

Appendix 1.0 - Minutes 8th November 2021

Woore Parish Council – item 21102 (a) Planning: Applications

- i. Reconsultation due to amendment:
Reference: **21/02985/REM** Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire (6th October 2021)
Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission 20/05302/OUT comprising 4no detached dwellings
*comments submitted via Delegated Powers in advance of meeting

Woore Parish Council would like to add further comments to the revised drawings and correspondence submitted by the Applicant on the 5th of October 2021 regarding Planning Application 21/02985/REM as follows:

The Parish Council entirely supports the Case Officers correspondence to the Applicant on the 6th October 2021 regarding the following:

I still hold initial concerns with regard scale and massing of the dwellings and whether they respect the character and grain of this part of the village.

The Applicant refers in the correspondence of the 6th of October to the Case Officer, to several areas within the Parish and Woore Parish Council would like to make the point that these developments were Granted prior the adoption of the Woore Neighbourhood Plan 2016-2036. The Neighbourhood Plan was developed by the residents of the Parish through extensive consultation with the residents, interested parties and landowners within Woore Parish, to ensure that future planning applications comply with the Policies of the Neighbourhood Plan now adopted.

Under a separate planning application (19/04125/FUL) for Plot 4 on the same site/development, Woore Parish Council supported the application in that it sits well within the size of plot, giving sufficient open space. The officers report on granting this application highlighted the following points below which the Parish Council would request the Applicant apply for the remainder of this development;

Permission Granted (5th March 2021) for Plot 4 Audlem Road, Woore 19/04215/FUL

4.2.1 Woore Parish Council

The Parish Council is in favour of the property design as it conforms to the Neighbourhood Plan subject to consultee comments. The Parish Council is still opposed to the access to the site. The site access has since been revised and is supported by the Highway Officer; the alterations will now retain the roadside lay-by

6.2 Siting, scale and design

6.2.1 The proposed dwelling has been positioned to maximise solar gains to the proposal, while minimising the impact to the neighbouring buildings. The proposal makes best use of the site with

the requirement of a two-story building. The proposal is set back 10.5m from the proposed access road edge, providing a landscaped garden to the rear of the property.

6.2.2 The proposed detached dwelling is of a two storey scale and will provide a hallway, cloak room, utility, WC, reading room, open plan kitchen / dining room, a bedroom with en-suite and an integrated double garage to the ground floor. The first floor will provide a master bedroom and a master en-suite, study, 2nd bedroom, bathroom, landing and a balcony area which is to be accessed via the master bedroom. The total internal floor area of the building is approx. 255m² with an additional 45m² of integral garage incorporated into the design to reduce the footprint. Comparatively, the proposed two-storey dwelling in application 18/05579/REM has an internal floor area of 299m² and 36m² of garage.

6.2.3 The proposal features a combination of Cheshire red brick and white/cream render as its principal materials, with slate on the visible roofs. These materials are very common throughout Woore, appearing on the majority of buildings nearby. The materials have been arranged to give the building an attractive and relatable sense of scale. Cheshire red brick is used particularly to the principal elevation to relate the building to the context of domestic houses in the immediate surroundings. The brick used in this proposal will be contextually appropriate and aesthetically considerate. K-rend silicone scraped texture is proposed for the render. Aluminum would be discreetly used in areas where waterproofing is required i.e., Page 6 of 16 copings, window frames etc. This aluminum would be powder coated in a dark grey colour to minimise its impact and where possible, rainwater goods will be concealed within the masonry. The amended scheme has a reduced level glazing on all elevations, most notably the rear and principal elevations. The window sizes are identical to those previously approved, and the amount of glazing on each elevation is also equivalent to that of the currently approved design. The proposal would feature glazing on the principal elevation, but this would be kept to a reduced scale to mimic the domestic nature of glazing on the nearby buildings. The glazing on the rear elevation will also be in-keeping with the local context. The glazing on this elevation would only be visible from the rear of the proposed site and the adjacent agricultural field; invisible to passers-by and the contextual built environment. The two sloping roofs that form the roof of the building all have a consistently identical pitch of 20 degrees, appropriate for slate tiles. The roofing material of this proposal will be slate. The hipped roof mimics the style of the roof at nearby Woore Manor.

6.2.4 The scheme has been designed to be sympathetic to the local character and reflects this in the choice of a materials to be used by local and neighbouring dwellings within the close context of the site. The design incorporates traditional Woore style that aims to add to the overall quality of the area. Whilst the proposed will be constructed using traditional materials, it also reflects that of a contemporary design and quality for aspirational modern living, while retaining a modest scale and unobtrusive appearance. Officers feel that the proposed layout, design and scale of the dwellings is considered to be acceptable on this residential development site and would not impact on the character of existing properties or the rural character of the local area.

6.4 Impact to the surrounding amenity

6.4.1 The proposed dwelling is set away from the shared boundaries of the site. It has been designed in a way that will generate no daylight issues and minimal overlooking concerns to the neighbouring

dwelling. The majority of the glazing will face towards the south-west (side and rear), where there are no neighbouring properties.

6.4.2 Taking into account the siting and orientation of the proposed dwelling, officers are satisfied that the proposed will not result in any direct impact on neighbouring properties and their amenity.

Other Comments for Consideration.

- The Applicant in the revised submission on the 5th of October 2021 still propose in the designs for Plot 2 and Plot 5 Mansard Roof Design which gives the appearance of three storey properties and does not address this issue.
- On Drg. No: 210928_PR_2_01 REV A, (Plot2) Section A-A, it has a note appended to the roof space *“Mansard Roof Space with Dormer Windows for potential for future fit-out by the property owner”*. The same is also stated for Plot 5 Drg. No: 210928_PR_5_02 REV A Plot 5 Floor Plan Drawings.
- Parish Council have major concerns throughout the Parish regarding ongoing Flooding and Sewerage issues that has now been reported to Shropshire Council and considerations to the Local Knowledge Expertise should be considered before this Planning Application is Granted:

The proposed method of dealing with the sewerage outflows into the existing 150mm sewer along Audlem Road is still undecided and they present 3 options:

- 1. Gravity connection.
- 2. Treated discharge to surface water system. Proposing pumping station or packaged treatment works in associated compound.

Option a. With this solution is a pumped rising main into the existing gravity sewer on Audlem Road. via a rising main.

Option b. is treated discharge into the surface water system.

- 3. Individual property treatment units such as the biodisc range.

The Parish Council would like to know which of these options has been agreed with Severn Trent. Options 2 and 3 have their inherent issues in the longer term and require considerable ongoing maintenance.

- In the event of a pump failure with option 2b, raw untreated sewage could be discharged into the attention pond and therefore pollute existing watercourses.
- In the event of a pump failure with Option 2a, untreated sewage could back up in the sewerage pipe and if not sorted quickly could spill out into the environment surrounding the manholes.
- Apart from Option 1, detailed annual maintenance is required to ensure these proposed systems work, which would fall under the remit of a legacy management company.

- There is a risk of significant flooding to adjacent land if there is a flood event beyond the allowed +40% capacity from climate change, for current SUDS design. The figure for Climate change is being revised upwards continuously.

Included in the Woore Parish Comments submitted on the 16th July 2021 and the 12th August 2021 were also the following which have not been addressed by the Applicant:

- **Tree Survey Report:**
Woore Parish Council does not dispute the experienced Arboriculturist's report but as the tree is identified as B1 and is classified as an Ancient Tree, request that the Woodland Trust supports and agrees with what is proposed in this report. Recently the Parish Council experienced a planning issue over a Protected Tree on a new development and wish to avoid a repeat of this regarding an Ancient Tree.
- There is now an actual change in the actual Site Plan 210609-P-PR-SP-4A as shown on 21/02985/REM against what was Granted on 20/05302/OUT Site Plan 201204-P-PR-5-PA-06 REV A. This is a significant difference in that the boundary line changes at the layby as this does not include the existing field gate entrance. One of the main contributors in supporting Planning Application 20/05302/OUT was: That Woore Parish Council Supports Planning Application 20/05302/OUT subject to all Consultee Comments as well as any Conditions that were applicable to 14/03637/OUT are applied to this application also. In addition, a Condition to be applied for the continuation of the existing hedgerow along the length of the layby with removal of the existing field gate. The layby shall be retained and maintained in such use as perpetuity in the interests of safeguarding a community asset. If Planning were to be granted on the new drawing this would mean that there would be then 3no entrances/exits to the A525. The previous site Plan did allow for access to the neighbouring field via the layout as designed, which the Parish Council still feels should be the new access point.

Woore Parish Council confirms its Conclusion of the submission on the 12th August as follows:

The Parish Council wishes to work with the Applicant in developing this site, but it must conform with the Woore Neighbourhood Plan, hence why we requested that the Applicant withdraws the Application as we feel that currently the issues raised previously have not been resolved. Also, The Parish Council would like to clarify that once any Planning Permission is Granted, then this Development becomes applicable for CIL Payments as it is no longer a Self-Build Development.

- ii. Comments in response to updated plans:
Reference: **21/02241/FUL** (24th May 2021)
Address: Proposed Development, Station Yard, Pipe Gate, Market Drayton, Shropshire
Proposal: Erection of four detached dwellings with detached garages; formation of estate roads; Application under Section 73A of the Town and Country Planning Act 1990 for the formation of access road and infrastructure (sewer)
*comments submitted via Delegated Powers in advance of meeting

Woore Parish Council confirms its submission of objection against the Planning Application 21/02241/FUL and would like the additional comments noted:

- The Parish Council are still awaiting a response to the email to Shropshire Council regarding Drainage Systems in Woore Parish, issued on the 1st September 2021.
- The Parish Council are in total disagreement, until proven otherwise, with the following Consultee Comments submitted by Severn Trent of the 28th September 2021, "As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied."
- The works were started without consent and the pre-commencement planning conditions not complied with.
- There is no detail of the s106 provision originally covered. This should be covered off before consent.
- There is no planning for works done to date.
- There is no building control consent for works done to date.
- The planning conditions from previous applications were not adhered to.
- What is the remediation strategy for the site?
- What will the applicant do about services laid to date? The Parish Council understand these were installed without a remediation strategy or input from statutory undertakers or the building control? If this is the case, how can the developer demonstrate the safety of, for example, the water supply?

All comments herein are also subject to consultee comments.

- iii. Reference: 21/04880/FUL (20th October 2021)
Address: Proposed Holiday Let Barn At Onneley Hall Farm, Newcastle Road, Woore, Shropshire
Proposal: Conversion of existing barn to provide holiday let together with erection of a pool building and installation of septic tank.

Woore Parish Council SUPPORT Planning Application 21/04880/FUL subject to complying with any Consultee/statutory comments and requirements and also noting the below.

Policy CS11 'Type and Affordability of Housing' of the Core Strategy indicates that all new open market housing development should make an appropriate contribution to the provision of local needs affordable housing having regard to the current prevailing target rate as set out in the

Shropshire Viability Index. However, the proposed holiday accommodation will be conditioned to restrict its use and not to be used as a permanent dwelling. On this basis the Housing Enabling Team have indicated no affordable housing contribution is required. If at such time in the future the occupier applies to remove the conditions to enable the accommodation to be open market then a financial contribution would be required.

- vi. Reference: 21/04881/FUL (20th October 2021)
 Address: Onneley Hall Farm, Newcastle Road, Woore, Shropshire
 Proposal: Erection of single storey extension with link to converted outbuilding

Woore Parish Council SUPPORT Planning Application 21/04881/FUL subject to complying with any Consultee/statutory comments and requirements.