

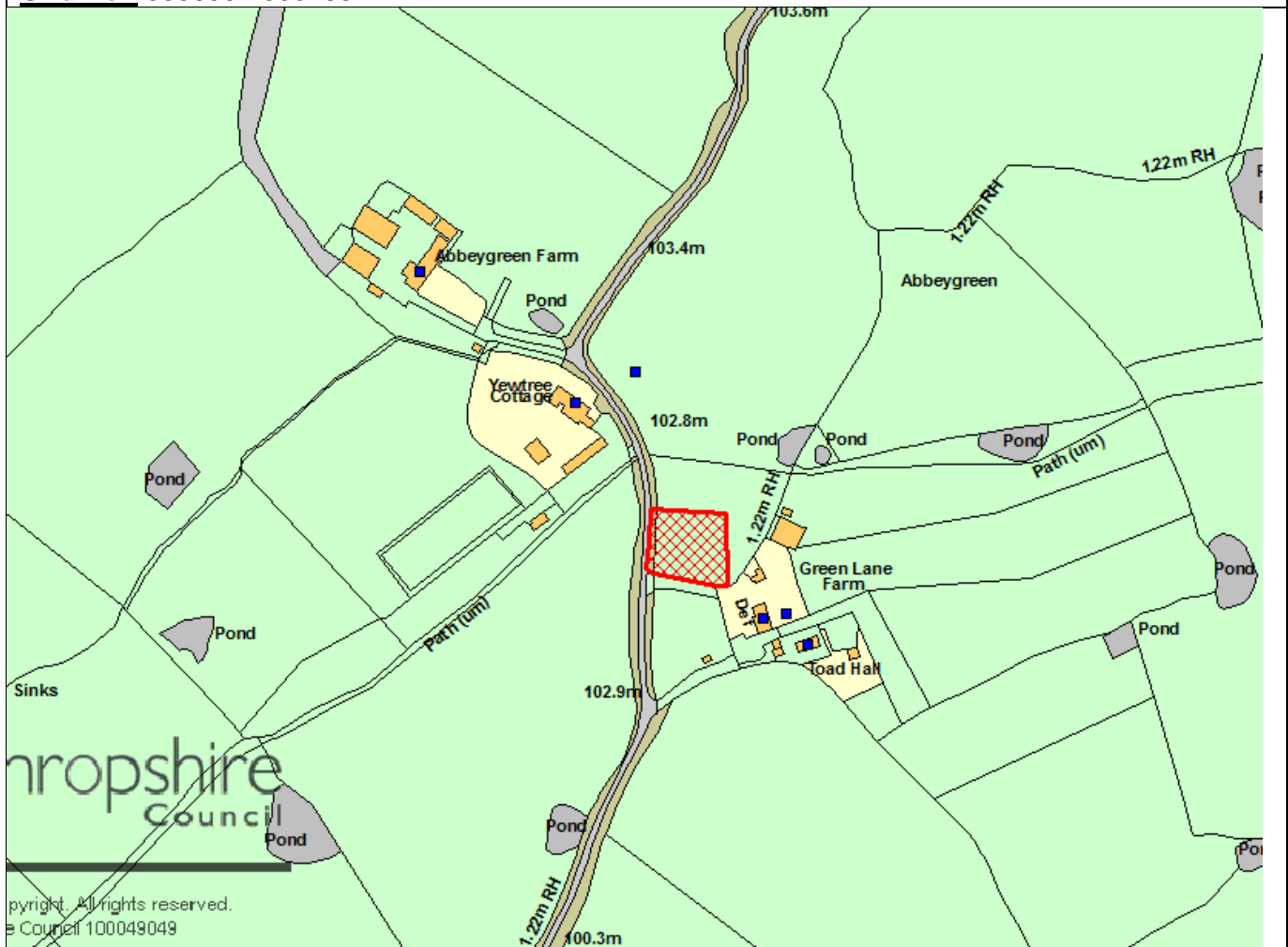
Development Management Report

Responsible Officer: Tim Rogers

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Summary of Application

Application Number: 20/04102/FUL	Parish:	Whixall
Proposal: Erection of a one local needs dwelling with a detached double garage (resubmission)		
Site Address: Land North Of Green Lane Farm Abbeygreen Whixall Shropshire		
Applicant: Ms Susanne Whitley		
Case Officer: Alison Lloyd	email : planning.northern@shropshire.gov.uk	
Grid Ref: 350690 - 333188		



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Recommended Reason for REFUSAL

REPORT

1.0 THE PROPOSAL

- 1.1 The application seeks planning approval for the erection of a detached local needs dwelling with a detached double garage, and the formation of a driveway and on site parking area. This is a resubmission following the recent refusal, planning application reference: 20/01723/FUL.

Associated Recent Planning History

- PREAPP/18/00466 - Erection of affordable dwelling - Unacceptable development
- 19/04923/FUL - Erection of affordable dwelling - Refused
- 20/01723/FUL - Erection of affordable dwelling - Refused

- 1.2 Whilst the pre-application advice was clear in advising that the development of the site was not compliant with planning policy, the applicant chose to pursue the proposed development, for the reason as detailed within the pre-application advice response the formal application submitted in 2019 was refused.

- 1.3 The applicant then submitted an application again for an affordable dwelling on land south of the initial site, this was again refused, reason for refusal is detailed below:

"Whilst the applicant has demonstrated that she is in local housing need, the siting and design of the dwelling is considered contrary to planning policies and deemed unacceptable. The proposed siting of the dwelling house will adversely affect the landscape and the rural character of the area. The proposed development would be exposed and visible from the passing highway and due to the open nature of the site, the dwelling will have a clear prominent position within the rural setting and is therefore not considered acceptable due to the visual impact and harm caused.

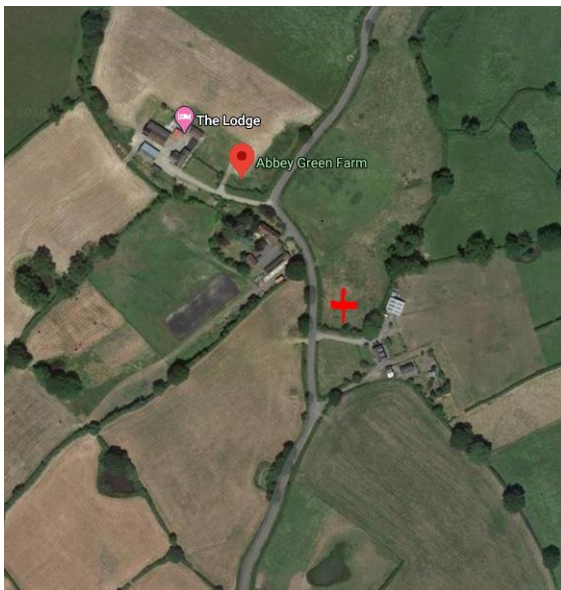
This application is contrary to planning policies CS5, CS6, CS17, MD02, MD07a and MD13 of the Shropshire Core Strategy and the SAMDev Plan, along with the aims of the National Planning Policy Framework (NPPF) published February 2019, and The Type and Affordability of housing SPD 2012 and is therefore recommended for Refusal "

2.0 SITE LOCATION/DESCRIPTION

2.1 The land to which this application relates is within a rural countryside location and is bounded by countryside land, with the highway located to the west. Land associated with Green Lane Farm adjoins the site to the south / east. The site is currently a grass field with an agricultural land use.

Green Lane Farm sits to the south / east, with a small scatter of farmsteads in the locality. The nearest recognised settlement to this site is the loose-knit settlement of Whixall, to the north. The land to which this application relates is detached from the main settlement area.

2.2 Approximate location of site is mark with a red cross below: Aerial image of the site in the context with the rural setting.



2.3 The existing field access to the western boundary is to be improved and utilised to support the proposed development.

3.0 REASON FOR DELEGATED DETERMINATION OF APPLICATION

3.1 Whixall Parish Council and the Local member support the application as the applicant meets the local needs criteria, however the application is contrary to both local and national planning policies, therefore the Officers recommendation is for Refusal. The matter has been discussed with the Committee Chair and Vice-Chair, it was agreed that the as the local member called the application into committee within 21 days on the application process the application is worthy of Committee consideration.

4.0 Community Representations

4.1 Consultee Comments

4.1.1 Archaeology Officer

The proposed development site is located c. 100m south of the degraded earthwork remains of an enclosure of possible Iron Age date (HER PRN 34299). It is therefore possible that below ground archaeological remains associated with the proposed enclosure are present on the proposed development site. For these reasons it is considered to have low-moderate archaeological potential.

It is noted that the application is accompanied by a Heritage Impact Assessment by Richard K Morriss & Associates. This fails to mention the above enclosure site and does not therefore make any assessment of potential impacts on any archaeological remains associated with it. As a result, it is advised that the Heritage Impact Assessment is deficient in relation to the requirements set out in Policy MD13 of the Local Plan and Paragraph 189 of the NPPF.

However, notwithstanding this point, and in relation to both Policy MD13 of the Local Plan and Paragraph 199 of the NPPF, if the decision taker is minded to approve the application it is advised that a programme of archaeological work should be made a condition of any planning permission. This should comprise an archaeological watching brief on the intrusive ground works for the proposed dwelling. An appropriate condition of any such consent would be: -

Suggested Conditions:

No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The site is known to hold archaeological interest

- 4.1.2 Historic Environment Officer
Comments from previous application:
"Whilst we consider there to be no harm to the significance of listed building we would also suggest that there appears to be little justification for the location of the proposed dwelling. We would also have concerns regarding the impact of the proposed development on the landscape character of the area through this form of development"
- 4.1.3 SUDs
Surface Water Informative Notes provided.
- 4.1.4 Severn Trent Water
No comment received to date
- 4.1.5 Affordable Housing Officer
I have received correspondence from Ms Whitley and have recently been able to reconfirm her eligibility, my supporting comments remain unchanged from her two previous applications 19/04923/FUL and 20/01723/FUL
- 4.1.6 Highways
No objection – subject to the development being constructed in accordance with the approved details and the advised conditions and informative notes.
- 4.1.7 Ecology Officer
No objection conditions and informatives advised
- 4.1.8 Rights of Way Team
No comments received to date

4.2 Public Comments

4.2.1 Whixall Parish Council

The Parish Council has not changed its stance and continues to support this application.

4.2.2 Cllr Chris Mellings :

"In the event of Officers recommending refusal I would ask that the application is referred to Committee for a decision. Abbey Green is a distinct area of Whixall running from Yew Tree House through to Holly Farm - forming a loose knit, linear settlement pattern either side of the road. Abbey Green is clearly indicated on the OS map and forms part of the address of properties making up Abbey Green. The proposed location is in a concentrated part of the settlement between Toad Hall and Abbey Green Farm (it is not detached) so the residential precedence is already set."

4.2.2 A site notice was displayed on the site from 16.10.2020 for a 21day period.

4.2.3 Public Representations x 1 objector

- Ecological letter dated 8/10/20 states the applicant is the owner of Yew Tree Cottage, this is not correct. They reside in a static caravan within the boundary of Yew Tree Cottage.
- The applicant made themselves homeless on purpose in order to apply for permission to build a house on agricultural ground they own but rent out.
- The proposed site is agricultural land should it not be subject to agricultural restrictions as the applicant only has domestic horses and dogs, no other livestock and works in office administration.

5.0 THE MAIN ISSUES

Principle of development

Siting, scale and design of structure

Impact to the Listed Building /Surrounding Amenity / Landscape

Highways

Drainage

Affordable Housing

Ecology Matters

5.1 Relevant Planning Policy

Shropshire Core Strategy

CS05: Countryside Development

CS6: Sustainable Design and Development Principles

CS11: Type and Affordability of Housing

CS17: Environmental Networks

CS18: Sustainable Water Management

SAMDev Plan

MD02: Sustainable Design

MD7a: Managing Housing Development in the Countryside

MD12: The Natural Environment

MD13: Historic Environment

The Type and Affordability of housing SPD 2012
National Planning Policy Framework

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The Housing Supplementary Planning Document (SPD) and policy CS11 'Type and Affordability of Housing' of the Core Strategy provides a positive support framework for the consideration of single plot exception sites in open countryside subject to a number of criteria including location, size of dwelling and local housing need.

6.1.2 A site for a single plot exception affordable dwelling needs to be in a location that demonstrably forms part of a recognised settlement.

If the planning application is successful, it will be subject to the applicant entering into a section 106 agreement, which will ensure future sales of the property will be to another local qualifying person for the formula price which is expressed as a percentage of open market value.

6.1.3 Following correspondence with the Affordable Housing Officer it has been confirmed that, Ms Whitley has demonstrated a local connections to the administrative area. After considering her housing needs and personal circumstances, it is considered that the requirements of the Supplementary Planning Document in relation to the 'build your own affordable home scheme' have been satisfied by the applicant.

6.1.4 The location of proposed Single Plot Exception sites is referenced in Shropshire Councils SAMDev Policy adopted on 17th December 2015.

MD7a : Managing Housing Development in the Countryside:

- Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs and other relevant policy requirements.
- In order to protect the long term affordability of single plot exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions.

"3.53 Exception sites for local needs affordable housing on suitable sites adjoining recognisable named settlements are allowed by Core Strategy Policies CS5 and CS11 as an exception to normal policies. This also applies to suitable sites adjoining settlements in the Green Belt. Exception site proposals should meet the detailed criteria on site suitability, "local need" and eligibility contained in the Type and Affordability of Housing Supplementary Planning Document."

The Type and Affordability of housing SPD 2012:

Paragraph 5.13 states that: other than when built as part of the rural occupational dwelling scheme, (Section 3 of this SPD), exception sites must be demonstrably part of, or adjacent to, a recognisable named settlement. Larger settlements, such as market towns and villages, obviously qualify as recognizable named settlements. Guidance is provided in paragraphs 5.15 to 5.17 regarding whether a

small hamlet or group of houses qualifies as a recognizable named settlement.

Paragraph 5.14 states that: sites that do not lie in a settlement, constituting isolated or sporadic development, or which would adversely affect the landscape, local historic or rural character (for example due to an elevated, exposed or other prominent position) are not considered acceptable.

The views of the local Shropshire Council Member about whether the site is in or adjoining a recognisable settlement as required by Core Strategy Policy CS11 will be canvassed by the case officer at the pre-application stage to inform their professional judgement. The case officer may seek the views of the Parish Council for additional assistance in cases where it is a finely balanced judgement.

The officer informed the local members of the pre-application request with regards to a single plot exception dwelling on this site on the 10.09/2018, no response was received. However during the previously refused application Cllr Mellings comments were as follows:

“From my discussions with the agent and applicant, in my view this is appropriate and the location meets the settlement criteria set out in the Council's policy.”

The local member and Parish Council continue to support the proposed development.

- 6.1.5 The land to which this application relates is within a rural countryside location, Officers acknowledge that Green Lane Farm is located to the south of the site, however the proposed dwelling will be bounded by countryside land to all boundaries with the highway located to the west, beyond the highway is countryside land. The site is currently a grass field with an agricultural land use.

The land to which this application relates is detached from the main settlement area of Whixall. The proposed site does not have any built development adjoining the site boundaries and would result in isolated development, and will be clearly prominent within the rural setting, having an adverse effect on the surrounding countryside landscape, local historic and rural character. The proposed development would be exposed and visible from the passing highway, therefore due to the open nature of the site the dwelling will have a clear prominent position within the rural setting and is not considered acceptable.

- 6.1.6 The agent does not dispute that the site is not within the recognised settlement of Whixall, however feels that the site falls within an area known as Abbey Green and this area is referred to as a Hamlet on the "Get outside App" as screen shot of this has been provided. The agent also goes on to list applications for affordable dwellings approved within north shropshire varying from 2010 through to 2016, however none of these application sites are near the subject site or in the Abbey Green jurisdiction, furthermore the approved sites have adjoining development to the site boundaries ensuring the approvals do not result in isolated or sporadic development.

The type and affordability of housing SPD, advises how the suitability of each proposed site should be considered on its individual merits; *Each case is treated on its merits, but the following guidelines apply when assessing whether a small hamlet constitutes a “recognisable named settlement”. A settlement always*

comprises a group of houses occupied by households from different families. The group becomes a settlement due to the number and proximity of the houses in the group [evident from the OS Plans and aerial imagery]. *Although a matter of judgment in each case, particularly for settlements where the number is small or where the houses are dispersed, for example strung along a road, it is the combination of these two factors that determines whether the dwellings constitute a settlement.*

The screenshot below shows the existing development surrounding the proposed site as it is currently, consisting of four sites:

- Green Lane Farm,
- Abbeygreen Farm,
- Yew Tree Cottage,
- Toad Hall

These farm holdings sit north and south of the site and do not adjoin the site boundaries, it is of the officers opinion that the four disperse properties does not form a recognised settlement



6.1.7 This application is a re-submission following a recent refusal issued, no changes have been made to the proposed development, the application has been re-submitted with the request that the application it taken to the next planning committee meeting.

6.2 Siting, scale and design of structure

6.2.1 The proposed dwelling has been located north of Green Lane Farm, and south of Yew Tree Cottage, Yew Tree Cottage is a listed property. A detached garage is also proposed alongside the local need dwelling, affording space for the applicant to park vehicles and store garden tools, bikes etc.

6.2.2 The house type designed is in accordance with the guidance afforded single plot affordable dwellings and is not more than 100sqm Gross Internal Floor Area. The dwelling will consist of a lounge, hallway, dining room, kitchen and WC to the ground floor, with two bedrooms, a landing area and a bathroom to the first floor.

6.2.3 It is proposed that the dwelling house will be rendered with a brick plinth around the base of the property, with a traditional tiled roof. Dormer style windows will feature within the proposed design. The agent has provided images of dwellings within the locality to justify the proposed design feature and materials put forward.

6.2.4 The proposed dwelling will be situated away from Yew Tree Cottage on a separate parcel of land to the South / East, the dwelling will be surrounded by countryside land to the north, east and south, with the highway running along the sites west boundary.

The applicant has stated that they work at the nearby site Yew Tree Cottage and in turn will provide care to their parents in the long term.

It has been suggested by Officers that a revised location on land within the domestic curtilage of Yew Tree Cottage, within the family's ownership and control should be explored, as it would not only better relate to the existing surrounding development and rural setting, minimising the visual impact caused, it will also be a practical location for the occupant of the affordable dwelling.

The proposed development in this location would be exposed and visible from the passing highway, and due to the open nature of the site, the dwelling will have a clear prominent position within the rural setting and is therefore not considered acceptable.

6.3 Impact to Listed Building /Surrounding Amenity / Landscape

6.3.1 The proposed development site is located c. 100m south of the degraded earthwork remains of an enclosure of possible Iron Age date (HER PRN 34299). It is therefore possible that below ground archaeological remains associated with the proposed enclosure are present on the proposed development site. For these reasons it is considered to have low-moderate archaeological potential.

6.3.2 It is noted that the application is accompanied by a Heritage Impact Assessment by Richard K Morriss & Associates. This fails to mention the above enclosure site and does not therefore make any assessment of potential impacts on any archaeological remains associated with it. As a result, it is advised that the Heritage Impact Assessment is deficient in relation to the requirements set out in Policy MD13 of the Local Plan and Paragraph 189 of the NPPF.

However, notwithstanding this point, and in relation to both Policy MD13 of the Local Plan and Paragraph 199 of the NPPF, it is advised that a programme of archaeological work should be made a condition of any planning permission for the proposed development. This should comprise an archaeological watching brief on the intrusive groundwork's for the proposed dwelling.

6.3.3 Historic Environment Officer Comments

A heritage impact assessment has been submitted and is sufficient to address the requirements of para 189 of the NPPF and we would not disagree with its' conclusion that the proposed development will not harm the significance of the designated heritage asset, Yew Tree Cottage, nor the non-designated heritage assets.

The design of the proposed dwelling has not changed from the last submission and the comments made previously still stand, namely: ...*“having dormers takes some reference from Yew Tree Cottage, but it is true to say that most dwellings in the area are longer and narrower and do not have dormers as part of their design detailing rather windows at eaves height of just below and presenting less roof.”*

Previously we made some suggestion regarding possible alternative locations for a dwelling with a view to incorporating into the main complex of Yew Tree Cottage, due to the need to attend to elderly parents and horse liveries both at Yew Tree Cottage. If a dwelling were to be located within the complex it could better take the form of a farm building rather than the design indicated in this submission, however, this would need careful consideration to ensure that no harm to the significance of Yew Tree Cottage could not be mitigated.

There may be no impact on heritage assets by the proposed development we would suggest that the rural character and appearance of the area could be impacted upon by the proposal. Developments of this type have the potential to have an adverse impact on the landscape character of the area.

We have concerns regarding the impact of the proposed development on the landscape character of the area through this form of development.

- 6.3.4 The proposed siting of the dwelling house will adversely affect the landscape and the rural character of the area. The proposed development would be exposed and visible from the passing highway, and due to the open nature of the site, the dwelling will have a clear prominent position within the rural setting and is therefore not considered acceptable due to the visual impact and harm caused.

6.4 Highways

- 6.4.1 The development proposes the erection of a local needs house on land slightly further to the south of the recently refused development under reference 19/04923/FUL on planning policy grounds.

This is a re-submission of a recently refused application under reference 20/01723/FUL. The proposed access and parking arrangements have not been amended from the previous submission and continue to be considered to be acceptable for the prevailing highway conditions.

- 6.4.2 The proposed access, parking and visibility provision are considered to be acceptable for the proposal and in line with the prevailing highway conditions. Based upon the information submitted it is considered that, subject to the conditions listed by the Highways Officer being included on any approval, there are no sustainable Highway grounds upon which to base an objection.

6.5 Drainage

- 6.5.1 Referring to the Environment Agency Flood Maps, it is apparent that the site does not sit in a flood plain.

It is proposed to discharge the foul water via a package treatment plant. The surface water and outfall from the package treatment plant will discharge into the

ditch course to the north of the proposed property. The applicant has asked that the drainage design be conditioned should planning permission be successful.

- 6.5.2 A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Council's Surface Water Management: Interim Guidance for Developers document. It is available on the council's website at:
<http://new.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-for-developers.pdf>.

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. 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

6.6 Affordable Housing

- 6.6.1 Rural Housing Enabler Officer, Clare Hughes:

"I can confirm that Ms Whitley has demonstrated strong local connections to Whixall Parish Council local administrative area. After considering her housing needs and personal circumstances, I can confirm that the requirements of the Supplementary Planning Document in relation to the build your own affordable home scheme have been satisfied.

The Local Housing Need elements of this application were established as follows from information presented to the Housing Enabling and Implementation Team in September 2019. Due to a change in personal circumstances Mrs Whitley and her daughter have been living in a caravan at Yew Tree Cottage. This accommodation is not deemed a long-term solution to her and her families housing needs.

Whixall Parish Council in a letter were able to formally confirm that at a meeting on 12th June 2019 they were able to approve Ms Whitleys local connection. Ms Whitley as well as working on a part time basis in the immediate area provides care and support to her parents. Mr and Mrs Bryant have livestock kept at their small holding which they are unable to take care of without Ms Whitleys assistance. Ms Whitley also undertakes livery and cares for her own horses which are kept at Yew Tree Cottage.

As part of the application a doctor's letter has been provided which confirms the health problems Mr and Mrs Bryant have. From financial information provided Ms Whitley is unable to purchase a suitable property to meet her current and future needs due to the lack of smaller lower value affordable properties available locally. Therefore, Ms Whitley has demonstrated housing need, strong local connections and a need to live in the local area. Moreover, due to issues of affordability and availability she is unable to meet her own housing need within the parish without assistance from this policy."

6.6.2 Whilst the applicant meets the housing needs criteria, the development as proposed is contrary to planning policies as detailed above and will therefore not gain the support from planning officers.

6.7 Ecology Matters

6.7.1 The site is currently an agricultural field with mature hedge to the southern boundary. Proposed Planting to the north / east and north / west corners of the site is proposed. The amenity space will be lawned alongside the parking and turning area being constructed from a permeable hardstanding. Clearly resulting in the domestication of the rural setting.

6.4.2 An Ecology Survey was completed in May 2019 and this report is submitted with the application. It concluded there was no significant adverse impact upon the local ecology and suggests several ecology enhancements.

Habitats

The site comprises semi-improved grassland and hedgerow. A 3m section of hedgerow will be removed to provide access into the site. The grassland habitats present are of low ecological value and the vast majority of the hedgerow will be retained.

Bats

Greenscape state that bats are likely to be foraging and commuting in the local area and that a bat box should be provided on the site and that lighting should be low level and avoid light spill outside of the site.

Nesting Birds

There is potential for nesting wild birds to be present on the site. Vegetation removal should occur outside of the bird nesting season and a bird box should be provided.

Great Crested Newts

There are 11 ponds in 250m of the proposed development. The nearest pond is 15m away but scores poor for habitat suitability. Three ponds in 250m are confirmed to contain breeding great crested newts but all are over 100m from the proposed development which only impacts upon poor quality terrestrial habitat. Greenscape are satisfied that reasonable avoidance measures are sufficient to ensure the protection of great crested newts and I am supportive of that approach.

Designated Sites

Prees Branch Canal SSSI is 900m from the site – Greenscape conclude that impacts on the SSSI can be avoided by following standard approaches to dust and fuel leak prevention on the site. Fenn's, Whixall, Bettisfield, Cadney and Wem Mosses SAC and Ramsar is located 3km north west of the site. I am satisfied that a single dwelling, at this distance, with an onsite septic tank is not likely to have any impact upon the European Designated Site. A formal Habitat Regulation Assessment and appropriate assessment is not required in this case.

6.4.3 Following consultation with the Ecology Officer and having read the submitted Ecological Appraisal prepared by Greenscape Environmental Ltd (May 2019). Officers are satisfied with the level of survey work carried out.

7.0 CONCLUSION

7.1 Whilst the applicant has demonstrated that she is in local housing need, the siting and design of the dwelling is considered contrary to planning policies and deemed unacceptable. The proposed siting of the dwelling house will adversely affect the landscape and the rural character of the area. The proposed development would be exposed and visible from the passing highway and due to the open nature of the site, the dwelling will have a clear prominent position within the rural setting and is therefore not considered acceptable due to the visual impact and harm caused.

This application is contrary to planning policies CS5, CS6, CS17, MD02, MD07a and MD13 of the Shropshire Core Strategy and the SAMDev Plan, along with the aims of the National Planning Policy Framework (NPPF) published February 2019, and The Type and Affordability of housing SPD 2012 and is therefore recommended for Refusal

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:

RELEVANT PLANNING HISTORY:

NS/07/01097/REM Removal of Condition No. 5 attached to Planning Permission N/98/853/WX/239 at Toad Hall, Green Lane Farm, Abbey Green, Whixall
CONAPP 24th July 2007

14/05349/FUL Erection of garage and formation of new access to include a change of use of land to domestic curtilage land GRANT 9th June 2015

NS/84/0647/FUL Proposed alterations and extensions to existing dwelling at Green Lane farm, Abbey green, Whixall GRANT 20th November 1984

PREAPP/18/00637 Proposed single storey extension PDDEV 11th January 2019

20/04102/FUL e Erection of a one local needs dwelling with a detached double garage (resubmission) PDE

NS/98/00976/FUL CONVERSION OF REDUNDANT FARM BUILDING TO DWELLINGHOUSE INCLUDING INSTALLATION OF SEPTIC TANK CONAPP 21st February 2000

PREAPP/18/00466 Erection of affordable dwelling PREUDV 4th October 2018

19/04923/FUL Erection of a one dwelling, for local needs, with detached double garage REFUSE 22nd January 2020

20/01723/FUL Erection of a one dwelling, for local needs, with a detached double garage REFUSE 12th June 2020

20/04102/FUL e Erection of a one local needs dwelling with a detached double garage (resubmission) PDE

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)
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Cabinet Member (Portfolio Holder) Councillor Gwilym Butler

Local Member Cllr Pauline Dee Cllr Chris Mellings

Appendices None
