

AGENDA ITEM



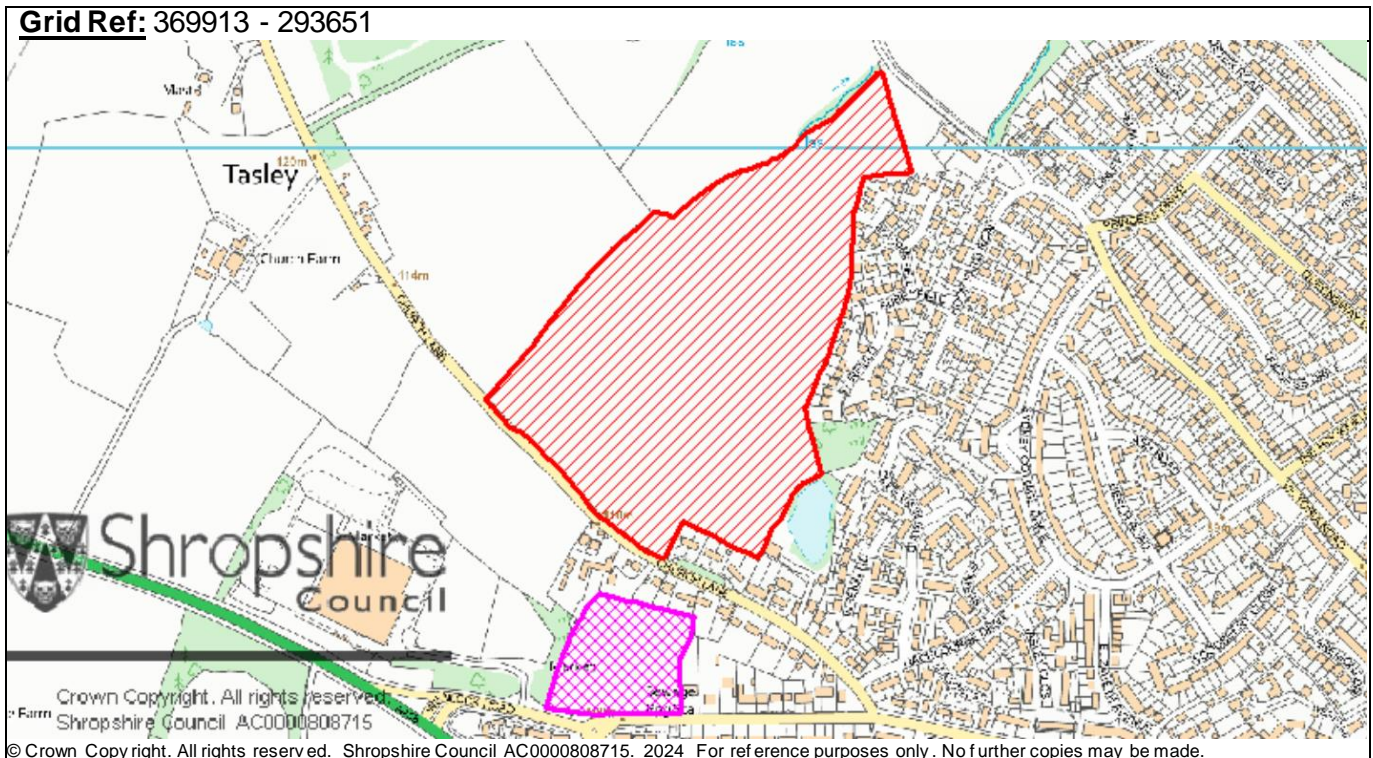
Committee and date
Southern Planning Committee
25th February 2025

Development Management Report

Responsible Officer: Rachel Robinson, Director of Health Wellbeing and Prevention

Summary of Application

Application Number: 24/01598/REM	Parish:	Tasley
Proposal: Reserved Matters (appearance, layout, scale, landscaping) for Phase 2 (Plot 1) and Phase 3 (Plot 7) for the erection of 323 dwellings		
Site Address: Plots 1 & 7 Proposed Residential And Commercial Development Land Tasley Bridgnorth Shropshire		
Applicant: Mrs Daisy Loates		
Case Officer: Louise Evans	email: Louise.m.evans@shropshire.gov.uk	



AGENDA ITEM

Southern Planning Committee - 25th February 2025

Plots 1 & 7

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

REPORT

1.0 THE PROPOSAL

- 1.1 The outline application to which this reserved matters application relates is 21/05023/OUT. This was a hybrid application which gave outline planning permission for a mixed use development of up to 550 dwellings along with other employment and retail uses. The full element of the permission granted planning permission for highway network improvements to serve the new development.
- 1.2 The current reserved matters application is in connection with plots 1 and 7 also known as phases 2 and 3 of the above detailed permission (phase 1 being the infrastructure works described in the full application). The reserved matters application is for residential development and its associated infrastructure only.
- 1.3 The scheme proposes 323 dwellings in total, 62 within plot 1 and 261 within plot 7. The housing mix is made up as follows:

Number of Bedrooms	Number of Open Market Dwellings	Number of Affordable Dwellings
1		22
2	30	28
3	108	14
4	69	
5	52	
Totals	259	64

- 1.4 64 affordable dwelling represents 19.81% of the total number of dwellings provided within these phases which is slightly below the prevailing rate of 20%. It is proposed that the 0.19% shortfall is made up via a financial contribution and this is secured through the Section 106 agreement. Of the affordable housing proposed, 44 dwellings will be for affordable rent and 20 as shared ownership.
- 1.5 The proposed dwellings range from 1-bedroom maisonettes to 5-bedroom family houses and are all 2 or 2.5 storey buildings.
- 1.6 The development is proposed to made up of three character areas with slightly different detailing. Facing materials are made up largely of brick with render to key dwelling types. Brick detailing is proposed to the heads and cills of the windows and corbelling on some of the dwellings. Roofs are proposed to be clad in tile.

- 1.7 Parking is provided at 2 spaces per dwelling with 1 space for 1 bedroom dwellings along with visitor parking and the provision of garages for a number of dwellings.
- 1.8 Public open space is provided within a large central area of plot 7 and will include both a Local Equipped Area of Play (LEAP) and Local Areas of Play (LAP) along with an attenuation basin for surface water run off. Detailed plans for the public open space areas are to be proposed and approved via condition 22 of the outline permission.
- 1.9 Internal highways are proposed to be formed by public and private roads including some pedestrian and cycle paths. Vehicular accesses into both sites have been approved and secured within application 21/05023/OUT.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site lies on the western edge of Bridgnorth and has an area of approximately 35.8 acres. This comprises two parcels of land which are referred to as Plot 1 (Phase 2) and Plot 7 (Phase 3).
- 2.2 Plot 1 lies north of the A458, above Wenlock Road and plot 7 lies to the north of Church Lane. Access to both sites has been approved via the full element of the hybrid application.
- 2.3 Existing residential development abuts Plot 1 to the north and east and abuts the south and east boundaries of Plot 7. Adjacent to Plot 7 there is also a waterbody and a small area of woodland. Agricultural land abuts the sites to their western boundaries and the existing livestock market is currently situated to the west of Plot 1.
- 2.4 The site is allocated in SAMDev Plan Policy S3 1a, Land north of Wenlock Road, Tasley (BRID001/BRID020b) and Land north of Church Lane, Tasley (BRID020a)
- 2.5 The site is not located within a conservation area, nor contains any listed buildings or structures. The site is not within a flood zone and is not subject to any other planning policy restrictions or constraints.
- 2.6 Plot 7 does include a number of mature trees that will be retained within the proposed development. Boundaries to the site are generally formed by hedgerows including some more mature trees.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

- 3.1 This is a major application, which, in the view of the Planning Services Manager in consultation with the Chairman, should be determined by the relevant planning committee.

4.0 Community Representations

4.1 Consultee Comment

4.1.1 SC Green Infrastructure Advisor

- Date comment received: 29.11.2024
- The advisor provided detailed comments on the strategic green infrastructure (GI) links and specific drawings. They suggested improvements to the green corridors, public street trees, and pedestrian legibility.

4.1.2 SC Highways DC

- Date comment received: 20.12.24 & 27.01.2025
- Aspects of the design were queried in relation to parking provision and footways.
- No objections were raised, but they recommended a planning condition for the footway link on Wenlock Road. They also expressed concerns about the proximity of swales to the carriageway and requested further consideration during the Section 38 technical approval process.

4.1.3 SC Archaeology (Historic Environment)

- Date comment received: 26.04.2024 & 25.11.2024
- No specific comments on the design proposals for Plots 1 and 7. They advised that a Written Scheme of Investigation (WSI) for trial trenching is required to fulfil Condition 7 of the outline application.

4.1.4 SC Ecologist

- Date comment received: 14.05.2024 & 29.11.2024
- The ecologist highlighted the need for a Biodiversity Net Gain Assessment and Plan, a habitat management and monitoring plan, and a Construction Environmental Management Plan in order to discharge the relevant conditions attached to the outline consent. They also raised concerns about the lighting plan and its impact on bat roosting potential. Noted that the scheme should have been developed alongside relevant ecological information.

4.1.5 SC Trees

- Date comment received: 26.4.2024 & 03.12.2024
- The tree team raised concerns about the proximity of certain dwellings to mature trees and recommended further assessment and amendments to the Arboricultural Method Statement (AMS). They also suggested using a cellular confinement system for paths within the root protection area (RPA) of retained trees.

4.1.6 SC Waste Management

- Date comment received: 30.04.2024 & 12.11.2024
- Emphasized the need for adequate storage space for waste and suitable highway specifications for waste collection vehicles. They recommended identifying bin collection points for plots on private drives.

4.1.7 Sport England UK

- Date comment received: 15.05.2024 & 22.11.2024
- Sport England notes that the proposed layout is consistent with the masterplan provided at outline stage. They reinforced the comments made at the outline stage.

4.1.8 SUDS

- Date comment received: 02.05.2024 & 27.11.2024
- The drainage authority requested drainage calculations, details of exceedance routes, and information on the adoption and maintenance of swales and attenuation basins.

4.1.9 SC Conservation (Historic Environment)

- Date comment received: 29.04.2024 & 11.11.2024
- No comments from a conservation perspective.

4.1.10 SC Affordable Houses

- Date comment received: 26.04.2024
- The affordable housing provision meets policy requirements, but they suggested replacing 1-bed units with 2-bed units on Plot 1.

4.1.11 SC Planning Policy

- Date comment received: 16.05.2024
- The policy team provided a high-level response, emphasizing the need for compliance with the adopted Development Plan and national policy. They highlighted the importance of appropriate landscape buffering, housing mix, and open space provision.

4.1.12 SC Regulatory Services

- Date comment received: 14.05.2024
- Land contamination will be dealt with by way of condition 27 of the outline consent. Unable to comment on the reserved matters application due to the lack of site investigation and risk assessment results for contaminated land.

4.1.13 SC Learning & Skills

- Date comment received: 20.05.2024
- They reported a need for additional school places due to the development and recommended securing contributions for both primary and secondary education via a S106 agreement. (This matter was addressed at the outline stage)

4.2 Public Comments

4.2.1 Tasley Parish Council

- Date comment received: 29.11.2024
- The council raised concerns about the misclassification of a body of water as a 'pond' instead of a 'lake', which could lead to flooding issues
- They highlighted the presence of otters using the lake and requested a detailed otter survey.

- Concerns were also raised about the practicality of proposed footpaths, potential structural damage from mature trees, and the need for improved buffer zones and biodiversity net gains
- The council also questioned the adequacy of a wooden fence to protect the old drovers road.
-

4.2.2 Representations received from 4 individuals and can be summarised as follows.

- Objected to the lack of proper notification about the application.
- Concerns raised about traffic and parking issues along Church Lane (*This is not altered by this reserved matters application*).
- Expressed concerns about flooding, potential contaminants, and the impact on wildlife and trees as a result of the development.
- Highlighted the presence of bats and otters, and the need for updated surveys and proper mitigation measures.

5.0 THE MAIN ISSUES

- 5.1 Context
 - Access
 - Layout
 - Appearance
 - Scale
 - Landscaping
 - Other matters

6.0 OFFICER APPRAISAL

6.1 Context

6.1.1 The aim of reserved matters applications is to secure the outstanding details of the outline permission. The matters that may be reserved are limited to access, layout, scale, appearance and landscaping. Other details that are necessary to be agreed with the local planning authority before the development is either started or completed are dealt with by way of planning conditions attached to the outline consent. This would include matters such as detailed drainage schemes or detailed ecological mitigation which may only become known once a layout had been set. These matters are dealt with by way of discharge of conditions applications.

6.1.2 In order to inform the reserved matters applications a number of parameter plans were secured with the outline permission including for green infrastructure, access and movement, density, building heights and land use, and the proposed scheme is in accordance with these.

6.1.3 Shropshire's Core Strategy Policy CS6 establishes the overarching aim that new development will be designed to a high quality using sustainable design principles. Policy MD2 of Shropshire's SAMDev Plan builds on Policy CS6, providing additional detail on how sustainable design will be achieved.

6.1.4 At a national level, the NPPF recognises 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve' (Paragraph 131, NPPF, December 2024). At paragraph 135 of the NPPF, it states '*Planning decisions should ensure that developments:*

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Further advice is set out within the National Design Guide which outlines and illustrates the Government's priorities for well-designed places.

6.2 Access

6.2.1 Access with regards to reserved matters deals with accessibility to and within the site including the positioning and treatment of accesses and circulation routes, as well as how these fit into the surrounding access network.

6.2.2 The outline permission gave full details of the vehicular accesses into both plots 1 and 7 and are not to be re-considered as part of this reserved matters application.

6.2.3 Plot 1 will be served by a single 5.5 metre carriageway with 2m footpaths on either side. The primary route is then formed by a single loop terminated on three of its

corners by private drives serving 6 dwellings or less. A single additional pedestrian path is then provided to the edge of the site giving access onto Wenlock Road through an existing gap in the trees and hedgerow. The development has been set back off the boundary with Wenlock Road with the existing trees and hedgerow being retained and a small amount of additional planting provided. This small strip of land is proposed to be maintained by a management company funded by the residents.

- 6.2.4 Plot 7 is also served by a single vehicular access. The primary route loops around a central area of green space and off this, secondary streets are formed. There is a single looped secondary street with all others terminating in turning heads. Private drives then form access to all remaining dwellings.
- 6.2.5 Two of the secondary streets running to the north west of the development are indicated as providing access points to potential future development in the adjacent field. The access points have not been designed to be delivered to the edge of the development (despite requests for such) so it will now be a matter for the highway department alone to secure adoption of land to the edge of the site to ensure that ransom strips do not stifle good and logical design for future schemes. Given that the adjacent land is not currently allocated for development, it would be difficult to defend this as reason for refusal at appeal.
- 6.2.6 Requests for connections with existing built development have also been made. As mentioned, plot 1 will benefit from a potential pedestrian linkage with Wenlock Road. It is noted that the Highway Officer has queried how the footpath will tie in with the existing pavement, as this is set back from the edge of the application site by approximately 2 metres and has suggested a planning condition to secure this information. However, as this area of land is beyond the current application site area, it would not be lawful to attach this condition to a reserved matters approval. As such, our only mechanism for this to be clarified and secured is within the section 278 agreement with the Highway Authority.
- 6.2.7 For plot 7, a pedestrian linkage has been detailed to an existing area of small woodland which connects in with the public realm of the adjacent development and this is welcomed. There are also two pedestrian linkages provided onto Church Lane. Unfortunately, the applicant has not secured a pedestrian linkage onto Beacons Field or any linkages for the north of the proposed development. This is certainly a missed opportunity for both existing and future residents. That being said, it is recognised that the proposed development does not prevent such a connection being made in the future as the land within the application site is not intended on becoming a private plot.
- 6.2.8 Footpaths are provided within the site to give edge to edge connectivity. There is one instance where the proposed public footpath will link to a private drive adjacent to the woodland connection with the development which may cause some confusion. Given that this will be a management issue for future residents as opposed to raising a material planning issue, it would not warrant a reason for refusal of this reserved matters approval.

6.2.9 Overall, the proposed access arrangements meet the minimum requirements for adoption - where necessary and the Local Highway Authority have not objected to the scheme other than potentially where the proximity of the surface water attenuations features will require further justification within any adoption agreement. The scheme also accords with the access and movement parameter plan approved at the outline stage.

6.3 Layout

6.3.1 Layout deals with the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

6.3.2 Plot 1 is adjoined to the north and east by existing residential development. Within the north of the plot, dwellings have been arranged so they are back to back with the majority of existing properties. However, a property known as Racecourse Farm is an existing dwelling that fronts the application site area. Plot 1 is a sloping site and Racecourse Farm is elevated above the proposed development sitting at an elevation of approximately 109 metres whereas the proposed closest dwellings (plots 9 to 12) will have finish floor levels at an elevation of 105.40 metres. Taking this level difference into account with separation distances of around 24 metres officers suggest that adequate privacy will be afforded between the dwellings.

6.3.3 The east of plot 1 is adjoined predominantly by a single residence known as Altonways. The application proposes to back dwellings onto this boundary leaving approximately 24 metres between the rear of the proposed dwellings and the side elevation of Altonways. This separation is sufficient to maintain reasonable levels of privacy between the properties.

6.3.4 Plot 7 is adjoined to the south and east by existing residential development that is sited so that it either backs onto or is side onto the application site. The application proposes to back dwellings along the majority of this interface with existing development and affords reasonable separation distances between dwellings throughout. What is not clear from the current submission is the proposed boundary feature between the existing and proposed dwellings as this is not detailed on plan. A revised boundary treatments plan can be secured as a condition of consent to cover this. Some tree planting within the rear gardens is proposed. Whilst on plot planting cannot be guaranteed in the long term, this additional screening is considered to be beneficial in this instance and is welcomed.

6.3.5 Open space for both sites is provided within plot 7. It is located centrally and to the north of the development and encompasses surface water attenuation features. The plans indicate that a total of 42,096 square metres of open space is to be provided whereas the requirement in accordance with the Council's adopted policy of 30 square meters per person would be 31,740 square metres. Due to the surface water attenuation features, some of the area will not be useable, particularly during the wetter

months, however, footpaths have been provided around the features so that the whole of the area can be enjoyed.

- 6.3.6 Concerns have been raised with regards to the proximity of the swales to the proposed adopted highway. This will need to be resolved through the section 38 adoption process. If the swales are required to be relocated, further planning approvals may be required, and the developer has been informed of this.
- 6.3.7 The existing mature trees have also been retained and are located within pockets of public open space. These are attractive features as well as providing habitat for local fauna so their retention within public areas is welcomed.
- 6.3.8 Consideration has been given to ensuring sufficient separations distances between the trees and the proposed dwellings and outstanding concerns from the Council's Tree Officer are now limited to a single dwelling – plot 106 which will be located 5.7 metres from the crown of a mature oak tree. The Tree Officer comments that the layout of this particular plot does not achieve a totally satisfactory juxtaposition of trees and development, and therefore does not accord with SAMDev Policy MD2 (Sustainable Design). The developer has been made aware of these concerns and has had the opportunity to design the scheme accordingly. Whilst appropriate mitigation can be secured to ensure the tree is not severely impacted by the development, the living conditions of the residents within the dwelling can not be altered. That being said, taking account of the proximity to the tree and that it relates to just a single dwelling, the overall harm is not so severe as to warrant the refusal of the application.
- 6.3.9 Overall, the layout accords with the parameter plans detailed at the outline stage and does not present any fundamental concerns that would warrant refusal of the scheme.

6.4 Appearance

- 6.4.1 Appearance deals with the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 6.4.2 The development is proposed to contain three character areas, each with slightly different detailing. Facing materials are made up largely of brick with render to key dwelling types. Brick detailing is proposed to the heads and cills of the windows and corbelling on some of the dwellings. Roofs are proposed to be clad in tile.
- 6.4.3 The proposal utilises standard house types with the application of design detailing to differentiate between the character areas. Plot 1 will all be in the 'Village' character. Plot 7 will contain all three characters with 'Boulevard Edge' character being applied to the dwellings adjacent to the main highways surrounding the central area of open space. The 'Village Green' character will be utilised for the dwellings that front onto Church Lane and the remaining peripheral dwellings will be in the 'Village' character style.

6.4.4 It is not readily apparent what relevance the proposed design detailing has to Tasley or Bridgnorth, however, the development will sit adjacent to modern housing of a similar character and will not significantly detract from the area. Conditions have been recommended to deal with the agreement of external finishes to ensure cohesion.

6.5 Scale

6.5.1 Scale' deals with the height, width and length of each building proposed within the development in relation to its surroundings.

6.5.2 The scheme is made up of mainly two storey dwellings throughout the site but with the use of two and a half storey dwellings at key points within the development.

6.5.3 Narrower dwellings are utilised within semi-detached or terraced groups so that overall buildings that are formed from them have better scale and proportions. The detached dwellings are then generally larger in scale and have been combined with the use of side parking in the majority of cases. The overall result is a good mix of dwelling types that sit comfortably with one another at a density that is appropriate for the site.

6.5.4 The scheme is generally in accordance with the density and storey height parameter plans set at the outline stage.

6.6 Landscaping

6.6.1 Landscaping as a reserved matter deals with the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

6.6.2 In this case, plot 1 is a field bound by hedgerows and trees and plot 7 is also a field partially bound by hedgerows with some internal mature oak trees. There is a small area of woodland adjoining the boundary of Plot 7 adjacent to a waterbody. Both sites have topography constraints to manage as neither are flat sites.

6.6.3 The landscape strategy for plot 1 includes retention of the existing trees and hedgerows and some internal planting.

6.6.4 Plot 7 has more scope for additional planting and includes a 'green' connection across the site generally from the existing area of woodland and linking with the central area of open space. The main open space area as well as both the primary and secondary streets are proposed to be tree lined giving them a character that is distinct from the more minor access ways and will provide green linkages for local fauna.

6.6.5 With regards to hard landscaping, the proposals indicate that adoptable highways will be finished in tarmac as will the proposed private drives. Private patios and access paths are to be buff riven slabs however, public footpaths (not within the public highway) are proposed to be finished in crushed stone. This material is not considered to be suitable and can be difficult to traverse for those within wheelchairs or with

pushchairs. This being the case, a condition requiring the footpaths to be finished in a bound material has been suggested and agreement of these post determination will be necessary.

6.6.7 Overall, the proposals provide an array of natural green spaces, amenity space, community areas, and play, providing a healthy environment for new residents. The scheme also accords with the parameter plans approved at the outline stage.

7.0 CONCLUSION

7.1 The development seeks detailed consent for access, layout, appearance, scale and landscaping for 323 dwellings. The scheme accords with the parameter plans agreed at the outline stage and is within general compliance with the Council's adopted planning policies and national planning guidance.

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

National Planning Policy Guidance

National Design Code

Manual for Streets 1 and 2

Core Strategy and Site Allocations and Management of Development (SAMDev) Plan:

CS6 : Sustainable Design and Development Principles

CS8 : Facilities, Services and Infrastructure Provision

CS11 : Type and Affordability of Housing

CS17 : Environmental Networks

CS18 : Sustainable Water Management

MD2 – Sustainable Design

MD8 – Infrastructure Provision

MD12 – The Natural Environment

MD13 – The Historic Environment

AGENDA ITEM

Southern Planning Committee - 25th February 2025

Plots 1 & 7

Type and Affordability of Housing Supplementary Planning Guidance (2012)
Shropshire Refuse and Recycling Advice for Developers 2022 Update

RELEVANT PLANNING HISTORY:

21/02574/SCR Request for screening opinion - Mixed use comprising housing (500-600 dwellings), employment, facilities and relocation of Bridgnorth Livestock Market EAN 13th July 2021

21/05023/OUT Hybrid application for phased development for:

Outline planning permission (access only for consideration) for mixed use development of up to 550 dwellings, foodstore, neighbourhood centre, B2/B8 business use, 'sui generis' uses to include hotel, public house, petrol filling and electric vehicle charging station, livestock market, lairage and ancillary uses, green infrastructure and associated ancillary works, demolition of the existing livestock market;

Full planning permission for five arm roundabout, spine road south of A458 and north of A458 with associated footway/cycleways and landscape verges, formation of junction with the spine road and Church Lane, upgrading of existing Livestock Market access to provide temporary access to Plot 1, drainage, associated earthworks, infrastructure and ancillary works GRANT 6th March 2024

24/01915/DIS Discharge of Conditions 14 (Highways - Internal Roads), 16 (Levels and Setting Out), 17 (Hard and Soft Landscaping), 21 (Trees Outline), 28 (Drainage), 29 (Residential Energy), 31 (Lighting) and 36 (REMS Bats) on Planning Permission 21/05023/OUT REFUSE 16th July 2024

24/01929/DIS Discharge of Conditions 6 (Phasing), 8 (CEMP), 9 (Church Lane), 10 (Church Lane Plot 7), 11 (Highways - Spine Road), 13 (Highways - Infrastructure Phasing), 18 (Trees - Full), 25 (Sub Stations), 27 (Contaminated Land), 30 (Site Waste Management Plan), 32 (Ecology and Net Gain), 33 (Habitat and Monitoring Plan), 35 (Ecology - CEMP) and 37 (Ecology - Updated Walkover) on Planning Permission 21/05023/OUT DISPAR 16th July 2024

24/02281/DIS Discharge of Condition 7 (Archaeology) on Planning Permission 21/05023/OUT REFUSE 16th July 2024

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCCVZPTDHA500>

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

AGENDA ITEM

Southern Planning Committee - 25th February 2025

Plots 1 & 7

Cllr Julia Buckley
Cllr Rachel Connolly

Appendices
APPENDIX 1 - Conditions

APPENDIX 1

Conditions

1. 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.

2. Nothing herein contained shall be deemed to affect or vary the conditions imposed on Outline Planning Permission Ref: 21/05023/OUT which shall remain in full force.

Reason: The conditions attached to the Outline Approval are still valid.

3. Prior to any above ground works commencing, a sample panel or panels of the materials to be used in the construction of the external surfaces must be prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed materials, bonds, pointing technique and full palette of materials including roofing, fenestration and any cladding to be used in the development including the guttering, fascias, soffits and dry verge capping. The development shall be constructed in accordance with the approved sample/samples, which shall not be removed from the site until completion of the development.

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

3. Notwithstanding condition 1 and prior to the above ground works commencing, details of the design, siting and materials to be used in the construction of all boundary treatments and retaining walls must 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 either prior to the occupation of the associated dwelling where it relates to an individual private plot or prior to the occupation of the 250th dwelling where it relates to a public area.

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

4. Notwithstanding condition 1 and prior to the above ground works commencing, details of all hard surfacing, including the proposed edging features, must 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 and all public footpaths detailed on the approved plans must be finished with a bound surface material prior to occupation of the 250th dwelling.

Reason: To ensure establishment of accessible routes prior to the completion of the development.