

Minutes of Extraordinary Remote Meeting
Monday 17th August 2020, 7.30pm
Appendix 1.0: Agenda Item 20052 a.2

Reference: 20/02976/FUL

Address: Proposed Dwelling At 28 Grove Crescent, Woore, CW3 9SX

Proposal: Erection of one self-build dwelling

Applicant: Mr Donald Craven (Leaside, The Holborn, Madeley, Crewe, CW3 9DT)

Woore Parish Council reaffirms its views since the prior application in August 2019 (18/02585/FUL) and object to this current application on the following grounds;

1. The site of the application forms part of the larger site which was the subject of the earlier planning application no. 12/04496/OUT. In response to the earlier application, outline planning permission was granted for the erection of 21 dwellings, the formation of a vehicular access, the provision of open space, a recreational facility (namely a bowling green or tennis courts), including parking and a clubhouse, and the development of a wildlife corridor. The location of the intended recreational facility and parking and clubhouse are shown on the proposed site plan which was published on Shropshire Council's Planning Portal on 2nd November 2012. A further planning application, no. 16/01372/VAR, which was approved by Shropshire Council on 24th November 2016, varied Condition No 2 (approved drawings) attached to the outline permission to allow for an amended site layout plan. One of the changes permitted by the decision dated 24th November 2016 was the replacement of the recreational facility by a landscaped area, pond and a larger wildlife corridor.

2. The development permitted by the above planning permissions is being carried out in that the construction of some houses is complete and the construction of others is under way. The site of the current application is where the recreational facility and the associated parking and clubhouse were to be located in accordance with outline permission no. 12/04496/OUT and where the replacement landscaped area (or "landscaped open space" as it is described on both Plan P05 being the Proposed Site Layout published on the Planning Portal on 4th April 2016 and Plan P05 Rev Y being the Development Layout published on 3rd June 2016, on both of which it is the entire area left in white) was to be located in place of the recreational facility. It is the PC's contention that the granting of permission in respect of the current application, and the construction of the house in accordance with that permission, would render completion of the development permitted by permissions nos. 12/04496/OUT and 16/01372/VAR impossible. It is the PC's contention that those permissions, having been implemented, cannot now be abandoned.

3. The importance of the provision of open space in connection with new housing developments is addressed in SAMDEV. In this regard, the PC would refer to, and rely on, the comments and observations at paragraph 4.1.2 of the Report of the Planning Officer who dealt with planning application no 16/01372/VAR. That Report was published on Shropshire Council's Planning Portal on 24th November 2016. The PC suggests that it would be inappropriate to remove any of the landscaped open space provided for in that planning application. In other words, the granting of planning permission for the current application would have the detrimental effect of removing the landscaped open space provided for by application no. 16/01372/VAR.

4. The current application ecology report proposes the use of Laurel as a hedgerow plant which will border the fields. Laurel is an urban plant and is not in-keeping with the surroundings.

5. The footprint of the proposed dwelling is far larger than that of the existing barn which is a single storey dwelling.

*Subject to consultee comments.