

# DECISION NOTICE



## DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>Location:</b>	Severn Valley Railway , Station Lane, Bridgnorth, Shropshire
<b>Proposed Development:</b>	Erection of 2-storey building to include workshop/stores/office and staff facilities and 53-bed hostel accommodation; single storey cafe building; refurbishment of station building to include retail area; elevational alterations; removal of temporary buildings and provision of additional car parking and associated works
<b>Application No.</b>	16/00156/FUL
<b>Date Received:</b>	15th January 2016
<b>Applicant:</b>	Severn Valley Railway (Holdings) PLC

Shropshire Council hereby **GRANT FULL PLANNING PERMISSION** subject to the conditions listed below.

### STANDARD CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).
2. The development shall be carried out strictly in accordance with the approved amended plans and drawings.  
  
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.
3. Prior to the above ground works commencing on the single storey station building samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.  
Reason: To ensure that the external appearance of the development is satisfactory.

4. Prior to the above ground works commencing on the staff hostel and workshop building samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

5. The windows and any glazed doors in the northwest elevation of the hostel and workshop building facing The Hawthorns shall be permanently glazed with obscure glass with windows also being fixed lights unless upon inspection of the building it is concluded by the Local Planning Authority that obscure glazing measures are not required. Any obscure glazing /fixed lights that is required shall be installed before the areas that they serve are first brought into use and shall thereafter be retained. No further windows or other openings shall be formed in that elevation.

Reason: To preserve the amenity and privacy of adjoining properties.

6. The ground floor storage areas of the staff hostel and workshop building shall be used purely for storage purposes only.

Reason: To safeguard the amenities of adjacent residential properties.

7. No construction (and/or demolition) works shall take place before 07:30hrs on weekdays and 08:00hrs on Saturdays nor after 18:00hrs on weekdays and 13:00hrs on Saturdays; nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of occupiers of nearby properties from potential nuisance.

8. The development hereby approved shall be carried out strictly in accordance with the submitted Ecological Impact Assessment by Swift Ecology Report No C1411-1 dated December 2015.

Reason: To ensure the protection the ecological interests.

9. All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium.

Reason: To safeguard the character and amenity of the area.

10. All pre-commencement tree protection measures detailed in the approved Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be fully implemented, before any development-related equipment, materials or machinery are brought onto the site. Thereafter the approved tree protection measures shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site. The development shall be implemented in strict accordance with the approved AMS and TPP. Any tree protection area fenced in accordance with this condition shall be treated as a construction exclusion zone (CEZ); vehicles shall not traverse and nothing shall be stored or placed and ground levels shall not be altered nor any excavation made within the CEZ, without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

11. The approved tree planting scheme shall be implemented as specified and in full within the timescale agreed with the Local Planning Authority.

If within a period of five years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies, is uprooted or removed, or, becomes seriously damaged or diseased, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season.

Reason: To ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

12. Before the car park hereby approved is first brought into use the improvements to the junction with Oldbury Road shall be implemented and completed as shown on drawing No. 100 Rev P1 contained within Appendix D of the submitted Transport Statement dated January 2016.

Reason: In the interests of highways safety.

13. Prior to the construction works commencing on the car park and new access road, details of the construction and surfacing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the car park and new access are first brought into use.

Reason: To ensure satisfactory construction, drainage and finish of the site and to avoid flooding.

## **CONDITIONS THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES**

14. Before any development commence on the staff hostel and workshop building , details of the following shall be submitted to and approved in writing by the Local Planning Authority: finished floor level in relation to the existing ground levels including cross sections through the site. The work shall be carried out in accordance with such details as may be approved in writing by the Local Planning Authority.

Reason: This information is required before the commencement of development to safeguard the character and amenity of the area; and to safeguard the amenities of adjacent residential properties.

15. Prior to the commencement of the development, including any works of demolition, a Construction Method Statement shall have been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

Reason: This detail is required prior to commencement to avoid congestion in the surrounding area and to protect the amenities of the area.

16. Prior to the commencement of the single storey station building details of the foul drainage, and surface water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The use of soakaways should be investigated in the first instance for surface water disposal. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval. The development shall be carried out in complete accordance with the approved details.

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

17. Prior to the commencement of the staff hostel and workshop building details of the foul drainage, and surface water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The use of soakaways should be investigated in the first instance for surface water disposal. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval. The development shall be carried out in complete accordance with the approved details.

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

18. Prior to the commencement of the car park and new access road construction details of the surface water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

19. Prior to the commencement of the relevant work on each building details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details

Reason: To safeguard the character and amenity of the area.

20. Before the development commences with respect to the new single storey station building details of the roof construction including details of eaves, undercloaks ridges, valleys and verges (where relevant) shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall be carried out in complete accordance with the approved details.

Reason: To safeguard the character and amenity of the area.

21. Before the development commences with respect to the staff hostel and workshop building details of the roof construction including details of eaves, undercloaks ridges, valleys and verges (where relevant) shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall be carried out in complete accordance with the approved details.

Reason: To safeguard the character and amenity of the area.

22. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The site is known to hold archaeological interest. This information is required prior to the commencement of the development as it relates to matters which need to be confirmed before the development proceeds in order to ensure a sustainable development.

23. Notwithstanding the landscaping details submitted with the application and before any development commences on the staff hostel and workshop building and car park and new access road, a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall refer to landscape details, materials and finishes, both for the hard landscaping around the buildings, the car parking and access/egress roads, and the soft landscaping and planting within Fields 1,2 and 3; and shall include:
- a) Planting plans, including wildlife habitat and features (e.g. hibernacula).
  - b) Written specifications (including cultivation and other operations associated with plant, grass and wildlife habitat establishment).
  - c) Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate. Native species used to be of local provenance (Shropshire or surrounding counties)
  - d) Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works.
  - e) Implementation timetables.

The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscaping scheme which would safeguard the character and amenity of the area; and to safeguard the amenities of adjacent residential properties.

24. Before any development commences on the single storey station building a scheme of hard landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall include materials and finishes, around the buildings and the implementation timetable. The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales.

Reason: To safeguard the character and amenity of the area.

25. No development-related works (including vegetation / site clearance, ground levelling and demolition, if relevant) shall commence on the staff hostel and workshop building and car park and new access road and no equipment, materials or machinery shall be brought onto the site, until a scheme has been submitted to and approved in writing by the local planning authority to safeguard trees, woody shrubs and hedges to be retained on and adjacent the site.

The scheme shall be based upon an Arboricultural Impact Assessment and include an Arboricultural Method Statement and Tree Protection Plan, prepared in accordance with and meeting the minimum tree protection requirements recommended in British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations, or its current version.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

26. No works associated with the development of the staff hostel and workshop building and car park and new access road shall commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a tree planting scheme, prepared in accordance with British Standard 8545: 2014 Trees: from Nursery to Independence in the Landscape - Recommendations, or its current version, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall include:

- a) details of the trees and shrubs to be planted in association with the development, including species, locations or density and planting pattern, type of planting stock, size at planting, means of protection and support, planting period and date of completion, and measures for post-planting maintenance and replacement of losses;
- b) details as relevant of the specification and location of the barriers to be installed prior to commencement of development (and / or any other measures to be taken), for the protection of ground reserved for the planting identified in a) above.

Reason: To ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

#### **CONDITIONS THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT**

27. Prior to the first occupation of the staff hostel and workshop building details of the following to be installed around the application site shall be submitted to and approved in writing by the local planning authority:
- a. a minimum of five artificial nests suitable for small birds (such as robin, blackbird, tit species, sparrow and swallow); and
  - b. a minimum of five bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species.

The approved details shall be implemented in full prior to the occupation of the building.

Reason: To ensure the provision of nesting opportunities for wild birds and to minimise disturbance to bats, a European Protected Species.

#### **CONDITIONS THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT**

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or

without modification), no external alterations shall be carried out or external plant shall be installed on the staff hostel and workshop building.

Reason: To maintain the scale, appearance and character of the development and to safeguard residential and / or visual amenities.

29. Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK.

Reason: To minimise disturbance to bats, a European Protected Species.

### **Informatives**

In determining this application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:  
National Planning Policy Framework  
National Planning Practice Guidance

Shropshire Core Strategy policies:  
CS5 Countryside and Green Belt  
CS6 Sustainable Design and Development Principles  
CS16 Tourism, Culture and Leisure  
CS17 Environmental Networks  
CS18 Sustainable Water Management

SAMDev policies:  
MD2 Sustainable Design  
MD11 Tourism facilities and visitor accommodation  
MD12 Natural Environment  
MD13 Historic Environment

Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework paragraph 187.

Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or

from the Local Planning Authority. The fee required is £97 per request, and £28 for existing residential properties.

Failure to discharge pre-start conditions will result in a contravention of the terms of this permission; any commencement may be unlawful and the Local Planning Authority may consequently take enforcement action.

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Services Fire Safety Guidance for Commercial and Domestic Planning Applications which can be found using the following link:  
<http://www.shropshirefire.gov.uk/planning-applications>

Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus an allowance of 20% for climate change.

Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

Should soakaways are not feasible, full drainage details and calculations to limit the discharge rate from the site equivalent to a greenfield runoff rate as described in the FRA should be submitted for approval.

The site for the proposed station building is considered a brownfield site. Should soakaways are not feasible, drainage details and calculations to limit the proposed discharge, for the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event as in accordance with the Non- Statutory Technical Standards for Sustainable Drainage Systems dated March 2015.

The proposals include removal of a number of trees and there are proposals for new planting in the southern field. It is recommended that the landscaping proposals include a new hedgerow or line of native trees should be planted on the northern site boundary (backing onto adjacent residential gardens) to maintain the wildlife corridor function in this area.

All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

If a live bat should be discovered on site at any point during the development then work must halt and Natural England should be contacted for advice.

Great Crested Newts are protected under the European Council Directive of 12 May 1992 on the conservation of natural habitats and of wild fauna and flora (known as the Habitats Directive 1992), the Conservation of Habitats and Species Regulations 2010 and under the Wildlife & Countryside Act 1981 (as amended).

If a Great Crested Newt is discovered on the site at any time then all work must halt and Natural England should be contacted for advice.

Where possible trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should



be sealed with a closefitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.

On the site to which this consent applies the storage of all building materials, rubble, bricks and soil must either be on hardstanding, pallets or in skips or other suitable containers to prevent their use as refuges by wildlife.

The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.

All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email [buildingcontrol@shropshire.gov.uk](mailto:buildingcontrol@shropshire.gov.uk) or visit our website [www.buildshropshire.co.uk](http://www.buildshropshire.co.uk) for pre-application advice and a competitive fee.

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" which can be found using the following link: <http://www.shropshirefire.gov.uk/planning-applications>

### **Approved Drawings**

<b>Plan Type</b>	<b>Plan No.</b>	<b>Date Received</b>
Site Location Plan	001, Rev. A	22.02.2016
Block Plan	010, Rev. G	07.07.2016
Other documents	011 CAR PARK, Rev. D	07.07.2016
Proposed Floorplans	020 GROUND FLOOR STAFF HOSTEL, Rev. E	07.07.2016
Proposed Elevations	022 STAFF HOSTEL, Rev. D	07.07.2016

Proposed Elevations	023 STAFF HOSTEL, Rev. D	07.07.2016
Other documents	024 HOSTEL ROOF, Rev. F	07.07.2016
Other documents	012 TREE PLAN, Rev. A	14.01.2016
Proposed Floorplans	021 STAFF HOSTEL, Rev. D	14.01.2016
Proposed Elevations	038 STATION, Rev. A	14.01.2016
Proposed Elevations	039 STATION, Rev. A	14.01.2016
Existing Elevations	035 STATION DEMOLITION	14.01.2016
Existing Elevations	036 STATION DEMOLITION, Rev. A	14.01.2016
Existing Floorplans	034 STATION DEMOLITION, Rev. A	14.01.2016
Proposed Floorplans	037 STATION, Rev. A	14.01.2016
Other documents	040 STATION ROOF, Rev. A	14.01.2016

**16/00156/FUL**

*IE Kilby*

**Ian Kilby, Development Manager**  
**Date of Decision: 16th August 2016**

## **NOTES**

### **Appeals to the Secretary of State**

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then the applicant can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

An appeal must be made within six months of the date of this notice, or 12-weeks if the scheme is for that of "household" development, or minor commercial application, or within 8 weeks in the case of advertisement appeals. The appeal must be made on a form which can be obtained from the Planning Inspectorate at Customs Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/organisations/planning-inspectorate>

Where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is 28 days of the date on the decision notice or the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA has to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 week deadline).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

### **Purchase Notices**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council requiring the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.