



Committee and date
South Planning Committee
24 June 2014

Item
7
Public

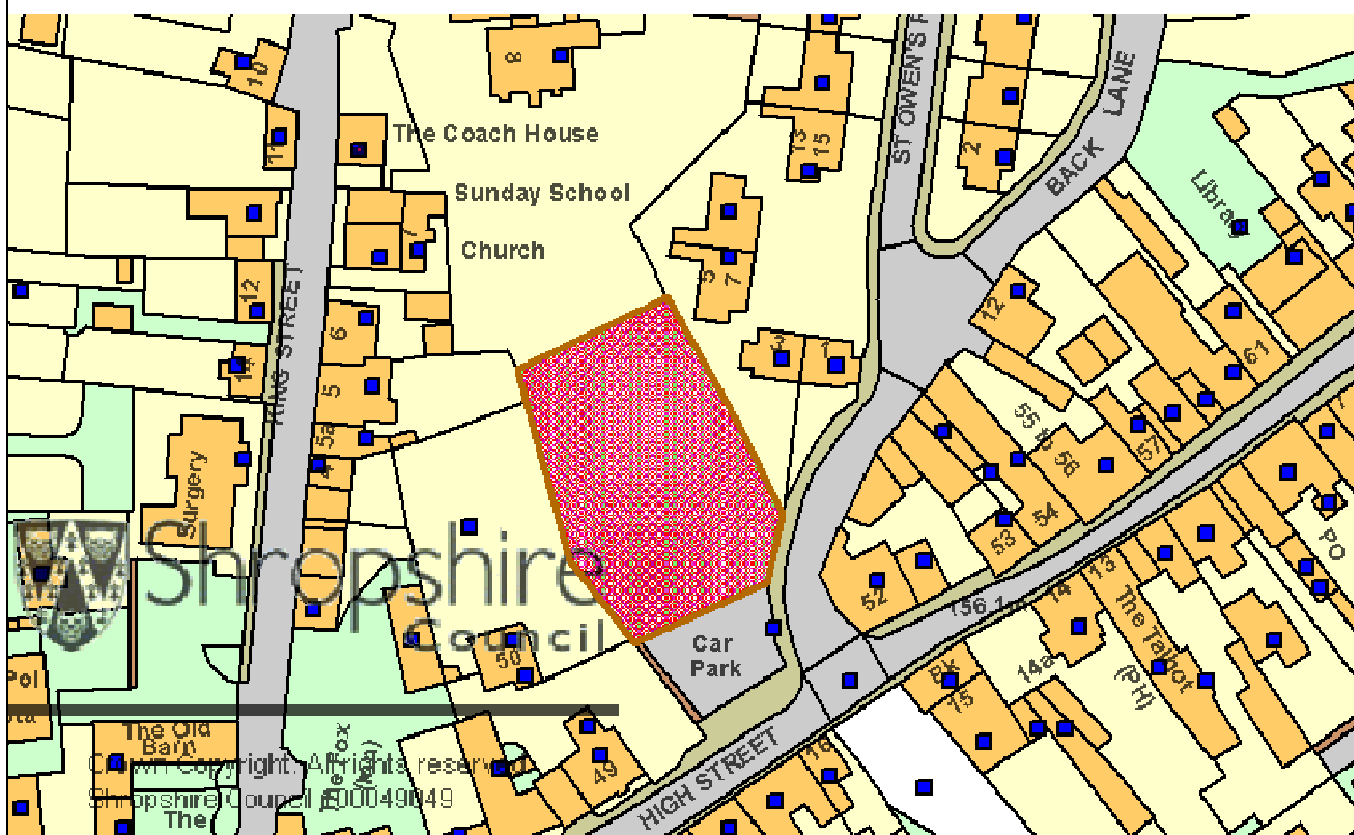
Development Management Report

Responsible Officer: Tim Rogers
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Summary of Application

<u>Application Number:</u> 13/00143/FUL	<u>Parish:</u>	Much Wenlock
<u>Proposal:</u> Erection of one detached dwelling and erection of two bay detached garage Creation of new vehicular access		
<u>Site Address:</u> Land At Mardol House King Street Much Wenlock Shropshire TF13 6BL		
<u>Applicant:</u> Mr And Mrs G Wilkinson		
<u>Case Officer:</u> Thomas Cannaby	<u>email:</u> planningdmse@shropshire.gov.uk	

Grid Ref: 362167 - 299929



Recommendation:- Grant Permission subject to the completion of a Section 106 Agreement in respect of the affordable housing contribution and subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 The proposal is for the erection of a single detached dwelling, located on land to the rear of High Street, Much Wenlock.
- 1.2 The dwelling would be a brick built, hipped roof property which would have a square footprint with an L-shaped roof and with a conservatory filling in the open corner to the north west.
- 1.3 The building would be located on the south side of the site, close the boundary wall which surrounds the small public car park to the south, and positioned to that the building does not interfere with the large beech tree in the centre of the site. The plans show a detached double garage located on the eastern side of the site, with a turning area in front of this, and the northern section of the site being used as the garden/amenity area for the dwelling.
- 1.4 Following initial consultation on the proposal the plans for the dwelling were amended. These adjustments have altered the appearance of the proposed dwelling with a reduction in scale and also amount of fenestration on the main public elevations, removal of mid-slope dormer windows, the reduction in scale of the proposed garage (from a triple garage to a double garage), and the repositioning of both the proposed garage and dwelling on the site in response to issues raised due to consultation.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is located within both the development boundary of the town and also within the conservation area, and forms an area of transition between the dense, close packed, busy, predominantly commercial high street and the mixed use area around this. To the north of the site, along back lane is an area of lower density housing. The site itself has a narrow frontage facing back lane and has no frontage facing High Street.
- 2.2 The southern side of the site is bordered by a wall which forms the boundary of the public car park, with views over this from the south being the main public aspect of the site. The wall continues along the eastern side of the site, forming the road frontage.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 This application is referred to committee for determination as the Town Council has expressed a view which is contrary to the Officer recommendation. The Area Manager and Principal Officer in consultation with the Chairman agree that the Town Council 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 Much Wenlock Town Council: Objects

The Town Council objects due to the following reasons:

- ☒ Scale of the house in relation to the surrounding area, particularly how the roof-scape would fit in;
- ☒ The Georgian design which is out of keeping with this particular area of the town;
- ☒ Overlooking neighbouring properties;
- ☒ Vehicular access due to the proximity of manoeuvring in and out of the adjacent car park; and the narrowness of Back Lane.

4.1.2 Shropshire Council Land Drainage: No objection

Surface water details [shown on S11672 and in AquaCell Systems Product and Installation Guide] are acceptable.

4.1.3 Shropshire Council Ecologist: No objections subject to condition relating to the provision of artificial birds nests.

4.1.4 Shropshire Council Archaeologist: No objections.

I would recommend that a programme of archaeological work be made a condition of any planning permission for the proposed development comprising a watching brief during ground works.

4.1.5 Shropshire Council Highways Development Control: No objections subject to conditions requiring access to be constructed in accordance with the submitted drawings before first occupation.

4.1.6 Shropshire Council Conservation Officer Comments:

In response to amended scheme: Recommend approval

Conclusion of comments:

The proposals would enhance and reveal the character of the conservation area, as such they accord with policy 137 of the NPPF and policy CS6 of the Shropshire Core Strategy.

Comments have been provided prior to this consultation which outlines the background to the application in more depth. Amendments have been made to the proposals which give a much stronger response to the townscape of Much Wenlock and the constraints of the site.

Response to original proposal: Recommend amendments

Conclusion of comments:

The proposals are very much suburban in character and it is not felt that the proposals positively respond to the layout and townscape of Much Wenlock or the key characteristics of the buildings which contribute to the character and appearance of the area.

The design of the proposal is of a Georgian style yet is a building of contemporary proportions and characteristics. It is suggested that if the requirement is for a building of contemporary proportions and layout, that the location within a Conservation Area does not preclude innovative architecture of a contemporary design, provided that this takes into account an understanding of the site and the characteristics of the area.

4.1.7 Shropshire Council Arboricultural officer – no objection

Latest comments to amended drawings:

I note that an amended Site Location and Block Plan (1221/12-02 Rev B) was registered on 18th March 2014. This drawing shows that the entrance to the site from the highway has been altered, moving it further away from the protected beech trees.

The existing wall is to be retained along the road front between the trees and the current garden gate, which is to be removed with new gates being set back from the road by a short section of fencing. This arrangement is preferable arboriculturally to the previous layout, because it will have less impact upon the roots of the protected beech trees, providing appropriate precautions are taken to avoid ground compaction and root severance during construction of the new access and driveway.

Suitable tree protection measures have been provided in the Tree Condition Report, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan provided by Terry Merchant (dated 22/5/13 and 17/2/14).

Therefore I would be happy to recommend attaching the following tree protection conditions to any approval granted for this development.
[conditions detailed at end of report]

4.2 - Public Comments

4.2.1 Much Wenlock Civic society: objects

- ☒ Design out of keeping with area, proposal should secure support of conservation officer before it can be considered
- ☒ Plot of land near the high street has been of economic significance since middle ages, potential archaeological significance.
- ☒ The access proposed must be regarded as contentious as it opens onto a busy service road for vehicles supplying properties in the high street and is adjacent to a public car park.
- ☒ The land is an orchard with sizeable trees, and plays a role in absorbing precipitation. Loss of permeable surfaces should be adequately compensated.

4.2.2 5 Objections (summary of reasons):

- ☒ Potential impact on house sparrows which use the site for nesting, and which are a redlisted species.
- ☒ Concerns over turning space for busses due to change in vehicular access and with cars parked along road.
- ☒ Concerns of impact of two storey dwelling cutting off light to nearby

properties.

- ☒ Impact on conservation area by loss of part of stone wall.
- ☒ Concerns about overlooking of neighbouring properties.
- ☒ Concerns over impact on local flooding, due to loss of infiltration on this area of land.
- ☒ Design out of keeping with area.
- ☒ Loss of trees which form part of the character of the area and contribute to landscape character of the town. (Much Wenlock Tree Forum)

5.0 THE MAIN ISSUES

Principle of development
Siting, scale and design of structure
Land drainage
Highway safety and parking
Ecology
Financial contributions

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The site is located within the development boundary of Much Wenlock where residential development on appropriate sites will be permitted under saved policy H3 of the Bridgnorth Local Plan. Core Strategy policy CS3 also identifies Much Wenlock as a settlement where open market housing may be permitted on appropriate sites. Policy H4 of the Much Wenlock Neighbourhood Plan (MWNP) which states that "Housing infill development and the conversion of existing buildings to residential use will be supported where they contribute positively to local character and where they help to meet local housing needs. Within the conservation areas of Much Wenlock and Bourton infill development should conserve or enhance the special architectural and historic character of these settlements."

6.1.2 Core Strategy policy C6 requires all new development to be designed to a high quality using sustainable design and development techniques and achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. Policy SCC1 of the MWNP requires all new development to be constructed to code 4 sustainable homes standard.

6.2 Siting, scale and design of structure

6.2.1 Issues such as the appropriateness of the design of the proposed dwelling are to a degree subjective, with for example the Town Council raising concerns over the Georgian inspiration of the design and questioning whether this is appropriate in this area of the conservation area. The Civic Society and third party comments have also raised this issue.

6.2.2 The Council's Conservation officer, whilst not objecting in principle to a dwelling on this site, also took issue with aspects of the design, particularly the way the dwelling sat in the townscape and addressed the public car park, as well as with

- aspects of the design which whilst taking Georgian inspiration did not accurately reflect the proportions and characteristics of Georgian architecture.
- 6.2.3 In response to these issues, and also to take into account the presence of trees on the site which are considered to contribute to the character and amenity of the area, the design was amended to result in the current proposal.
- 6.2.4 The Council's arborist is satisfied that the site layout and tree protection measures outlined in the application would be sufficient to ensure that the trees on site which contribute to the character of the area, would be protected and would not compromise their continued contribution to the amenity of the area should the application be permitted.
- 6.2.5 The dwelling would be located back from the High Street, and only visible from people travelling along the High Street for a short section, mainly as a side view, and so does not directly relate to the frontage development along the High Street. Despite this the property would occupy a fairly prominent position, being located so that it would be clearly visible above the boundary wall of the public car park, and in a position which would frame the view of anyone turning along Back Lane from the High Street.
- 6.2.6 Whilst the High Street has a characteristic urban form, that of a narrow street with properties in a terraced form opening up directly onto the pavement, this is not the case along Back Lane, which quickly changes into more modern residential properties which have a more irregular layout, the junction between the High Street and Back Lane representing a break from the more enclosed terraced form of development along the High Street due to the public car park and street side trees and planting at this location.
- 6.2.7 Whilst the High Street has a fairly well defined urban form, it lacks a cohesive architectural style, and is instead a mix of varying building forms from smaller terraced dwellings, to larger commercial properties, and with a range of materials which includes bricks both plain and painted, and timber framing with rendered infill.
- 6.2.8 It is into this context that the proposed dwelling would be inserted. With a range of development types and materials in the area, and the position of the site on the transition between the more historic core and the later expansion of the settlement, the site has potential for a range of design approaches, the success of which depends on the quality of the individual proposal and its implementation.
- 6.2.9 Whilst this part of the conservation area is not predominantly Georgian in style, the conservation area as a whole has dispersed Georgian development on individual sites which are surrounded by older development, most likely a result of later development taking advantage of sites becoming available within the historic core. As such it is not considered that development of this style is automatically out of keeping on this site. The dwelling would be set back from the main frontage of the High Street and partially screened by the boundary wall onto the car park. The Council's conservation officer has commented that the amendments made to the proposals give a much stronger response to the townscape of Much Wenlock and the constraints of the site.

- 6.2.10 In considering this application the committee will have to decide if they consider the design appropriate to the setting of the site, its position in the conservation area and its impact on the townscape and appearance in the street scene. If permission were to be granted, conditions could be attached to control the materials, details and finish of the property in order to ensure a high quality development was delivered.
- 6.2.11 The plans show the dwelling located to the south side of the site, with the northern section laid out as garden/amenity space. Both the Core Strategy, though adopted supplementary planning guidance, and the MWNP state that new dwellings should provide adequate amenity space commensurate with the scale of the property. Whilst the dwelling is relatively large, the curtilage would be proportionately scaled, and provide a significant amount of private garden/amenity space for the occupants.
- 6.2.12 Given the location of the dwelling towards the southern side of the site, and taking account of the existing trees and vegetation, the proposed dwelling should not have a significantly adverse impact on the amenity of neighbouring residential properties by reason of loss of light. The main impact would be on No.1 and 3 Back Lane, where the proposed garage would be close to the boundary with No.3, however the garage would have the eaves to its 45 degree pitched roof set just above the heads to the doors and situated at the end of the garden away from the dwellings and so direct impacts on these properties would be limited, although the garage and dwelling would be clearly visible from these neighbours. The window arrangements on the proposed dwelling would not result in significant overlooking to an extent which is beyond what can reasonably be expected for properties in a town centre location.
- 6.3 Land drainage
- 6.3.1 The Council's land drainage section has identified the site as being shown on the pluvial flood map as having some risk of surface water flooding, as well as being located within the Much Wenlock Critical Drainage Area. As such additional information was sought from the applicants with regards to how the site would be drained and surface water managed.
- 6.3.2 The applicant has provided details of an attenuation system designed to intercept and store surface water, and then release it in a managed way. The Council's land drainage section has advised that the plans and specifications of the system are acceptable and would provide adequate water management for the site. A condition requiring submission of the exact system proposed and its implementation prior to occupation of the development could be attached to the decision notice if permission is granted.
- 6.4 Highway safety and parking.
- 6.4.1 The new vehicular access onto the public highway would be formed onto Back Lane which is an unclassified road that is mainly residential in nature. The Council's highways development control officers consider that the layout proposed for the new access is satisfactory from a highways point of view and that vehicle

movements on/off the public highway via this can be executed without compromising highway safety. The plans show the provision of a double garage and an area of parking/turning space in front of this which would be adequate to provide the 2 off street car parking spaces required by policy H6 of the MWNP.

6.5 Ecology

6.5.1 A number of comments have been received with regards to the potential impact of the development on protected species, in particular the impact on birds using the site for nesting. The Council's Ecologist has been consulted on the application as has raised no objection to the development, but suggested a condition be attached to any condition to require the installation of bird nesting boxes as part of the development to ensure that nesting opportunities for wild birds are retained.

6.6 Financial Contributions

6.6.1 Policies CS8 and CS11 require that all new housing development make contributions towards infrastructure provision and affordable housing. Currently the rate for affordable housing contribution in this area is set at 20%, but the rate applicable in this case would be that in force at the time the application was validated, which was 13%. This would be secured via a section 106 legal agreement if permission is granted. A contribution would be payable on implementation of any consent with regards to community infrastructure levy. In addition to this all new housing development attracts a payment under the New Homes Bonus. The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 years. It's based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use.

7.0 CONCLUSION

7.1 It is considered that due to the nature of the site, which forms the transition between the historic narrow High Street and the more modern development along Back Lane, the development site does not directly relate to the frontage development along the High Street and so the site has potential to accommodate a range of design approaches. The proposal takes inspiration from Georgian architecture which can be found pepper potted around the town, and subject to conditions to ensure a high quality delivery, the proposed dwelling would not look out of place in the street scene, nor detract from the character of the conservation area. The amended plans ensure protection of trees which add value to the amenity of the area and the applicant has demonstrated the site can adequately deal with surface water resulting from the development.

7.2 For the reasons outlined above the proposed development is considered to comply with the policies set out in the Core Strategy and the Much Wenlock Neighbourhood Plan, and it is recommended the committee resolve to grant planning permission subject to the completion of a Section 106 legal agreement to secure a contribution towards Affordable Housing provision.

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 three months 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 1970.

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

National Planning Policies:

National Planning Policy Guidance

National Planning Practice Guidance

Shropshire Core Strategy:

CS3 The Market Towns and other Key Centres

CS6 Sustainable Design and Development Principles

CS9 Infrastructure Contributions

CS11 Type and Affordability of Housing

CS17 Environmental Networks

CS18 Sustainable Water Management

Supplementary Planning Guidance:

Type and affordability of housing

Much Wenlock Neighbourhood Plan 2013-26

H1 Affordable housing

H4 Housing infill development and conversions

H6 Parking for housing developments

RF1 Surface water drainage

RF2 Reduction in flood risk

RF3 Water discharge from dwellings

RF6 Permeable surfacing

GQD2 Design

SCC1 Energy efficiency

RELEVANT PLANNING HISTORY:

BR/89/0763 USE OF GARAGE/STORE AS A DWELLING GRANT 11th September 1989

BR/94/0513 RENEWAL OF PERMISSION 89/0763 FOR USE OF GARAGE/STORE AS A DWELLING GRANT 30th September 1994

BR/99/0860 REMOVAL OF CONDITION 4 OF PLANNING PERMISSION 94/0513 TO ALLOW GARAGE TO BE USED AS OFFICE/STUDY SITTING ROOM AND HALL AND AMENDMENTS TO EXTERNAL DOORS AND WINDOWS REF 8th February 2000

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Design and Access Statement

Arboricultural Impact Report

Stormwater Management – Attenuation Design

Cabinet Member (Portfolio Holder)

Cllr M. Price

Local Member

Cllr David Turner

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 and drawings.

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

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. No built development shall commence until details of all external materials, including hard surfacing, have been first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the external appearance of the development is satisfactory.

4. Details of the materials and form of the heads and sills to new openings in the external wall(s) of the building(s) shall be submitted to and approved in writing by the Local Planning Authority before any works commence. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Conservation Area.

5. Details of the brick bond and type shall be first agreed in writing by the Local Planning Authority. Following this approval, a freestanding sample panel of brickwork of approximately 1m square shall be provided on site and the mortar mix, colour, texture and joint finish shall be approved in writing by the Local Planning Authority before the commencement of works.

Reason: To safeguard the architectural and historic interest and character of the Conservation Area.

6. Details of the roof construction details including details of eaves, ridges, valleys and verges, as well as details of all roofing materials shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Conservation Area..

7. No joinery works shall commence until precise details of all external windows and doors and any other external joinery have been submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings.

Reason: To safeguard the architectural and historic interest and character of the Conservation Area.

8. The development shall be carried out strictly in accordance with the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (Terry Merchant, 22/05/13 and 17/02/14) and the Ground Protection Plan (registered 18/02/14).

Reason: To protect significant trees from damage during implementation of the approved development.

9. Prior to commencement of development, the approved tree protection measures shall be installed and thereafter maintained in a satisfactory condition throughout the duration of the development. The tree protection measures shall not be breached or moved, even temporarily, without the prior written agreement of the Local Planning Authority.

Reason: To protect significant trees from damage during implementation of the approved development.

10. No development approved by this permission shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Such a programme must be prepared and carried out under the supervision and with the agreement of an archaeologist approved in writing by the Local Planning Authority.

Reason: The site is known to be in an area of archaeological importance.

12. No development shall take place until a scheme of foul drainage, and surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is occupied.

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

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

11. A total of 2 woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be erected on the site prior to first occupation of the buildings hereby permitted.

Reason: To ensure the provision of nesting opportunities for wild birds

13. The access shall be constructed in accordance with the approved drawing prior to the development hereby approved being first brought into use.

Reason: To ensure the formation and construction of a satisfactory access in the interests of highway safety.

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

14. All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character of the Conservation Area.

Informatives

1. Policies material to the determination of this application:

National Planning Policies:

NPPF

Shropshire Core Strategy:

CS3, CS6, CS9, CS11, CS17, CS18

Supplementary Planning Guidance:

Type and affordability of housing

Much Wenlock Neighbourhood Plan 2013-26

H1, H4, H6, RF1, RF2, RF3, RF6, GQD2, SCC1

2. In arriving at this decision the 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 187.
3. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.

All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive. Note: 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 cannot be clearly seen to be clear of birds nests then an 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.

4. The alterations to the highway kerbing and footway, required to facilitate vehicular access across the footway, shall not commence until the applicant has obtained a Highways Act, Section 184 licence issued by the Highway Authority to undertake the works. Details of how to obtain this licence, the fee charged and the specification for the works are available on the Council's web site.
5. Consent is required from the service provider to connect into the foul main sewer.
6. 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. The fee required is £97 per request, and £28 for existing residential properties.

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.

7. THIS PERMISSION DOES NOT CONVEY A BUILDING REGULATIONS APPROVAL under the Building Regulations 2010. The works may also require Building Regulations approval. If you have not already done so, you should contact the Council's Building Control Section on 01743 252430 or 01743 252440.
8. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.
9. You are obliged to contact the Street Naming and Numbering Team with a view to securing a satisfactory system of naming and numbering for the unit(s) hereby approved. At the earliest possible opportunity you are requested to submit two suggested street names and a layout plan, to a scale of 1:500, showing the proposed street names and location of street nameplates when required by Shropshire Council. Only this authority is empowered to give a name and number to streets and properties, and it is in your interest to make an application at the earliest possible opportunity. If you would like any further advice, please contact the Street Naming and Numbering Team at Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, or email: snn@shropshire.gov.uk. Further information can be found on the Council's website at: <http://new.shropshire.gov.uk/planning/property-and-land/name-a-new-street-or-development/>, including a link to the Council's Street Naming and Numbering Policy document that contains information regarding the necessary procedures to be

undertaken and what types of names and numbers are considered acceptable to the authority.

10. The new dwelling should be constructed to a minimum of an equivalent to the Code for Sustainable Homes level 4.