

Appendix 1.0 - Minutes 13th December 2021

Woore Parish Council – item 21118 (a) Planning: Applications

- i. Reference: **21/04913/FUL** (4th November 2021)
Address: Proposed Residential Development Land To The South Of, Audlem Road, Woore, CW3 9RJ
Proposal: Erection of 1No dwelling to include integrated garage (revised scheme)
*comments submitted in advance of meeting via delegated powers, 19th November 2021.

Woore Parish Council SUPPORTS and is in favour of the property design, size and layout, as it conforms with the Woore Neighbourhood Plan and enables the dwelling to comply with the new access road outlined by 21/02985/REM.

- A Condition in Supporting this Planning Application is that it should not be granted permission until a surface and foul water drainage scheme has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to any commencement of work.

- The Landscape details only state "The proposal seeks to integrate a landscaped patio area within the layout of the landscape, while introducing grass lawn to most of the site. The landscaping will be minimal, transforming the current field to lawn and meadow." The Parish Council under Woore Neighbourhood Plan request that Policy HOU3 - Design I - Developments should incorporate a native British mix of plants within their landscaping, a scheme should be submitted for approval prior to any permission being granted.

All other relevant Conditions applied to the Granting of Permission to 19/04215/FUL should be applied also to this new Application and are subject to any further Consultee Comments received for 21/04913/FUL.

- ii. Reference: **21/02985/REM** (6th October 2021)
Address: Proposed Residential Development Land To The South Of Audlem Road, Woore, Shropshire.

Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline permission 20/05302/OUT comprising 4no detached dwellings

*comments submitted in advance of meeting via delegated powers, 16th November 2021, in response to further re-consultation notice. Additional correspondence sent to Case Officer 6th December.

Further Consultation Period expiring 17th November 2021:

Woore Parish Council submit the following comments regarding the above additional Consultation.

Overview is that this site consists of 5no Dwellings with Plot 4 covered under a separate approved application which the Parish Council supported. It's consideration in supporting was that the dwellings represented 18% of the overall site area, thus meeting Woore Neighbourhood Plan Policy HOU2 where applicable. The design also meets the requirements of Policy HOU3.

The Applicant has only submitted revised drawings for 2no plots out of the 4no dwellings proposed for the further Consultation. The overall proposals for the additional 4no dwellings regarding size to plot areas still represent insufficient open space and are contrary to Policy HOU1., Policy HOU2 a) do not adversely affect local landscape character and visual amenity.

The Parish Council feel this is highlighted and confirmed in the Street Scene drawings/proposals.

The Parish Council refer to the SC Conservation comments of 6th October 2021 which are applicable and in support of the Parish Council view that:

- The site is adjacent to designated heritage assets and curtilage buildings i.e. Woore Manor and its' curtilage buildings and dwellings being Grade II listed.
- The scale and massing of some of the dwellings has been reduced from what was submitted, they are all still large dwellings.

The Applicants revised plans for Plots 1 and 3 do not make significant differences in size, design and therefore the Parish Council comments are still applicable as submitted on the 20th October 2021 for these Plots.

The Applicant has not provided revised drawings for Plots 2 and 5, therefore the Parish Council must assume there are no changes to the reference numbers stated in the Parish Councils submission on the 20th October 2021. Therefore, these plots are contrary to a number of Policies within HOU3 - Design, confirmation below:

- 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.

Referring to the Landscape proposals the Parish Council note it is proposed that each plots' boundary is proposed Heritage Estate Fencing, Policy HOU3 Design calls for:

- H) Development should support features beneficial to wildlife where appropriate.
- I) Developments should incorporate a native British mix of plants within their landscaping.

The applicant refers through the various correspondence with the Case Officer to what was approved previously for this development in 2018, as well as referring to street scene and they have used existing properties in the locality as examples. Again, the Parish Council wish to confirm that the Woore Neighbourhood Plan was ratified by Shropshire Council in July 2019 and what was granted/built previously should not be a consideration. The

residents of Woore Parish carried out the process through the Consultation procedure so that the Neighbourhood Plan can influence local planning decisions as part of the statutory development framework and avoiding previous issues in maintaining the character of a rural settlement, with the objectives:

- To ensure that any new housing developments be relatively small, unobtrusive and reflect local needs.
- To maintain the rural character of the Parish of Woore.

In conclusion, the Parish Council again OBJECT to these revised proposals as stated above and confirm the comments in the previous submission of objection were applicable. Once the applicant submits plans/drawings that conform with the Woore Neighbourhood Plan then consideration will be given to support a future application.

- iii. Reference: **21/05051/FUL** (29th October 2021)
Address: Farcross, London Road, Woore, CW3 9RQ
Proposal: Erection of single storey rear extension together with internal alterations and conversion of existing garage to form self-contained annex.
*comments submitted in advance of meeting via delegated powers, 28th November 2021.

Woore Parish Council SUPPORT Planning Application 21/05051/FUL for the erection of single story rear extension together with internal alterations and conversion of garage to form a self contained annex at Farcross , London Road, subject to complying with any Consultee/statutory comments and requirements.

A Condition in supporting this Planning Application is that it should not be granted permission until a surface and foul water drainage scheme has been submitted and approved in writing by the Local Planning Authority.

The approved scheme shall be fully implemented prior to any commencement of work, with the relevant Statutory Authorities having carried out surveys of the current drainage infrastructure within the Parish and confirmation that it can handle the additional discharge requirements of this application.