

AGENDA ITEM



Committee and date

Southern Planning Committee

23rd August 2022

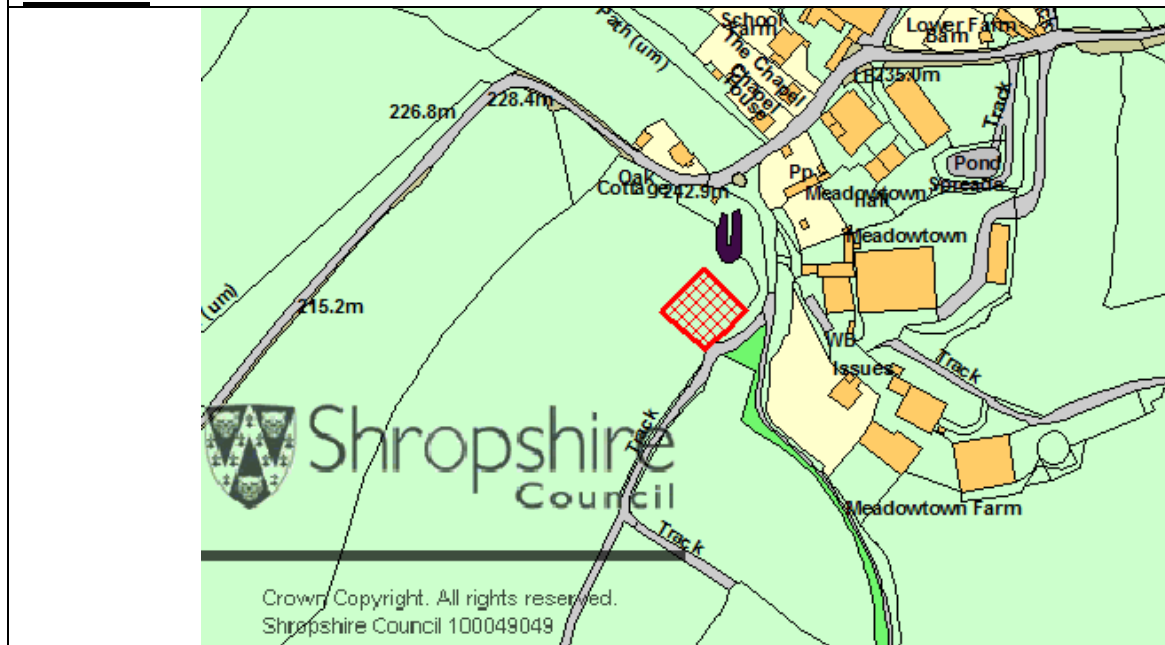
Development Management Report

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

Summary of Application

Application Number: 22/02353/FUL	Parish:	Worthen With Shelve
Proposal: Erection of a detached dwelling, associated garage/carport and siting of a septic tank, together with a new vehicular access and all associated works		
Site Address: Proposed Dwelling To The SW Of Meadowtown Shropshire		
Applicant: Mr R Jones		
Case Officer: Mandy Starr	email	: mandy.starr@shropshire.gov.uk

Grid Ref: 331095 - 301134



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Recommendation:- That planning permission be refused for the following reasons:

Recommended Reasons for refusal

1. The proposed development would be sited in a prominent position on an open field, beyond the small settlement of Meadowtown, where its open outlook towards the northwest, contributes to the distinctive character of this part of the Shropshire Hills AONB, so any new development on this field is likely to be highly visible from surrounding hillsides and would be contrary to Policies CS6, MD2, CS17 and MD12. In addition to this increased visibility, the proposed dwelling would not reflect the pattern and grain of development of this small settlement given its isolated location and being away from any public highway. Furthermore whilst it is acknowledged that the settlement of Meadowtown forms part of a Community Cluster under the adopted SAMDev Plan, the proposal for an open market dwelling conflicts with Core Strategy policy CS4 and the relevant SAMDev Plan Settlement Policy S2.2(vii) as it comprises neither infilling nor conversion on a suitable site.

The benefits of development do not outweigh the harm identified. For these reasons the development is also considered contrary to the NPPF, and to the Council's settlement strategy as set out in CS1, CS4 and MD1 of the adopted Core Strategy and adopted SAMDev Plan, which are up to date and given full weight. There are no other material considerations of sufficient weight in favour of development to warrant a departure from Development Plan policy.

REPORT

1.0 THE PROPOSAL

- 1.1 The proposal is for the erection of a detached open market dwelling with associated garage/car port plus the siting of a new septic tank together with a new vehicular access and all associated works in a field in Meadowtown.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is part of an open field sited within the hamlet of Meadowtown and can only be reached via an unmade bare rock farm track coming off the main lane that runs through the settlement that runs towards Whitehouse, an isolated dwelling to the south of Meadowtown in the hills. This 0.9ha plot of land is sited to the southwest of a former quarry that is now a Site of Special Scientific Interest in what is currently a large steeply sloping pasture field that faces northwest towards Long Mountain; Stockton and Trelystan across the Camlad valley.
- 2.2 The nearest properties lie to the north – Oak Cottage and Meadowtown Hall which

is a Grade II listed C17 timber framed dwelling to the northeast, whilst Meadowtown Farmhouse and barns lie to the south of the track but lower down.

- 2.3 Meadowtown and the surrounding settlements are all within the Shropshire Hills Area of Outstanding Natural Beauty

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The proposed development is not considered to accord with the requirements of the Council's relevant adopted policies, but the Parish Council do not object to the scheme subject to design considerations and following the discussion of the case as the Agenda Setting Meeting on 4 August and taking into account the request of the Local Member for a Committee determination, it has been resolved that this application will now require determination by Committee to consider the important issue of what determines suitable infill in this Community Cluster.

4.0 Community Representations

4.1 Consultee Comment SC Ecology

Conditions and informatives are recommended to ensure the protection of wildlife and to provide ecological enhancements under NPPF, MD12 and CS17

SC Highways

No objection subject to informatives

SC Affordable Housing

No affordable housing obligations are applicable in this instance as the site area falls below the 0.5 ha threshold by which the Local Planning Authority are able to require a contribution towards affordable housing,

Shropshire Hills AONB Partnership

The Shropshire Hills AONB Partnership is a non-statutory consultee and does not have a role to study the detail of all planning applications affecting the AONB. With or without advice from the AONB Partnership, the planning authority has a legal duty to take into account the purposes of the AONB designation in making this decision and should take account of planning policies which protect the AONB, and the statutory AONB Management Plan.

Our standard response here does not indicate either an objection or no objection to the current application.

The AONB Partnership in selected cases may make a further detailed response and take a considered position.

4.2 Public Comments

Worthen with Shelve Parish Council: This Parish Council would like the officer to make note of the design and ensure that the visual impact on the area is a

consideration. This parish council is taking a more flexible approach in relation to infill given the vernacular of the hamlet.

The site notice was displayed on 8 June 2022 and it expired on 29 June 2022

1 letter has been received objecting to the proposal on the following grounds:

- A new open-market dwelling in this location beyond the established built up area of the settlement would not constitute 'infill development', but an isolated and sporadic development, so the site should be regarded as open countryside and should be protected from development, because site is visually separated from main part of the Meadowtown and has a distinctly rural character with a highly visible open aspect to the southwest, so any new dwelling would impacting on the distance views and the scenic beauty of the AONB contrary to local and national planning policy.
- Whilst accept that Meadowtown has a loose-knit and irregular development pattern and that most properties have a highway frontage with a few separated by paddocks/fields contrary to submitted documents, the proposal lacks a contiguous boundary with any residential curtilage, there is no intervisibility between it and any other property and the southwest elevation would front onto the open countryside.
- Concerns that this would result in sporadic housing beyond settlement and into the wider landscape contrary to planning policy.
- Previous refusal in 2016 for 2 No detached dwellings which would have been very close to the current scheme, so consider that the same issues apply to this scheme and Council should be consistent in approach.
- Aware that Meadowtown is currently part of a Cluster, but under the new Draft Local Plan this won't be the case as it will be classified as countryside. This therefore carries weight to the other objections, and this should give enhanced protection to this site too.

1 letter has been received supporting the proposal on the following grounds:

- Meadowtown is due for some much-needed regeneration and help bringing it out from the dark ages
- Applicant is a well-known farmer who has lived and worked in the area his whole life and has now started to raise a family who need and deserve to live in the local community. If this scheme is not approved, then they will be forced to move away from the area due to lack of affordable housing

- Meadowtown has very few places of infill and it is considered that the proposed location would sit within these parameters and would sit well of the surrounding properties albeit on the edge of the hamlet
- Would like to see a plan of the elevation in relation to the other houses nearby such as Meadowtown Farm as we understand that it would be sunk into the hill, so as not to obscure views and fit in with surrounding properties.

The Local Ward Member has raised concerns about this case and wishes that it be discussed at Planning Committee on the grounds that there is a range of views on what 'infill' is in this Division and considering some recent decisions in Pennerley, Marton and Gravels Bank that has created a nucleated settlement that never existed before.

5.0 THE MAIN ISSUES

Principle of development
Affordable Housing Contribution
Layout, scale, design and landscape impact
Ecology
Residential Amenity
Access and Highway safety

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. The development plan for Shropshire is the Council's Adopted Local Development Framework Core Strategy, the associated 'Type and Affordability of Housing' Supplementary Planning Document (SPD) and a Site Allocations and Management of Development Plan (SAMDev). 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 significant weight in the determination of planning applications.

6.1.2 The Council is satisfied it can demonstrate a deliverable 5-year supply of housing Land of 5.60 years of deliverable housing land against the housing requirement within the adopted Core Strategy to meet housing need through the sites identified in the SAMDev document and through provision of housing across the county through the Community Hub and Cluster approach. The Council therefore considers the housing policies contained within the Core Strategy up to date and should be attached full weight.

6.1.3 Regarding housing numbers, the Council's Five-Year Housing Land Supply

Statement confirms that, as of 31st March 2021 published February 2022 ,18No new dwellings had been completed in this Cluster and 16No sites have planning permission or Prior Approval up to 31st March 2021.

- 6.1.4 A key objective of both national and local planning policy is to concentrate new residential development in locations which promote economic, social and environmental sustainability. Specifically, the Council's Core Strategy Policies CS1, CS3, CS4, CS5 and CS11 seek to steer new open-market housing to sites within market towns, other 'key centres' and certain named villages (Community Hubs and Clusters) as identified in the Site Allocations and Management of Development (SAMDev) Plan. Isolated or sporadic development in open countryside (i.e. outside the designated settlements) is generally regarded as unacceptable unless there are exceptional circumstances.
- 6.1.5 Although Meadowtown is a very small settlement with few services and facilities of its own, it along with Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels, Pentervin, Bromlow, Middleton and Lordstone it forms part of a Community Cluster under Bishops Castle Settlement Policy S2.2(vii) under SAMDev Policies MD1 and S2.
- 6.1.6 This implies broadly that the settlement, which forms part of a wider Community Cluster, is sustainable, and carries significant weight, with the National Planning Policy Framework (NPPF) stating that proposals which accord with an up-to-date local plan should be approved without delay. Policy S2 gives a guideline of around fifteen additional dwellings across the Cluster by 2026, and besides conversion schemes, the intention is for these to comprise infill developments on suitable small scale 'windfall' sites.
- 6.1.7 The policy also notes the Worthen with Shelve Parish Council preference for no more than five dwellings to be built during each third of the Plan period and no more than 2 dwellings per site.
- 6.1.8 Since these settlements lack predefined development boundaries, and the Council's adopted policies do not explicitly define infill, an element of judgement is required in each case.
- 6.1.9 Core Strategy Policy CS4 confirms that new housing must be located within the settlements themselves and not on adjoining land or in the countryside in-between and in this case, the dispersed loose knit nature of the existing housing at Meadowtown is a feature and there is a distinct end to the dwellings on the southern side of the hamlet where the open countryside restarts typified by enclosed rolling fields.
- 6.1.10 Whilst it is acknowledged that any proposal for a new dwelling could not be sited closer to the public highway to the north of the site, due to the stone quarry (now a SSSI) being sited immediately to the north of the application site, the proposed location of the dwelling would actually be isolated from the main part of the hamlet on land which is higher than the hamlet and prominent and because the field then drops away in a steep slope to the north west of the site. As such the proposal is considered to be in a location that would be considered to be separated from the

main core of this small settlement.

- 6.1.11 Officers consider that this site for a new open market dwelling would therefore be outside of the core of the hamlet and would not be considered to be infill as is required under the CS4 policy and Settlement Policy. Furthermore, there are concerns that should this dwelling be approved that it would lead to further encroachment of this highly prominent field for development in the future.
- 6.1.12 It is also of significance that in 2016 under 16/04147/OUT, an application for 2No open market dwellings was refused for the land on the other side of this stone track on the similar policy grounds.
- 6.1.13 The comments of the Parish Council are noted regarding the need to give a more flexible approach to infill in this hamlet. However, a precedent has been set here, given the earlier refusal in 2016 for the 2No units on the other side of the rock track. Furthermore, because of the distinctive topography of the site in that is quite separate from the other dwellings to the north and east, this proposal cannot be considered as suitable infill in this instance.
- 6.1.14 It is noted in the Planning Statement that in reference to the proposed access it states :
- "Access is directly off a council road, the application site has good road frontage and this accords well with the existing pattern of development in Meadowtown."*
- This is considered to be misleading as the proposed vehicular access into the site would **not** be off a Council Road at all and nor does the application site have a good road frontage either. The existing field hedge that will be opened up to form the new access is a private track that according to the submitted site location plan is outside of the applicant's control and therefore is on land that he does not own or control.
- 6.1.15 Further discussions have since taken place with the agent and it has been confirmed that the applicant does not own the track and nor does he know who does. As a result, a Certificate D Notice has had to be published in the 'Shropshire Star' to advertise this application.
- 6.1.16 In addition no weight has been given to the applicants' personal circumstances either, given that the application is for an unfettered dwelling which could be sold on the open market. As a result, the proposal is considered to be unacceptable in principle due to planning policy.

6.2 Affordable Housing Contribution

- 6.2.1 The Council's Core Strategy Policy CS11 and a related Supplementary Planning Document require all market housing schemes to make an affordable housing

contribution (usually a one-off payment in lieu of on-site provision where a small number of dwellings is proposed). However this requirement is now effectively superseded by the revised NPPF published in July 2018, which states categorically (at Paragraph 63) that affordable housing provision should not be sought in connection with small-scale developments. It must therefore be accepted that the Council's policies in this respect are out-of-date and can no longer be given significant weight, meaning no affordable housing contribution is required here.

6.3 **Layout, scale, design and landscape impact**

- 6.3.1 Core Strategy Policy CS4 requires development in Community Clusters to be of a scale and design sympathetic to the character of the settlement and its environs, and to satisfy the more general design requirements under Policy CS6 and SAMDev Policy MD2. These expect all development to reinforce local distinctiveness in terms of building forms, scale and proportion, heights and lines, density and plot sizes, as well as materials and architectural detailing. Meanwhile the NPPF affords certain designated areas, including AONBs, the highest level of protection in terms of landscape conservation.
- 6.3.2 In this case, the proposal is for a 3 /4-bedroom two-storey dwelling that would be sited 13m in from the field hedge boundary with the track. The new dwelling would have a square footprint and a floor area of 167m² with dimensions of 11m wide by 8.3m in length; arranged as a ground floor of 88m² and a first floor of 79m².
- 6.3.3 The design of the proposed dwelling is that of a one and half storey brick and slate dwelling with dormer windows in the roof. The eaves would be 4.4m high and the ridge 7.2m high. There would be a small single storey wing to the north.
- 6.3.4 The proposed layout would provide a central porch leading to a hall which has a separate family room and living room leading off it. Behind both of these rooms would be a large open plan kitchen and dining room. Off to the side facing north would be a shower room and boot room with the back door.
- 6.3.5 At first floor there would be four bedrooms including a master bedroom/ensuite, a bathroom. The 4th bedroom is designated as an office/study, but the dwelling is described as a four-bed unit on the application form.
- 6.3.6 The existing field gate into the pasture field beyond is to be retained for agricultural use. However this scheme would result in part of this hedge being removed to enable a new vehicular access off the rock track into the application site and this would involve a larger section of hedge being removed here.
- 6.3.7 No car parking spaces would be provided in a large front driveway that would also lead to a detached double garage. Foul drainage would be from a new septic tank/drainage field to be sited in the rear garden. The garden would have a depth of

9m from the house to the northwest facing boundary.

- 6.3.8 In terms of landscaping, new hedging is shown around all boundaries of the site and trees are shown on each corner at the rear of the site
- 6.3.9 The detached double garage would 2.7m from the front boundary and be sited with a southeast/northwest alignment. It would have a floor area of 37m². It too, would be constructed of brick walls with a slate roof and have eaves of 3.6m and a ridge of 5.7m. The proposed front elevation would also include what appears to be timber framing and render above the two-bay structure indicative that there may be some form of accommodation in the roofspace, but this has not been indicated on the drawings.
- 6.3.10 The proposed application form states that this proposal is for a 4-bedroom unit, but one bedroom is shown on the submitted plans as being for an office/study, This is unfortunate as the Parish Plan requires that dwellings should ideally be 3-bedroom only, in order to ensure that new open market housing can be remain affordable for local people in the future.
- 6.3.11 The Parish Council has also commented on the proposed design and visual impact of this new dwelling. It is noted that for the hamlet, the predominate materials are timber framing for the farmhouse and the use of stone walling for some older cottages, some of which have also been rendered in the past, whilst the later red brick dwellings tend to have distinctive buff brick decorative features and slate roofs. This proposal is for a brick and slate dwelling which would match the materials of the later dwellings in the hamlet, but no decorative features have been shown on the drawings, but these could be conditioned if the application was to be recommended for approval.
- 6.3.12 The 0.9ha plot is quite spacious and would extent north-westwards into the field by 33m and have a width of 29.6m wide. It would only be separated from the edge of the Meadowtown quarry by a small margin of 2.5m.
- 6.3.13 Concerns are also raised regarding the location of a dwelling on this prominent field with its steep contours given the Parish Council comments on design and visual impact.
- 6.3.14 A cross section drawing has now been submitted showing that the proposed dwelling would be partially dug into the hillside in a northeast/southwest alignment by some 3m from the north-eastern boundary of the site compared to the southern boundary. This would mean that the proposed garage and much of the dwelling would be partly below the existing field level and that the level of the north-eastern side boundary would become contiguous with the existing quarry slope edge here.

6.3.15 Notwithstanding that the proposal is also to plant trees and hedging around the site boundary for what is an entirely open field at present, it is considered that the dwelling would still remain somewhat prominent here and this would result in it being visible when viewed from the lane below leading to Rorrington, because of the steeply sloping field behind the site and in addition there are also views towards this field from across the Camlad valley from Long Mountain, as this hilly terrain is a important landscape feature.

6.3.16 There is also a requirement to consider how the proposal would comply with the requirements of new development within the Shropshire Hills Area of Outstanding Natural Beauty.

6.3.17 The Shropshire Core Strategy gives a high profile to the AONB in terms of quality of landscape, geodiversity and biodiversity, as an important asset for tourism, and as a key part of Shropshire's Environmental Network. It recognises the need for development to be of higher quality in the AONB, stating that:

"Proposals which would result in isolated, sporadic, out of scale, badly designed or otherwise unacceptable development, or which may either individually or cumulatively erode the character of the countryside, will not be acceptable. Whilst these considerations will apply generally, there will be areas where development will need to pay particular regard to landscape character, biodiversity or other environmental considerations including in the Shropshire Hills Area of Outstanding Natural Beauty."

"Landscape impact assessment, in common with any assessment of environmental effects, includes a combination of objective and subjective judgements, and it is therefore important that a structured and consistent approach is used. ... Landscape and visual impacts are separate, although linked procedures. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity."

6.3.18 The key issue here is that the proposal is to erect a dwelling that is outside of the main part of Meadowtown on what would be part of an exposed and prominent field that can only be reached by a farm track off the public highway. There are no other dwellings in this field, but the nearest ones Meadowtown Farmhouse, Meadowtown Hall and Oak Cottage sited some 50m away from the application site and this would result in an isolated development which would erode the character of the countryside here.

6.4 Ecology

- 6.4.1 Policy CS17 from the Core Strategy deals with Environmental Networks is also concerned with design in relation to the environment and places the context of a site at the forefront of consideration so that any development should protect and enhance the diversity, high quality and local character of Shropshire's built, natural and historic environment and it does not adversely affect the values and function of these assets
- 6.4.2 Policy MD12 from the SAMDev states that in connection with other associated policies seeks through applying guidance, the conservation, enhancement and restoration of the county's natural assets which will be achieved by ensuring that the social and economic benefits of the development can be demonstrated to clearly outweigh the harm to the natural assets where proposals are likely to have an unavoidable significant adverse effect, directly or indirectly or cumulatively on any of the following: locally designated biodiversity sites; priority species and habitats; woodlands, trees and hedges and landscape character and local distinctiveness. In these circumstances a hierarchy of mitigation then compensation measures will be sought. There is also a need to encourage development which appropriately conserves, enhances, connects, restores or recreates natural assets particularly where this improves the extent or value of these assets are recognised as being in poor condition. Finally, there is a need to support proposals which contribute positively to special characteristics such as adjacent high priority biodiversity areas.
- 6.4.3 A Preliminary Ecological Appraisal was provided for the application site by Arbor Vitae Environment Ltd on 21 April 2022. This assessed the potential for various protected species having established that the site is next to the Meadowtown SSSI and within the Shropshire Hills AONB.
- 6.4.4 The application site is improved grassland forming part of a larger holding used for grazing livestock. There is an existing boundary hedge to this field along the track with a field gate, but a new vehicular access will be provided down the track for the new dwelling.
- 6.4.5 The quarry has been designated as a SSSI for its geological interest only as being part of the Llandelio Series of Ordovician period exposing shales and limestone plus fossils.
- 6.4.6 The Assessment found no badgers, bats or great crested newts and birds would only be affected by the hedge removal for the new access.
- 6.4.7 In terms of mitigation and biodiversity enhancements, native hedgerow planting is proposed using typical Shropshire species, external lighting will be bat friendly and bat and bird boxes will be included in the development.
- 6.4.8 The Council's Ecologist has read the Assessment and is happy with the level of survey work and it able to recommend approval subject to conditions and informatives on bat and bird boxes, external lighting and standard informatives
- 6.5 **Residential Amenity**

- 6.5.1. Policy CS6 of the Core Strategy and Policy MD2 of SAMDev indicates that development should safeguard the residential and local amenity.
- 6.5.2 There are no undue concerns in this regard given the proposed location of the dwelling in this field sited away from other neighbouring dwellings
- 6.6 **Access and Highway Safety**
 - 6.6.1 CS7 deals with Communications and Transport. Sustainable development requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure and services
 - 6.6.2 The application site is not on an adopted highway. Instead, the access is via a rock surfaced private farm track that leads from the public highway southwards past this field towards Whitehouse, an isolated dwelling to the south. The proposed dwelling would be some 92m from the nearest classified road which is the lane that runs through the settlement.
 - 6.6.3 Adjacent to this access, the track forks and then runs off in a south easterly direction towards Castle Ring Fort. This is designated as a BOAT (Byway open to all traffic).
 - 6.6.4 Highways consider that the proposal is acceptable in highway terms and have raised no objection subject to standard informatives.

7.0 CONCLUSION

- 7.1 Although it is clear that the host settlement is considered as falling within an identified Community Cluster, the criteria imposed by the SAMDev Plan clearly infer that for development to be considered acceptable, the development site will need to be considered as either infill or as a suitable conversion.
- 7.2 In this regard the proposal fulfils none of these policy requirements and the principle of development has therefore not been justified. Further still, the development site would be physically separated from the settlement in an open field and result in a development that would visually and physically encroach upon the open countryside beyond. In both regards the proposal is not considered to be in accordance with Core Strategy policies CS4 and CS6, and SAMDev policies MD1 and MD2 and is therefore recommended for refusal.

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

CS1 - Strategic Approach

CS3 - The Market Towns and Other Key Centres

CS4 - Community Hubs and Community Clusters

CS5 - Countryside and Greenbelt

CS6 - Sustainable Design and Development Principles

CS7 - Communications and Transport

CS8 - Facilities, Services and Infrastructure Provision

CS11 - Type and Affordability of housing

CS17 - Environmental Networks

CS18 - Sustainable Water Management

MD1 - Scale and Distribution of Development

MD2 - Sustainable Design

MD3 - Managing Housing Development

MD12 - Natural Environment

RELEVANT PLANNING HISTORY:

22/02353/FUL Erection of a detached dwelling, associated garage/carport and siting of a septic tank, together with a new vehicular access and all associated works PDE

11. Additional Information

AGENDA ITEM

Southern Planning Committee - 23rd August 2022

Proposed Dwelling To The
SW Of

View details online:

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=RC3BGATDG4200>

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 Ed Potter

Local Member

Cllr Mrs Heather Kidd

Appendices
APPENDIX 1 - Conditions

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Proposed Dwelling To The
SW Of

APPENDIX 1

Conditions

STANDARD CONDITION(S)

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

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

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

Informatives

1. Despite the Council wanting to work with the applicant in a positive and proactive manner as required in the National Planning Policy Framework paragraph 38, the proposed development is contrary to adopted policies as set out in the officer report, where applicable, and referred to in the reasons for refusal, and it has not been possible to reach an agreed solution.

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