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For the attention of Central Planning Committee

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18/03663/FUL – PROPOSED DWELLING ON LAND REAR OF MILL RACE COTTAGE, LONG MEADOW DRIVE, ABBEY FOREGATE, SHREWSBURY.

The application site forms part of the former garden which is surplus to the needs of Mill Race Cottage.

Advance Planning did not promote the previous application, but the appeal against that delegated refusal was helpful in that it confirmed that three very large houses spread across the whole site, is unacceptable, but dwelling in the position now indicated (formerly plot 3) could be acceptable subject to appropriate scale and design.

Following that decision, the applicants were advised to seek the service of an architectural practice that could look at matters afresh and formulate a bespoke design that takes advantage of the sloping topography and addresses all of the previous key concerns.

The application was the subject of a pre-application enquiry and the site was seen by the Area Planning Manager, Tim Rogers and also the Conservation Officer, Karen Rolfe and it was agreed that the proposed contemporary, south-facing, split level dwelling, was of an appropriate scale and high quality, energy efficient design and would it not have a detrimental impact upon its surroundings.

The land is very well screened by mature vegetation both within and also adjacent to the site and it is plainly evident that the development would not be widely seen and contrary to the assertion of the Town Council, it certainly would not be visible, let alone prominent from the valley floor or for that matter wider afield.

The privacy and outlook of 'Little Nearwell' has been respected and the amenity of those occupiers will not be harmed as acknowledged by the occupier's latest letter. The landscaping scheme required in connection with condition 6 can address the issue of planting on the northern boundary between the properties.

There are no objections from statutory or internal technical or environmental officers in relation to the means of access; drainage; ecology, trees and most importantly heritage matters, concerning both the built environment and also the Valley.

Your Officers have produced a well-written report, which provides an objective appraisal of the key planning issues and a clear and unequivocal conclusion at paragraph 7.1.

My clients have done everything that has been asked of them to formulate an appropriate and acceptable scheme and they hope that the Committee will accept Officers carefully considered recommendation to approve.

Andy Williams

A J Williams Dip TP, MRTPI
Director