all matters raised, I conclude that the appeal should be dismissed.

Anthony Thickett

Inspector

¹ To be provided through a unilateral undertaking submitted in support of the appeal application.