

DECISION NOTICE

DETERMINATION OF APPLICATION FOR APPROVAL OF RESERVED MATTERS

Town and Country Planning Act 1990

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

Location:	Land Rear Of Beech Croft Vicarage Lane Highley Shropshire
Proposal:	Approval of reserved matters (appearance) pursuant of 23/00065/OUT for the erection of 3No dwellings to include access, layout and scale
Application No.	26/00439/REM
Date Received:	5th February 2026
Applicant:	Mr Ian Houghton
Date of Decision:	15th May 2026

Shropshire Council hereby **GRANT RESERVED MATTERS APPROVAL** subject to the conditions listed below. Please note that the conditions must be met otherwise legal action may be taken to prevent the development from proceeding

JUSTIFICATION FOR APPROVAL

The principle of residential development of the area outlined in red on the Location Plan was approved under 23/00065/OUT. The matters of access, scale and layout were considered and approved at the outline stage. The matter of landscaping was approved under a subsequent Discharge of Condition application (23/05309/DIS). The reserved matter under consideration of this application is appearance.

The proposed external materials, tree protection measures, landscaping, access, drainage, ecological issues and footway provision were all conditioned on 23/00065/OUT and discharged under 23/05309/DIS and 25/00982/DIS and any subsequent development will need to comply with these discharged conditions.



The proposed appearance of the approved dwellings will not have any adverse impact on the character and appearance of the area, the visual amenity of the site, residential amenity or highway safety. Therefore, the appearance is appropriate and acceptable.

The development is exempt from the provision of a 10% biodiversity net gain given that the extant outline consent predates the legislation in this regard.

The proposal is therefore consistent with the aims and objectives of the Council's Core Strategy policies CS6 and CS11; SAMDev policies MD2 and MD3; the Type and Affordability of Housing SPD and the NPPF (2024).

ADDITIONAL CONDITIONS

STANDARD CONDITIONS

1. All conditions pursuant of Outline Planning Permission 23/00065/OUT, dated 05.06.2023, are unaffected by this approval and shall remain applicable and in full force unless otherwise varied or discharged in writing by the Local Planning Authority.

Reason: To define the development and to ensure that the development is implemented in accordance with the approved details.

2. Any development will need to comply with all information submitted and approved under previous Discharge of Condition applications 23/05309/DIS and 25/00982/DIS unless further discharged.

Reason: To define the development and to ensure that the development is implemented in accordance with the approved details.

3. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

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

4. The development hereby permitted shall not be first occupied brought into use until the areas shown on the approved plans for parking, loading, unloading, and turning of vehicles has been provided properly laid out, hard surfaced and drained. The space shall be maintained thereafter free of any impediment to its designated use.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

5. All construction, demolition and clearance works shall only take place during the hours of 8.00am - 6.00pm Mondays to Fridays; and 8.00am - 1.00pm Saturdays with no works being carried out on Sundays, Bank or Public Holidays.

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

SCHEDULE 1 - Approved plans, drawings, documents

Description	Reference	Date Received
Mixed/Combined Plans	1531 - P - 001	05.02.2026
Mixed/Combined Plans	1531 - P - 002	05.02.2026
Mixed/Combined Plans	1531 - P - 003	05.02.2026

INFORMATIVES

Building Regulations

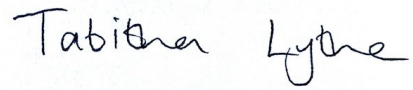
If your proposed project requires Building Regulations Approval or you are unsure whether it does please contact us on 01743 258710, email buildingcontrol@shropshire.gov.uk or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

Fire Safety

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>

Listed Building

If your project relates to a Listed Building please be aware that if, during the process of obtaining Building Regulation Approval or undertaking Fire Safety works amendments to the scheme as approved under the Listed Building Consent are requested, it is very likely that you will need to amend your approved drawings regardless of how minor the alteration may be. If this is the case, please contact the Case Officer and they will determine what action is required. Work should not be proceed until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).

A handwritten signature in black ink that reads "Tabitha Lythe". The signature is written in a cursive style with a large 'T' and a long, sweeping 'y'.

Tabitha Lythe

Planning and Development Services Manager

Case officer: Tracie Witkiss, Planning Officer, 01743 258705

Southern Team, planning.southern@shropshire.gov.uk - 01743 258920

NOTES

Conditions

You will see that your decision notice includes a number of conditions:

- You must comply with all of the conditions. If you are unclear about any of them, please contact the Planning Officer who dealt with the application.
- Some of the conditions may require you to submit further information to the Council for approval. Most conditions will need to be complied with before you start work on site.
- If you think any of the conditions are unreasonable you may appeal to the First Secretary of State, through the [Planning Inspectorate](#).
- Please also ensure that you comply with the requirements of any Legal Agreement that may accompany the planning permission.

Informatives

Your decision notice includes a number of informatives. This gives you some extra guidance and advice which will help the development process. Please note your Decision Notice gives permission only under the Town and Country Planning Acts. You may need other approvals, for example under the Building Regulations, or Party Wall Act, or permission from your neighbour to go onto his/her land.

Amendments

If you need to alter your approved drawings please send full details to us regardless of how small the alteration is. Your case officer will determine whether this can be agreed through a simplified exchange of correspondence or whether a revised application needs to be submitted. Further guidance can be found at www.shropshire.gov.uk/planning . You should not commence work until the amendment has been approved in writing by the Council. This is particularly important if the project involves a Listed Building and work should not be proceeded until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).

Appeals to the Secretary of State

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

Where an enforcement notice has already been served in respect of the same or substantially the same development, you must submit any appeal within 28 days of the date of this notice.

If an enforcement notice is served after the date of this notice, relating to the same or substantially the same land and development, you must submit any appeal within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice [12 weeks for a householder appeal], whichever period expires earlier.

Householder applications: if this decision relates to a householder development, any appeal must be submitted within 12 weeks of the date of this notice.

Minor commercial applications: if this decision relates to a minor commercial application, any appeal must be submitted within 12 weeks of the date of this notice.

Advertisement consent: if this decision relates to an application for express advertisement consent, any appeal must be submitted within 8 weeks of the date of receipt of this notice.

All other cases: any appeal must be submitted within 6 months of the date of this notice.

Appeals should be made online via Appeal a planning decision - <https://appeal-planning-decision.service.gov.uk/before-you-start>

If you do not have access to the internet and needs assistance submitting an appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000, who will provide details of available support options.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the process at Make an appeal to the Planning Inspectorate - <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State may allow a longer period for submitting an appeal, but this power is used only in special circumstances that justify the delay.

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

If you intend to submit an appeal and wish it to be determined by way of an inquiry, you must notify both the Local Planning Authority (appeals@shropshire.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further information about this requirement is available on [GOV.UK](https://gov.uk).

Purchase Notice

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner 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 Council, requiring the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990 (as amended).