



Committee and date

16th September 2025

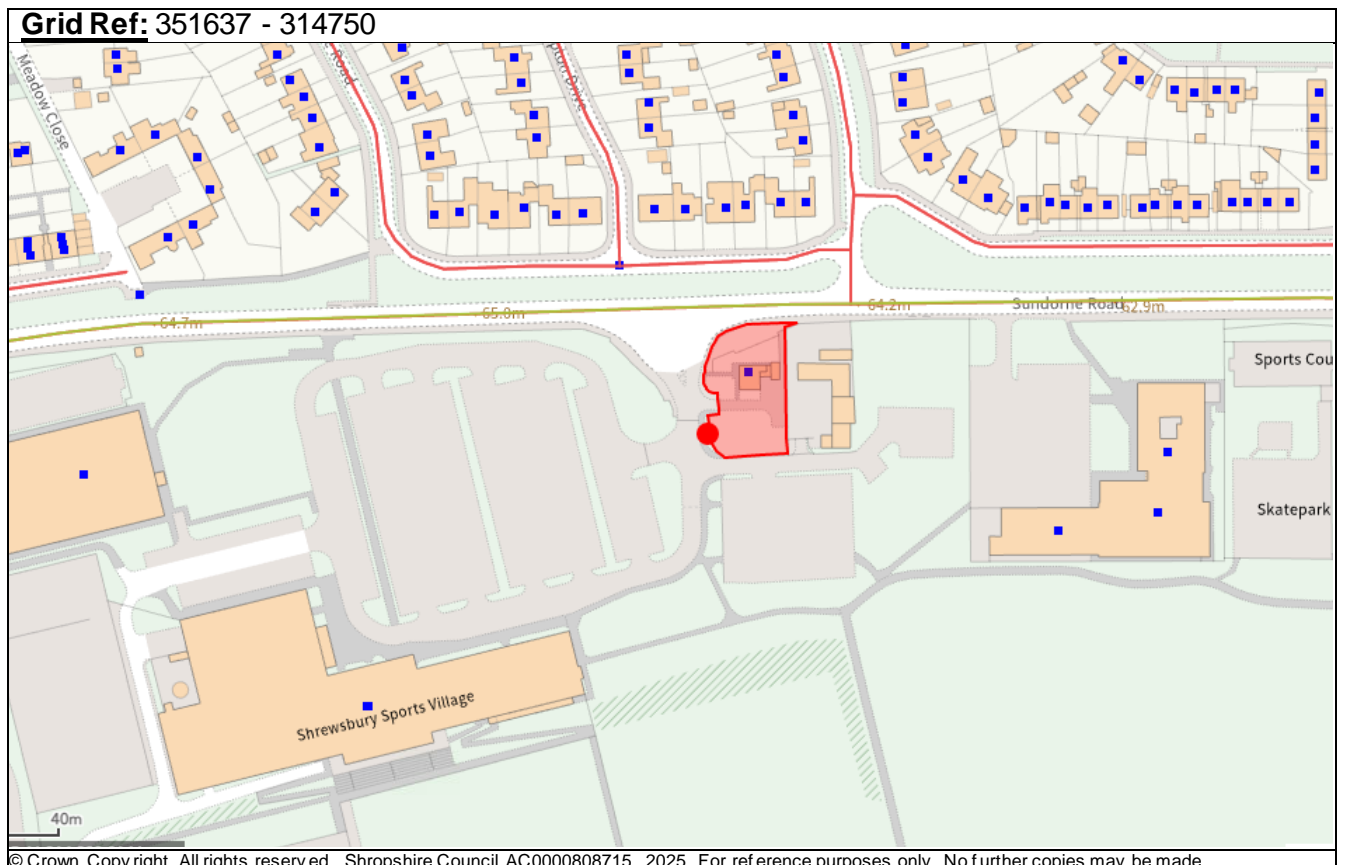
Northern Planning Committee

Development Management Report

Responsible Officer: Tim Collard, Service Director – Legal, Governance and Planning

Summary of Application

<u>Application Number:</u> 25/02268/DEM	<u>Parish:</u>	Shrewsbury Town Council
<u>Proposal:</u> Demolition of redundant dwelling		
<u>Site Address:</u> The Lodge, Shrewsbury Sports Village, Sundorne Road, Shrewsbury.		
<u>Applicant:</u> Shropshire Council		
<u>Case Officer:</u> Alison Lloyd	<u>email:</u>	alison.lloyd@shropshire.gov.uk



Recommendation: - Prior Approval Required and Approved subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 The application is a prior notification under Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the demolition of a redundant dwelling house and a determination as to whether the prior approval of the Local Planning Authority will be required as to the method of demolition and proposed restoration of the site.
- 1.2 Planning history: PREAPP/19/00524 - Demolition of existing detached house and replacement with 4no. two bedroom affordable houses and associated parking and amenity space - Acceptable in Principle.

2.0 SITE DESCRIPTION

- 2.1 The Lodge is a two-storey derelict dwelling house located north / east of Shrewsbury town. Whilst in planning policy terms the site is deemed to be countryside land sitting outside of the town's development boundary, it is surrounded by existing development to the north, east and west, the main highway "Sundorne Road" sits north of the site with a highly populated residential area beyond. An NHS medical centre sits to the west again with residential housing beyond, and to the east of the site is another health and fitness facility "David Lloyd Centre" beyond this is the main A49 highway network. The site looks out to countryside land to the south.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 Shropshire Council are the applicant for this prior approval application; therefore, it is a requirement under the Scheme of Delegation for this application to be taken to the Planning Committee for consideration.

4.0 COMMUNITY REPRESENTATIONS

4.1 CONSULTEE COMMENTS

- 4.1.1 Tree Officer - No comment
- 4.1.2 Ecology Officer - No objection, Informative advised
- 4.1.3 Highway Officer - No objection

4.2 PUBLIC COMMENTS

4.2.1 A site notice was displayed on the site from 03.07.2025. No representations have been received in response.

4.2.2 Shrewsbury Town Council - No comments received

5.0 THE MAIN ISSUES

Site Background

Assessment of Permitted Development Order Criteria

Method of Demolition Assessment

Restoration of Site Assessment

6.0 OFFICER APPRAISAL

6.1 SITE BACKGROUND

6.1.1 The lodge is a small two storey property located on the outskirts of Shrewsbury Town, the dwelling adjoins the car park area of Shrewsbury Sports Village and also falls under the same ownership as the sports village.

The dwelling has been redundant for many years with no historic associated planning history attached to the dwelling house, however in 2019 a planning enquiry was submitted with regards to the demolition of the dwelling, no objections were raised at the time.

6.1.2 Applicant's rationale behind the need for the removal of the redundant building.

- The building has much asbestos in it and is therefore unsafe to occupy
- The building was subject to a copper and boiler theft a number of years ago, resulting in large scale water damage, the wooden structure (Floors and rafters) have become heavily infested with rot.
- The building is a target for antisocial behaviour in particular drug taking
- The Council currently has capital available for the demolition through the Sports Village transformation project
- The cost of rebuilding would be less than a refurbishment scheme
- The dwelling has been derelict for some years now and the council is paying enhanced levels of Council tax.

For these reasons demolition is seen as the most appropriate solution at this time, particularly when funding is being made available. In addition to the points raised above the removal of the redundant dwelling will visually enhance the site in comparison to its retention in its current form.

6.2 COMPLIANCE WITH PERMITTED DEVELOPMENT ORDER

6.2.1 The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015, Schedule 2, Part 11, Class B states that the demolition of a building is not permitted development if:

1. The building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support.
2. the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

Class B goes on to state the demolition of a building is permitted development, subject to the following:

- It is situated outside a conservation area, and
- Does not fall within use class for a drinking establishment; or
- Is used as a concert hall, venue for live music performances or theatre.

The demolition does not relate to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure:

- Is not listed;
- Is not a scheduled monument;
- Is not within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
- within the grounds of a museum or art gallery; or
- within the curtilage of a dwellinghouse

- 6.2.2 The building has not been rendered unsafe and is not otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands.

The proposed development complies with the criteria set out in Schedule 2, Part 11, Class B, of The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 and is therefore Permitted Development.

Development is permitted by Class B subject to the following condition

The developer must, before beginning the development in all cases, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

Prior approval matters are discussed below.

6.3 PRIOR APPROVAL MATTERS

METHOD OF DEMOLITION ASSESSMENT & RESTORATION OF THE SITE ASSESSMENT

- 6.3.1 A detailed pre-demolition audit has been carried out and submitted in support of this prior approval application, the waste material and its disposal methods have been detailed.
- 6.3.2 On review of the supporting information, this development meets the trigger point for requiring a bat survey in accordance with the 2023 Bat Conservation Trust; Good Practice Guidelines, since the works will involve the demolition of an existing roof structure.

Bats and their roosts are fully protected under UK law, specifically the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.

A Nocturnal Bat Survey Report carried out by BiOME Consulting (July 2025) determined the site to be of moderate roosting potential for bats. Two bat activity surveys were conducted, and no roosting was recorded.

Following consultation with the Ecology Officer, informatives have been recommended to ensure the protection of wildlife and to provide ecological enhancements under NPPF, MD12 and CS17.

Officers are satisfied with the level of survey work carried out and the advice provided by the Ecology Officer will be applied as an informative. No additional information is deemed necessary for prior approval. Therefore, prior approval is required and recommended for approval.

- 6.3.3 In view of the nature of the surrounding highway network, a Demolition Management Plan is required to be submitted for prior approval with regards to the method of demolition.

Detailed supporting information has been provided in support of this application, to include a Demolition Management Plan. Following consultation with the Highways Team Officers are satisfied with the management plan in place and no objections are raised from a Highway perspective.

RESTORATION OF THE SITE

- 6.3.4 The site currently benefits from a mix of boundary trees and low height intermittent hedging; within the site the land is grassed over. No alterations are proposed to the site boundary treatments and existing lawn areas.

Following demolition of the redundant dwelling, all hardstanding, concrete slab and foundation will be removed from the site, the land will then be soiled over and seeded for grass. no new structures are proposed on the site in place of the dwelling to be removed.

The land will remain in association with the Shrewsbury Sports Village and under the ownership of Shropshire Council.

For the purposes of this prior notification, the details explaining that the land beneath the application buildings to be demolished would subsequently be landscaped over with grass seed, is sufficient information to satisfy the requirements of Class B.

Any additional works beyond the above would require formal planning approval.

7.0 CONCLUSION

7.1 The proposed development complies with the criteria set out in Schedule 2, Part 11, Class B, of The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 and is therefore Permitted Development.

7.2 In view of the nature of the surrounding highway network, it is considered that a Demolition Management Plan is required to be submitted for prior approval with regards to the method of demolition.

Furthermore, the demolition of the building triggers the need for a bat survey to be carried out and submitted for prior approval.

Therefore, in the interest of highway safety and to ensure the protection of bat which are a protected species, prior approval is required with regards to the method of demolition.

Following the assessment of the detailed supporting information in the form of a bat survey and a demolition management plan no objections are raised from a Highway perspective, additionally, Officers are satisfied with the level of bat survey works carried out and the advice provided by the Ecology Officer will be applied as an informative.

It is therefore recommended that prior approval as to the method of demolition of the building and the restoration of the site to landscaped land is granted.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

1. 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.
2. 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 LEGISLATION

The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015,

RELEVANT PLANNING HISTORY

PREAPP/19/00524 Demolition of existing detached house and replacement with 4no. two bedroom affordable houses and associated parking and amenity space Acceptable Development
22nd January 2020

SA/05/1268/DDM Erect and display an internally illuminated box sign, a non illuminated post mounted entrance sign and 2 non illuminated post mounted site map signs. Approved 19th October 2005

SA/04/1519/DDM Construction of dry sports centre, including sports hall, climbing area, cafe, function room, squash courts and changing rooms; erection of 12, 16m high flood lights and 6m high fencing in association with new pitches; 15, 10m high floodlights and 3m high fencing in association with 2 areas of multisports pitches; 6m high floodlights in association with new cycle track, BMX/skateboard/small multisports area (inc. 3m high fencing); 156 seater spectator stand; formation of new roundabout at existing access and controlled crossing with ancillary ground works, landscaping, footpaths and servicing facilities after demolition of existing changing rooms (amended description) Approved 13th January 2005

11. ADDITIONAL INFORMATION

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY3ZO9TD07V00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
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Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member

Cllr Mandy Duncan

Appendices APPENDIX 1 - Conditions

APPENDIX 1

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of submission of this application.
Reason: To comply with Section B.2(ix)(aa) of Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015.
2. The development shall be carried out in complete accordance with the information submitted with the notification, including the method of demolition detailed within the submitted documents.
Reason: To comply with the provisions of Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

INFORMATIVE

Ecology Informatives

1. Bats
All bat species found in the U.K. are protected under the 2017 Conservation of Habitats and Species Regulations (as amended) and the 1981 Wildlife and Countryside Act (as amended).
It is a criminal offence to kill, injure, capture or disturb a bat; and to damage, destroy or obstruct access to a bat roost. There is an unlimited fine and/or up to six months imprisonment for such offences.
If any evidence of bats is discovered at any stage then development works must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) contacted for advice on how to proceed. The Local Planning Authority should also be informed.
Breathable roofing membranes (also called non-woven textiles) should not be used as it produces extremes of humidity and bats can become entangled in the fibres. Traditional 1F bitumen felt that is of hessian matrix construction should be chosen instead (BCT, 2020)
2. Nesting birds
The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one being built, contains eggs or chicks, or on which fledged chicks are still dependent.
It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.
All vegetation clearance, tree removal, scrub removal and/or conversion, renovation and demolition work in buildings (or other suitable nesting habitat) should be carried out outside of the bird nesting season which runs from March to August inclusive.
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 or buildings cannot be clearly seen to be clear of nests then an appropriately qualified and 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.

If during construction birds gain access to any of the building and begin nesting, work must cease until the young birds have fledged.

3. General site informative for wildlife protection

The European hedgehog is a Species of Principal Importance under section 41 of the 2006 Natural Environment and Rural Communities Act. Reasonable precautions should be taken during works to ensure that these species are not harmed.

The following procedures should be adopted to reduce the chance of killing or injuring small animals, including hedgehogs.

If piles of rubble, logs, bricks, other loose materials or other potential refuges are to be disturbed, this should be done by hand and carried out during the active season (March to October) when the weather is warm.

Areas of long and overgrown vegetation should be removed in stages. Vegetation should first be strimmed to a height of approximately 15cm and then left for 24 hours to allow any animals to move away from the area. Arisings should then be removed from the site or placed in habitat piles in suitable locations around the site. The vegetation can then be strimmed down to a height of 5cm and then cut down further or removed as required. Vegetation removal should be done in one direction, towards remaining vegetated areas (hedgerows etc.) to avoid trapping wildlife.

The grassland should be kept short prior to and during construction to avoid creating attractive habitats for wildlife.

All building materials, rubble, bricks and soil must be stored off the ground, e.g. on pallets, in skips or in other suitable containers, to prevent their use as refuges by wildlife.

Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a close-fitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.

If a hibernating hedgehog is found on the site, it should be covered over with a cardboard box and advice sought from an appropriately qualified and experienced ecologist or the British Hedgehog Preservation Society (01584 890 801).

Hedgerows are more valuable to wildlife than fencing. Where fences are to be used, these should contain gaps at their bases (e.g. hedgehog-friendly gravel boards) to allow wildlife to move freely

4. Landscaping informative

Where it is intended to create semi-natural habitats (e.g. hedgerow/tree/shrub/wildflower planting), all species used in the planting proposal should be locally native species of local provenance (Shropshire or surrounding counties). This will conserve and enhance biodiversity by protecting the local floristic gene pool and preventing the spread of non-native species.