

# 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>	17 St Marys Road And Wheatland Garage, Much Wenlock, Shropshire, TF13 6HN
<b>Proposed Development:</b>	Change of use of C3 dwelling to storage associated with service station and use of rear amenity to form parking area with EV chargers
<b>Application No.</b>	25/01576/FUL
<b>Date Received:</b>	24th April 2025
<b>Applicant:</b>	Mr J Corbo
<b>Date of Decision:</b>	31st July 2025

Shropshire Council hereby **REFUSE FULL PLANNING PERMISSION** for the following reasons.

### REASONS FOR REFUSAL

1. The proposed development would result in the loss of a residential dwelling in a rural Market Town for which insufficient justification has been provided for its change of use and where housing availability is limited. No evidence has been submitted to demonstrate that the dwelling is no longer suitable for residential use or that the proposed storage use is essential to the operation of the adjacent service station. The expansion of the commercial use into existing terraced housing on a residential street would be incompatible with the surrounding character and would fundamentally alter the nature and use of the site. The proposal is therefore contrary to Policies CS1, CS6, CS11, MD1, and MD3 of the Shropshire Local Plan and Paragraphs 61-84 of the National Planning Policy Framework (NPPF), which seek to protect housing stock and

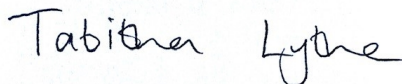


maintain residential uses where appropriate.

2. The application fails to provide sufficient information to assess the impact of the proposed development on neighbouring residential amenity, particularly in relation to the introduction of EV charging points adjacent to shared boundaries. No Noise Impact Assessment has been submitted, despite the site's proximity to existing dwellings in an area with low ambient noise levels. The proposed use is likely to result in increased noise, vehicle movements, and general disturbance, particularly from deliveries and service station operations. As such, the proposal is contrary to Policy CS6 of the Shropshire Core Strategy, Policy MD3 of the SAMDev Plan, and relevant policies in the Much Wenlock Neighbourhood Plan.

3. The proposal fails to demonstrate that the access and parking arrangements are safe and suitable for the intended use. No details have been provided to show how vehicles will enter, exit, or manoeuvre within the site, particularly in relation to the use of existing accesses from both St Marys Road and St Marys Drive. The lack of clarity raises concerns about visibility, traffic flow, and pedestrian safety. The proposal is therefore contrary to Policy CS6 and CS7 of the Shropshire Core Strategy and the NPPF, which require development to provide safe and accessible transport arrangements.

4. The loss of garden space and introduction of hardstanding and EV charging infrastructure would detract from the visual quality of the area and appear out of keeping with the established residential character of the street. While the external appearance of the dwelling may remain largely unchanged, the proposed use and its associated structures would not take into the account the immediate local context and residential character or safeguard local amenity. Nor would it function well and add to the overall quality of this residential area. The proposal is therefore contrary to Policies CS6 and MD2 of the Shropshire Local Plan and the design principles of the NPPF.



**Tabitha Lythe**  
Planning and Development Services Manager

Case officer: Gemma Price, Planning Officer, 01743254995  
Southern Team, [planning.southern@shropshire.gov.uk](mailto:planning.southern@shropshire.gov.uk) - 01743 258920

## 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 under Section 78 of the Town and Country Planning Act 1990 (as amended).

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.

**If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority ([appeals@shropshire.gov.uk](mailto:appeals@shropshire.gov.uk)) and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.**

### **Purchase Notices**

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 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 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 (as amended).