



Committee and date

Southern Planning Committee

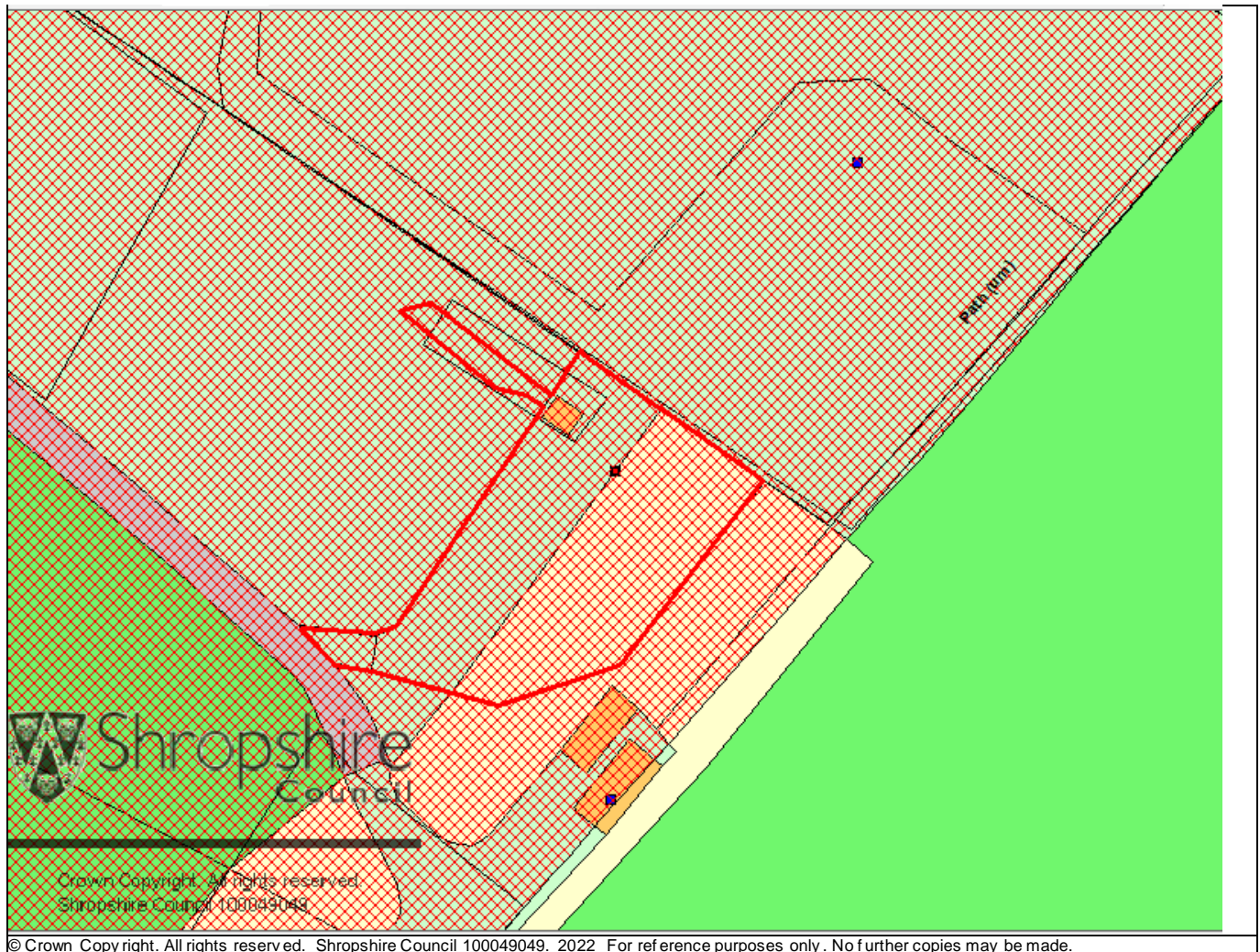
20th September 2022

Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

<u>Application Number:</u> 22/02643/REM	<u>Parish:</u>	Worthen With Shelve
<u>Proposal:</u> Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission 19/02225/OUT for the erection of a detached dwelling and garage		
<u>Site Address:</u> Proposed Dwelling NE Of Greenfield Cottage 7 The Lyde Bromlow Minsterley Shropshire		
<u>Applicant:</u> Mr William Blakeway		
<u>Case Officer:</u> Mandy Starr	<u>email</u> : mandy.starr@shropshire.gov.uk	
<u>Grid Ref:</u> 332072 - 301266		



Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 The principal is for the erection of a dwelling, and this was granted under outline application 19/02225/OUT approved on 15 July 2019. This application is to consider access, appearance, landscaping, layout and scale.
- 1.2 As now detailed, the proposal would be for a one and half storey house of 223m² with eaves of 3.5m and a ridge of 7.5m. The proposed elevations appear to include some brick walling and timber cladding, along with a tiled roof to be sited on a plot of land of 0.08ha that is currently part of a paddock.

- 1.3 Although not proposed under the outline scheme, a detached double garage is now shown to be sited to the south of the dwelling. This would have a floor area of 30m² and eaves of 2.7m and a ridge of 5.1m.
- 1.4 Access would be via a long and winding, shared and largely unmade track to the northwest of the site and which also runs along a belt of trees and behind another house; No 8 The Lyde and then it turns eastwards to provide access to several other dwellings before joining up with the public highway to the south of 11 Bromlow.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site comprises a part of an enclosed paddock sited amongst a loose scatter of dwellings and smallholdings on the western slopes of Bromlow Callow, one of a range of hills between the Hope and Rea valleys in the Shropshire Hills Area of Outstanding Natural Beauty (AONB). It is bounded to the southwest by several outbuildings that are related to the adjacent to 'Greenfield Cottage'.
- 2.2 Unlike most of its outbuildings, this existing red brick dwelling lies to the west of the application site and track and is sited just below the steep south facing slope of the hill behind. Beyond the dwelling is a wooded dingle which is a Site of Special Scientific Interest (SSSI).
- 2.3 On the other side of the paddock to the northeast is a mature hedge and permission has recently been granted to erect a further single dwelling (17/05571/OUT and 21/05321/REM refers) on the other side of this hedge and which would access the unmade track further along to the east.
- 2.4 There is also a public footpath that runs along the southern boundary of the site from Bromlow House to Ganderbeach to the west.

3.0 REASON FOR DELEGATED DETERMINATION OF APPLICATION

- 3.1 The officer recommendation of approval is contrary to an objection from Worthen with Shelve Parish Council. Therefore, in line with Shropshire Council's adopted 'Scheme of Delegation', the application will need to be considered by the Local Member and by the Chair and Vice Chair of the Planning Committee.
- 3.2 The application was discussed at the Agenda Setting Meeting on 4 August 2022 where it was resolved that the application should be considered by the Planning Committee.

4.0 Community Representations

4.1 Consultee Comment SC Highways

No objection and recommend approval subject to informatives

SC Environmental Protection

No comments

SC Ecology

(1st set of comments - 11 July 2022)

Condition 4 requires the submission of a Construction Environmental Management Plan and Condition 9 requires the submission of a Landscaping Plan.

Neither of these appear to have been submitted.

(2nd comments - 24 August 2022)

The Construction and environment/habitat management plan (Churton Ecology, May 2022) is sufficient to fulfil the requirement of condition 4. The CEMP should be followed in full.

To fulfil the requirement of condition 9, a landscaping plan needs to be submitted that includes details of the species to be planted in the hedgerow (as set out in section 3.6 of the CEMP) and permeable hardstanding to ensure that the hydrology of the meadow below remains unaffected.

(3rd comments - 8 September 2022)

With the submission of the landscaping plan, The Council's Ecologist is now satisfied that condition 9 has been fulfilled.

Sustainable Urban Drainage and Flooding

Recommend conditions and informatives

Shropshire Hills AONB Partnership

The Shropshire Hills AONB Partnership is a non-statutory consultee and does not have a role to study the detail of all planning applications affecting the AONB. With or without advice from the AONB Partnership, the planning authority has a legal duty to take into account the purposes of the AONB designation in making this decision and should take account of planning policies which protect the AONB, and the statutory AONB Management Plan.

Our standard response here does not indicate either an objection or no objection to the current application.

The AONB Partnership in selected cases may make a further detailed response and take a considered position.

4.2 Public Comments**Worthen with Shelve Parish Council:**

Objection: Access is a consideration; the size of the property is not in keeping with the area and would have a detrimental visual impact in this sensitive AONB location.

The site notice was displayed on 22 June 2022 and it expired on 13 July 2022

No other public comments were received.

5.0 THE MAIN ISSUES

Principle of development

Layout, Scale and Appearance and landscape impact

Residential Amenity

Access, highway safety and rights of way

Ecology

Drainage

6.0 OFFICER APPRAISAL

6.1 Principle of development

- 6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight.
- 6.1.2 The principle of building an open market dwelling here is established by the extant outline permission and cannot now be revisited
- 6.1.3 The outline permission does not specifically refer to a detached outbuilding being part of the scheme. However, it would be unreasonable to now refuse to entertain an ancillary domestic garage simply because it would be freestanding. Given its separation and position it is however appropriate to attach a condition defining its use.
- 6.1.4 The detail of the development will now be considered for this reserved matters application.
- 6.1.5 Residential development is acceptable in principle providing it meet the relevant criteria of Shropshire Core Strategy Policy CS6: Sustainable Design and Development Principles; this policy seeks to ensure that development is appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity as well as ensuring that sustainable design and construction principles are incorporated within the new development.
- 6.1.6 Policy MD2: Sustainable Design of the Site Allocations and Management of Development (SAMDev) Plan additionally seeks to achieve local aspirations for

design where possible. Section 12 of the National Planning Policy Framework reinforces these goals at a national level, by requiring development to display favourable design attributes which contribute positively to making places better for people, and which are sympathetic to local character and history.

6.2 **Layout, Scale and Appearance and landscape impact**

- 6.2.1 The Council's Core Strategy Policy CS4 requires development in 'Community Cluster' settlements such as Bromlow to be of a scale and design sympathetic to the character of that settlement and its environs, and to satisfy more general design criteria under Policy CS6 and Site Allocations and Management of Development (SAMDev) Plan Policy MD2. They expect all development to reinforce local distinctiveness in terms of building forms, scale and proportion, heights and lines, density and plot sizes, as well as materials and architectural detailing.
- 6.2.2 Given the actions specified in the Worthen and Shelve Parish Plan 2013, where the Parish Council have taken the view that 2-or 3-bedrooms dwellings are preferable, there is an issue over what is now proposed which would be a substantial four-bedroom dwelling with a large floor area.
- 6.2.3 It is noted that the adjacent dwelling recently granted permission is for a three-bedroom unit of 171m² but that does include a small study that could be used as a single bedroom, but for this current scheme, all four bedrooms would be double rooms and the floor area is materially larger at 223m².
- 6.2.4 Concern was therefore raised that what is proposed is somewhat excessive compared to the existing Greenfield Cottage itself and the recently permitted dwelling to the east.
- 6.2.5 The agent has been advised of these concerns and in response has re-designated one of the bedrooms as a home study instead and revised plans have been submitted. However, this does not reduce the floor area of the proposed dwelling. In support of the scheme, the agent has stated that the Parish Council have previously supported larger dwellings in the Parish, including one recently for a local person and given that the applicant's family also reside in Greenfield Cottage, they are unsure of why the Parish Council have taken this view.
- 6.2.6 The proposed study would face northwest which is the rear elevation of the dwelling whose primary elevation would south towards to the hillside and public footpath and its design is in keeping with the rest of traditionally proposed dwelling.
- 6.2.7 Furthermore, permitted development rights would allow for further extensions to this dwelling in the future which could subsequently increase the floor area at a later date and also increase the number of bedrooms too, so this additional floor area is not considered to be so objectionable as to recommend this application for refusal on these grounds.
- 6.2.8 Turning to the proposed design of the dwelling itself, this would have a vernacular appearance, but the original submitted plans omitted any material information. . High quality finishes will be required here in order that the new dwelling would reflect local distinctiveness.

- 6.2.9 The elevations of the proposed dwelling would be constructed of Flemish Antique mid-red multi brickwork for the brick plinth with the main elevations in Smooth finish K-rem off White 'York'. The roof would be constructed of Marley Smooth Grey plain concrete tiles and the single storey side element would have cedar weatherboarding. The windows would be powder coated aluminium in dark grey and the front door would have a composite timber effect treatment.
- 6.2.10 As for the garage this would be constructed from the same cedar weatherboarding and Marley smooth grey concrete tiles.
- 6.2.11 The details of the materials now provided are considered to be high quality and would be appropriate in this rural area.
- 6.2.12 Additionally, because the proposed dwelling would be viewed against the backdrop of the hillside and would be amongst a loose scatter of other established dwellings and given the existing hedges would be protected by Condition 4 of the outline scheme, the development would not be unduly prominent in this rural landscape either.
- 6.2.13 A block plan with Landscaping details has now been submitted, this shows that the existing treed and mature boundary hedge with the neighbouring property to the northeast would be retained. As for the boundaries, these would be post and rail to match the existing post and rail that demarcates the paddock from the driveway and existing dwelling and this fence would also define the edge of the property from the existing public footpath.
- 6.3 **Residential Amenity**
- 6.3.1 The new dwelling would be sited some 7m away from the party boundary and there is one first floor window proposed on this side, but this would be for a bathroom and would be obscurely glazed. As for proposed dwelling that would be sited beyond the retained boundary hedge, this would be some 20m away and therefore given the separation distance between these two dwellings, it is not considered that the side windows would result in significant over overlooking or loss of privacy in this instance.
- 6.3.2 Neither is it considered that the new dwelling would result in any loss of amenity to the existing dwelling Greenfield Cottage either, because of the separation distance and also because the existing dwelling is further to the south than this new dwelling, so any overlooking would be minimal and more oblique.
- 6.4 **Access, highway safety and rights of way**
- 6.4.1 The means of vehicular access is as indicated at the outline stage and is acceptable to the Highways Development Control team. This shared track is already used by several different households. Its junction with the public highway has already been found to be satisfactory with the responsibility of maintaining this hardcore track being a civil matter for the various residential properties that use it. As for the public footpath that runs along the southern boundary of the site, this would need to be kept open and unaltered at all times.

6.5 Ecology

- 6.5.1 Ecological issues were considered fully at the outline stage, and a condition requiring a Construction Environment/Habitat Management Plan was imposed to protect both priority habitat on the remaining paddock and the nearby SSSI.
- 6.5.2 Initially no details of the Construction Environment/Habitat Management Plan provided nor was any proposed landscaping plan for the new development provided either and therefore Ecology were unable to comment. However further documentation has now been provided in the form of Construction Environmental/Habitat Management Plan.
- 6.5.3 This document was submitted on 10 August and it states that the site was reassessed on 26 May 2022 by Kate Thorne to check for any significant changes particularly with regard to the adjacent lowland vegetation which had been previously identified in the initial Ecological Assessment in April 2019 undertaken by Churton Ecology.
- 6.5.4 It was found that the hedges, scrub and grassland had not be changed much since the original survey and that the 'good' species identified in 2019 had remained in the grassland, although there was more Tufted Hair-grass than before. This was considered to be caused by the loss of pony that had previously grazed the paddock.
- 6.5.5 The boundary hedge to the east is considered to be very important and therefore the east end of hedge must be protected by temporary fencing during the construction works. It is considered that a 2m wide exclusion zone alongside the hedgerow is considered to be sufficient, but this will also need to make provision to include the existing ash tree too that is nearer the proposed dwelling.
- 6.5.6 Foul drainage will be provided by a septic tank and soakaway (drainage field) and this field will be included in the wildlife zone.
- 6.5.7 This will mean that temporary protective fencing will be required around the development site and this will include the drainage field area during construction as the rest of the field will be used for grazing.
- 6.5.8 The CEMP states that a permanent fence will be required along the driveway, house and garden to delineate the wildlife zone and as the drainage field will be located in the wildlife area, the turf and any topsoil will be stripped, stored and re-instated where possible.
- 6.5.9 There is a requirement for future management of the wildlife zone as set out in previous Outline approval, so this zone must be managed as a hay meadow with animals not allowed in to the field between March and August and the hay should be cut in late July. The CEMP makes reference to the zone being managed by a single horse grazing in the past meaning that low grazing has taken place instead of no grazing, but the horse has now gone.
- 6.5.10 The applicant now proposes two new options to produce a hay meadow that involve grazing with sheep. In both scenarios, the sheep are kept out of the field during spring and summer (March to July/August) after which time the animals are either i) introduced into the field in early to mid-July to graze down the tall sward and then remain there until Autumn or ii) there is a hay cut in mid-July with arisings removed and the sheep are put into the field to graze until the Autumn.
- 6.5.11 If it is found that Tufted Hair-grass continues to dominate, then topping may be required for some years in late summer.

- 6.5.12 There will also be a requirement for only a small tractor to be used on the field due to the patchy wet ground.
- 6.5.13 With regard to any future external lighting of the proposed development this must be installed in accordance with legislation and best practice. The CEMP states that external lighting should be minimised at this site and if used it must be fixed on the lowest column practical with the light spread kept below the horizontal by means of cowls, hoods and screens. The CEMP states that it is important not to allow any light spillage onto any of the surrounding hedges or tree lines. This means that there must be no permanent or PIR lighting installed. Any other lighting must use LED bulbs with a warm white colour spectrum (2700 Kelvins) so as to reduce the blue light component which causes most disturbance to bats.
- 6.5.14 In respect of other Ecological Enhancements, the CEMP states under section 3.6 that a new hedgerow using Hawthorn (70% stock) with Hazel, Rowan and holly hedging could be planted between the meadow and the new dwelling/garden, but that additional hedging along the driveway may compromise the protected grassland and the driveway does have native tree and mature shrubs along the south and west sides. There is also a requirement to improve and maintain the fencing along the north hedgerow base (H1) to allow this to recover. It is important not to plant blackthorn due to its suckering tendencies.
- 6.5.15 Standard hedge planting methods must be employed in accordance with the British Standard in terms of time of planting, origin of stock, position of stock and dates of trimming to ensure a properly maintained hedge boundary.
- 6.5.16 As for the requirements set out under Condition 8 in the Outline scheme, the CEMP states that small bird boxes can be placed on mature shrub stems or in the trees along the north-east hedgerow and or they can be placed in the nearby woodland /shrub southwest of the driveway on adjoining land within the applicant's ownership. 4 No Schwegler nest boxes will be provided that would suit a variety of small birds.
- 6.5.17 There is also a requirement to undertake future monitoring of the wildlife zone too and it will be monitored annually for its plant species for the next 5 years by following Natural England's CSM rapid assessment of grassland condition and this will have to be undertaken by a suitably qualified ecologist with vegetation monitoring skills. Details in the CEMP set out how this work will be achieved, and the forms required to be completed.
- 6.5.18 A Survey has already been done on this site in May this year to ascertain if the sward had retained its 'positive' species since 2019 when the last survey was undertaken. The results showed that a) not only had all the 'positive' species being retained since 2019, but that b) the targets for these 'positive' species had been met up to SSSI standards. However because of the presence of prevalent Tufted Hair-Grass, the 'negative' species failed to meet the required targets and therefore the overall result was that the field was not in a favourable condition and that management is required to reduce the frequency of this grass by re-introducing a grazing/cutting management plan.
- 6.5.19 The author of the CEMP hopes that following the repeat monitoring of the field between 2023 and 2027 that the applicant could take on the monitoring of orchids this field in the future.

6.5.20 This CEMP also includes the results of the meadow monitoring in Appendix 1, the timetable of the pre-construction, during construction and post-construction/operational works including mitigation and enhancements under Appendix 2 and the Monitoring forms in Appendix 3.

6.5.21 In response to this submitted CEMP, the Council's Ecologist has made the following comments:

The Construction and environment/habitat management plan (Churton Ecology, May 2022) is sufficient to fulfil the requirements of condition 4. The CEMP should be followed in full.

However the submitted landscaping plan (which is only a revised block plan with text) is not sufficient to fulfil the requirements of condition 9, so a formal landscaping plan needs to be submitted that includes details of the species to be planted in the hedgerow (as set out in section 3.6 of the CEMP) and permeable hardstanding to ensure that the hydrology of the meadow below remains unaffected.

6.5.22 Condition 9 of the outline approval requires the following

The first submission of reserved matters shall include a landscaping plan.

The submitted plan shall include:

- a) **Planting plans, creation of wildlife habitats and features and ecological enhancements;**
- b) **Written specifications (including cultivation and other operations associated with plant, grass and wildlife habitat establishment);**
- c) **Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate;**
- d) **Native species used are to be of local provenance (Shropshire or surrounding counties);**
- e) **Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works;**
- f) **Implementation timetables.**

The plan shall be carried out as approved.

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design.

6.5.23 A formal landscaping Plan was requested again from the agent and this has now been received. The Council's Ecologist has considered the details as now submitted and is now satisfied that Condition 9 has been fulfilled.

6.5.24 It is also considered important that the existing trees and the hedgerow along the northeast boundary should be properly protected during construction works and therefore a pre-commencement tree protection condition is considered necessary for this case.

6.6 Sustainable Drainage

6.6.1 The proposal is for a foul drainage system to be provided that would be sited to the rear of the property with the drainage field being sited close to the party boundary

to the east. The Council's Drainage Engineer has considered the plans and recommends approval subject to a pre-commencement condition requiring full details of the sizing and a plan of the site being submitted. A suitably worded pre-commencement condition was imposed on the outline approval as Condition 4

7.0 CONCLUSION

7.1 Although the principle of the development has already been established by the outline permission, it is acknowledged that the proposed size of the dwelling is somewhat larger than has been permitted nearby in the settlement. Nevertheless, the proposed design and appearance of this new dwelling that would use both traditional materials and would reflect the local vernacular in the context of the site and its surrounding and would not unduly affect the wider landscape is considered to be acceptable. There are no other significant concerns regarding residential amenity or highway safety and other matters have been addressed at the outline stage. The application therefore accords with the principal determining criteria of the relevant development plan policies and approval is recommended, subject to conditions to reinforce the critical aspects

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:
National Planning Policy Framework

Core Strategy and Saved Policies:
CS4 - Community Hubs and Community Clusters
CS6 - Sustainable Design and Development Principles
CS7 - Communications and Transport
CS9 - Infrastructure Contributions

CS11 - Type and Affordability of housing
 CS17 - Environmental Networks
 CS18 - Sustainable Water Management
 MD2 - Sustainable Design
 MD3 - Managing Housing Development
 MD12 - Natural Environment
 SPD Type and Affordability of Housing

RELEVANT PLANNING HISTORY: _

19/02225/OUT Outline application for the erection of an open market dwelling GRANT 15th July 2019

22/02643/REM Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission 19/02225/OUT for the erection of a detached dwelling and garage PDE

11. Additional Information

View details online:

[22/02643/REM | Approval of reserved matters \(access, appearance, landscaping, layout and scale\) pursuant to outline permission 19/02225/OUT for the erection of a detached dwelling and garage | Proposed Dwelling NE Of Greenfield Cottage 7 The Lyde Bromlow Minsterley Shropshire](#)

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

Cabinet Member (Portfolio Holder)
 Councillor Ed Potter

Local Member

Cllr Mrs Heather Kidd

Appendices
 APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development shall be carried out in strict accordance with the approved, amended plans and drawings listed below in Appendix 1.

Reason: To define the consent and ensure a satisfactory development in accordance with Policies CS6 and CS17 of the Shropshire Council Local Development Framework Core Strategy.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

2. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of measures to protect existing trees and hedgerows which are to be retained on and adjacent to the site (including on the land edged in blue on the submitted location plan). The agreed measures shall be adhered to at all times during the course of construction works, and any of the trees or plants which, within a period of five years from the date of the new dwelling's substantial completion or first occupation (whichever is the sooner), die, are removed or become seriously damaged or diseased shall be replaced during the next planting season in accordance with details which shall first be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to help safeguard the visual amenity of the Shropshire Hills Area of Outstanding Natural Beauty, in accordance with Policies CS6 and CS17 of the Shropshire Local Development Framework Adopted Core Strategy. This information is required prior to commencement of the development since it relates to matters which need to be confirmed before subsequent phases proceed in order to ensure a sustainable development.

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

3. Prior to the first occupation of the new dwelling, vehicular access and parking/turning

areas shall be laid out and surfaced in accordance with the approved block plan. They shall thereafter be retained for the lifetime of the development.

Reason: In the interests of highway safety, in accordance with Policies CS6 and CS7 of the Shropshire Local Development Framework Adopted Core Strategy.

4. The detached outbuilding included in the development hereby permitted shall only be used for purposes in connection with and ancillary to the occupation of the approved new dwelling on the site as a single dwelling unit. At no time shall it be occupied as a separate dwelling or used for commercial or business purposes.

Reason: To safeguard the residential amenities of the area and avoid the establishment of an additional new dwelling without further consideration of the relevant planning issues, in accordance with Policies CS4 and CS6 of the Shropshire Local Development Framework Adopted Core Strategy.

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

Informatives

1. In arriving at this decision Shropshire 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 38.

2. Your attention is drawn specifically to the conditions above, and those attached to associated outline planning permission No 19/02225/OUT, which require the Local Planning Authority's prior approval of further details. In accordance with Article 27 of the Town and Country Planning (Development Management Procedure) Order 2015, a fee (currently £116) is payable to the Local Planning Authority for each request to discharge conditions. Requests are to be made on forms available from www.planningportal.gov.uk or from the Local Planning Authority.

Where conditions require the submission of details for approval before development commences or proceeds, at least 21 days' notice is required in order to allow proper consideration to be given.

Failure to discharge conditions at the relevant stages will result in a contravention of the terms of this permission. Any commencement of works may be unlawful and the Local Planning Authority may consequently take enforcement action.

3. This planning permission does not authorise any right of passage over, or the obstruction, realignment, reduction in width, resurfacing or other alteration of, any private driveway or right of access. Before carrying out any such operation you should first satisfy yourself that you have the necessary consent from the landowner(s) and any other affected party, if necessary by taking legal advice.

4. This development may be liable to a payment under the Community Infrastructure Levy (CIL) which was introduced by Shropshire Council with effect from 1st January 2012. For further information please contact the Council's CIL team (cil@shropshire.gov.uk).

5. The use of soakaways should be investigated in the first instance for surface water disposal. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval. Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway. Should soakaways not be feasible, drainage calculations should limit the discharge rate from the site equivalent to 5.0 l/s runoff rate should be submitted for approval. The attenuation drainage system should be designed so that storm events of up to 1 in 100 years + 40% for climate change will not cause flooding of any property either within the proposed development or any other in the vicinity.

6. Urban creep is the conversion of permeable surfaces to impermeable over time e.g., surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:

Residential Dwellings per hectare Change allowance % of impermeable area

Less than 25 10

30 8

35 6

45 4

More than 50 2

Flats & apartments 0

7. If non permeable surfacing is used on the new access, driveway and parking area or the new access slopes toward the highway, the applicant should submit for approval a drainage system to ensure that no surface water runoff from the new access run onto the highway.

8. The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e., wheelie bins & recycling

boxes). Specific consideration must be given to kerbside collection points, to ensure that all visibility splays, accesses, junctions, pedestrian crossings, and all trafficked areas of highway (i.e., footways, cycle ways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

9. National Planning Policy Framework 2021
National Planning Practice Guidance 2021

Shropshire Council Adopted Core Strategy
CS4 Community Hubs and Clusters
CS6 Sustainable Design and Development Principles
CS7 Communications and Transport
CS9 Infrastructure Contributions
CS11 Type and Affordability of Housing
CS17 Environmental Networks
CS18 Sustainable Water Management

Supplementary Planning Guidance
Type and Affordability of Housing

Shropshire Site Allocations and Management of Development (SAMDev) Plan
MD2 Sustainable Development
MD3 Managing Housing Development
MD12 Natural Environment

West Midlands Combined Authority Design Charter 2020

-