

(c) TWC/2016/0521 – Land adjacent 3 Charlton, Telford, Shropshire

This application sought full planning consent for the erection of 1 no. dwelling to provide a two bedroom bungalow adjacent to no. 3 Charlton.

The Planning Officer explained that due to issues around the septic tank on the land that a different red line on the location plan was needed and as this could not be treated as a minor amendment a new application had been submitted.

Cllr J Seymour, Ward Councillor for Wrockwardine, spoke against the officer recommendation as she felt that a precedent for development had already been set. Issues had arisen with the siting of the bungalow on the plans on the previously granted permission which had been placed over a septic tank. There would be no opportunity at a later date for an infill plot as the septic tank could not be moved due to it serving 3, 5, 7 and 9 Charlton. She commented that a turning circle could be provided which would keep the open views.

The Planning Officer explained to Members that there was still a live planning permission which could be implemented up to 11 March 2017. The new proposals were 25m away from the existing dwelling, compared to 15m on the extant permission and only 1-2m from the rear boundary. A recent Planning Inspectorate decision had since confirmed that Charlton was not a suitable settlement for development.

During the ensuing debate some Members considered that this was a suitable site for development as there were other larger builds taking place within the area, it was within the village and was a small bungalow. The principle of development had already been established and the septic tank should have been picked up on the earlier permission. It was suggested that a condition to remove permitted development rights be added and the application be allowed subject to the previous permission being removed. A Member asked about the relationship between the old permission and a new permission if Members were minded to grant and the Legal Advisor informed Members that if they were minded to approve this application that the previously granted permission would lapse given that it overlapped with the proposed dwelling, so it was physically impossible to build both.

On being put to the vote the recommendation of refusal was defeated. Subsequently a recommendation of approval was made and seconded. Following a vote it was unanimously:

**RESOLVED** – that with respect to planning application TWC/20150521 delegated authority be granted to the Development Management Service Delivery Manager to grant outline planning permission for the following reasons:

**Whilst the proposal is contrary to Policy CS7, the principle of allowing a dwelling has already been established by the previous grant of planning permission and there would only be one dwelling built on site as it was physically impossible to implement both permissions so the original permission will lapse. Members considered that the difference in siting between these two dwellings was minor.**