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Shropshire  
 Council

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Bransley Cottage

Address Line 1

Broom Green Junction With A4117 To The Leasowes Junction

Address Line 2

Address Line 3

Shropshire

Town/city

Bransley

Postcode

DY14 0BZ

Description of site location must be completed if postcode is not known:

Easting (x)

365544

Northing (y)

275370

Description

Postal address is:

Bransley Cottage  
Cleobury Mortimer  
Shropshire  
DY14 0BZ

Site is situated on the property land, located to the south of Bransley Cottage. What3words reference: refrain.steered.kilt is for lodge location

## Applicant Details

### Name/Company

Title

Mrs

First name

Sharon

Surname

Handy

Company Name

### Address

Address line 1

Bransley Cottage

Address line 2

Address line 3

Town/City

Cleobury Mortimer

County

Shropshire

Country

United Kingdom

Postcode

DY14 0BZ

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

107.10

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Change of use from a garden room to a holiday let only.

There will be no additional development to the size of the garden room. Any changes will be cosmetic and to the interior of the Garden Room.

The garden room is a wooden structure with a pent roof and measures 5m x 4m. It was built in April 2021 and has a 3 m deck in front, located at the end of our garden. This has previously been solely for our own enjoyment, particularly in the summer months. We had a water supply and mains electricity installed for our own convenience. There is a soakaway for grey waste, there is no brown waste as we have had an incinerator toilet installed as an eco-friendly alternative to a flushing toilet.

Bransley Cottage as a whole has an accessible driveway from the lane, with parking and turning space for 4 vehicles and clear view of the lane on exit.

As there is no additional site work required, there will be no impact on the highway, nor disruption to any existing services.

The intention is for the holiday let to be aimed at walkers with view to attracting visitors to the area and making full use of the shops and business in the town, as well as enjoying the extensive network of excellent walking trails South Shropshire has to offer.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

As previously stated, the site has a garden room and deck in situ to the southern end of the garden owned by Bransley Cottage

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

4

### Total proposed (including spaces retained):

4

### Difference in spaces:

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes  
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

**Exemption:**

Planning applications submitted before commencement of Biodiversity Net Gain (12th February 2024)

**Reason for selecting exemption:**

Planning application submitted 9th February 2024, following pre-planning application on 8th January 2024

Note: Please read the help text for further information on the exemptions available and when they apply

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

Other

There will be no foul sewage as the garden room has an incinerating toilet

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

Waste collection bins will be provided and this waste will be collected kerbside alongside the existing general waste from Bransley Cottage.  
No additional services required.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

As above, bins will be provided and refuse collected kerbside alongside the existing collections from Bransley Cottage. No additional services will be required.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

### Housing Type:

Other

### 1 Bedroom:

1

### 2 Bedroom:

0

### 3 Bedroom:

0

### 4+ Bedroom:

0

### Unknown Bedroom:

0

### Total:

1



| Proposed Social, Affordable or Intermediate Rent Category Totals | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom | Unknown       | Total |
|--|-----------|-----------|-----------|------------|---------------|-------|
| Total  | Total     | Total     | Total     | Total      | Bedroom Total |       |
|  | 1         | 0         | 0         | 0          | 0             | 1     |

## Existing

Please select the housing categories for any existing units on the site

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Totals

|   |   |
|---|---|
| Total proposed residential units            | 1 |
| Total existing residential units            | 0 |
| Total net gain or loss of residential units | 1 |

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes
- No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

PREAPP/24/00019

Date (must be pre-application submission)

08/01/2024

Details of the pre-application advice received

Summary from Case Assessment:

It is considered that the principle of the development is likely to be acceptable from a highways perspective, subject to the access, visibility, parking and turning facilities being commensurate with the local conditions and highway safety. Therefore, any future planning application should include all details necessary to assist with the appropriate consideration and determination of the proposals, from a Highways & Transport perspective.

The proposal will utilise an existing access, and the proposal will not be an unacceptable intensification of the site.

Any future planning application should provide all details necessary to assist with the appropriate determination from a Highways and Transport perspective. As well as demonstrate that the associated visibility splays, parking and turning facilities are commensurate with the prevailing local highway conditions, in accordance with 'Manual for Streets 1 & 2'.

The applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e., wheelie bins & recycling boxes). Specific consideration must be given to kerbside collection points, to ensure that all visibility splays, accesses, junctions, pedestrian crossings, and all trafficked areas of highway (i.e., footways, cycle ways & carriageways) are kept clear of any obstruction or impediment at all times, in the interests of public and highway safety.

The existing foul and surface water drainage infrastructure is sufficient and therefore no additional details for an application would need to be submitted.

Summary from response letter:

- The scheme may be liable for a Community Infrastructure Levy (CIL) payment (although my understanding is that existing floor space currently in use may be deducted from the calculation, thereby lowering or even negating the contribution). For more information and a liability form see <https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil/>.
- Besides relevant policies, the Case Assessment document includes full consultee comments on your enquiry and requirements for validating a planning application.
- The requisite site layout or 'block' plan should provide the vehicular access and parking details requested in the Highways Development Control Team's comments, as well as clearly identifying the building in question.
- Elevation drawings would not be required provided no external alterations are proposed.
- The building is well screened by existing trees and hedges, and provided these are retained I would not anticipate any significant landscape impact.
- The building is also well separated from the neighbouring property's domestic curtilage, so noise and overlooking are unlikely to be problematic.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Sharon

Surname

Handy

Declaration Date

05/02/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sharon Handy

Date

09/02/2024