

Development Management Report

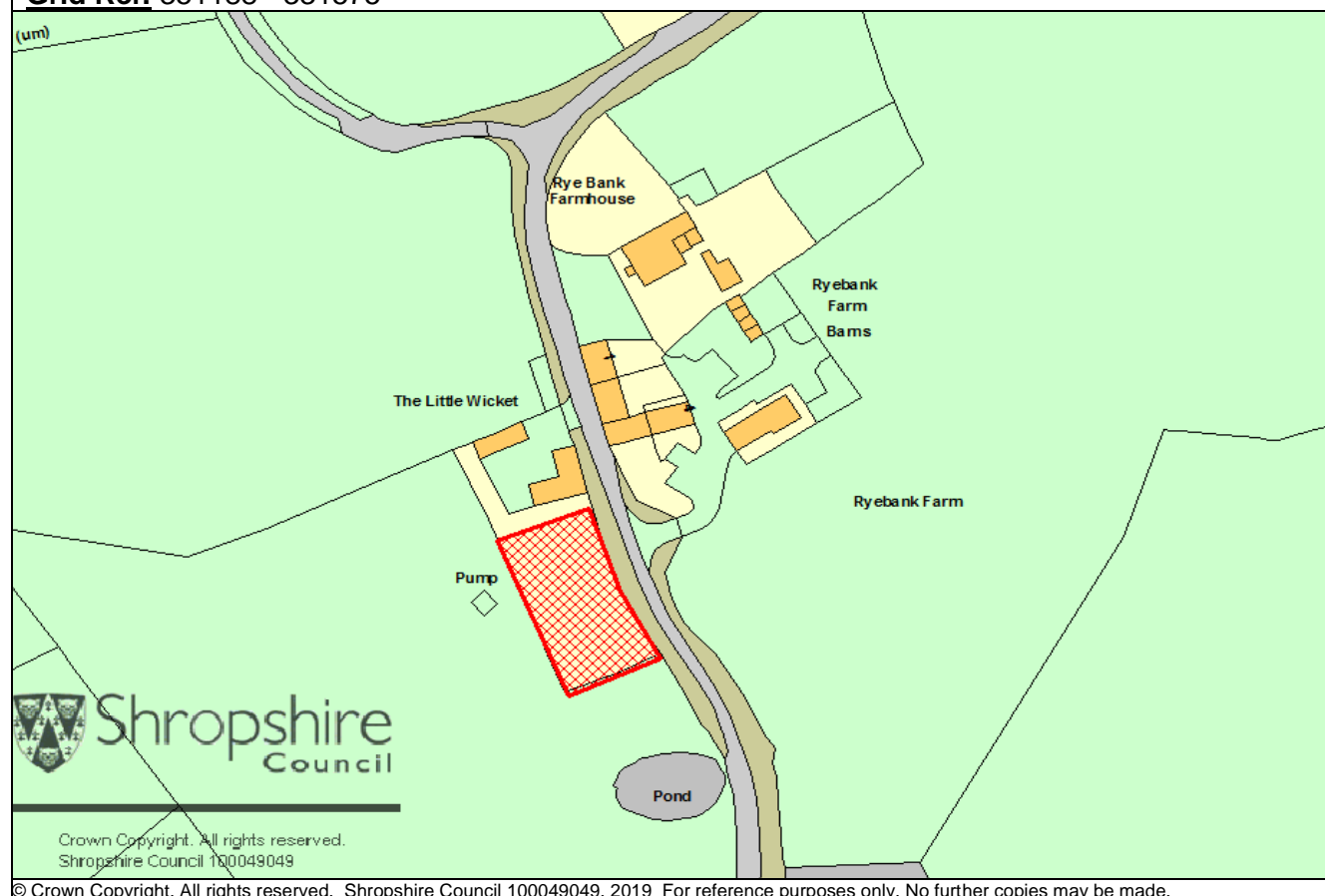
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Summary of Application

<u>Application Number:</u> 20/03017/FUL	<u>Parish:</u>	Wem Rural
<u>Proposal:</u> Erection of a local needs dwelling including garage and access		
<u>Site Address:</u> Land South The Little Wickett, Rye Bank Wem, Shropshire		
<u>Applicant:</u> G. Foxley and S. Forbes		
<u>Case Officer:</u> Richard Denison		<u>email:</u> planning.northern@shropshire.gov.uk

Grid Ref: 351188 - 331575



Recommendation: Reason for refusal

1. The proposed local needs affordable dwelling will not be located within or adjoining a named settlement and will represent isolated and sporadic development in the countryside. As such the proposed dwelling would be contrary to policies CS5, CS6 and CS11 of the Shropshire Core Strategy; policies MD2 and MD7a of the SAMDev Plan; and the Type and Affordability of Housing Supplementary Planning Document.

REPORT**1.0 THE PROPOSAL**

- 1.1 This application relates to the erection of a local need's affordable bungalow on land adjoining The Little Wicket at Ryebank. The proposed bungalow will provide a central hallway accessing a living room and open plan kitchen/dining area, an internal corridor will then provide access to three bedrooms and a bathroom. A new vehicular access and driveway will be provided serving a double garage.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is located on agricultural land identified as being in open countryside in the adopted SAMDev Plan. The Little Wicket is a small collection of agricultural rural buildings creating a small yard with vehicular access directly to the south. The proposed site is directly to the south of this complex of buildings and is enclosed by a fence. Agricultural land is located to the north, south and west, whilst a mature native hedgerow runs along the narrow country lane to the east. On the opposite side of the road is the former Rye Bank Farm which has now been subdivided and provides six separate residential properties (the former farm house, a single detached residential conversion and an 'L' shaped range of four residential conversions).

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The local ward member has requested for this application to be referred to the Northern Planning Committee within 21 days of the electronic notification of the application. The Principal Planning Officer in consultation with the committee chairman agrees that the local ward member has raised material planning issues and that the application should be determined by committee.

4.0 COMMUNITY REPRESENTATIONS**4.1 Consultee Comments**

- 4.1.1 **Shropshire Council, Drainage** - 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:

<https://www.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-for-developers.pdf>

The provisions of the Planning Practice Guidance, Flood Risk and Coastal Change, 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.

- 4.1.2 **Shropshire Council, Affordable Housing Officer** - I can confirm that Miss Foxley and Mr Forbes have demonstrated strong local connections to the Wem Rural Parish Council local administrative area. After considering the couples 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 June 2020. Miss Foxley and Mr Forbes are currently living in rented accommodation this is deemed unsuitable for the couple and their sons long-term housing needs. In a letter dated 2nd October 2019 Wem Rural Parish Council confirmed Miss Foxleys local connections to the Parish. The couple receive support from Miss Foxleys parents who live locally and as part of the application a letter has been received confirming this level of care. Miss Foxley is also employed within the Parish. From information provided Miss Foxley and Mr Forbes are unable to purchase a suitable property in the immediate area due to availability and cost, this is due to a lack of lower cost smaller affordable properties available locally. Therefore, Miss Foxley and Mr Forbes have demonstrated housing need, strong local connections and a need to live in the local area. Moreover, due to issues of affordability and availability they are unable to meet their own housing need within the parish without assistance from this policy.

- 4.1.3 **Shropshire Council, Ecology** - The site extends to 0.08ha and comprises semi-improved grassland, a hedge and fencing. A small section of hedge will be lost as part of this proposal.

Great Crested Newts - There are 6 ponds within 250m of the proposed development. Only 2 ponds have been assessed by Greenscape Environmental in 2020. Due to the distance from the ponds Natural England's Rapid Risk Assessment comes out as Amber: Offence Likely. Without great crested newt survey work undertaken within the breeding season it is not possible to confirm likely absence.

A method statement approach has been provided by Greenscape which includes measures to protect great crested newts if present. The method statement must be adhered to for example: the hedge must be cut to stumps between September and February and then the stumps will be removed over Spring when newts are least likely to be hibernating amongst the roots. All groundwork must be conducted during daylight hours as newts are least likely to move during this time, and major construction work, including trenches for services, footings and other groundworks, must be conducted between December to February when

there is least movement of newts between ponds.

If a great crested is found then works will halt and a licence from Natural England will be applied for in order to re-commence works. To enhance the site for great crested newts new native landscaping should be provided.

Bats - Within 100m Greenscape Environmental have previously recorded pipistelle, brown long-eared and daubentons bats. There is no bat roost potential on site. The site could be enhanced for roosting bats with the inclusion of bat boxes.

Badger - Greenscape Environmental recorded no evidence of badger within 30m of the proposed development boundary.

Net Gain - NPPF and MD12 seek ecological enhancements as part of a planning development. It is recommended that the landscaping around the new buildings will include boundary hedge planting to enhance the area for biodiversity.

No objection subject to safeguarding conditions and informatives.

4.1.4 **Shropshire Council, Highways** - No objection is raised subject to the development being constructed in accordance with the approved details and safeguarding conditions regarding details of the access, parking turning being submitted; access apron to be constructed in accordance with Shropshire Council's specification; gates set back 5 metres from highway carriageway. The development proposes the erection of an affordable dwelling on the western side of the rural unclassified road that runs through the dispersed settlement of Rye Bank. The proposed access and parking arrangements are considered to be adequate for the proposed development. Subject to the conditions listed above being included on any approval, it is considered that there are no sustainable Highway grounds upon which to base an objection.

4.1.5 **Wem Rural Parish Council** - At the meeting of Wem Rural Parish Council held on 1st September 2020 it was resolved to **object** to the application based on the information available. The Council seeks confirmation from the planning officer that the size of the proposed dwelling is within the policy for single plot exception sites. The Council will review its decision on receipt of the ecology report as detailed by the ecology officer.

Officers have confirmed to Wem Rural Parish Council that the proposed plot size is 0.1ha, whilst the internal floor area of the bungalow is 100sqm which complies with the maximum size requirements for a local need affordable dwelling. A copy of the Ecological Appraisal from Greenscape Environmental and the assessment of this report undertaken by apt Group on behalf of Shropshire Council has been submitted to the Parish Council. No further comments have been received to date.

4.2 Public Comments

4.2.1 One letter of objection has been received raising the following comments:

- The barns opposite this field have been converted into housing and were on sale
- for over a year which the applicants could easily have opted to look at one of these.
- The site has a large natural pond that is an important habitat for newts including Great Crested newts have been seen in the area and water birds regularly use the pond.
- The field also regularly floods.
- The application also claims there will be no "Trade Effluent" or "industrial or commercial activities".
- The applicants have taken to incinerating plastic at the Little Wickett which is anti-social and creates toxic fumes.
- The site is outside the local plan so not should not really even be considered for development particularly as with 2 miles of the site there is plenty of accommodation (including low cost) for sale.

4.2.2 One letter of objection has been received raising concerns that the adjoining land to the application site has a large incinerator used for burning waste approximately every 4 to 6 weeks which produces acrid black smoke.

4.2.3 Seven letters of support have been received raising the following comments:

- Excellent opportunity for the applicants to construct their own property which is affordable.
- The applicants and their family have lived locally for many generations.
- Gemma and Simon have worked and lived in the local community for some years, she is a HGV driver and is an asset to our company.
- The proposal is sympathetic to its surroundings.
- As immediate neighbouring farmers to the applicants land we whole heartedly support their application for an affordable dwelling for them and their young family to be able to reside on their own land, from which they collectively have farmed as an extended family for decades.
- The dwelling will allow the applicants to manage their land, keep the site secure and provide a home for their young family.

4.2.4 One letter of support has been received from the Planning Group stating the following:

- The proposed building conforms to Shropshire Exception Site housing size policy and fulfils local housing policy. The site is not isolated as it reads as part of a small enclave of buildings, both residential and agricultural. It should be supported in order to provide much needed housing to local families wishing to stay in the area as it is fact that house prices for existing homes in rural North Shropshire are often
- beyond the budget of young families and therefore exclude many whose roots belong in the area. The Exception Site policy is designed to address this issue and should be implemented in this instance.
- Wem Rural Parish Council's objection in relation to the size of the proposed dwelling is unfounded as the D & A and submitted drawings

confirm that the size limitations as set out by policy are complied with and is therefore policy complicit.

- The family are well known in the vicinity and have worked and lived here for many years. Gemma and Simon have a young family and it is not unreasonable to expect them to want to live close to their relations. Coupled with their need to look after their animals and livestock it is without doubt necessary for them to live in their chosen location which is already in family ownership.

4.2.5 The local ward member Cllr Chris Mellings has provided the following comments:

- Ryebank is a distinct area of Wem Rural running from Jessamine Cottage through to Oak Tree Cottage - forming a loose knit, linear settlement pattern either side of the road. Ryebank is clearly indicated on the OS map and forms part of the address of properties making up Ryebank.
- Based on the current edition of the Type & Affordability of Housing SPD, the application is consistent with policy as set out in paras 5.14, 5.15, 5.16 & 5.17 on page 28.
- The design and scale of the proposed dwelling is appropriate and does not adversely affect either the landscape or rural character of the area (para 5.14).
- The proposal is similar to and consistent with those dwellings previously approved at Chapel Lane and at Sandy Bank in Whixall and at Paddol Green in Wem Rural.
- In planning terms, the application would appear to meet both the spirit and letter of the Council's current policy and should therefore be approved with any appropriate conditions.

5.0 THE MAIN ISSUES

- Background
- Policy & Principle of Development
- Design, Scale and Character
- Impact on Residential Amenity
- Highways
- Ecology
- Drainage
- Other Matters

6.0 OFFICER APPRAISAL

6.1 Background

- 6.1.1 Prior to the application being submitted a pre-application enquiry was submitted to assess the locational suitability of the site for a local needs dwelling

(application reference PREAPP/19/00200). A detailed response on the 10th May 2019 was provided indicating that on the matter of suitability of location the proposal did not meet with the requirements of adopted policy, in that the land subject to the enquiry was neither within or adjoining one of the main market towns within the County nor an identified Community Hub and/or Cluster nor a recognised named settlement as identified in the development plan. It was indicated that the site was outside any defined development boundary and occupied a countryside location for planning policy purposes. As a site which sits within the countryside for planning policy purposes and that did not directly adjoin and is physically divorced from any residential development forming a recognised settlement, then, in terms of location, the principle for a single plot exception site was considered unacceptable development that would not be supported by officers. It was also indicated that sites that do not lie within a settlement, constituting sporadic development, are not considered acceptable. Such a proposal is rather considered to represent development into the countryside, the incursion of which is harmful to the character and appearance of the locality and rural landscape.

6.2 Policy & Principle of Development

- 6.2.1 The site falls outside any defined development boundary or Community Cluster and is therefore identified as being located in countryside under SAMDev Policy MD1 'Scale and Distribution of Development'. Policy CS5 'Countryside & Green Belt' in the Shropshire Core Strategy, supported by SAMDev Policy MD7b 'General Management of Development in the Countryside', indicates that new development in open countryside will be strictly controlled in accordance with national planning policies protecting the countryside and green belt. However, exception may be made if, the proposal is for affordable housing to meet a local need in accordance with national and local plan policies in which case appropriate sites which maintain and enhance countryside vitality and character may be considered.
- 6.2.2 Policy CS11 'Type and Affordability of Housing' indicates that exception schemes for local needs affordable housing may be considered on suitable sites in and adjoining Community Clusters or recognised named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity. Policy MD7a of the SAMDev states that suitably designed and located exception site dwellings will be positively considered where they meet evidenced local housing needs and other relevant policy requirements.
- 6.2.3 There is policy support in principle for affordable home exception sites, although these must satisfy stringent policy criteria. The 'in principle' criteria primarily relate to demonstrating the affordable housing need and suitability of location.

Affordable Housing Need

- 6.2.4 The applicant has provided supporting information in June 2020 in relation to the housing need and strong local connection which has been verified by the Housing Enabling Team as follows:

- Miss Foxley and Mr Forbes are currently living in rented accommodation this is deemed unsuitable for the couple and their sons long-term housing needs.
- In a letter dated 2nd October 2019 Wem Rural Parish Council confirmed Miss Foxleys local connections to the Parish.
- The couple receive support from Miss Foxleys parents who live locally and as part of the application a letter has been received confirming this level of care. Miss Foxley is also employed within the Parish.
- From information provided Miss Foxley and Mr Forbes are unable to purchase a suitable property in the immediate area due to availability and cost, this is due to a lack of lower cost smaller affordable properties available locally.
- Therefore, Miss Foxley and Mr Forbes have demonstrated housing need, strong local connections and a need to live in the local area. Moreover, due to issues of affordability and availability they are unable to meet their own housing need within the parish without assistance from this policy.

6.2.5 The applicant has demonstrated a strong local connection to the local area and is unable to meet their housing needs in the local open market without the assistance of this policy. They have a long standing personal and family connection to the local area. A Section 106 planning obligation will be required to ensure the dwelling remains affordable in perpetuity.

Suitability of Location

6.2.6 The proposed site location does not meet with the requirements of adopted policy, in that the land is neither within or adjoining one of the main market towns within the County nor an identified Community Hub or Cluster nor a recognised named settlement as identified in the development plan. Rather, the site lies outside any defined development boundary and occupies a countryside location for planning policy purposes. As a site which sits within the countryside for planning policy purposes and that does not directly adjoin and is physically divorced from any residential development forming a recognised settlement, then, in terms of location, the principle for a single plot exception site is considered unacceptable development.

6.2.7 The local ward member has indicated that the proposed site is located in the named settlement of Ryebank and is similar to other nearby settlements of Chapel Lane and at Sandy Bank in Whixall and at Paddol Green in Wem Rural. However, Ryebank only consists of a small number of properties which are located linear to the road and separated by open fields.

6.2.8 Sites that do not lie in a settlement, constituting sporadic development, and are not considered acceptable. Such a proposal is rather considered to represent development into the countryside, the incursion of which is harmful to the character and appearance of the locality and rural landscape.

- 6.2.9 On the basis of the advice set out above the proposal for a new dwelling in this location is considered unacceptable and contrary to adopted development plan policy in principle.

6.3 **Design, Scale and Character**

- 6.3.1 Policy CS6 ‘Sustainable Design and Development Principles’ of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. Section 5 of the Type and Affordability of Housing SPD makes it clear 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.

- 6.3.2 The proposed plot is 0.1ha and the bungalow will have a gross internal floor area of 100 square metres which is within the maximum guideline for local needs affordable dwellings. The proposed design will include a small front facing gable with bay window to give interest to the front elevation, whilst windows will incorporate stone cills and brick headers. An external chimney stack will be provided on the gable elevation. A double garage is also proposed which will be positioned directly adjacent to the northern gable elevation of the bungalow. The design will use sympathetic rural materials.

- 6.3.3 The proposed site is not within or adjacent to a recognised named settlement as indicated in the ‘Suitability of Location’ in paragraph 6.2 of this report and is classified as isolated open countryside. The proposed dwelling would be located to the south of the existing range of small rural buildings with open countryside to the south, west and on the opposite side of the road to the east. The site has a roadside frontage of 37 metres and will result in the bungalow and garage extending into countryside and being visible from the roadside and within the rural landscape.

- 6.3.4 Although the proposed bungalow would appear modest in scale and would reflect the design and appearance of similar properties locally, the bungalow will be isolated and not located within a suitable settlement, and therefore causing a visually detrimental impact on the character of the local area.

6.4 **Impact on Residential Amenity**

- 6.4.1 Policy CS6 ‘Sustainable Design and Development Principles’ of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity. The front elevation of the proposed bungalow will be positioned 11.5 metres away from the edge of the road and over 34 metres away from the residential barn conversions on the opposite side of the road. Having regard to the orientation and distance the proposed bungalow will not result in any detrimental impact on the nearest neighbouring properties. Whilst the movement of vehicles from this single household will not cause any significant increase in noise and disturbance.

6.5 Highways

- 6.5.1 Policy CS6 ‘Sustainable Design and Development Principles’ of the Shropshire Core Strategy indicates that development should be designed to be safe and accessible to all. The proposed development will provide a new vehicular access which will be located directly opposite the access serving the adjacent residential barn conversions. The adjacent road is unclassified and has a wide grass verge which provides visibility splays of 2.4 metres by 43 metres. The Council highways consultants indicated that the proposed access and parking arrangements are considered to be adequate for the proposed development and no objection is raised subject to a number of safeguarding conditions.

6.6 Ecology

- 6.6.1 Policy CS17 ‘Environmental Networks’ of the Shropshire Core Strategy indicates that development will identify, protect, expand and connect Shropshire’s environmental assets to create a multifunctional network and natural and historic resources. This will be achieved by ensuring that all development protects and enhances the diversity, high quality and local character of the natural environment and does not adversely affect the ecological value of the assets, their immediate surroundings or their connecting corridors. This is reiterated in national planning guidance in policy 11 ‘Conserving and Enhancing the Natural Environment’ of the National Planning Policy Framework. This indicates that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, minimising impacts on biodiversity and providing net gains where possible.
- 6.6.2 A detailed Ecological Appraisal has been undertaken which has indicated that the site extends to 0.08ha and comprises semi-improved grassland, a hedge and fencing and that a small section of hedge will be lost as part of this proposal. There are 6 ponds within 250 metres of the proposed development. Only 2 ponds have been assessed by Greenscape Environmental in 2020. Due to the distance from the ponds Natural England’s Rapid Risk Assessment comes out as Amber: Offence Likely. Without great crested newt survey work undertaken within the breeding season it is not possible to confirm likely absence. However, a method statement approach has been provided by Greenscape which includes measures to protect great crested newts if present. The method statement must be adhered to for example: the hedge must be cut to stumps between September and February and then the stumps will be removed over Spring when newts are least likely to be hibernating amongst the roots. All groundwork must be conducted during daylight hours as newts are least likely to move during this time, and major construction work, including trenches for services, footings and other groundworks, must be conducted between December to February when there is least movement of newts between ponds. If a great crested is found then works will halt and a licence from Natural England will be applied for in order to recommence works. To enhance the site for great crested newts new native landscaping should be provided. Within 100 metres of the site Greenscape Environmental have previously recorded pipistelle, brown long-eared and daubentons bats, although there is no bat roost potential on site. The site could be enhanced for roosting bats with the inclusion of bat boxes. The Council

ecology consultants have raised no objection subject to safeguarding conditions and informatives.

6.7 Drainage

- 6.7.1 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 application indicates that foul drainage will be dealt with via a package treatment plant and no objection has been raised by the Drainage Engineer subject to the design being in accordance with Building Regulations. The application indicates that surface water will be disposed of via soakaways and the Drainage Engineer has indicated that percolation test and soakaways should be designed in accordance with BRE Digest 365. No concerns have been raised regarding the suitability of the local ground conditions and therefore it is recommended that both the foul and surface water drainage are conditioned accordingly for details to be submitted and approved prior to the commencement of works on site.

6.8 Other Matters

- 6.8.1 Concerns have been raised that an incinerator is used for burning waste on the adjoining land and is causing black smoke and pollution. A number of complaints have been received by Regulatory Services regarding burning of commercial waste, although the applicant (Mr Simon Forbes) has been granted a D6 Exemption to burn waste at this site by the Environment Agency. There are conditions that need to be complied with for a D6 Exemption and the Environment Agency have powers where it can be proved that these are being breached, one of these conditions is that the burning should not cause a nuisance. Regulatory Services have indicated that nuisance is a lower standard than amenity i.e. the impact needs to be worse to prove nuisance than it is for amenity and hence it would in theory be possible to burn and be within the requirements of the D6 Exemption, but still cause an amenity impact. It has also been indicated that considering the proximity of neighbouring residential properties it is not really a suitable location for burning commercial waste and any burning is likely to have an impact on the amenity of neighbouring residential properties and potentially the proposed bungalow. Regulatory Services have requested for a planning condition to be imposed preventing the burning of waste.
- 6.8.2 Under paragraph 55 of the National Planning Policy Framework it makes it clear that planning conditions should be kept to a minimum and only used where they are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. The burning of waste is outside of the red edge of the site location plan for this planning application and although the applicant has a D6 Exemption for burning commercial waste this land is not in the applicant's ownership and therefore it would not be a condition which would be enforceable. However, the applicant (Miss Gemma Foxley) parents own the land and the applicant owns horses which graze the fields and it is the intention that she will occupy the dwelling. The approved commercial burning of waste and the local needs dwellings are separate issues as the

burning will continue irrespective of whether the local needs dwelling is approved or not. Should the burning be causing a nuisance to neighbours then this would need to be considered by the Environment Agency. It would be reasonable to consider that the applicants are not going to burn waste which impacts upon their own amenity and young family.

7.0 CONCLUSION

7.1 Although it has been demonstrated that the applicant is in housing need and unable to afford an alternative property within the local area the proposed local needs affordable dwelling will not be located within or adjoining to a named settlement and will represent isolated and sporadic unsustainable development in the countryside. The recommendation is therefore one of refusal for the reason as outlined at the start of this report.

7.2 Shropshire Council seeks to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area in accordance with the National Planning Policy Framework. However, in this case the application is not considered in principle to fulfil this objective having regard to relevant development plan policies and material planning considerations.

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 - written representations, a hearing or inquiry.
- The decision is 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 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 give 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 1970.

9.0 FINANCIAL IMPLICATIONS

- 9.1 There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far as they are material to the application. The weight given to this issue is a matter for the decision maker.

10.0 BACKGROUND

10.1 Relevant Planning Policies

Policies material to the determination of the Application. In determining this application the Local Planning Authority gave consideration to the following policies:-

National Planning Policy Framework (March 2012):

Shropshire Council Core Strategy (February 2011):

CS5 : Countryside and Green Belt

CS6 : Sustainable Design and Development Principles

CS11 : Type and Affordability of Housing

CS18 : Sustainable Water Management

Supplementary Planning Document (SPD) on the Type and Affordability of Housing

Site Allocations and Management Development Plan (December 2016):

MD2 : Sustainable Design

MD7a Managing Housing Development in the Countryside

MD12 : Natural Environment

10.2 Relevant Planning History

10/05645/FUL - Application under Section 73a of the Town and Country Planning Act 1990 for the erection of an agricultural livestock building. Granted 13th April 2011.

12/02500/AGR - This prior notification is for the surfacing of a yard to store fodder and beddings for animals for agricultural use. Prior Approval Not Required 23rd July 2012

12/05165/AGR - Prior notification for the erection of an extension to an existing block of grazing animal shelters intended for the purpose of the storage of hard and bagged feeds also medicinal supplies. Prior Approval Not Required 28th January 2013.

16/01534/AGR - Replacement of implement shed and barn making one combined building resulting in a building, of a reduced foot print. Prior Approval Not Required 17th May 2016.

PREAPP/19/00200 - Proposed affordable dwelling. Unacceptable Development 10th May 2019.

11.0 ADDITIONAL INFORMATION

List of Background Papers - Application reference 20/03017/FUL

Cabinet Member (Portfolio Holder) - Cllr Gwilym Butler

Local Member - Cllr Pauline Dee and Cllr Chris Mellings

Appendices - None