

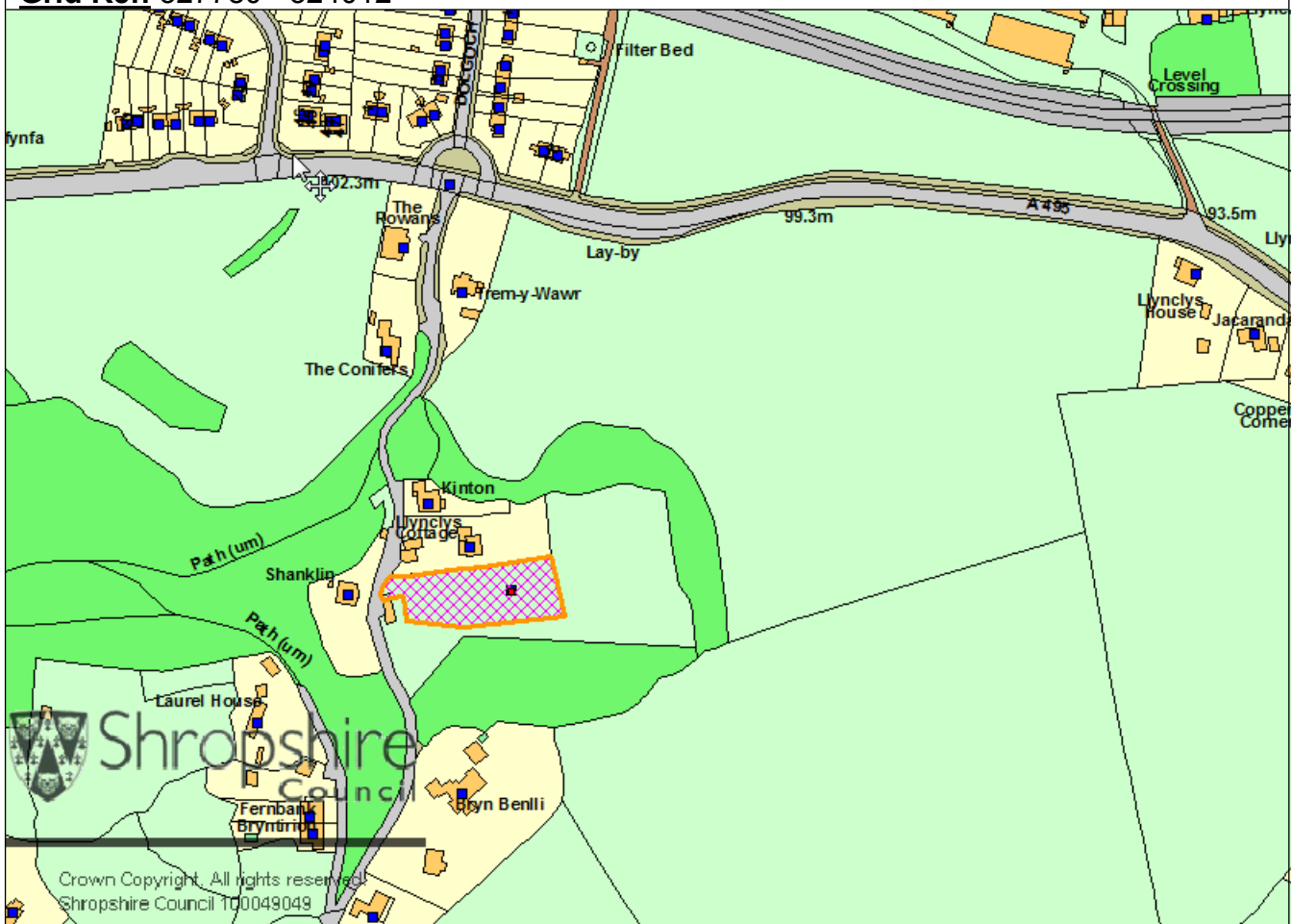
## Development Management Report

Responsible Officer: Tim Rogers

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### Summary of Application

<b><u>Application Number:</u></b> 15/02054/OUT	<b><u>Parish:</u></b>	Llanyblodwell
<b><u>Proposal:</u></b> Outline application for the erection of one dwelling to include means of access together with installation of septic tank		
<b><u>Site Address:</u></b> Proposed Dwelling North Of Bryn Benlli Turners Lane Llynclys Shropshire		
<b><u>Applicant:</u></b> Mrs Hannah Walpole		
<b><u>Case Officer:</u></b> Llinos Jones	<b><u>email:</u></b> <a href="mailto:planningdmnw@shropshire.gov.uk">planningdmnw@shropshire.gov.uk</a>	
<b><u>Grid Ref:</u></b> 327780 - 324012		



**Recommendation:- Refuse for the following reason:**

1. The proposed development is located within an area defined as open countryside for planning policy purposes and accordingly would lead to sporadic development in the open countryside that would undermine the "rural rebalance" approach to development. In addition, this proposal would represent a sporadic, undesirable and unwarranted addition to an existing pattern of scattered development and would fail to comply with adopted policies CS4 and CS5 of the Core Strategy and M7a and S14.2(viii) of the SAMDev and in particular Government advice as contained in the National Planning Policy Framework (in particular paragraph 55) in relationship to sustainable development.

**REPORT****1.0 THE PROPOSAL**

1.1 This application seeks outline permission for the erection of a single open market detached dwelling. The application includes the means of access with all other matters (layout, scale, appearance and landscaping) reserved for future consideration.

**2.0 SITE LOCATION/DESCRIPTION**

2.1 The application site is situated off Turners Lane, which is a single width roadway accessed via A495 and services several dwellings.

2.2 The application site is situated within a loose – knit gathering of dwellings located as the crow flies approximately 187 metres to the South of Dolgoch, 475 of Llyncllys, 1km from Bryn Melyn, 1.4km from Porthywaen and 3.9km from Llanyblodwell which are all identified as a Community Cluster within SAMDev.

2.3 Currently the site is open grassland with dwellings situated to its north and west and at an approximate distance of 50 metres to the south of the plot. Adjacent to the proposed vehicular access is an existing stone outbuilding, constructed with corrugated sheeting for its roof. Around these houses is open countryside.

2.4 Site of Special Scientific Interest (SSSI) named Llanymynech and Llyncllys Hills is situated to the North and North East of the site.

2.5 The application site is not considered to be a heritage asset as defined under Annex 2 of National Planning Policy Framework.

**2.6 PLANNING HISTORY**

75/6320 – Erection of a bungalow – refused 30.07.75

80/425 – Erection of a bungalow and alterations to access – refused 9.7.80

92/7802 – Conversion of a barn to small dwelling – refused 03.6.92

**3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

3.1 In accordance with Part 8 of the Council's Constitution the application is brought to planning committee given that the applicant is related by marriage to Cllr Arthur Walpole who is the chairman of North Planning Committee

## 4.0 Community Representations

### Consultee Comments

**Highways** – No Objection, recommend conditions and informative's.

*Comments:* The application is proposing a new access onto Turners Lane, an unclassified no through road. From the highway perspective traffic flows and speeds are likely to be low given the prevailing highway conditions in terms of the alignment of the road and that it does not experience through flow traffic. The formation of the access in the location proposed will also provide a passing opportunity, with the removal of the boundary hedge in forming the access opening potentially improving the measure of forward visibility for the drivers of vehicles travelling along the lane at this point. It is considered therefore that the proposed development is unlikely to result in an adverse highway impact to warrant a highway objection.

**Sustainable Urban Drainage Systems (SUDS)** – No objection, recommend Conditions and Informative's.

**Natural England** – No objection and recommend conditions. This application is in close proximity to Llanymynech & Llyncllys Hills Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted.

**Public Protection** – No objection. Glare and glint from photovoltaic panels are mentioned as objections. I am not aware of any complaints received resulting from glare and glint from this equipment and have no further comment on this matter. With regard to introducing a septic tank I would recommend that an appropriate assessment is carried out and submitted for your approval to ensure it is suitable. I have no historical data to suggest that complaints in relation to septic tank issues have arisen in the past.

### Ecologist

*Comments:*

3<sup>rd</sup> August – Additional information is required relating to bats. In the absence of this additional information, I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under the Conservation of Habitats and Species Regulations (2010).

Additional information received and Ecologist re-consulted on 3<sup>rd</sup> September – await comments.

23<sup>rd</sup> September – No objection recommend conditions and informative's

**Planning Policy** – Object. The development guidelines for the cluster do not provide for new build open market housing outside of the development boundaries of Llanyblodwell and Porthywaen and the application is therefore contrary to SAMDev in principle.

**Llanyblodwell Parish Council** – Support the application subject to the condition that the proposed dwelling is a single storey dormer bungalow.

### **Public Comments**

The application was publicised in accordance with Part 3, Section 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 by way of both site notice display and through serving notice on adjoining owner / occupiers.

Two representations were received objecting to the proposal raising the following concerns which will be addressed accordingly within the report;

- Previous applications for additional dwellings refused on Turners Lane.
- The lane is considered insufficient to support vehicular movements and no details have been provided to indicate improvement to the existing lane.
- The properties in Turner’s Lane are situated well apart and each property enjoys a considerable measure of privacy which contributes to the character of the neighbourhood. The proposed development is located extremely close to existing dwelling, leading to loss of privacy.
- Applications have been refused on the lane given that the use of septic tanks had reached saturation level. Run off from the applicants septic tank due to high water table would run into the lane and does not soak away properly.
- Type of property requested for the dwelling to be single storey to be in-keeping with the character of other dwellings on Turners Lane.
- Concern is raised over glare and dazzle from the proposed photovoltaic solar panels.
- Concern is raised over construction period which could cause noise and impact upon amenity of neighbouring residents.
- Concern is raised over increased traffic and possible impact of construction vehicles down Turners Lane which is a single lane.
- Highway concern over proposed access point to the site.
- Previous planning refusals.

## **5.0 THE MAIN ISSUES**

### **Principle of development**

### **Siting, amenity, scale and design of structure**

### **Visual impact and landscaping**

### **Ecology (Biodiversity and landscape character)**

### **Highways**

### **Drainage**

### **Community Infrastructure Levy (CIL) & Affordable Housing Contribution**

## **6.0 OFFICER APPRAISAL**

### **6.1 Principle of development**

- 6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published

and is a material consideration which is given weight in the determination of planning applications. Paragraph 11 of the NPPF advises that proposed development which 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.

- 6.1.2 Local policies relating to this application are contained within Shropshire Core Strategy Policies CS4 (Community Hubs and Clusters), CS5 (Countryside and Green Belt), CS6 (Sustainable Design and Development Principles), CS9 (Infrastructure Contributions) and CS11 (Type and Affordability of Housing and CS17 (Environmental Networks), CS18 (Sustainable Water Management) and Supplementary Planning Document for Affordable Housing (SPD), together with the Site Allocations and Management of Development (SAMDev) Plan policies MD1, MD2, MD3, MD7A, MD12 and S14.
- 6.1.3 Shropshire Council's Sites Allocations Management Development Plan (SAMDev) sets out proposals for the use of land and policies to guide future development in Shropshire up to 2026 and covers the whole of the administrative area of Shropshire Council (excluding Telford & Wrekin).
- 6.1.4 Following several stages of consultation, the SAMDev Plan and all representations has been submitted to the Secretary of State for examination by an Independent Planning Inspector. The SAMDev Plan Schedule of Main Modification was published for six weeks consultation from 1<sup>st</sup> of June 2015 until 13<sup>th</sup> of July 2015. The Main Modifications have been identified by the Inspector as those necessary to make the policies in the SAMDev Plan 'sound'. Therefore ahead of adoption, following the publication of the Schedule of Main Modifications it may be considered that those parts of the plan not subject to modification are considered 'sound' in principle. Therefore from the date of the publication of the Schedule of Main Modifications on 1<sup>st</sup> of June, significant weight in planning decisions can be given to those SAMDev policies, and proposals not subject to main modifications, in accordance with paragraph 216 of the NPPF.
- 6.1.5 The application site is situated within the parish of Llanyblodwell. The site is not within a defined settlement identified for residential development in the saved Oswestry Borough Local Plan nor is it within a development boundary identified within proposals map as brought forward within the SAMDev. For this reason in planning terms the site is considered to be located within open countryside, where new development will be strictly controlled.
- 6.1.6 Section S14.2 (viii) of the SAMDev identifies the settlements of Llanyblodwell, Porthywaen, Dolgoch, Llyncllys and Bryn Melyn as a Community Cluster applicable to policy CS4 of the Core Strategy.
- 6.1.7 Both the Core Strategy and SAMDev aims to increase the sustainability of rural areas, by focusing private and public investment in the rural area into Community Hubs and Community Clusters and not allowing development outside of these settlements unless the proposal meets with policy CS5 of the Core Strategy. Essentially pursuing the same stance advised under the NPPF which directs that new isolated homes in the countryside should be avoided unless there are exceptional circumstances. The objectives of the policy is to protect the countryside,

new development are to be strictly controlled with new dwellings only being allowed on appropriate sites when limited to house persons connected to agriculture, forestry or other essential countryside workers and other affordable housing / accommodation to meet a local needs. Policy MD7a specifically directs that new market housing will be strictly controlled outside of Shrewsbury, Market Towns, Key Centres and Community Hubs and Clusters. The applicant has advised that they wish to construct a self-build open market dwelling, and would not be an 'exception site' as a dwelling house local need, as directed under Policy CS5.

- 6.1.8 Section S14.2 (viii) of SAMDev which covers Oswestry Area advises that the five settlements within this Cluster will assist with the provision of future housing growth of around 15 dwellings during the period to 2026 to help meet a need for affordable housing. No specific site allocations have been proposed, but the policy does state that sustainable development by infilling, conversions and small groups of houses could be acceptable on suitable sites solely within the established Development Boundaries of Llanyblodwell and Porthywaen, together with exception sites within or adjacent to Cluster settlements. The site is not located within the settlement boundaries of Llanyblodwell nor Porthywaen nor does it propose exception development adjacent to a Cluster settlement. The site is located approximately 187m to the South of Community Cluster settlement of Dolgoch thusly in planning policy terms the application site is considered to be in open countryside failing to comply with policies CS4, CS5, M7a and S14.2 (viii) which is a view maintained by the Shropshire Council Planning Policy Manager.
- 6.1.9 At the heart of NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. The three dimensions to sustainable development include, economic, social and environmental roles. The proposal would partly observe paragraphs 7 and 55 of the NPPF by the delivery of limited social and economic benefits to the rural area through the introduction of a new household within the area and employment generated during construction. The proposal, however, would fail to comply with the environmental thread having regard to its location. The proposal would not contribute to or protect the natural and built environment. The proposal would constitute an undesirable and unwarranted addition to an existing pattern of scattered development in an area and by virtue of its character and location is considered unsuitable for further development. Local and national policy aims to concentrate further development within village settlements close to existing village facilities, these include shops, village hall, school, church with good public transport links. Dolgoch does have an allocated bus stop with frequent services to larger settlements with facilities. Dolgoch which is the nearest Community Cluster to the site does not have any shops, but Llyncllys Cluster which is approximately 470 metres as the crow flies, does have a community facility in the form of the White Lion Pub but no other facilities. Although there are pedestrian footpath at Dolgoch, in order for an individual to walk or cycle to nearest settlement with facilities they would be required to travel along busy arterial route and most likely by use of car, which is commonly seen within rural locations.
- 6.1.10 It is officers opinion that the proposed development is therefore not located within an accessible location, where opportunities for walking, cycling and the use of public transport can be maximised without being overly reliant of the motor vehicle and the proposed development would not be considered to enhance or maintain the vitality

of the rural settlement by bringing economic and social benefits. Therefore, the proposed development would be considered contrary to policies CS4, CS5 and section S14.2 (viii) of the SAMDev.

- 6.1.11 Officers note that Llanyblodwell Parish Council support the application. However, this response does not detail whether the Parish Council have considered it against the SAMDev.
- 6.1.12 The applicant submitted a supporting statement in response to concerns raised by the case officer in terms of the location of the plot and failure to comply with criteria identified within policies CS4, CS5 of the Core Strategy and policies M7a and S14.2(viii) of the SAMDev. Policy MD3 covers Managing Housing Development, and likelihood of delivery prevailing over the year 2006-2026, as referred to within the applicants supporting statement. Officers advise there is substantial plan period outstanding to deliver new homes within the period outlined.
- 6.1.13 Within the applicants supporting statement they set out that they consider the proposal complies with the relevant policies for the following reasons; the scheme would be a self-build which is encouraged within the community for local people. The scheme would provide appropriate offsite contribution as required under policy CS11 for affordable housing. They also advise given that the site is located outside of a development boundary, they believe that the site is considered to be an 'exception site' as 'affordable housing'. Unfortunately, Affordable housing contributions alone required under policy CS11 does not make a dwelling "Affordable Housing" in its own right. The definition of what a 'build your own affordable home single plot exception scheme' is outlined within Appendix G, Section 9, page 61 of the Shropshire Type and Affordability of Housing SPD 2012.
- 6.1.14 The SPD directs that this is a low cost home ownership option which is restricted to 'qualifying persons' and are dwellings that under usual circumstances would not gain planning permission and are thusly considered 'exception sites' given that it is development of affordable housing for local people. Usually individuals who wish to utilise the Council's 'build your own affordable home' single plot scheme (i.e owner occupied affordable housing) will have restriction on the title by way of s.106 legal agreement where only qualifying persons would be able to occupy the dwelling in perpetuity. To qualify for the scheme, all applicants must demonstrate eligibility through requirements as set out under paragraph 5.11 of the SPD. Eligibility for the scheme is confirmed in writing by the Housing Enabling Officer following a personal interview with each household and consideration of all subsequently submitted information to support their case. In this case, the applicant has indicated that they wish for the scheme to be open market and have not explored their eligibility as a qualifying persons. Should the applicant wish to explore whether they are qualifying persons they must follow guidance set out within Shropshire Type and Affordability of Housing. It should also be noted that recognised 'affordable dwellings' would be restricted in their resale value and occupants, with market value being limited to approximately 60% of market value and the new owners would need to fulfil the criteria within paragraph 5.11 of the SPD.
- 6.1.15 Having due regard to assessment detailed above, the scheme is not considered by officers to be an exception site within policy CS5 given that the scheme is for open market housing, with the applicant confirming they are happy to provide formal off

site contribution following requirements of policy CS11.

## 6.2 **Siting, amenity, scale and design of structure**

- 6.2.1 The development is also required to meet the relevant criteria of Shropshire Core Strategy policy CS6 and the emerging SAMDev policy MD2. These policies state that development should be appropriate in scale, density pattern and design. Furthermore, advising that development should respect the existing pattern of development both visually and in relation to function of spaces with no adverse impact on residential amenity as a result of the development.
- 6.2.2 Turners Lane is characterised by an organic layout with scattering of dwellings, mostly bungalows constructed of red brick under tile roof, with older properties constructed of stone or with facing render. This scheme is in Outline only, with all other matters which include layout, scale, appearance and landscaping reserved for future consideration. It is noted that Llanyblodwell Parish Council and an objector requested should permission be given, the dwelling should be designed so as to be single storey. Upon submission of reserved matters application, the scale and design of the dwelling would be assessed on its individual merits, with consideration being given to the form and layout of existing developments, streetscape, building heights and lines, scale, density, plot sizes and building materials,
- 6.2.3 Objectors raised concern over glare and glint from the photovoltaic panels. In the professional view of the public protection officer, they have no historic complaints of receiving comments on this matter.
- ## 6.3 **Visual impact and landscaping**
- 6.3.1 As touched upon within paragraphs 6.1.7 and 6.2.2 although specific details on the layout of the site are held back until reserved matters stage, considerable weight is given to the sites location and its appropriateness at the particular location in terms of impact on landscape character.
- 6.3.2 Development along Turners Lane is characterised by grouped scatterings of detached dwellings situated adjacent to the roadway. The application site is situated immediately to the South of Llynclys Cottage, West of Shanklin which is opposite over the road and North of Bryn Benlli at an approximate separation distance of 45 metres. There is an existing outbuilding constructed of stone with corrugated roof at the proposed entrance into the site.
- 6.3.3 The current arrangement of dwellings down Turners Lane is organic and is not a prescribed form. The loose knit scattering of development contribute to protecting rural charm of its setting, retaining the pastoral impression at this location. The construction of a dwelling at the location proposed adjacent to existing dwellings would assist to limit impact upon the open aspect of the lane and countryside.
- 6.3.4 It is noted that the applicant has submitted a block plan, this is indicative only and will not be considered during the assessment of this outline application. Specific details of landscaping, layout, siting and design would be assessed during a reserved matters application and considered on its individual merit.
- 6.3.4 Should planning committee be minded to approve the scheme contrary to officer



recommendation, in the interests of protecting the amenity in terms of noise and general disturbance of other residents along Turners Lane, it would be considered reasonable to include a restrictive time limiting condition for hours of construction in accordance with policy CS6 of the Core Strategy.

#### 6.4 **Ecology**

6.4.1 The site is currently open grassland and is situated in close proximity to Llanymynech & Llyncllys Hills Site of Special Scientific Interest (SSSI).

6.4.2 In accordance with NPPF paragraph 118, 166 and 192 officers requested for the applicant to submit an Environmental Survey, in order to ascertain the presence or absence of a protected species and or damage or destructed habitats of ecological value. The report would also provide guidance on mitigation measures should any protected species be found.

6.4.2 A report was submitted and Natural England and Shropshire Council Ecologist advise that although the application site is in close proximity to Llanymynech and Llyncllys Hills Site of Special Scientific Interest (SSSI), given the nature and scale of the proposal they are satisfied that there is unlikely to be any adverse effect on this site as a result of the proposal being carried out, when in strict accordance with the details submitted with the application. Planning conditions which include works carried out in accordance with Preliminary Ecological Appraisal submitted, drainage details, together with provision of bat and bird boxes and details on lighting agreed by Natural England and Shropshire Council ecologist will need to be included with any permission complying with policies CS17 of the Core Strategy and policy MD12 of the SAMDev.

#### 6.5 **Highways**

6.5.1 Objectors raised concern over increased highway safety implications following the construction of the new dwelling in terms of additional traffic on the narrow single width road and possibility of construction vehicles manoeuvring into and out of the site. Shropshire Council Highways Manager advised that he has no objection to the scheme advising that he has considered the concerns raised by the objectors, but from a highways perspective traffic flows and speeds are likely to be low given the prevailing highway conditions. Adding that the formation of the new access in the location proposed will also provide a passing opportunity, with the removal of the boundary hedge in forming the access opening, potentially improving the measure of forward visibility for the driver of vehicles travelling along the lane at this point. The Highways manager therefore considers that the proposed development is unlikely to result in adverse highway impact to warrant any objection.

#### 6.6 **Drainage**

6.6.1 Policy CS18 of the Core Strategy and policy MD12 aims to reduce flood risk and any additional impact on water courses and ground water resources.

6.6.2 Concern is raised by objectors over groundwater flooding and inclusion of septic tank at the site. The drainage officer has also identified the site to be at risk of groundwater flooding and the public protection officer has advised that with regard to introducing a septic tank, an appropriate assessment be carried out and submitted further that they have no historic complaints of such issues arising in the area. Therefore, should permission be forthcoming it is recommended that pre-commencement conditions be

included with the permission requiring the applicant to provide details on how groundwater will be managed with the water table being determined should the use of infiltration techniques be proposed complying with policies CS18 of the Core Strategy and policy MD12 of the SAMDev.

## 6.7 **Community Infrastructure Levy (CIL) & Affordable Housing Contribution**

- 6.7.1 In January 2012 the Council introduced a Community Infrastructure Levy (CIL), which is a charge on new development to help fund support infrastructure across Shropshire as advised under Policy CS9 of the Core Strategy. The CIL liability would at that stage be determined by the Council's CIL team and the CIL liability for development will be determined following the approval of the Planning Application
- 6.7.2 This applies to the formation of one or more new dwelling, either through conversion or new build, regardless of size (unless it is affordable housing) Or, the establishment of new residential floor space (including extensions and replacements) of 100sqm or above.
- 6.7.3 New market housing developments within Shropshire are also required to contribute towards Affordable housing provision, as advised under policy CS11 of the Core Strategy. Planning applications would be subject to one of three rates as shown in the housing zones, A B and C. The proforma can be downloaded from the Council's web site.
- 6.7.5 The affordable housing officer was consulted and is in support of the proposal subject to complying with policy CS11. The applicant has now submitted the Affordable Housing Contribution proforma, confirming that they would be happy to enter into the agreement to provide a contribution to the affordable housing liability. Therefore, the applicant has indicated that they are happy to contribute towards off site affordable housing contribution, and does comply with requirements of policy CS11.
- 6.7.7 Should members be minded to approve this application, planning permission should be granted only subject to the satisfactory completion of a s.106 legal agreement to secure the provision of off site affordable housing in accordance with the terms of the policy.

## 7.0 **CONCLUSION**

- 7.1 The proposed development is located within an area defined as open countryside for planning policy purposes and accordingly would lead to sporadic development in the open countryside that would undermine the "rural rebalance" approach to development. In addition, this proposal would represent a sporadic, undesirable and unwarranted addition to an existing pattern of scattered development and would fail to comply with adopted policies CS4, CS5 of the Core Strategy and M7a and S14.2(viii) of the SAMDev and in particular Government advice as contained in the National Planning Policy Framework (in particular paragraph 55) in relationship to sustainable development.

## 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:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

National Planning Policy Framework

CS4 - Community Hubs and Community Clusters

CS5 - Countryside and Greenbelt

CS6 - Sustainable Design and Development Principles

CS9 - Infrastructure Contributions

CS11 - Type and Affordability of housing

CS17 - Environmental Networks

CS18 - Sustainable Water Management

MD2 - Sustainable Design

MD3 - Managing Housing Development

MD7A - Managing Housing Development in the Countryside

MD1 - Scale and Distribution of Development

MD12 - Natural Environment

Settlement: S14 - Oswestry

### RELEVANT PLANNING HISTORY:

15/02054/OUT Outline application for the erection of one dwelling to include means of access together with installation of septic tank PDE

## 11. Additional Information

View details online:

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)
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Cllr M. Price
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Local Member
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Cllr Arthur Walpole
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Appendices
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None
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