

Development Management
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

16th September 2021

Dear Sir/Madam

**RE. VARIATION OF APPROVED PLANS (CONDITION 4) AND VEHICULAR ACCESS TO THE SITE (CONDITION 8) -
OUTLINE PERMISSION FOR THE ERECTION OF SIX DWELLINGS (17/06143/OUT) AT SILVER BIRCH, MILL LANE,
HIGHER HEATH, WHITCHURCH, SY13 2HR**

Peter Richards and Co. have been instructed by Shingler Homes limited to seek a variation to the outline consent Ref; 17/06143/FUL for the redevelopment of Silver Birch, Mill Lane, Higher Heath.

The variation seeks to amend the access position, please note a reserved matters application is being readied with the intention of being submitted shortly.

Plans submitted with this application illustrates the proposed relocation of the access to the north-east corner of the site. The applicants are confident that this amendment will improve the development allowing proposed dwellings to have south facing rear gardens alongside allowing the retention of a category A tree in the south-east corner.

BACKGROUND

The applicants are experienced house builders working across Shropshire and have successfully developed a number of attractive and popular schemes.

In reviewing the indicative layout submitted with the outline application for the redevelopment of Silver Birch the applicants have identified a number of issues relating to this development which they wish to alter.

ACCESS

It is acknowledged that the original outline application obtained permission for access and it is recognised that Condition 8 of the approval specifies the access to be as per Drawing No AB01-001. Plans are submitted with this application proposing an alternative access position, which will enable an improved layout whilst not hampering visibility or the safety of traffic accessing or egressing the development.

In consideration of the tree report submitted with the original application, it is acknowledged that a category B oak tree will need to be removed to facilitate the access, but as a result of relocating the access a category A beech tree can be retained.

Relocation of the access further north is considered a betterment in that the access will still enter onto the highway linking Mill Lane with the former Gro-continental site. But increases the distance from the bend in Mill Lane, on the approach to the proposed access, which will improve visibility and ensure minimum visibility splays of 2.4m x 43m in both directions.



SCALE

It is acknowledged that the original permission secures the scale of the development at 6no. dwellings and the proposed plans reflect this number.

LAYOUT

It is acknowledged that the appeal inspector considered layout of the approved scheme, however it is considered the proposed amended access position allows a similar linear pattern of development whilst making the most of the sites orientation.

PLANNING APPRAISAL

The principle of development has been deemed acceptable following the granting of the appeal APP/L3245/W/18/3205100.

The key and relevant policies formed in Shropshire Council's Core Strategy adopted in March 2011 and Shropshire Council adopted the SAMDev (Site Allocations and Management of Development) Plan are;

Policy CS4: Community Hubs and Clusters: Ensuring that all development in Community Hubs and Community Clusters is of a scale and design that is sympathetic to the character of the settlement and its environs, and satisfies policy CS6

Policy CS6: Sustainable Design and Principles

Policy CS17: Environmental Networks

MD2: Sustainable Design

MD3: Delivery of Housing Development

MD12: Natural Environment

PROPOSAL

This application looks to vary Conditions 4 and 8 of 17/06143/OUT (APP/L3245/W/18/3205100) which states;

4. The development hereby permitted shall be carried out in accordance with the following approved plans: AR XX ST PL 100 001, AR XX ST PL 100 002 Rev A and AB01-001 but only in respect of those matters not reserved for final approval.

8. Vehicular access to the site shall only be via the access shown on the Proposed Site Plan (Drawing No AB01-001).

It is requested that condition 4 is replaced with;

4. The development hereby permitted shall be carried out in accordance with the following approved plans SIL01 P-001 Location Plan and SIL01 PL-002 Massing Layout 6 (6 Plots) but only in respect of those matters not reserved for final approval."

And it is requested condition 8 be changed to;

8. Vehicular access to the site shall only be via the access shown on the Proposed Site Plan (Drawing SIL01 PL-002 Massing Layout 6 (6 Plots))."

Please do not hesitate to contact us if we can provide any further information.

Yours faithfully

Peter Richards MRICS
Chartered Surveyor

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