

AGENDA ITEM



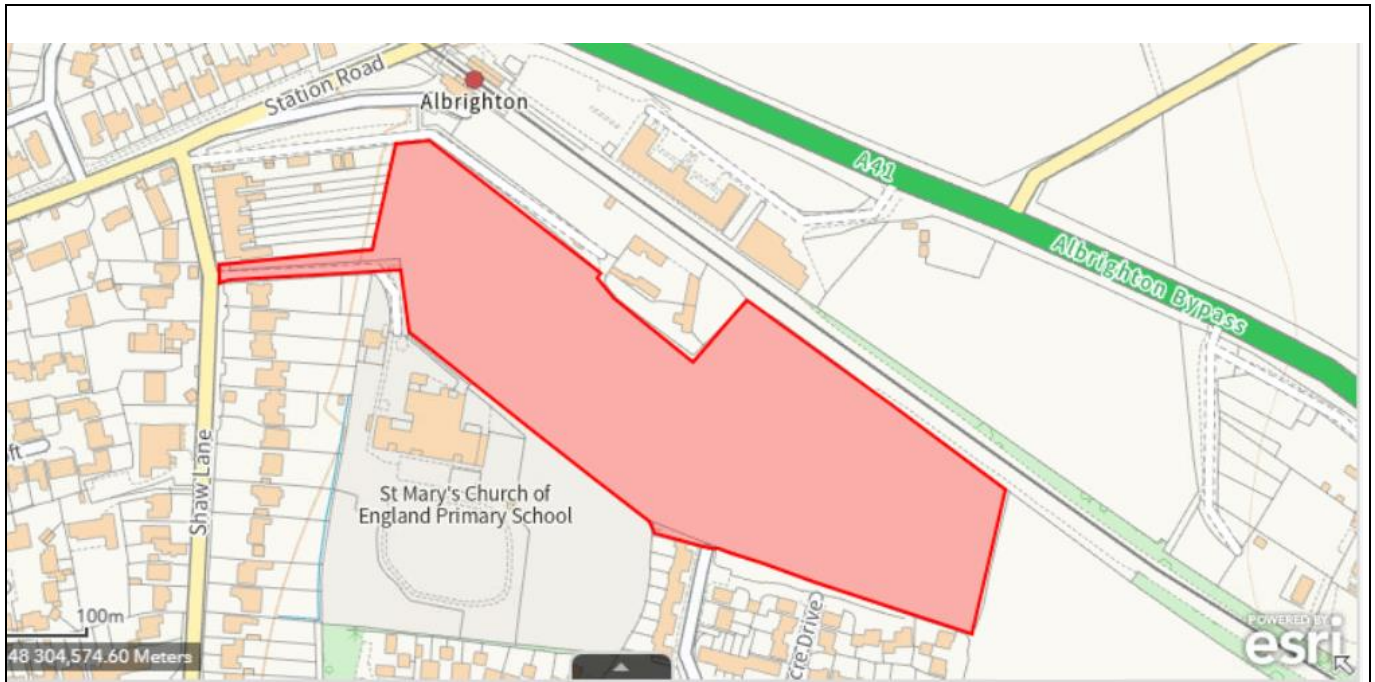
Committee and date:
Southern Planning Committee
26th May 2026

Development Management Report

Responsible Officer: Kassandra Polyzoides, Service Director – Place Shaping

Summary of Application

<u>Application Number:</u> 25/03227/REM	<u>Parish:</u>	Albrighton Donnington And Boscobel
<u>Proposal:</u> Reserved matters of the layout, scale, appearance and landscaping for the residential development of 88no dwellings, pursuant to outline planning permission 23/02095/OUT		
<u>Site Address:</u> Proposed Residential Development Land East Of Shaw Lane Albrighton Shropshire		
<u>Applicant:</u> Persimmon Homes West Midlands		
<u>Case Officer:</u> Louise Evans	<u>email:</u> Louise.m.evans@shropshire.gov.uk	
<u>Grid Ref:</u> 381972 - 304364		



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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1 with delegation to officers for any alterations to conditions as required.

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks reserved matters approval for the erection of a residential development on land east of School Road, Albrighton, pursuant to outline planning permission reference 23/02095/OUT. The matters submitted for approval comprise layout, scale, appearance and landscaping.
- 1.2 The site forms the final phase of the wider housing allocation ALB002 detailed within the SamDev Plan and proposes the development of 88 dwellings. The scheme has been prepared on behalf of Persimmon Homes Ltd and has evolved in accordance with the parameters and conditions attached to the outline consent and upon the request of officers and consultees during the application process.
- 1.3 The proposed development includes a mix of 1 to 4 bedroom dwellings, comprising both open market and affordable housing. A total of 17 dwellings are proposed as affordable housing, to be delivered as a mix of affordable rent and shared ownership units. This provision accords with the requirements of the associated

Section 106 agreement. In addition, a commuted sum equivalent to 0.6 of a dwelling will be secured through the Section 106 agreement to ensure full compliance with the agreed level of affordable housing provision, at 20%.

- 1.4 Vehicular access is taken from Millfield Road, as approved at outline stage, with an additional emergency access provided from Shaw Lane which also serves as a pedestrian and cycle route. Internal circulation is provided via a hierarchy of streets including a primary route, shared surface secondary streets and private drives. A 3 metre wide combined cycle and footpath runs east–west through the site, linking Shaw Lane with land to the east which benefits from outline consent for residential development. These elements comply with the parameters set by condition 5 of the outline consent.
- 1.5 The scheme provides approximately 0.85 hectares of public open space, including a central green area incorporating an existing historic field pond, areas of informal recreation, sustainable drainage features and landscaped green corridors along the site boundaries. Existing trees, hedgerows and the pond have been retained and incorporated into the layout as key landscape and biodiversity features.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is located on the north eastern edge of Albrighton and comprises a single field measuring approximately 3.53 hectares.
- 2.2 The southern boundary adjoins recently constructed residential development off Millfield Road, while St Mary's Church of England Primary School lies immediately to the south west of the site, separated by fencing. To the west, the site connects to Shaw Lane, which also provides access to Albrighton Railway Station.
- 2.3 The eastern boundary is defined by a hedgerow and adjoins land which benefits from outline planning permission for residential development. To the north, the site is bounded by the Shrewsbury to Wolverhampton railway line, with associated railway land and employment uses beyond, along with private residential uses. Mature trees and hedgerows define much of the northern boundary.
- 2.4 The site was historically in agricultural use but has more recently accommodated temporary construction compounds associated with earlier phases of the wider development. A historic field pond is located within the central area of the site, surrounded by trees and vegetation.
- 2.5 The site slopes gently from east to west, falling from approximately 107 metres AOD to around 100 metres AOD along the western boundary. The site is not located within a conservation area and does not contain any listed buildings, although a conservation area lies to the south west of the site within Albrighton.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

- 3.1 Upon determination of the outline consent 23/02095/OUT by the Southern Planning Committee of the time, it was resolved that the associated reserved matters application must also be determined by committee.

4.0 Representations

4.1 Consultee Comments

4.1.1 Network Rail

- No objections raised. General advice provided.

4.1.2 SC Ecologist

- No objection.
- Amended Construction Environmental Management Plan (CEMP) is acceptable.

4.1.3 SC Green Infrastructure Advisor (Steven Sixsmith)

Initial comments:

- Some layout improvements noted, but significant coordination issues remain between layout, landscape, POS and boundary plans.
- The “green link / green spine” shown at outline stage is not clearly reflected in the reserved matters layout.
- Primary street would benefit from tree-lined character to meet outline aspirations and current policy.
- Numerous concerns regarding:
 - Unclear plot boundaries, particularly where plots adjoin POS.
 - Fragmented and poorly defined POS, creating long-term management issues.
 - Lack of clear pedestrian routes from parking to front doors across multiple plots.
- Several landscape-related conditions (8, 14, 16 and 35) are not fully discharged, particularly in relation to management plans, maintenance details and railway boundary fencing.

Later response notes: amendments have been made in line with previous comments. Responsibilities through existing planning conditions have also been highlighted.

4.1.4 SC Highways – Development Control

- Initial response: further work required, including:
 - Unclear garage dimensions and parking provision.
 - Tandem parking and community parking layout concerns.

- Poor quality and safety issues along the shared footway/cycleway.
- Lack of pedestrian and cycle priority across the primary street.
- Insufficient vehicle tracking information.
- Overall layout lacking street trees, legibility and pedestrian-focused design quality.
- Later response identifies: No objection in highway safety terms; amended layout considered safe and suitable.

4.1.5 **SC Affordable Housing**

- The affordable mix, tenure and type is acceptable.
- Preference for affordable homes to be accessed from adopted highways.
- There will be a requirement for a financial contribution for the 0.6 fraction via the Section 106 agreement.

4.1.6 **SC Regulatory Services / Environmental Protection**

- Updated noise assessment acceptable, subject to mitigation being implemented.
- Ground investigation report must be submitted under a separate discharge of conditions application, with the Environment Agency consulted.
- Requests tighter construction controls, including reduced Saturday working, delivery restrictions and more robust dust management measures within submitted CEMP.

4.1.7 **SC Trees (County Arboriculturalist)**

- Early concerns raised regarding tree losses, planting specification, species diversity and root barrier provision.
- Following amendments, no objection on arboricultural grounds, subject to implementation of approved Arboricultural Assessment, AMS, Tree Protection Plan and landscaping details.

4.1.8 **SC Waste Management**

- Adequate space required for refuse and recycling storage (potentially three wheelie bins per dwelling).
- Highway layout must accommodate large refuse vehicles.
- Bin collection points required for plots on private drives, with residents informed accordingly.

4.1.9 **Sustainable Drainage (LLFA)**

- Drainage strategy not yet acceptable.
- Further information required on:
 - Greenfield runoff rates and climate change allowances.
 - Attenuation feature location and groundwater interactions.
 - Exceedance flow routing, flood risk mitigation and finished floor levels.
 - Ownership and long-term maintenance responsibilities.

4.2 Public Comments

4.2.1 Councillor Nigel Lumby

- Did not object to the principle of development, acknowledging the site's allocation in SAMDev.
- Raised concern that the scheme fails to deliver key facilities and community benefits identified in SAMDev and the (withdrawn) Draft Local Plan, including:
 - Additional parking near Albrighton railway station.
 - Usable public open space.
 - Football pitch provision, potentially in cooperation with St Mary's School.
 - Connectivity with future development to the east.
- Noted that earlier phases delivered only limited elements (children's play area and small fenced football area), with most remaining requirements unmet despite the majority of land now being developed.

Car Parking

- Expressed concern over the loss of previously provided community parking, including five school-related spaces used to reduce pressure on Shaw Lane.
- Acknowledged the increase to 11 parking spaces, but considered this to represent little overall gain.
- Welcomed the revised layout and turning area.
- Requested that the spaces be clearly identified as public parking, not visitor spaces, to avoid future conflict.

Football Provision

- Referred to earlier proposals involving cooperation with St Mary's School to reinstate and open up an underused football pitch for community use.
- Regretted the loss of this initiative following the change of developer.
- Suggested provision of a new access and small car park from the development as a community benefit.

Public Open Space

- Considered the proposed POS to be fragmented and lacking meaningful recreational space.
- Queried whether attenuation pond areas were incorrectly being counted as POS.
- Questioned the absence of defined play space and suggested reconsideration of pond design to create usable open space.
- Welcomed the cycleway/path through the site, noting improved village connectivity.

Connectivity

- Welcomed the indication of a future road connection to the eastern phase but requested it be clearly identified on plans to ensure delivery.
- Requested continued engagement with the developer to produce a scheme that could be supported at committee stage.

4.2.2 Albrighton and Donington Parish Council

- Welcomed the retention and renaming of public parking near Shaw Lane.
- Supported the east–west pedestrian pathway through the site, particularly where located alongside public open space.
- Considered the public open space and play provision inadequate, and expressed concern that POS is overly peripheral rather than centrally integrated.
- Raised concern that the affordable housing mix is weighted too heavily away from rented accommodation.
- Noted the lack of 2-bed and 3-bed rented affordable homes, for which there is local need.
- Expressed disappointment that there is no provision for bungalows within the scheme

4.2.3 Public Representations

Seven letters of objection have been received in relation to the scheme which are summarised as follows:

Flood Risk and Drainage

- The site is said to act as a flood plain, with Shaw Lane frequently flooding during heavy rainfall.
- Concerns that runoff from the site, high groundwater levels and the presence of a pond contribute to existing flooding.
- Objections state that the proposals lack sufficient clarity on surface water management, particularly during storm events, and may exacerbate flooding locally.

Highway Safety and Access

- The access onto Shaw Lane is considered narrow with poor visibility for vehicles exiting the site.
- Shaw Lane is described as heavily congested, particularly due to parking associated with the nearby school, railway station and medical practice.
- Concerns are raised regarding pedestrian safety, including high levels of footfall by children.

Car Parking Provision

- Strong objection to the removal of previously proposed public parking for the railway station and school.
- Earlier schemes are cited as including dedicated station and school parking to relieve pressure on Shaw Lane and Station Road.
- The current provision of a limited number of visitor spaces is considered inadequate and likely to worsen existing parking problems.

Cumulative Impact and Infrastructure

- Representations raise concern that ongoing and proposed development in

Albrighton is placing excessive strain on roads, parking and local infrastructure.

- It is argued that further development would exacerbate existing congestion and highway safety issues.

Layout and Public Open Space

- The proposed public open space is considered poorly designed, fragmented, and lacking integration with the overall layout.
- Objections state that it fails to provide meaningful community benefit or enhance the quality of the development.

5.0 THE MAIN ISSUES

Context

Access and Layout

Scale and Appearance

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 The principle of residential development on this site has been established through the granting of outline planning permission and its allocation under Policy ALB002. The purpose of this reserved matters application is to consider whether the submitted details of layout, scale, appearance and landscaping are acceptable and accord with the approved parameters established through the outline consent and relevant planning policy.

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.

6.1.5 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 and Layout**

6.2.1 Access, in the context of reserved matters, relates to accessibility to and within the site. This includes the siting and design of access points and circulation routes, and how these integrate with the surrounding access network. 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.

6.2.2 The proposed layout responds positively to the site context and approved outline parameters. The street hierarchy comprises a primary street leading from Millfield Road, secondary shared surface streets and private drives, creating strong permeability and legibility throughout the site.

6.2.3 Pedestrian and cycle connectivity is a key strength of the scheme. The proposed 3-metre-wide shared cycle and footway provides a clear east–west route through the site, linking Shaw Lane with future development to the east and facilitating convenient access to the centre of Albrighton, the railway station, local schools and associated services. In addition, the plans include provision for a pedestrian access gate into St Mary's Primary School, enabling direct and convenient connectivity. The final details of this access will be secured by condition, noting that discussions with the school are ongoing to agree final details.

- 6.2.4 Condition 10 of the outline permission requires the provision of 11 car parking spaces for community use. These have been appropriately located to the west of the site, in close proximity to the school and associated playing fields. The same condition also stipulates the provision of open space at a rate of 30 sq.m per bedroom, equating to a requirement of 0.786 hectares for the proposed development. The submitted scheme exceeds this requirement, providing a total of 0.85 hectares.
- 6.2.5 Condition 33 of the outline permission requires the submission of details of the play equipment to be provided within the development, together with a timetable for its implementation. Whilst these details are not required until prior to first occupation, indicative locations for the play equipment are shown on the submitted plans. The scheme also incorporates street furniture, including bins and benches. In the interests of ensuring their delivery, a planning condition is recommended to secure the detailed specification and implementation of these features.
- 6.2.6 Condition 10 of the outline permission also requires details of the mechanism for the provision of additional leisure facilities on or adjacent to the site. The submitted plans demonstrate the provision of an adoptable highway extending to a suitable location adjacent to the school playing fields. To ensure that the development facilitates future access at this point, a planning condition is recommended requiring the incorporation of dropped kerbs and associated infrastructure necessary to enable a future connection.
- 6.2.7 Parking is provided at a rate of one space per bedroom for one and two-bedroom dwellings, two spaces for three-bedroom dwellings, and three spaces (including garages) for four-bedroom dwellings. This approach ensures that sufficient off-street parking is available to meet the anticipated needs of future occupiers, whilst avoiding the over-provision of parking that can result in a car-dominated environment and poor urban design outcomes.
- 6.3 **Scale and Appearance**
- 6.3.1 Scale' deals with the height, width and length of each building proposed within the development in relation to its surroundings. 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.
- 6.3.2 The development comprises predominantly two-storey dwellings, which reflects the scale and character of surrounding residential areas. Building heights and massing have been carefully considered to ensure the development integrates comfortably with neighbouring properties and the adjacent primary school.
- 6.3.3 The scheme does not introduce formal character areas; however, visual interest is achieved through a varied palette of materials and dwelling types. Materials include

a mix of red multi-brick, render to selected units, and concrete or clay roof tiles.

6.3.4 Architectural detailing and materials are consistent across both market and affordable dwellings, ensuring a tenure-blind appearance.

6.3.5 The layout incorporates focal buildings and corner turner units at key locations to reinforce townscape legibility, frame street vistas and provide active frontages to streets and public spaces.

6.4 **Landscaping and Green Infrastructure**

6.4.1 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.

6.4.2 The landscape strategy makes effective use of existing site features, including mature trees, hedgerows and the central pond, which forms the heart of the public open space. These features contribute positively to local character, amenity and biodiversity.

6.4.3 Green corridors are provided along the northern and southern boundaries, offering buffers to neighbouring uses and ecological connectivity. The central open space is well integrated into the layout and is overlooked by surrounding dwellings, providing natural surveillance and a high quality environment for residents.

6.4.4 Sustainable drainage features are incorporated within the public open space on the lower parts of the site, responding appropriately to site topography and contributing to biodiversity and visual amenity.

6.4.5 Walls, fencing and planting have been proposed to clearly define the boundaries between the public and private realms within the development. The use of timber close-boarded fencing is deliberately limited within publicly visible areas, where more durable and visually appropriate materials, such as brick walling or metal railings, are proposed to ensure longevity and enhance the overall quality and appearance of the streetscene.

6.6 **Other matters**

6.6.1 The detailed drainage strategy will be secured through Condition 28 of the outline planning permission. The Lead Local Flood Authority has raised no objection to the principle of the proposed reserved matters scheme, and there is no indication that the development could not be accommodated within an acceptable drainage solution. The final drainage details will be agreed through the discharge of the relevant condition and are therefore not a matter requiring further consideration within the scope of this reserved matters application.

6.6.2 Several of the representations received from members of the public relate to

matters that were established and accepted at the outline stage. This includes, but is not limited to, the principle of access onto Shaw Lane, the impact of the development on local services and infrastructure within Albrighton, and the delivery of community benefits. These matters have already been assessed and resolved through the granting of outline planning permission, and the current proposal is considered to accord with the parameters and provisions of that consent.

6.6.3 The affordable dwellings within the scheme are distributed within two clusters as is the preferred approach of registered social landlords (as opposed to pepper potted throughout the scheme). Whilst not all the affordable dwellings are located off adopted highway as suggested by the affordable housing officer, it is noted that this is a suggestion put forward to reduce potential future maintenance costs of external areas rather than a requirement to make the development acceptable. The developer has confirmed that the proposals are deemed to be acceptable to their preferred provider.

6.6.4 In accordance with condition 12 of the outline consent, the Noise and Vibration Assessment identifies a range of mitigation measures to ensure acceptable living conditions for future occupants. These include the use of “good acoustic design” principles within the site layout, with dwellings set back from the railway and oriented to provide shielding to private amenity areas. Additional mitigation is proposed through the installation of acoustic boundary treatments, including 1.8m high imperforate fences or walls, to gardens affected by noise from the railway, A41 and the adjacent school. Enhanced building envelope measures are also required for plots closest to the railway, including upgraded glazing and acoustically attenuated trickle vents to control internal noise levels, particularly within bedrooms where higher performance specifications are necessary to address peak night-time noise events. The report also identifies the need for mechanical or alternative ventilation to enable windows to remain closed where required. No mitigation measures are considered necessary in respect of vibration, as levels are well below thresholds for adverse impact

7.0 CONCLUSION

7.1 The proposed development accords with the approved outline planning permission, relevant Development Plan policies and national guidance, including the National Planning Policy Framework, National Design Guide and Building for a Healthy Life.

7.2 The layout, appearance, scale and landscaping details demonstrate a high quality design response that integrates well with the surrounding context, provides a legible and permeable layout, and delivers a strong green infrastructure framework.

7.3 Subject to appropriate conditions, the reserved matters details are considered acceptable and capable of supporting a grant of planning permission.

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 Practice Guidance

Shropshire Core Strategy:
CS6 Sustainable Design and Development Principles
CS17 Environmental Networks

Site Allocations and Management of Development (SAMDev)Plan:

MD2 Sustainable Design
MD12 The Natural Environment
MD13 The Historic Environment
S1.1a Albrighton

SPD on the Type and Affordability of Housing

Albrighton Neighbourhood Plan

RELEVANT PLANNING HISTORY:

23/02095/OUT Outline planning permission for up to 90 dwellings, to include access only.
(Revised description) GRANT 28th October 2024
PREAPM/24/00290 Application for reserved matters approval (layout, appearance, scale and landscaping) pursuant to application 23/02095/OUT for a residential development comprising of 62 dwellings PREAMD 20th February 2025

AGENDA ITEM

- Proposed Residential
Development Land East Of

25/03227/REM Reserved matters of the layout, scale, appearance and landscaping for the residential development of 88no dwellings, pursuant to outline planning permission 23/02095/OUT PDE

25/03228/AMP Amendments to planning permission 23/02095/OUT - Replace 'Location plan reference SH5012_PL01' on Schedule 1 of the Decision Notice with, 'Local Plan reference 13006-FPCR-XX-XX-DR-A-0007_S3_P02' GRANT 26th September 2025

26/00607/DIS Discharge of conditions 19 (Phasing Plan), 24 (Access Engineering Details) and 25 (Phased Programme for Infrastructure Works) on planning permission 23/02095/OUT REFDIS 25th March 2026

26/00608/DIS Discharge of conditions 21 (Site Investigation Report) and 23 (Contamination Monitoring and Maintenance Plan) on planning permission 23/02095/OUT REFDIS 25th March 2026

26/00609/DIS Discharge of condition 26 (Construction Method Statement) and 27 (Traffic Management Plan) on planning permission 23/02095/OUT DISAPP 12th March 2026

26/00610/DIS Discharge of condition 28 (Surface and Foul Water Strategy) on planning permission 23/02095/OUT REFDIS 25th March 2026

26/00611/DIS Discharge of conditions 29 (Railway Excavation Works), 30 (Railway boundary & Risk Assessment) 31 (Ground compaction & Piling Risk Assessment) and 32 (lighting) on planning permission 23/02095/OUT SPLIT 25th March 2026

26/01244/DIS Discharge of Conditions 19 (Phasing Plan) 24 (Full engineering details of the proposed pedestrian, cycle and emergency access) 25 (Phasing programme for the delivery of the infrastructure / elements) and 32 (External Lighting) for planning application number 23/02095/OUT PCO

26/01245/DIS Discharge of Condition 28 (Surface and foul water drainage) for planning application number 23/02095/OUT REFDIS 1st May 2026

26/01588/DIS Discharge of Condition 21 and 23 (Contamination) on planning permission 23/02095/OUT PCO

Appeal

19/02731/REF Residential development of 74 Extra Care apartments and associated facilities, 6 bungalows and 58 houses; improved access DISMIS 1st November 2019

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1ROZ6TDKD000>

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 David Walker

AGENDA ITEM

-	Proposed Residential Development Land East Of
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Local Member
Cllr Nigel Lumby
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 below: (Plans to be added)

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. All public footpaths and cycleways detailed on the approved plans must be finished and available for use prior to occupation of the 80th dwelling hereby approved.

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

4. All hard and soft landscape works shall be carried out in accordance with the approved plans. The works must be carried out prior to the occupation of the 80th dwelling hereby approved. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5. Prior to the occupation of any dwelling hereby approved, details of the specification, materials, appearance and siting of the proposed street furniture, comprising of 4 public benches and 2 waste bins, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall also include a timetable for the implementation of these features.

The benches and waste bins must be provided in accordance with the approved details and timetable.

Reason: To ensure the provision of appropriate and high-quality public realm features in the interests of visual amenity and to support the usability and functionality of the development.

6. Prior to the occupation of any dwelling hereby permitted the final details of a scheme to facilitate pedestrian and cycle connectivity with St Mary's Primary School shall be submitted to and approved in writing with the Local Planning Authority along with a timetable for the implementation of these features. The scheme shall be provided in accordance with the approved details and timetable.

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Proposed Residential
Development Land East Of

Reason: To ensure ease of access to the educational facility and to promote access by means other than in a vehicle.

7. Prior to the construction of the vehicular access serving plots 28–31, details of the infrastructure (the dropped kerb) to be installed to facilitate a future public access point to the adjoining playing field shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the location, design, levels, surfacing, and any necessary engineering works required to enable the future connection. The infrastructure shall be installed in accordance with the approved details prior to the first use of the access serving plots 28–31 and thereafter retained as such.

Reason: To safeguard the delivery of future connectivity to the adjoining playing field and to ensure the development promotes permeability and accessibility in the interests of sustainable design and community benefit.

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Informative

Sufficient information has also been submitted with this reserved matters application to discharge the following conditions attached to application 23/02095/OUT: 6, 8, 9, 10, 11, 12, 13, 14, and 18 in so far as they relate to the submission or agreement of details.