

AGENDA ITEM



Committee and date
Northern Planning Committee
14th May 2024

Development Management Report

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

Summary of Application

Application Number: 24/00342/FUL	Parish: Ellesmere Urban
Proposal: Construction of new dwelling with alterations to existing access	
Site Address: Proposed Dwelling North of Garth Willow Street Ellesmere Shropshire	
Applicant: Alex Smith	
Case Officer: Mark Perry	email: mark.perry@shropshire.gov.uk

Grid Ref: 339930 - 334945



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

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single detached dwelling.
- 1.2 Planning permission has recently been refused on two occasions for outline consent for the erection of a detached dwelling on the site (application no's. 22/05059/OUT and 23/00444/OUT). Permission was refused on the 22nd December and again on the 23rd March for the following reasons:

22/05059/OUT

It is considered that the ability to develop the site for a single dwelling without impacting upon the visual amenity of the area, neighbour amenity and highway safety has not been adequately demonstrated. The arrangements shown on the submitted plan show a development that would be excessively prominent on this highly visible and elevated plot, its position within the plot fails to relate to the existing built form, the development would also likely result in a loss of light to the neighbouring dwelling and the off street parking and turning space is not considered to be sufficient or workable without detrimentally impacting upon the safety of highway users. As such the proposed development scheme is considered to be contrary to MD2 of SAMDev and CS6 of the Core Strategy.

23/00444/OUT

On the basis of the details submitted it is considered that the proposed development would be of a layout that results in the over development of the plot resulting in small and poor quality amenity space for future residents. The arrangements shown on the submitted plan show a development that would be excessively prominent on this highly visible plot. The dwelling would be at odds with the character, massing and built form of surrounding development. Additionally the needs of future occupiers to create a private garden would likely lead to obtrusive boundary treatments and garden paraphernalia in a prominent corner position on the main road through the town. As such the proposed development scheme is considered to be contrary to MD2 of SAMDev and CS6 of the Core Strategy.

- 1.3 In response to the previous refusals the applicant has submitted requests for pre-application advice which has now led to the submission of this full application. Unlike the previously refused applications the submission now includes all of the details and plans to be able to fully consider the proposal.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The land was originally part of the garden to Garth which is the dwelling located to the south, although more recently it has been separated by the erection of a new fence. The site is within the very heart of Ellesmere and is a prominent corner plot which sits immediately adjacent to the A495.
- 2.2 To the northern, western and southern sides of the site there is residential development and on the opposite side of the road to the east there is the town hall, beyond which is the town centre.
- 2.3 The site is substantially elevated above the level of the passing road with the ground held back behind an existing stone retaining wall. The wall is a significant feature of the immediate area as it passes along the edge of the application site and neighbouring dwellings before turning the corner and heading along Brownlow Road.
- 2.4 The site does not fall within Ellesmere's Conservation area with the outer edge of it being on the opposite side of the road.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 In the view of Chair and Vice Chair of committee the items raised by the Town Council are material and warrant further consideration by the Planning Committee.

4.0 Community Representations

- 4.1 Town Council- objects to this application based on the following material planning objections:-

We have carefully reviewed the revised plans and application and we have assessed the potential impacts on the local community, our stance remains the same. We object to this application for the following material reasons:

Blocking of Light: The proposed development would significantly obstruct natural light to neighbouring properties. This obstruction not only affects the aesthetics of the area but also has potential adverse effects on the mental well-being of residents who rely on and enjoy natural light within their homes and property

Traffic - Reversing: The additional cars into this and the adjoining property mean that it is almost certain that cars will reverse onto Willow Street. The requirement for vehicles to reverse onto a main road poses a clear safety hazard for both drivers and pedestrians. This manoeuvre increases the risk of accidents and collisions, particularly during busy periods when traffic flow is high.

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Traffic - Shared parking: The submitted indicative layout plan also shows that the driveway and parking arrangements for the proposed and existing dwellings would be unworkable as parked cars would obstruct the movements of other vehicles

Traffic - Parking: Visitors to either property will incline to park on the pavement.

Traffic - Congestion: Any additional traffic - especially building traffic will exacerbate existing traffic congestion issues. Willow Street is already prone to traffic bottlenecks during peak hours, and the proposed development would intensify this problem, leading to increased frustration and inconvenience for residents and commuters alike.

Context, situation and surroundings: The proposed development not only threatens the quality of life for current residents but also jeopardizes the unique character and charm of the surrounding area, which borders a conservation zone. Willow Street and its neighbouring environs boast a distinct architectural heritage and natural beauty that contribute to the cultural identity of our community. The introduction of a structure of such scale and design incongruity would disrupt the harmonious aesthetic that defines this locality, potentially setting a precedent for further unsuitable development. Preserving the integrity of our heritage and safeguarding the visual coherence of our environment should be paramount, particularly in areas adjacent to designated conservation zones.

Plot size, building height and density and design considerations:

I refer to recent decision for local planning application reference 23/05147/OUT. This plot is too small and too close to a main arterial road for significant development. The compact nature of the building plot exacerbates concerns regarding the proposed development's scale, relative height and proximity to the pavement. The limited space available means that the structure would be uncomfortably close to the pavement, raising issues of pedestrian safety and convenience. Furthermore, the close proximity of the development to the pavement will result in a sense of encroachment for passers-by, detracting from the overall enjoyment of the streetscape.

Consultee Comment

- 4.2 Drainage- no objection subject to conditions
- 4.3 Highways- No objection. The submitted drawing Site Plan Drawing No. Rev B dated 22.01.2024 has demonstrated an acceptable access, parking and turning arrangements to facilitate the development. The proposal raises no highway objection subject to conditions being included on any approval.
- 4.4 Conservation- This site is opposite the Ellesmere Conservation Area and

therefore consideration of this should impact on the significance of the CA by development within its setting as required by Section 16 of the NPPF, MD13 and if harm does arise great weight to the asset's conservation as is required by the application of Section 72 of PLB&CA Act 1990.

I note that a HIA has not been submitted however, given the form of development proposed you may not consider this necessary as any harm to the character and appearance of the CA will be negligible and could be mitigated for, especially on the elevations facing Brownlow Road and Willow Street by the introduction of heads and sills to ground floor windows (where other architectural detailing is not provided) and sills to first floor windows. In addition the dwelling should have appropriately located chimneys as per the local vernacular. Materials should also be sensitive to the setting of the CA.

In considering this application section 72 of the Planning (Listed Building & Conservation Area) Act 1990 is applicable which requires the proposal to preserve or enhances the character or appearance of the Conservation Area.

4.5 Ecology- Satisfied that this application can be dealt with using the Ecology Standing Advice.

4.6 Affordable Housing- national policy prevails and no affordable housing contribution would be required in this instance.

4.7 **Public Comments**

3 letters of objection received commenting on the following:

Conservation area and listed buildings nearby

Visual impact

Not in keeping

Impact on streetscene

Increased traffic

Impact on stone wall

Loss of light

Lack of parking

Larger than refused schemes

Loss of open aspect

Small amenity space next to busy road

Impact on planting on wall

5.0 **THE MAIN ISSUES**

- Policy and Principle of Development
- Design, Scale and Character
- Impact on Residential Amenity
- Highways

- Drainage
- Heritage

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 Council's Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight in the determination of planning applications. The NPPF advises that proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications.

6.1.2 Ellesmere is identified as a market town in the adopted SAMDev and as such is the focus for residential and commercial development. This site is located within the development boundary for Ellesmere and as such would be considered to be acceptable in principle as required by policies S8 and CS3 of the Shropshire LDF. Other issues relating to the development will be discussed further in this report.

6.2 Siting, scale and character

6.2.1 The information submitted with the application includes a Design and Access Statement, location plan, plans and elevations and streetscene elevations. During the course of the application, the applicant provided amended plans which reduced the footprint size of the dwelling, slight repositioning of the dwelling and revisions to its fenestration.

6.2.2 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development. In addition, policy MD2 of SAMDev builds on policy CS6 and deals with the issue of sustainable design

6.2.3 Unlike the previously refused applications, which were only seeking outline permission and included only indicative plans of the dwelling, this current application has been made in full. Therefore, the applicant has provided all of the plans needed to allow the planning authority to fully consider the proposed development and any impact it may have on the locality and neighbours.

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- 6.2.4 The application site is on a corner plot with two clearly defined development lines to either side; one along Brownlow Road and the other along Willow Street. Both building lines are set back from the edge of the road. The submitted site plan shows that the front elevation of the dwelling would front onto Brownlow Road. The front elevation would be set in line with the defined building line of the dwellings on Brownlow Road although the angle of the dwelling is very slightly turned to align with the eastern boundary of the site. The proposed dwelling would have a front garden to the northern side, like other dwellings on Brownlow Road, and a rear garden to the south. Car parking would be provided to the south of the rear garden accessed by a driveway that is shared by the dwelling named Garth to the south.
- 6.2.5 It should be noted that the application site was formally part of the garden to Garth although unusually it extends out from the side elevation away from Garth. The land has for a number of years had the appearance on a largely unkempt piece of land with little use as Garth also has its own substantial rear garden to the west.
- 6.2.6 The side elevation of the proposed dwelling would face onto Willow Street and would be set back around 1.7m from the edge of the pavement. The side elevation will sit closer to the road than Garth which is set back around 6.4m. The building line along Willow Street is less defined than it is on Brownlow Road. If anything, Garth and its neighbour to the south are slight anomalies with most of the dwellings to the south being positioned hard on the edge of the road.
- 6.2.7 The proposed dwelling would contain 3 bedrooms and its scale, form and style is reflective of other dwellings in the immediate area, in particular those on Brownlow Road where there are dwellings with hipped or half-hipped roofs and bay windows.
- 6.2.8 As noted above the existing site sits elevated above the road by around 1.1m with the existing stone wall acting as a retaining wall. Both the existing dwellings of Garth and the adjacent dwelling on Brownlow road sit elevated above the level of the footpaths passing their frontages. To erect a dwelling on the currently elevated site, would in Officers view result in development that would be excessively dominant and overbearing on Willow Street. It is for this reason why the applicant has detailed that they would remove earth from the site to reduce it's level by around 0.6m. The effect of this would be to ensure that the proposed dwelling does not have an overbearing impact on Willow Street. The submitted plans show that the proposed dwelling would have a ground floor level that is lower than the adjacent dwelling on Brownlow Street. This would result in the proposed dwelling having an eaves height that is around 0.4m lower and a ridge height that is around 1.2m lower than the adjacent dwelling.
- 6.2.9 Officers acknowledge that at present there is an openness to the site which is

experienced by anyone travelling past the site and this would be disrupted by the erection of a dwelling. However, Officers consider that it is not a parcel of land that makes a particularly strong contribution to the streetscene other than the presence of the historic stone wall and this will be retained as part of the site's development.

- 6.2.10 It is considered that because of the reduction in the ground level of the site and the scale of the proposed dwelling that the dwelling would not appear excessively dominant or overbearing. Once the dwelling has been constructed it is considered that it would appropriately integrate into the prevailing streetscene subject to the use of appropriate materials and detailing of the windows and roof; both of which can be secured by condition along with precise details of the existing and proposed levels across all of the site and those of the existing neighbouring dwellings. Additionally, the applicant has detailed that new hedge planting will be provided to the frontage of the site and that a brick wall, and not timber fencing, will be erected to the southern boundary, the rear garden.

6.3 Impact on Residential Amenity

- 6.3.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity.
- 6.3.2 As noted above the applicant has sited the building so that it follows the alignment of the front elevations of the other dwellings on Brownlow Road. The neighbour to the west at no.28 has two windows in its side elevation which would face directly towards the west elevation of the proposed dwellings. It is understood that these windows provide light to a converted garage; which also has a large window in the front elevation and a window to a kitchen.
- 6.3.3 There would be a gap of 3m between the converted garage window and the side wall of the dwelling. As this is a secondary window it is considered that the room would continue to benefit from an adequate amount of natural light.
- 6.3.4 The second window is to a kitchen where there is a gap of 4m between the window and the wall of the proposed dwelling. To limit any loss of light to the neighbour the section of the proposed dwelling closest to the window would be single storey and have a flat roof. Taking into consideration the design of the proposed dwelling, the reduction in the site's levels and consideration of the orientation and position of the plot Officers are of the view that there would not be a detrimental loss of light to the neighbour whereby it would harmfully impact upon their living conditions.

6.4 Highways

- 6.4.1 The scheme proposes to create an access that would be shared with Garth, this would necessitate some loss of the existing boundary wall to facilitate the wider

opening. However, most of the wall, which is an important feature of the streetscene would be retained. The existing parking for Garth is to its side, as a result of the new dwelling this would be displaced to the front of that dwelling. The parking and turning area for the proposed dwelling would then be provided on an area of hardstanding at the southern extremity of the site.

6.4.2 It is considered that the applicant has adequately demonstrated that an appropriate amount of parking and turning space for both the existing and proposed dwellings is secured and no objection to the scheme is made by the Highways Officer.

6.5 Drainage

6.5.1 The NPPF and policy CS18 of the Shropshire Core Strategy require consideration to be given to the potential flood risk of development.

6.5.2 No objection has been raised to the proposed development by the Drainage Team subject to the inclusion of the recommended pre-commencement condition and the informatives.

6.5.3 In view of the above it is considered that an appropriate drainage system can be installed to meet the requirements of the NPPF and policy CS18 of the Shropshire Core Strategy.

6.6 Heritage Impact

6.6.1 As noted above the site does not sit within the town's Conservation Area although it is only a short distance from it. The nearest listed buildings are located to the east on Cross Street; 50 metres away and separated by the town hall, and on Willow Street which is around 43m away on the opposite side of the road. It is considered that given the distance of separation and intervening development the development of the dwelling proposed would not harm the character and appearance of the Conservation Area or the setting of the Listed Buildings.

7.0 CONCLUSION

7.1 It is considered by Officers that the proposed dwelling is in a sustainable edge of town centre location and is of an appropriate scale, design and siting which is considered to be in keeping with the character and appearance of the locality. The proposal would not have a detrimental impact upon the residential amenities of neighbouring occupiers and it would not cause any harm to the setting of listed buildings or impact upon the significance of the nearby conservation area. Additionally, the proposed means of access to the site and the provision of off street parking is considered to be acceptable. Officers consider that the proposal complies with policies CS3, CS6 and CS17 of the Core Strategy and MD1, MD2 and MD13 of SAMDev. The application is therefore recommended for approval subject to the conditions set out in appendix one.

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

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Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

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

10. Background

Relevant Planning Policies

Central Government Guidance:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

RELEVANT PLANNING HISTORY:

22/05059/OUT Outline application (all matters reserved) for the erection of one single detached dwelling including the widening of the existing vehicular access REFUSE 22nd December 2022
23/00444/OUT Outline application (all matters reserved) for the erection of one single storey dwelling including the widening of the existing of vehicular access REFUSE 24th March 2023
PREAPP/23/00832 Construction of a single detached dwelling PREAMD 24th November 2023

11. Additional Information

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View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7VU6PTDN0G00>

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 Chris Schofield
Local Member Cllr Geoff Elner
Appendices APPENDIX 1 - Conditions

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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, drawings and documents as listed in Schedule 1 below.

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 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 fully implemented before the development is occupied/brought into use (which ever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

4. No development shall take place, including any works of demolition, until a Traffic Management Plan for construction traffic has been submitted to, and approved in writing by, the local planning authority, to include a community communication protocol. The approved Statement shall be adhered to throughout the construction period.

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

5. No development approved by this permission shall commence until full details of existing and proposed finished floor levels and site levels along with levels of adjacent highways have been submitted to and approved by the local planning authority.

Reason: In the interest of maintaining the amenity value of the area.

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

6. All boundary treatments shall be carried out in accordance with the details shown on the submitted site plan Revision C. Details/ specification of the proposed hedge planting shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be completed/ planted in accordance with the approved details prior to first occupation of the dwelling.

Reason: In the interests of visual amenity.

7. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

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

8. No windows or doors shall be installed on the development without details/ plans having been first submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

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

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

9. A minimum of 1 artificial nest, of either integrated brick design or external box design, suitable for sparrows (32mm hole, terrace design), starlings (42mm hole, starling specific), swifts (swift bricks or boxes) and/or house martins (house martin nesting cups) shall be erected on the site. The boxes shall be sited at least 2m from the ground on a suitable tree or structure at a northerly or shaded east/west aspect (under eaves of a building if possible) with a clear flight path, and thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of nesting opportunities for wild birds, in accordance with MD12, CS17 and section 175 of the NPPF.

10. A minimum of 1 external woodcrete bat box or integrated bat brick, suitable for nursery or summer roosting for small crevice dwelling bat species, shall be erected on the site. The boxes shall be sited at an appropriate height above the ground, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

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Reason: To ensure the provision of roosting opportunities for bats, in accordance with MD12, CS17 and section 175 of the NPPF.

11. No construction works shall take place before 0730 hours on weekdays and 0800 hours on Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays; nor at anytime on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of occupiers of nearby properties from potential nuisance.

12. The revised access apron with cut off drain along the highway boundary shall be constructed in accordance with Shropshire Council's specification currently in force for an access and shall be fully implemented prior to the dwelling being occupied.

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

13. The gradient of the access from the edge of the highway carriageway shall not exceed 1:24 for a distance of 2 metres and thereafter the gradient shall not exceed 1:10.

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

14. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no access gates or other means of closure shall be erected across the highway boundary, the shared access shall remain open to the principal road.

Reason: To provide for the standing of parked vehicles clear of the highway carriageway in the interests of highway safety.

15. Prior to the dwelling hereby permitted being first occupied the revised shared access, parking and turning areas shall be satisfactorily completed, laid out and maintained in accordance with the Site Plan Drawing No. Rev C received 12th March 2024.

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

Informatives

1. The applicant's attention is drawn to the need to ensure that the provision of the visibility

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splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof.

Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway or verge) or
- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/roads-and-highways/road-network-management/application-forms-and-charges/>

Please note Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

Mud on highway

The applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

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.

<https://shropshire.gov.uk/media/2241/supplementary-planning-guidance-domestic-waste-storage-and-collection.pdf>

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