

## Development Management Report

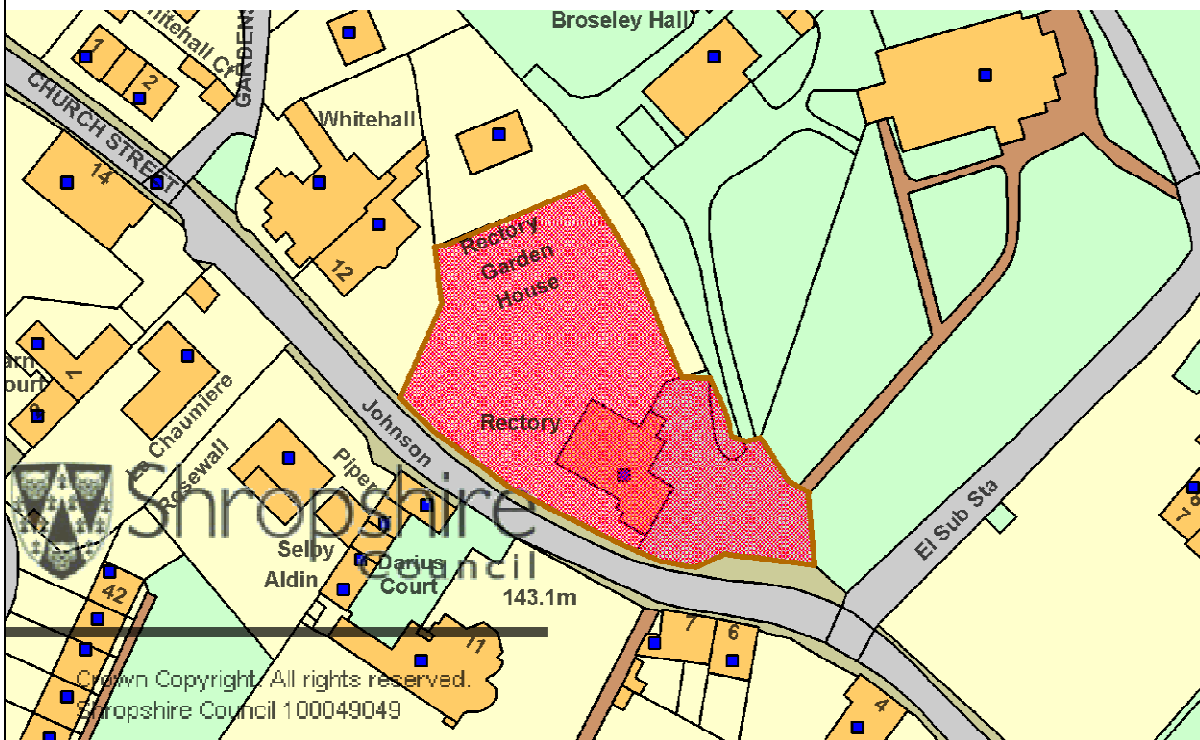
Responsible Officer: Tim Rogers

email: [tim.rogers@shropshire.gov.uk](mailto:tim.rogers@shropshire.gov.uk) Tel: 01743 258773 Fax: 01743 252619

### Summary of Application

<b>Application Number:</b> 14/01393/FUL	<b>Parish:</b> Broseley
<b>Proposal:</b> Erection of rectory; improvements to existing rectory; repositioning of boundary wall; and formation of vehicular access	
<b>Site Address:</b> The Rectory Church Street Broseley Shropshire TF12 5DA	
<b>Applicant:</b> The Diocese Of Hereford	
<b>Case Officer:</b> Lynn Parker	<b>email:</b> <a href="mailto:planningdmse@shropshire.gov.uk">planningdmse@shropshire.gov.uk</a>

**Grid Ref:** 367832 - 301469



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**Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.****REPORT****1.0 THE PROPOSAL**

1.1 This application is for the erection of a 2 storey dwelling for use as a Rectory for the Diocese of Hereford on garden land adjacent to the existing Rectory, at Church Street, Broseley. The proposal also includes the partial demolition of the roadside boundary walling and its reconstruction and realignment to improve visibility along with the reconfiguration of on site car parking facilities. Improvements to the existing Rectory, primarily the removal of two single storey flat roofed extensions and a swathe of existing frontage tarmac, will also be carried out.

1.2 The proposed dwelling is designed in accordance with guidelines produced by The Church Commissioner to provide fit for purpose clergy housing of a consistent standard. It is therefore proposed to accommodate a lobby, WC, study, hall, dining room, kitchen, living room, utility and garage and ground floor level, and a bathroom and 4 bedrooms, 1 with ensuite at first floor level. The proposed footprint equates to approximately 145m<sup>2</sup>. The proposed dwelling is designed as a Georgian style property with a hipped roof, single storey utility and garage to the north east side and columned portico entrance to the south east facing front elevation. Construction materials of facing brick, natural slate roof tiles and timber doors and windows will be to Local Planning Authority approval. Plot boundaries will be defined by brick walls and close boarded timber fencing. The existing tarmac access/parking area will be replaced with a bound gravel surface with permeable cobble parking bays and soft landscaping. Foul sewage will be disposed of to the mains sewer and surface water via a sustainable drainage system. It is indicated that 1 Silver Birch Tree and a group of conifers will be removed to facilitate the development.

1.3 This application seeks to address the issues of concern raised in relation to Planning Ref: 12/02112/FUL refused on 12<sup>th</sup> September 2012, on the following grounds:

1. *The proposed development, by reason of the loss of the historic open setting to the adjacent listed buildings through the introduction of a substantial dwelling within the garden area, along with the loss of the existing boundary wall to the street, would not make a positive contribution to local character and distinctiveness and would detract from the character and appearance of the Broseley Conservation Area, contrary to Shropshire Core Strategy policies CS6 and CS17 and the advice set out in section 12 of the National Planning Policy Framework.*
2. *The proposed development, by reason of the juxtaposition of the proposed dwelling with the existing dwelling to the north, would detract from the living conditions of that existing dwelling through overbearing impacts and loss of privacy, contrary to Shropshire Core Strategy Policy CS6.*

Modifications include the alterations to the access and additional screen planting to reinforce the boundary around the north, north west and south east sides.

## **2.0 SITE LOCATION/DESCRIPTION**

2.1 The site falls within the Key Settlement of Broseley to the south east of the main central shopping area and is within Broseley Conservation Area. It is accessed directly from Church Road to the south east side via the B4373 Ironbridge Road to the east. The Broseley Conservation Area has several different character areas which derive from its growth from a large medieval village to being an area associated with the Industrial Revolution. The site is located in an area which was once the centre of the Medieval village and is characterised by a fairly formal development pattern with a mix of large and mid scale buildings fronting onto Church Street and largely set within their own grounds. The existing Rectory, although not a recent building, does not contribute positively to the character of the area due to its oddly positioned single storey extension and a forecourt which removed the emphasis on the gateway to the churchyard which once existed. There are several Listed Buildings within the immediate vicinity including Grade II Listed, 3 storey Broseley Hall (mid C18) to the north, Grade II\* Listed 'The Lawns' to the south, Grade II\* Listed All Saints' Church (1845) and Grade II Listed, 3 storey 'Whitehall' (early C18) to the north west.

2.2 The application site forms the northern side of the rear garden of the existing Rectory. It is flanked on its north east side by an access drive leading to 'The Rectory Garden House' to the north, a 2 storey property constructed as a replacement dwelling following Planning Permission Ref: BR/APP/FUL/08/0463 granted on 30<sup>th</sup> October 2008. On the north side of this access is Broseley Hall. The west side of the garden has a greater level of mature landscaping including some mature trees which already provide effective screening of 'Whitehall'. Similarly, mature trees to the north east within Broseley Hall but along the churchyard boundary break up the views of All Saints' Church from the site. The majority of the The Rectory's rear garden is laid to lawn and is level. The existing access is across a wide tarmacked parking area form access is gained into The Rectory, Broseley Hall, All Saint's Church and 'Rectory Garden House'.

## **3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

3.1 Applications requested to be referred, by the Local Member to the relevant Planning Committee within 21 days of electronic notification of the application and agreed by the Service Manager with responsibility for Development Management in consultation with the Committee Chairman or Vice Chairman to be based on material planning reasons.

## **4.0 Community Representations**

4.1 - Consultee Comments

4.1.1 Broseley Town Council – No objections

4.1.2 SC Conservation - Previous detailed discussions have been held with Conservation Officer Matthew Knight to work through the details of this application. From a conservation perspective the details submitted are acceptable.

- 4.1.3 SC Archaeology - The proposed development site is located within 50m of two Grade II\* Listed Buildings. No 11 (The Lawns), Church Street, Broseley (National Ref: 1053900) is the former home of John Wilkinson, the ironmaster and associate of Boulton and Watt and Church of All Saints, Church Street (North Side) (National Ref: 1053895) rebuilt in 1845 on earlier origins. An archaeological desk based assessment provided as supporting documentation for the application, makes reference to earlier buildings relating to phased development of the rectory site and a tenuous connection with early railways in the district.

The proposed development site can therefore be deemed to have a moderate level of archaeological potential. In view of the above and in accordance with the National Planning Policy Framework (NPPF) Section 141, that a programme of archaeological work be made a condition of any planning permission for the proposed development is recommended.

- 4.1.4 English Heritage - As the development site is adjacent to the Grade II\* Listed Church of All Saints we advise you to consider whether the proposals may have an impact upon the setting of this Listed Building and the Conservation Area. If you are minded to grant permission, conditions should be imposed requiring your council's prior approval of architectural details, materials and finishes.

- 4.1.5 SC Highways – In the consultation response to previous applications on this site it was recommended that the visibility towards the town is improved for drivers emerging from the existing access point onto Church Street. Currently visibility is restricted by a high wall at the back of the footway, but earlier recommendations that this was lowered in height to improve the situation proved unacceptable for conservation reasons.

It is considered that the scheme now proposed would produce a lower number of increased vehicle movements than the previous one and these would effectively amount to only those associated with a single additional dwelling. Having consideration for the level of vehicle movements currently using the access in association with the Church, the existing Rectory and Broseley Hall, these movements would only represent a relatively small percentage increase. The scheme includes an amendment to the highway boundary wall that improves visibility towards the town and it is considered that this level of improvement would be adequate to compensate for the increased level of vehicle movements.

Although the improvements to the visibility along Church Street from the access proposed by the current scheme do not produce the level of improvement previously recommended, it is considered that they are a satisfactory solution without the development compromising highway safety.

The highway authority raises no objections to the granting of consent.

- 4.1.6 SC Drainage - Details, plans and calculations of soakaway design and percolation tests could be conditioned if Planning Permission were to be granted.

4.1.7 SC Affordable Homes (14-04-14) - As an open market housing proposal, the Core Strategy requires the development to contribute towards the provision of affordable housing. The current affordable housing contribution rate for this area is 15%. The applicant should be requested to complete and submit an Affordable Housing Contribution Proforma so that the correct level of their contribution can be calculated and agreed.

SC Affordable Homes (27-05-14) - Please ensure that if an occupancy condition is removed in later years then the affordable housing contribution will be based on the total floor area as per the scenario with agricultural dwellings and conversions (SPD). Could this be added as an informative note on the decision notice.

4.2 - Public Comments

4.2.1 Five letters of public representation have been received expressing concern. These are available to view in full online, but are préciséd as follows:

- o The Church already has a vicarage and they don't use it.
- o The new proposal does not substantially address the issues raised in relation to the previous proposal.
- o A similar application has already been declined, it is a shame the Church cannot accept the consensus of local opinion.
- o The majority of attendees at a public meeting held in the Church were against the proposal and could not see why the existing building could not be adapted.
- o I can see no justification for introducing a modern property into the garden of a Georgian property within an area with so much architectural history.
- o The present Rectory garden is in keeping with its size, to use a large proportion of it would destroy the balance.
- o A new build does not add anything to the ambience of the Conservation Area, and detracts from this historic corner of Broseley.
- o The introduction of a large substantial house will lead to the loss of the historic open setting to the adjacent Listed Buildings and a section of the boundary wall on Church Street.
- o Whilst the quantity of street boundary wall to be removed is reduced, the rupture of the unbroken boundary wall line along the street would cause significant alteration to the character and appearance of a very public structure.
- o Parking in and around the Church will not be helped by adding a new property and its extra traffic.
- o Church Street is an extremely busy road which suffers greatly and dangerously when there is a service of any kind in the Church.
- o The new build will have an impact on our enjoyment of our home and garden.
- o There remains overbearing impacts and loss of privacy on the dwellings to the north, Piper & Johnson on Church Street and The Rectory itself.

**5.0 THE MAIN ISSUES**

- o Principle of development
- o Design, scale and character
- o Impact on the surrounding Conservation Area
- o Impact on neighbours/residential amenity
- o Access.

**6.0 OFFICER APPRAISAL****6.1 Principle of development**

6.1.1 Broseley is identified within the Shropshire Council LDF Core Strategy Policy CS3 as one of the market towns and other key centres in Eastern Shropshire which will maintain and enhance its role in providing a focus for development and for providing facilities and services to its rural hinterland. New housing provision of a scale and design that respects each town's distinctive character is one of the types of development potentially acceptable within the development boundary of a CS3 settlement. 'Saved' Policy H3 of the Bridgnorth District Local Plan also supports residential development on appropriate sites within Broseley's development boundary, including on unallocated sites and remains in force until the adoption of the Site Allocations and Management of Development (SAMDev) document.

6.1.2 LDF Policy CS11 seeks to meet the diverse housing needs of Shropshire residents now and in the future and to create, mixed, balanced and inclusive communities. An integrated and balanced approach to new housing will be achieved by amongst other aspirations, supporting the provision of housing for specialist housing provision in appropriate locations where there is an identified need. This proposed Rectory for use by allocation of The Diocese of Hereford is specialist housing which will be restricted by an occupancy condition in the same way that an agricultural worker's dwelling is restricted in accordance with paragraph 3.4 of the SPD Type and Affordability of Housing. However, due to the proposed and justified size of this property, it is not considered appropriate for it to automatically revert to an affordable dwelling if the occupancy condition were to be removed in the future. Therefore should the Diocese seek to remove the occupancy condition in the future, a financial contribution would then be required in lieu of the house becoming an affordable dwelling.

6.1.3 Policy CS6 of the Shropshire Council LDF Core Strategy states that development should conserve and enhance the built and historic environment and be appropriate in its scale and design taking account of local character and context. It further states that development should safeguard residential and local amenity. LDF Core Strategy Policy CS17 is also concerned with design in relation to its environment, but places the context of the site at the forefront of consideration i.e. that any development should protect and enhance the diversity, high quality and local character of Shropshire's historic environment and does not adversely affect the heritage values and function of these assets. By its design, scale, character and positioning, it is not considered that the proposed dwelling would be detrimental to local character or distinctiveness of the historic environment nor adversely impact on the amenities of adjacent neighbours.

- 6.1.4 Permission was granted for the 'Erection of a replacement parsonage' on the site under Planning Ref: BR87/0011 on 5<sup>th</sup> March 1987, but not implemented.
- 6.1.5 For the reasons given above, the principle of the development is considered to be acceptable.
- 6.2 Design, scale and character
- 6.2.1 As already noted, the character of the area is defined by larger dwellings set within their own grounds and addressing the street. However, the proposed dwelling is not felt to impose sufficiently to significantly alter this character in that the remaining plot for the existing Rectory will still either equate to or be larger than some of the adjacent and historic dwellings such as at 'Whitehall', as will the proposed new Rectory plot. Whilst the scale of the 3 storey properties at Broseley Hall, 'Whitehall' and the existing Rectory is larger than the proposed dwelling, the 'Rectory Garden House' to the north is smaller as are several of the cottages across Church Road to the south east are smaller. The scale of the proposed new Rectory is therefore an appropriate step between the varying scales in the vicinity without obviously creating a plot size and building that is not in keeping with the built environment.
- 6.2.2 It is difficult to see how the design proposed would not fit into the surrounding environment. The square shaped Georgian style building demonstrates a classic design including features which are prevalent in the area and have contributed to its Conservation Area status. Design elements are included which are also present on adjacent Listed Buildings such as the multi-paned portrait windows with feature brickwork, the hipped roof with chimney, the rear bay window, and the elaborate front entrance. The overall appearance of the proposed dwelling is of a traditional symmetrical Georgian town residence with pyramidal pitched roof, well balanced fenestration detailing and its generous rectangular garden to the rear.
- 6.2.3 Whilst the proposed dwelling does not directly address the street as do so many of the surrounding dwellings in that it will not be directly adjacent to the road, its orientation emulates that of the Rectory Garden House to the north, and its frontage will face towards the access from Church Road from which it will be partially visible.
- 6.3 Impact on the surrounding Conservation Area
- 6.3.1 Other than the careful control of construction materials to ensure a high quality build, neither SC Conservation nor English Heritage find the proposal unacceptable.
- 6.4 Impact on neighbours/residential amenity
- 6.4.1 It is considered that any overbearing or overlooking impact on adjacent neighbouring dwellings from the proposed new Rectory will be minimal due to the separation distances between the dwellings, the existing mature landscaping and the additional natural screening proposed.
- 6.4.2 The new Rectory is proposed to be sited approximately 8m from the existing Rectory in a set back position where windows on the south west facing side elevation will not overlook the private outside amenity space directly to the rear of

that existing dwelling, nor is the proposed south west facing side elevation positioned on the boundary, but a maximum of 6.75m from it. The 2 storey part of the proposed dwelling is 20m from the front elevation of the Rectory Garden House and new planting along the boundary is proposed to increase the level of screening between them. All other adjacent dwellings are over 20m away from the elevations of the proposed development.

## 6.5 Access

6.5.1 The repositioning of the boundary wall in association with the access does provide a level of improvement to the visibility along Church Street from the access which is satisfactory, although not to the level originally desired. However, in this case the partial demolition of the roadside boundary wall and its reconstruction and realignment to improve visibility taken together with the removal of the expanse of existing tarmac and its replacement with bound gravel, permeable cobbles and soft landscaping will significantly improve this aspect of the site within the Conservation Area. Therefore, essentially these alterations are a compromise which is felt to contribute positively to the character and appearance of Broseley Conservation Area, whilst enhancing highway safety.

## 7.0 CONCLUSION

7.1 It is considered that this proposal is not contrary to adopted policies as it is of a high quality design on an appropriate site which by its scale, appearance and plot size respects the context of the surrounding built and historic environment. Satisfactory separation distances exist between the proposed development and surrounding buildings for residential amenity to not be adversely impacted on. Additionally, the improvements to the existing Rectory and the site frontage/access will visually and physically benefit the wider area and street scene.

## 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 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:  
CS3 Market Towns And Other Key Centres  
CS6 Sustainable Design And Development Principles  
CS11 Type And Affordability Of Housing

H3 Residential Developments In Main Settlements  
D6 Access And Car Parking

Broseley Town Council Town Plan 2013 -2026

**RELEVANT PLANNING HISTORY:**

12/02112/FUL - Erection of rectory; improvements to existing rectory; repositioning of boundary wall; and formation of vehicular access. Refused 12<sup>th</sup> September 2012.

09/00038/TCA - To crown reduce by 30% 1No. mature Acacia, to fell 1 No. Acacia, 4 No. Damson, pollard 2 No. Hazel and crown thin, crown reduce 4 No. Prunus within Broseley Conservation Area. No Objection 12<sup>th</sup> May 2009.

BR/87/0011 – Erection of a replacement parsonage. Granted 5<sup>th</sup> March 1987.

11. Additional Information

**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 received 27<sup>th</sup> March 2014.

Copy Letter from Bridgnorth Area Office received 27<sup>th</sup> March 2014

Copy Letter from Historic Environment received 27<sup>th</sup> March 2014.

Copy Letter from Private Sector Housing received 27<sup>th</sup> March 2014

**Cabinet Member (Portfolio Holder)**

Cllr M. Price

**Local Member**

Cllr Dr Jean Jones

**Appendices**

APPENDIX 1 - Conditions

## APPENDIX 1

### Conditions

#### STANDARD CONDITIONS

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.

#### CONDITIONS THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. No built development shall commence until samples 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.

The samples required shall include the erection of a sample panel of brickwork, including mortar, of at least 1 metre square, on site for the approval of the Local Planning Authority.

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

4. No windows or doors shall be installed on the development without details plans and sections at a scale of 1:20 having been first submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance the appearance of the building and the area.

5. No development shall take place until percolation tests have been carried out and soakaways designed in accordance with BRE Digest 365, or such other guidance as may be agreed in writing by the Local Planning Authority. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted to and agreed in writing by the Local Planning Authority and the agreed recommendations shall be implemented in full prior to the first occupation of the development. Surface water should pass through a silt trap or catchpit just prior to entering the soakaway to reduce sediment build up within the soakaway.

Reason: To ensure that soakaways, for the disposal of surface water drainage, are suitable for the development site and to ensure their design is to a robust standard to minimise the risk of surface water flooding.

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

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

7. No development approved by this permission shall commence until there has been submitted to and approved by the local planning authority a scheme of landscaping and these works shall be carried out as approved. The submitted scheme shall include:
- Means of enclosure
  - Hard surfacing materials
  - Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)
  - Planting plans
  - Written specifications (including cultivation and other operations associated with plant and grass establishment)
  - Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
  - Implementation timetables

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

8. No development approved by this permission shall commence until details of all walls, fences and hedges shall have been submitted to and approved by the Local Planning Authority. The approved details shall be thereafter retained.

Reason: To provide adequate privacy and an acceptable external appearance.

#### **CONDITIONS THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT**

9. The access shall be amended in accordance with the approved drawing prior to the dwelling hereby approved being first occupied.

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

10. The development hereby permitted shall not be brought into use until the car parking shown on the approved plans has been provided, properly laid out, hard surfaced and drained, and the space shall be maintained thereafter free of any impediment to its designated use.

Reason: To ensure the provision of adequate car parking, to avoid congestion on adjoining roads, and to protect the amenities of the area.

11. The external brickwork of the existing Rectory shall be repaired by cutting in or using replacement bricks to match the existing. Bedding and repointing (which shall be kept to the very minimum structurally necessary) should be in a lime mortar to include the mix and joint finish to a specification to be approved in writing by the Local Planning Authority prior to the commencement of any such works

Reason: To safeguard the architectural and historic interests and character of the building, which is located in a Conservation Area.

### **CONDITIONS THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT**

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), the following development shall not be undertaken without express planning permission first being obtained from the Local Planning Authority:-

- extension to the dwelling
- free standing building within the curtilage of the dwelling
- addition or alteration to the roof
- erection of a porch
- hard surfacing
- container for the storage of oil
- satellite antenna
- fences, gates or walls
- any windows or dormer windows

Reason: To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area, and to ensure that adequate private open space is retained within the curtilage of the building.

13. The garage hereby approved shall not be used for any purpose other than those incidental to the enjoyment of the new Rectory dwelling hereby approved but not including use as living accommodation.

Reason: To safeguard the residential character of the neighbourhood

14. The development hereby permitted shall only be used as a Rectory for the Diocese of Hereford and shall not at any time be sold, let or occupied as an unrestricted unit of residential accommodation.

Reason: To ensure proper control of the development as open market residential use would be subject to a financial contribution towards the provision of affordable housing.

15. All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium.

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

### **Informatives**

1. Where there are pre commencement conditions that require the submission of information for approval prior to development commencing at least 21 days notice is required to enable proper consideration to be given.
2. 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](http://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.

3. If your application has been submitted electronically to the Council you can view the relevant plans online at [www.shropshire.gov.uk](http://www.shropshire.gov.uk). Paper copies can be provided, subject to copying charges, from Planning Services on 01743 252621.
4. It should be noted that the occupancy of the new Rectory dwelling hereby approved is restricted by condition which if sought to be removed in future to create an open market dwelling would require a financial contribution towards off site affordable housing under current adopted planning policy. This contribution would be calculated at the prevailing affordable housing target rate on the whole floorspace (i.e. there is no cap of 100 square metres) as outlined in paragraph 3.11 of the SPD Type and Affordability of Housing adopted 12th September 2012.
5. Consent is required from the service provider to connect into the foul main sewer
6. The advice of Shropshire Council Drainage is attached for your information
7. 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 bird's 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.

8. In determining the application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:  
National Planning Policy Framework

LDF Core Strategy Policies:  
CS3 Market Towns And Other Key Centres  
CS6 Sustainable Design And Development Principles  
CS11 Type And Affordability Of Housing

Bridgnorth District Council 'Saved' Local Plan Policies:  
H3 Residential Developments In Main Settlements  
D6 Access And Car Parking

Broseley Town Council Town Plan 2013 -2026

9. 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.