
TELFORD & WREKIN COUNCIL

PLANS BOARD – 10TH DECEMBER 2008

Schedule 1 : Planning Applications for determination by Board

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Agenda Type : A

W2007/1254 Residential development (Outline planning application)
Plot E, Pool Hill/Doseley Road, Dawley, Telford, Shrops
Recommendation Code: OLG
Ward: Dawley Magna

APPLICANT:
English Partnerships

RECEIVED ON:
03/09/07

PARISH
Great Dawley

WARD
Dawley Magna

CASE OFFICER:
Kath Whitfield

This application was deferred by members at Plans Board on the 19th November 2008 to enable members to undertake a site inspection.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Policy, highway access, design and site levels, past mining and ground conditions.

PROPOSAL:

This is an outline application for residential development on a plot of land to the east of Doseley Road and north of Pool Hill Road, Dawley. This site forms one of 4 sites being put forward by English Partnerships. The application suggests that up to 45 dwellings could be provided on this site with a mix of dwellings and apartments between 2 and 3 storeys in height and including split level dwellings to make best use of the levels of the site. The concept diagram submitted with the application suggests three development platforms be provided. Two would be served by accesses off Doseley Road and southern area (three dwellings) by private access off Pool Hill. A landmark building (three storeys high) is suggested at the northern end of the site fronting Upper Pool Hill. Two storey development is suggested for the southern half of the site. All matters are reserved for subsequent approval.

PLANNING HISTORY:

The site has the benefit of 7(i) approval number 236 - Land at Horsehay/Doseley in 1991. The site is one of a number of plots along Pool Hill Road for which permission was granted by this approval. It was estimated that the site would be suitable for 4 dwellings. Large areas to the north and east of Pool Hill Road, to the north-west of the site would be retained as open space/paddocks.

SITE AND LOCATION:

The site is located approximately one kilometre to south west of Dawley Centre and 1.5km from the Town Centre. It is irregular in shape and bounded to the north by Upper Pool Hill, to the west by Doseley Road and to the south and west by existing dwellings fronting Pool Hill. There is existing residential development to the south and east of this site with a small area of woodland south of Pool Hill between the site and the development off Duckett Drive. There are extensive areas of open space to the west of Doseley Road.

The site covers an area of 1.21 ha and slopes steeply from the higher ground to the north and east towards the south. There is a drop of 14 metres from north to south. There is existing hedgerows and vegetation around the boundaries of the site that screen it. At present access into the site is from Pool Hill Road and the land is used for rough grazing. There are four mineshafts within the site and a further 2 shafts within 20m of the site.

POLICIES:

In the Core Strategy DPD the following policies are relevant:

- CS1 - Homes
- CS3 - Telford
- CS5 - District and Local Centres
- CS11 - Open Space
- CS15 - Urban Design

In the Wrekin Local Plan the following saved policies are relevant:

- H22 - Community Facilities
- UD2 - Urban Design Criteria
- T22 - Planning Obligations
- OL6 - Open Land
- LR4 - Outdoor Recreational Open Space
- LR6 - Developers contributions to outdoor recreational open space provision within new residential developments
- EH14 - Land Stability
- EH7 - Land contamination
- EH8 - Remedial action on contaminated land

The site is shown for housing on the proposals map for the Wrekin Local Plan.

National Planning Guidance is given in:

- PPS 1 -Delivering Sustainable Development (including planning and climate change)
- PPS 3 - Housing
- PPS 9 - Biodiversity and Geological Conservation
- PPG 14 - Development on unstable land
- PPS23 - Planning and Pollution Control

CONSULTATION RESPONSES:

The Council's Leisure & Recreation Officer has requested a contribution of £600 per dwelling to be used to improve/upgrade nearby play provision at Dawley Park in accordance the requirements of policies LR4 & LR6 of the Wrekin Local Plan. In addition the site is located adjacent to a site that has a long term use as a fairground site with around 4 events per annum. Existing residents are used to this facility and he is concerned that new residents may object to the noise this use generates. Any new development should be designed with appropriate measures to minimise noise. He would like the area to be signed and for new residents to be made aware of the use of this open land to the north of the site.

Environment Agency have looked at the flood risk assessment and accept the principles proposed to reduce flood risk including the proposals for water attenuation. This will, however, need to be reviewed when further information is available at the

detailed design stage. Conditions requiring detailed surface water drainage works and surface water run-off limitation are suggested. In addition the Desk Study report for contamination concludes that further investigation will be required and this should be subject of a condition. There is also need to protect controlled waters from contamination and a need to demonstrate that the impact of surface water drainage will not impact on the stability of the site.

Shropshire Wildlife Trust recommended a bat survey as they have records of bats in the vicinity. The bat survey showed that there were no bats on the site.

Environmental Health and Engineering Services have no objections but in view of the past mining consider that the site may be contaminated. They have recommended conditions requiring a contaminated land study. In addition there are both treated and untreated shafts on the site which will need to be addressed and appropriate stand-off incorporated into any layout. There may be problems of disposal of surface water as there are no surface water sewers available and soakaways may not be appropriate because of ground conditions. Surface run-off should not exceed existing green field run-off.

The Council's Education Department have requested a contribution towards the provision of primary school facilities generated by the development and suggested £53,503 based on their formula.

The Council's Housing Department have suggested provision be made for affordable housing on the site and requested 30% affordable split as 20% social rented and 10% shared ownership. Discussions on dwelling sizes and types need to take place.

The Council's Highways Officer has no objections in principle to the development subject to the provision of two suitable access points off Doseley Road. Private drives to serve a maximum of 3 dwellings off Pool Hill Road will be acceptable. A two metre wide footpath should be provided along the length of the site linking to Dawley Centre to the north from Pool Hill Road. In addition a contribution of £12,000 towards upgrading and lighting adjoining footpaths to the nearby schools is requested.

Great Dawley Parish Council has major concerns over the number of new dwellings. They comment that the site is on a dangerous road on a steep hill with no traffic calming measure. This road is not designed for additional dwellings. There may also be issues of flooding of existing properties.

There have been 8 letters from households close to the site and a petition with eleven names objecting to the development. Cllr Helen Williams has requested that this application be considered by Plans Board so she can put forward local views.

The main points of concern relate to the following matters:

- Loss of green space and natural habitat and subsequent affect on wildlife
- change to the semi-rural character of the area
- Potential loss of privacy to existing dwellings adjacent to the boundary of the site
- Potential noise affecting existing dwellings
- Additional traffic on Doseley Road which is already congested during busy period and is exacerbated by the lack of footpaths and poor street lighting

- Traffic along Doseley Road travels at high speed potentially resulting in dangerous junctions and potential accidents. Upper Pool Hill Road junction is dangerous and additional traffic will make it worse
- Additional traffic on Pool Hill which is already substandard
- Need for footpath/cycleway along Doseley Road
- Local bus provision inadequate so people would need to use cars
- Treatment of mineshafts could affect stability of the area
- Drainage will need to be upgraded and there may be issues of flooding due to the slope of the land
- Loss of view and loss of value to existing property
- Are additional houses needed in view of the Lawley development
- House types and apartments do not reflect development in the area

PLANNING CONSIDERATIONS:

This site has the benefit of a S7(i) approval under the New Towns Act which includes several areas for residential development, one of which is the current application site. The site does, therefore, have the benefit of an existing extant planning permission though English Partnerships have now agreed to submit new planning applications for all their undeveloped sites to take account of recent changes in legislation and government guidance.

Policy CS1 of the Core Strategy seeks to provide 1330 homes per annum up to 2011. The majority to these will be provided within Telford (policy CS3). Policy CS5 requires new housing development within the District Centres or on sites highly accessible to these centres.

The site lies within an area allocated for residential development within the Wrekin Local Plan and is adjacent to areas of Green Network (policy OL3 of the Wrekin Local Plan) to the north and east of the site.

The site lies about 1 km south-west of Dawley Centre. There is the regular amberline bus service within 400m along Manor Road to the east of the site. The site can, therefore be considered to be accessible to a District Centre as required by policies CS 5 of the Core Strategy.

The site covers an area of approximately 1.21ha. It is a steeply sloping site with the highest parts to the north and east. It will require substantial earthworks to provide suitable development platforms. There may, as a result, be issues of slope stability that will need to be addressed. Any development will need to take account of the sloping nature of the site and the applicants suggest that split level dwellings will be appropriate on parts of the site.

A desk top study has been carried out in accordance with policies E7, E8 and E14 of the Wrekin Local Plan which has looked at the potential issues of land contamination, shallow mining, existing mineshafts on the site and land stability. There are four mineshafts within the site and two close to the site which will restrict the area available for development. These shafts have been plugged but not capped and it will be necessary to provide an appropriate stand-off. As this is an area of shallow mineworkings and there was a former gasworks on the site there may well

be some associated land contamination and further investigation including gas monitoring will be necessary. There is also radon gas on the site and protective measures will be necessary. This will be a difficult site to develop in terms of ground conditions and land stability but it is considered that, subject to appropriate remediation, including treatment of the mineshafts, and earthworks to create development platforms most of the site can be developed.

At the last meeting of Plans Board, members expressed reservations about the capacity of the local highway infrastructure to accommodate this development. However, the Highways Officer considers that the existing road network can accommodate the development. He has accepted that access to the site can be provided off Doseley Road with two new junctions. A maximum of three dwellings can be served by private drives off Pool Hill Road to the south. This will result in the loss of part of the existing hedgerow along Doseley Road and along the southern boundary of the site. In addition the developer will need to provide a 2 metre wide footpath along Doseley Road as part of any development to link the development to the existing footpath network to Dawley centre and has agreed a contribution of £12,000 for improvements to the footpaths to the nearby primary and secondary schools.

In terms of drainage the site is likely to be unsuitable for use of soakaways. Other methods to reduce surface water flows will be required before it enters the sewers in Duckett Drive. In addition the flood risk assessment suggests that some form of intervention may be required to limit surface water from outside the site particularly to the north. Surface water drainage issues will need to be carefully considered at reserved matters stage. There are foul sewers in Duckett Drive.

The applicants have submitted an urban design concept plan as required by policy UD2 of the Local Plan. The applicants have suggested that up to 45 dwellings could be provided on three development platforms including some three storey apartments. This will give a density of 37 dwellings per ha. The presence of mineshafts is a constraint to development particularly at the northern end of the site which will be retained as open space. The apartments will be located towards the northern end of the site to take advantage of views to the south. On the middle platform there could be some split level dwellings to respond to the changes in levels of the site. At the southern end of the site development will be two storey to reduce the impact on existing properties along Pool Hill Road. There is a mix of house types in the area and development up to three storeys in height is felt to be acceptable. The development areas will be linked by a footpath running north to south. It is considered that the suggested layout will provide an appropriate and acceptable response to the constraints of the site and opportunities provided.

In order to meet the requirements of policies LR4 and LR6 of the Wrekin Local Plan requiring all developments to make provision for recreational facilities the applicants have agreed to pay a contribution of £600 per dwelling towards off-site play facilities.

Contributions to the provision of affordable housing and education have been agreed. As a result the difficult ground conditions and cost of remediation 22.5% affordably housing has been agreed. In addition £53,503 has been accepted as the

appropriate contribution to offset the impact of the development on primary school education.

On balance it is considered that the site is suitable for residential development. This is will not be an easy site to develop and care will be needed to ensure that appropriate account is taken of the levels, mineshafts, potential contamination, highway requirements and drainage. These issues can be covered by appropriate planning conditions.

RECOMMENDATION: Subject to the applicant/owner entering into a Section 106 agreement to provide a financial contribution to off-site outdoor recreational provision, education facilities, improvements to the footpath and 22.5% affordable dwellings then delegated authority be granted to the Head of Planning to GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

1. a1 Standard Outline
2. a2 Submission of reserved matters
3. b10 Submission of reserved matters
4. b11. General details required
5. b12 Environmental Survey
6. b23 Landscape Design
7. b30 Road Design - amended - to include provision of a 2 metre footpath along Doseley Road, road drainage to a suitable outfall
8. b50 Foul and Surface water drainage including surface water run-off limitation
9. b46 Slope stability
10. b44 Contaminated land (amended)
11. b43 shafts treated
12. b42 shafts untreated
13. b33 on site construction to include site environmental management plan.
14. Non Standard Environment Agency condition re piling and foundation design
15. Non Standard Environment Agency condition re no infiltration of surface water drainage into the ground.
16. b41 Shallow mineworking
17. b42 Shafts untreated
18. Non Standard - The reserved matters application shall be broadly in accordance with the layout in the Urban Design Concept Plan received on 24 September 2008.
19. Non Standard - no more than three dwellings to be served off Pool Hill Road
20. Design of dwellings at northern end of the site to provide noise mitigation from the adjoining land used as a fairground site.

REASONS FOR APPROVAL:

This site benefits from an existing planning permission under the New Towns Act for residential development and is an allocated site for residential development in the Wrekin Local Plan. The Local Planning Authority considers that the development of this site is in keeping with the requirements for new housing development as set out in the Core Strategy Development Plan and the saved policies of the Wrekin Local Plan. This is a difficult site that will require substantial works to enable it to be developed. The submitted concept plan respects the character of the surrounding area and will result in an appropriate development that will respect the character and

appearance of the area. Contributions have been agreed towards off-site recreation facilities, primary school provision, affordable housing and footpath improvements.

Notes

Agenda Type : A

W2008/0372

Temporary agricultural workers dwelling associated with 11,000 bird woodland free range poultry unit

Land at, Greenacres Farm, Stanton Road, Ellerdine Heath, Shropshire.

Recommendation Code: FG

Ward: Ercall Magna

APPLICANT:
Mr & Mrs Bethell

RECEIVED ON:
25/03/08

PARISH
Ercall Magna

WARD
Ercall Magna

CASE OFFICER:
Shawn Fleet

Following a recent review of current case law in respect of the superseding of historic Section 106 agreements, it has been noted that the previous committee resolution in respect of the substitution of the original legal agreement for an agricultural workers dwelling is not in line with current best practice. Accordingly, Members are asked to reconsider the previous recommendation.

The crux of the matter lies in the use of specific items in the earlier recommendation (see below). The use of the term 'revocation' involves a distinct legal process through which the Council formally seeks to take action to quash the earlier agreement. This course of action however lies at odds with the preceding term that this action is voluntary.

To overcome this dichotomy, the conflict between pursuing a formal legal process as opposed to a direct agreement between the parties concerned, it is recommended that the earlier recommendation is simplified to confirm a single course of action.

For the clarification of any doubt, the voluntary agreement between the parties involves the applicant agreeing through a unilateral undertaking under Section 106 of the Planning Act not to implement the earlier planning consent if approval is granted for the provision of a similar dwelling in a different location.

The applicants have already submitted a draft agreement to the Local Planning Authority which has been considered by the Council's Solicitor. This agreement establishes that the applicant will not implement the approved application W2005/0591 for the agricultural workers dwelling. This agreement is felt by your officers to offer sufficient protection to the Council to allow enforcement action to be taken through a court injunction if both dwellings are built. In due course, the earlier approval will lapse by virtue of the time limitation condition.

As it is intended that the proposed dwelling will be for use a temporary period within which it is hoped that the applicant will prove the commercial viability of the poultry operation over a period of three years, the agreement will also restrict occupancy of the dwelling to agricultural workers.

For clarity, the condition attached to the original consent in respect of installation of the mobile home and the timing of the stocking of the poultry unit with birds has been recommended.

Accordingly, the revised recommendation is as follows:

RECOMMENDATION: Subject to the applicant entering into a Section 106 Unilateral Undertaking not to implement the earlier planning permission W2005/0591 and to secure the occupancy of the dwelling hereby approved as an agricultural workers dwelling, then delegated authority be granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 – Three year time limit
2. A5 - Temporary permission for 3 years from the date of grant of consent
3. B16 - Details of materials required
4. B19 - Details of enclosure required
5. B29 - New access
6. B50 - Drainage
7. D126 - Agricultural occupancy condition
8. Non Standard - The mobile home shall not be placed on site until such time that either of the free range poultry units approved by applications W2008/0375 or W2005/0587 has been constructed in accordance with the approved details and brought into use.

Informative

1. SIE22: Conditions
2. SIE26: Reasons
3. SIA6: S106 Required

REASONS FOR APPROVAL:

The proposed agricultural workers dwelling is acceptable on this site off Stanton Road. It would not have a significant impact on the visual characteristics of the surrounding area, or appear out of context in the landscape, as it would be set in farming landscape against a backdrop of existing hedgerows.

The earlier report presented to the Plans Board Meeting on 2 July with a revised recommendation to confirm the scheme as a full application is set out below for information.

This application was initially considered by Members at the Plans Board Meeting on 11th June. The conditions attached to the report were for outline approval although the application was for full consent. Accordingly, the application is presented to Members for approval of the appropriate conditions. In addition, the recommendation has been revised to reflect the agreed amendment to the requirements of the s106 agreement.

In all other respects, the officers report remain as originally presented.

The revised recommendation and conditions are as follows:

RECOMMENDATION:

Subject to the applicant entering into a Section 106 Agreement to provide for the voluntary revocation of planning permission W2008/0591 then delegated authority be granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 – Full permission
3. A5 - Temporary permission
4. B16 - Details of materials
5. B19 - Details of enclosure
6. B29 - New Access
7. B50 - Drainage
8. D126 -Agricultural Occupancy Condition

Informative

1. SIE22: Conditions
2. SIE26: Reasons
3. SIA6: S106 Required

REASONS FOR APPROVAL:

The proposed agricultural workers dwelling is acceptable on this site off Stanton Road. It would not have a significant impact on the visual characteristics of the surrounding area, or appear out of context in the landscape, as it would be set in farming landscape against a backdrop of existing hedgerows.

The original report follows.

OBJECTIONS: No.

MAIN ISSUES: Viability of the poultry unit, functional need for the dwelling and visual impact.

PROPOSAL:

Temporary agricultural workers dwelling to serve already approved poultry unit (W2005/0587) and new poultry unit subject to application W2008/0375

SITE AND SURROUNDINGS:

The site is situated to the south of Stanton Road, Ellerdine Heath. The application area is currently used for turf growing and is surrounded by native hedges. A small pond and cluster of trees lies to the south of the site on the boundary. A deep conifer tree bank lies immediately to the west of the site.

On the northern side of Stanton Road are two dwellings, 1 and 2 Windy Oak Cottages. The proposed dwelling is to be sited close to the main road adjacent to a new access.

HISTORY:

W2005/0591: Agricultural Workers Dwelling – Approved at appeal

PLANNING POLICY:

National Planning Guidance

PPS3: Housing

PPS7: Sustainable Development in Rural Areas

Core Strategy

Policy CS7: Rural Area

Wrekin Local Plan

UD2: Design

E6: Rural Employment General

CONSULTATION RESPONSES:

Highways Engineer: No objection

PLANNING CONSIDERATIONS:

This application is for the creation of a temporary agricultural workers dwelling in support of the proposed new free range poultry business at Greenacres Farm, Ellerdine Heath.

It should be noted that the applicants already have planning permission for a residential dwelling in association with the already approved poultry business which is to be situated on the northern side of Stanton Road. The applicants are not seeking permission for a second dwelling but rather permission to re-site the existing unit to a more central location that can best serve the two sides.

It is proposed that the temporary dwelling is sited approximately 35m away from the main road adjacent to the existing access. The building is to be surrounded by new landscaping consisting of hedgerows and trees.

In due course, should the enterprise prove successful, the applicants have indicated that a permanent dwelling would be sited slightly closer to the main road in front of the existing temporary unit which, when removed, would allow space to be created for a garden to the rear of the new house.

The primary considerations here are the visual impact of the unit on the landscape, its ability to serve the needs of the birds in the two poultry units and whether the dwelling can meet the tests as prescribed in PPS 7.

Whilst the building will be visible from passing traffic when it is immediately put in place, it is felt that the proposed landscaping will soften the edges to the development and minimise its impact on the character of the area. This can be further enforced through conditions in respect of the colour and appearance of the temporary building to ensure that it is painted in either green or a dark colour as opposed to being a bright visual feature in the landscape. It is also felt that the site when landscaped will lend itself well to the siting of a dwelling as the character of Ellardine Heath is to a certain extent characterised by a series of individual dwellings situated close to the roadside as opposed to the more traditional cluster of properties in a village pattern.

Due to its central location, it is felt that the building will be better sited to meet the needs of either poultry unit allowing the occupier to quickly respond to any welfare needs that the animals may have on either side.

In respect of the tests as prescribed in PPS 7, advice has been sought from Reading Agricultural Consultancy on the financial appraisal submitted by the applicants and the functional test matters. Given the scale of operation being proposed across the two sides and the fact that the applicants have already secured permission for a temporary dwelling for the northern site, it is felt that the relevant tests have been met. Consideration is also being given to whether any existing properties are available within the immediate vicinity of the birds to avoid the necessity of a separate dwelling being constructed in the countryside however no such property is available and as a result no objection is raised to the current proposal.

The applicants have submitted a draft s106 to secure the property to the poultry unit. On this basis therefore, it is felt that the proposed dwelling agricultural workers dwelling is acceptable and subject to conditions and a section 106 agreement to secure its ongoing use as an agricultural workers dwelling, it is recommended that this application be approved.

RECOMMENDATION:

Subject to the applicant entering into a Section 106 agreement to provide financial contributions towards environmental improvements then delegated authority be granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A1 - Outline permission
2. B10 - Standard outline
3. B11 - General Details required
4. A5 - Temporary permission
5. B16 - Details of materials
6. B19 - Details of enclosure
7. B29 - New Access
8. B50 - Drainage
9. D126 -Agricultural Occupancy Condition

Informative

1. SIE22: Conditions
2. SIE26: Reasons
3. SIA6: S106 Required

REASONS FOR APPROVAL:

The proposed agricultural workers dwelling is acceptable on this site off Stanton Road. It would not have a significant impact on the visual characteristics of the surrounding area, or appear out of context in the landscape, as it would be set in farming landscape against a backdrop of existing hedgerows.

Notes

Agenda Type : A

W2008/0626 Residential development to include access (Outline application)

*****AMENDED

APPLICATION*****

Land at, Newport Business Park, Audley Road, Newport, Shropshire.

Recommendation Code: OLG

Ward: Newport West

APPLICANT:
St Modwen Properties Plc

RECEIVED ON:
27/06/08

PARISH
Newport

WARD
Newport West

CASE OFFICER:
Kate Stephens

THIS APPLICATION WAS DEFERRED BY MEMBERS AT PLANS BOARD ON 24TH SEPTEMBER 2008 TO ALLOW A FINANCIAL VIABILITY ASSESSMENT TO BE UNDERTAKEN.

The planning update to members explained that the applicants did not agree to provide 35% affordable housing, as set out in the Core Strategy Policy CS6 for Newport, due to difficulties in the current economic downturn climate, but would provide 20%. Officers negotiated 25% affordable housing. Officers had sought advice from the Council's Asset & Property dept who considered the applicant's financial listings not unreasonable and the Council did not have evidence to the contrary. Therefore officers considered that this 25% provision was on balance acceptable.

At Plans Board Members expressed concerns that this would set a precedent to other developments in Newport and that the Council ought to be sure that the justification for providing less affordable housing than that stated in Policy CS6 was justified. Hence Members requested the application be deferred for a more detailed analysis of the applicant's financial information.

Officers have since sought the advice of a consultant and have received their findings, which are summarised below as follows:

- The applicant's information (a schedule of expenditure) is not relevant for the purpose of carrying out a viability assessment with a view to determining an appropriate affordable housing element to be specified in an S.106 Agreement.
- The financial information from St. Modwen sets out a schedule of expenditure headings and costs anticipated in procuring the site to a developable state. There is no evidence of the cash flow.
- There is no information provided as to construction costs, i.e. even on an overall cost per square metre basis, numbers of and variants of house types, assumed open market valuations and indications of timescale.
- What is needed to be able to assess the viability of the proposed housing development on the site is the following:
 - Proposed site layout indicating the different house types and plots;
 - Different house type layouts which also confirm floor areas;

- Developer's development costs including construction costs, fees, other on-costs etc;
- Open market sales values that the developer has worked to in arriving at his overall financial outturn position;
- Indicative programme for the development (useful but not crucial).
- It is not considered a reasonable approach by the developer to attempt to negotiate the affordable housing position on the basis of the information provided.
- It is also the case that the greater the element of affordable housing the more impact it has on reducing the site value but it is not possible to be specific at this stage due to the limited information available.
- It should be noted that the affordable housing impact on site value is the very reason why a viability assessment on a fully developed site needs to be undertaken. Attempting an assessment on the basis of land value only significantly compromises a realistic assessment of the full development potential of the site.
- The Council's Core Strategy specifies a 35% affordable housing element on developments in Newport and it is considered appropriate for this position to be maintained unless sufficient and credible information is provided which is able to justify a review of the policy position for this site. As the policy is very clear as to its intent for achieving affordable housing provision, then any challenge needs to be credible and supported by appropriate information in order to provide a realistic basis for negotiation.
- The limited information presently available does not support the argument for 25% affordable housing and is insufficient to enable a realistic viability assessment to be undertaken.

The applicant has been advised of the consultant's findings and that additional information is required of them. Members will be updated.

The original report is attached below:

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Suitability of the site for housing, highway and traffic issues.

THE PROPOSAL:

This is an outline application, to include access with all other matters reserved, for residential development on the Newport Business Park and Hanson's concrete mixing plant. An initial indicative layout shows 55 dwellings arranged broadly in horseshoe configuration, and suggested to be a mix of 2, 2 and a half and three storey properties. The applicant wishes to increase the numbers to 60 dwellings. The proposal shows two access points into the new development – one at the existing business park main site entrance on the bend of Audley Road and Audley Avenue, and the other off Avenue Road on the site of the carpet shop and the existing cement works access, opposite Newport Junior School. The indicative

layout shows potential to provide future pedestrian links through with Bellman's Yard which gives access to the High Street and the town centre.

THE SITE:

The 1.59ha site is the former Business Park which had a number of vacant and discussed industrial buildings and Hanson's cement mixing works. Most of the buildings are currently being demolished and the site is almost cleared save for the cement works. The Somerfield and Waitrose supermarkets are to the north and west of the site with their car park and rear service areas backing onto the site boundaries. Access to the Business Park is off the bend of Audley Road and Audley Avenue and access to the cement works is off Avenue Road alongside the carpet shop opposite Newport Junior School. The site is located within the built up area of Newport within walking distance of Newport town centre as well as junior and secondary schools and is situated within a predominantly residential area.

CONSULTATION RESPONSES:

Council Highway Engineers – Whilst a residential development of 55 dwellings would generate additional traffic movements onto the local highway network, need to consider the traffic movements and type of vehicles (HGV's) that could be generated by the business park and conclude that the net impact is unlikely to be great. A development larger than 55 dwellings would require re-assessment of the impact on the highway network. Developer should discuss with the Council measures for a Residential Travel Plan.

Avenue Road access meets visibility and geometric parameters, but would become a more intensively used access opposite the junior school and ideally this access should be deleted, although pedestrian/cycle access would be acceptable.

The other access point, where Audley Road meets Audley Avenue, forms a tight bend, is an important pedestrian route leading to the three schools in the area and is used by buses leaving Burton Borough School. The geometry of the highway and narrow width of the footways has resulted in the swept path of buses overrunning the pavements with the consequent increase in danger to the pedestrians. No objections in principle to the use of this access but redesign is necessary to provide widened footways (2m min) and to accommodate the swept path of the school buses. At present junction priorities may result in forward visibility issues for right turning traffic entering the site seeing around the bend. Therefore recommend assessment of changing the priority and making Audley Road give-way.

With regards impact of development trips on local highway network the predominant interaction will be with pedestrians walking to and from the three schools and close proximity of the schools to each other raises safety issues and therefore request £25,000 to be used to create safe schools zones.

The illustrative layout would not be acceptable if submitted as a reserved matters application and it would be preferable if there were other pedestrian routes off the site providing shorter links to Waitrose and the town centre, although this would require agreement with third parties.

There have been subsequent discussions between the Council's highway engineer and the applicant's traffic consultants. A revised highway arrangement has been agreed upon, namely to make the access off Avenue Road serve no more than 15 dwellings and hence create a cul-de-sac type arrangements, but with through pedestrian and cycle access. And at the junction with Audley Road/Audley the priority changed and the access slightly realigned with footpaths around. Revised plans showing this are awaited and members will be updated.

Environmental Health (Pollution) - There are significant elevated levels of contaminants including heavy metals and hydrocarbons at levels above soil guideline values. There are also elevated contaminants in the underlying aquifer. Additional ground assessment is required and hence recommend ground contamination conditions for further investigations and remediation works.

Environmental Health (Noise) - With regards noise, certain parts of the site are within noise levels C and noise attenuation measures should be imposed by condition such as certain properties being fitted with double glazing, , no trickle ventilation in certain windows, erection of a some 2.4m high acoustic fencing and no housing occupied until the cement batching plant is closed and demolished.

Environment Agency - No objection subject to conditions to deal with contamination, pollution prevention, drainage and flood risk (drainage must comply with that set out in the submitted Flood Risk Assessment).

Sport and Recreation – The site will generate a need for LEAP of its own, but this can be provided nearby to replace the existing poor play area on the Shukers Playing Field (cost £45,000). Development would also generate need for sports and recreation by upgrading the sport pitch drainage of the nearest community use pitches which is at Shukers Playing Field or upgrade existing sports' pavilion (cost £30,000).

Education - Will need primary school contribution. Assuming all 2 bed properties this would amount to £62,543.50, but the final sum would depend on the final house types and bed spaces that would not be known until a Reserved Matters application was submitted. However, the applicant has discussed with Education officers the projected pupil numbers for primary schools within a 2 mile radius and agreed a scenario whereby if the surplus capacity falls below 5% at the time of making the first reserved matters application, only then would a financial contribution be sought, and that if it remained above 5% capacity, then there would not be a need for a primary school contribution. A S106 can be appropriately worded to include this caveat.

Housing Manager – It is vital to seek 35% affordable housing. Agree to 23% social rented and 12% shared ownership.

Newport Town Council - Support the outline on this brownfield site and consider it would aesthetically enhance the area. However concerns about access/egress which at one point is opposite Newport Junior School.

Newport & District Civic Society made following comments summarised below:

- i) Broadly welcome developments which seek to utilise previously developed land within the confines of the town. As outline planning number of issues need to be addressed in detail before the exact scope of the development is defined and would welcome opportunity to be part of and contribute to the process of further definition.
- ii) Question how the development intends to deal with the relocation of existing jobs for the businesses that currently operate from site.
- iii) The number of houses/dwellings which would be in the affordable category is not available from the documents we have seen and although the Planning Statement quotes the relevant percentage of what we understand is to be the minimum for any development, we would have thought that the location of this site would make it suitable for a higher proportion of affordable housing.
- iv) Would T&W be seeking to apply any conditions as part of the planning requirements for a minimum number of the houses to incorporate 'live/work' i.e. offering a combination of both residential and work space consistent with a number of government priorities for regeneration, transport, sustainable communities and small business development ?
- v) Note that density of housing/occupation is to be dealt with as a reserved matter but given the concerns voiced locally as to the proposed density for the Granville Avenue site we would have thought that T&W would want this to be subject to wider public consultation.
- vi) Similarly, traffic increase needs wider review for the same reasons quoted item 5.
- vii) We note that the housing numbers quoted generally for Newport do not seem to readily align with the numbers quoted by the T&W Head of Planning at a Newport Town Council Planning Committee meeting held on 14 May 2008.

Neighbour consultations:

10 letters of objection received summarised below:

- Exit onto Audley Ave unsatisfactory as existing sharp bend is already a hazard and additional traffic will exacerbate this.
- 3 schools in the area, so much traffic and pedestrians.
- Need a roundabout and double yellow lines within 30m of junctions.
- What about a 3rd exit from Waitrose?
- Properties will overlook and should not be more than 2 storeys and have obscure glazing at rear.
- All existing trees along boundary with properties on Avenue Road should be retained for privacy.
- Fencing should also be erected.
- There are no 3 storey houses in Audley Ave.
- Ground levels higher – should be reduced.
- Development should have adequate parking provision including for visitors.
- Are roads wide enough for emergency vehicles?
- More traffic in Audley Ave means more pollution.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 1995-2006:

Policy H7 – Large scale regeneration exceptions in Telford & Newport

Policy UD2 – Design Criteria

LDF Core Strategy

CS6 – Newport
CS15 – Urban Design

National policy
PPS1: Sustainable development
PPS3: Housing

PLANNING CONSIDERATIONS:

With regards the suitability of site for housing, the site is a brownfield unallocated site within the urban area of Newport located close to its town centre, with its shops and other facilities and services, which makes it a sustainable location and which accords with government advice on promoting development in sustainable and accessible locations. The site is in a predominantly residential area where new residential development would be appropriate in principle. Policy H7 allows housing redevelopment of unallocated employment sites if this would be the most appropriate reuse, where contamination can be adequately mitigated against, and the site can be adequately accessed and drained, and affordable housing is provided. The applicant advises that many of the business/industrial units on the site have not been used for a considerable period of time. The site has been almost cleared of buildings now. The proposals will also see the closure and demolition of the cement mixing works. Reuse of this unallocated business park and its transformation into residential, in what is a predominantly residential area on the edge of the main retail area of Newport, would serve to enhance the character and appearance of the area and remove some of the conflict of uses. There are other business and industrial parks within the urban area of Newport and so redevelopment of this site would not significantly affect the employment provision.

The site can be drained and the Environment Agency have advised of conditions to overcome any flooding and drainage by recommending finished floor levels, that surface water run-off is limited and that drainage details are submitted as a condition.

Government advice in PPG3 encourages a more efficient use of land, including brown field sites, and suggests densities of a minimum of 30 dwellings per hectare. The original illustrative layout suggested 55 dwellings which equates to a density of about 34 dwellings to the hectare. The revised layout suggests 60, which would produce a density of about 38 dwellings to the hectare, which is within government guidelines. Officers consider that an increase to 60 dwellings would still be within the capacity of the site and would not significantly affect the character of the area or the quality of any residential scheme. The Highways officer would like to maximum number of dwellings to be conditioned and limited to 60.

With regards highways issue, likely traffic generation and suitability of the existing road junctions has been assessed and the developer submitted a Transport Assessment. The Council's highway engineer does not object to a residential development of this size on this site. In assessing the impact of the new development one has to consider the existing industrial/business use of the site and the volume of traffic as well as the types of vehicles such as lorries and other plant that could that could come in and out of the site from the existing access points of the business park use was to have continued. In light of this the traffic likely to be

generated by 55-60 dwellings is considered to be potentially less and hence of no significant impact. However, there were concerns that the illustrative road route through the site would serve as a “rat run” to avoid the Audley Avenue junction. To this end Highway engineers have stipulated that no more than 15 dwellings should be served off the Avenue Road access point and that any estate road off this access becomes a cul-de-sac to prevent vehicular traffic carrying through the site, although pedestrians and cyclists would be able to continue through. In addition, the access arrangement on the bend of Audley Road and Audley Avenue would be reconfigured to change the priority of traffic and create a give way junction for traffic approaching the site along Audley Road. This would also allow better pavement provision on this corner and a better alignment for buses to etc.

In addition, as the site is in close proximity to junior and secondary schools, Highways are also requesting £25,000 contribution towards Safe Routes to Schools for the provision of signage, white lining and other physical improvements, which would be secured through a S106 agreement.

Core Strategy Policy CS6 requires new development in Newport to provide 35% affordable housing, as the need for affordable housing in Newport is the second highest in the Borough. The housing manager has advised that of this 23% should be social rented and 12% shared ownership. This would be secured through a S106 agreement.

Officers consider that the site is suitably located for residential development in relation to its proximity to the town centres, nearby schools and being within a predominantly residential area. The proposals will not significantly adversely affect the amenities of existing properties that back onto the site along Avenue Road and Audley Road/Underdale Close. The actual position of dwellings, layout of the scheme and other details would be dealt with at Reserved Matters stage so that more specific residential amenity issues can be addressed. The traffic likely to be generated by the development can be accommodated by the existing road network with some impermanent made to both access points. Officers consider that this site will be suitable for residential development and that support the proposals.

In the current down turn in the economy and the housing market the applicant, who will not develop the site but sell it on, has requested several relaxations and reductions in the amount and extent of S106 contributions based on their viability assessment. They have asked that either no affordable housing is provided, or that the tenure split is amended so that it there is no social rented and only shared ownership. They have also questioned the relevance of the £30,000 required by Leisure Services to improve sports pitch drainage and/or upgrade the sports pavilion and the £25,000 for the Safe Route to Schools. Officers have explained the reasons behind the contributions and need to further consider their financial assessment. Members will be updated on any revisions to any S106 contributions.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to a S106 agreement for 35% affordable housing, £45,000 for new off-site LEAP, £30,000 for improvements to drainage of the Shukers playing fields, £25,000 towards physical works for Safe Routes to School and Primary School Education commuted sum

should the surplus capacity fall below 5% at the time of making the first reserved matters application, and subject to the following conditions:

1. A2 Reserved matters
2. A8 Reserved matters
3. B10 Reserved matters
4. B11 Reserved Matters
5. Accordance with plans
6. Illustrative layout
7. Maximum 60 dwellings
8. B15 material samples
9. B18 Joinery details
10. B23 Landscaping
11. Access details
12. B30 Road design
13. B33 Construction vehicles
14. B34 Mud on road
15. Contaminated land conditions
16. B50 Drainage
17. EA flooding/drainage conditions
18. Noise mitigation
19. C86 car parking laid out
20. cement works closed and demolished before residential occupation
21. finished floor levels

REASON FOR APPROVAL:

The site is an unallocated brown field windfall site within the built up area of Newport and located within a predominantly residential area, in a sustainable location close to the Newport town centre and its service and facilities and where new residential development would be acceptable in principle. In general the development will not have a detrimental affect on the amenities of neighbouring properties by overlooking or loss of privacy and will not be detrimental to the street scene. The site can be accessed at two points with access and junction alterations and the highway network can accommodate the likely traffic generation.

Notes

Agenda Type : A

W2008/0844 Erection of single storey and first floor extensions
Wellington Road Surgery, Wellington Road, Newport, Shropshire.
Recommendation Code: FR
Ward: Newport South

APPLICANT:
Wellington Road Surgery

RECEIVED ON:
09/07/08

PARISH
Newport

WARD
Newport South

CASE OFFICER:
Phil Baker

This application was deferred at the Plans Board meeting on 29th October 2008 in order for the Council to investigate any alternative and additional car parking facilities for the surgery.

The Council's Highways Engineer looked for Council owned land within 400 metres walking distance of the surgery, but did not find any sites that would be suitable.

The applicants have submitted a Travel Plan which they hope will encourage patients and staff to travel to the surgery by alternative and sustainable modes of transport. However, the Council's Highways Engineer has stated that in appropriate circumstances Travel Plans are a positive step forward in dealing with highway issues, but it must be noted that by the very nature of how a surgery operates a Travel Plan is likely to have a very small mitigating effect on car usage.

The Council's Highways Engineer has stated that the additional information provided by the applicant fails to enhance the provision of parking within the site, and therefore does not overcome his concerns with regards to highway safety in the immediate vicinity of the application site. He therefore maintains his objections to the planning application.

The Council's Highways Engineer has offered the following response to various suggestions that have been put forward by the applicants to mitigate any future traffic and parking problems:

(a) Improving the layout of the car park

There may be a benefit in reorganising the layout to the car park so that the simultaneous entry and exit of vehicles is improved. These changes would require the relocation of the dropped crossing point across the Granville Road bell-mouth.

(b) Cutting back a hedgerow

The hedgerow to the east of the access point should ideally be reduced to a height of no more than 800mm in order to aid visibility for vehicles exiting the car park.

(c) Left-only turning out of the car park

An exit sign requesting visitors to turn left only out of the car park is unenforceable and is unlikely to be adhered to by all drivers.

(d) Cycle facilities

If people are minded to cycle to the surgery then the provision of a secure cycle shelter will be of benefit to them.

(e) A 'Car Parking for Patients' sign

There is no objection to such a sign but there is no evidence that local residents are parking in the surgery car park.

(f) Double yellow lines

An extension of the double yellow lines along Granville Road will have associated costs and if implemented will only displace any overspill parking problems to another location.

(g) Relocation of bus stop

The location of the existing bus stop opposite the surgery entrance is not of due concern in that it only serves a half hourly route. As the promotion of the use of public transport forms a key part of the submitted Travel Plan it seems unreasonable to relocate a bus stop which is in such close proximity to the surgery.

There is no change to the officer recommendation as a result of the above information.

The original report is set out below:

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Parking provision, Access, Highway safety.

THE SITE AND THE PROPOSAL:

This planning application relates to the erection of a large first floor extension and a small single storey extension at the Wellington Road Surgery, Wellington Road, Newport.

The site lies at the junction of Wellington Road and Granville Avenue. This is a predominantly built-up residential area, approximately 0.5 kilometres south of the town centre. Immediately to the east of the site is the Cottage Christian Nursing Home.

The existing surgery is mainly a single storey building but with two storey wings at either end. The ground floor accommodates 10 consulting rooms, 2 treatment rooms, a health visitor/district nurse, and a dispensary. The first floor comprises 4 offices, 3 store rooms, library/study, common room, and interview room. The external materials of the building are mainly traditional bricks and tiles.

There are currently 36 car parking spaces at the front of the building – 31 for patients and 5 for staff – and 8 staff parking spaces at the rear of the building.

The proposed first floor extension would accommodate 4 consulting rooms, office, counsellor, physic/gym, conference room, and separate waiting room. In order not to create an overbearing and dominant feature along Wellington Road it is proposed to construct a mansard structure, thereby keeping the height of the extension as low as possible, and ensuring that it is subservient to the 2 two storey elements located at either end of the complex. The mansard structure would be clad with powder coated metal sheeting.

The small single storey extension, which is needed to accommodate an enlarged steriliser room, would be built in matching brickwork and concrete tiles.

The applicants have stated that the main reason for the additional consulting rooms is in order to comply with Central Government advice which advocates bringing medical services closer to patients' homes. In reality this means introducing 'out reach' clinics to the surgery, whereby patients can be seen by consultants in Newport rather than having to travel to hospitals in Telford, Shrewsbury or Stafford. These 'out reach' clinics would cover subjects like mental health care, smoking cessation, ophthalmology, orthopaedics, ear, nose & throat, obesity, and counselling services.

The applicants maintain that the extra accommodation is also required to alleviate existing cramped working conditions and to provide training facilities for medical students.

Because of the restricted size of the site no additional car parking can be provided to cater for the proposed extensions to the surgery. In fact two existing spaces will be lost to accommodate the proposed single storey extension.

CONSULTATION RESPONSES:

One e-mail has been received from a local resident. The points she makes are summarised as follows:

- There are many cars parked on Granville Road between 2.45pm and 4.00pm when parents collect their children from nearby schools
- The surgery could be open from early morning to late evening, and even at weekends, in the future in order to comply with Government guidelines
- Insufficient parking. Staff are often seen occupying patients' parking bays, and then patients are forced to park elsewhere, mostly on Granville Avenue
- Visitors to Trinity Church and Hall also park on Wellington Road and Granville Road
- Staff and visitors to the adjacent nursing home also park on Granville Road
- Contractors vehicles will also be forced to park on Granville Road, adding to the congestion problem
- Granville Road is used as a thoroughfare by many drivers to avoid the town centre
- Buses have difficulty passing between parked cars
- Has the surgery thought of moving to a new location? The Cottage Hospital already has an x-ray department.

A letter from a Newport Town Councillor makes the following comments:

- Welcomes the proposed development in principle
- There is often a queue of traffic at the surgery car park entrance caused by vehicles trying to get on and off, or finding a space in the car park
- Vehicles are often parked on both sides of Granville Road, making it difficult to use the road. This is made worse by buses loading and unloading
- There is overspill parking from the nursing home onto Granville Road
- Highway safety is an important matter.

The Council's Highways Engineer has objected to the application on the grounds that the proposed increase in floorspace and services is likely to increase patient visits to

the surgery, the times of which cannot be controlled by the Council. Accordingly, this will surpass the capacity of the existing on-site car parking facilities. As a consequence, this will create overspill parking on Granville Road and lead to traffic obstructions along this stretch of Granville Road near to its junction with Wellington Road, thereby creating traffic safety problems and jeopardising highway safety. In short, the surgery will have outgrown its site.

PLANNING HISTORY:

In 1987 planning permission was granted for alterations and extensions to the surgery (ref: W87/0217). In 1993 permission was given for a single storey extension (ref: W93/0910). In 1997 permission was granted for first floor extensions (ref: W97/0039). In 1998 permission was given for first floor extensions (ref: W98/0085). In June 2008 an application for a single storey side extension and a first floor extension was withdrawn before being determined.

PLANNING POLICY:

The following policies are relevant in the determination of this application:

Wrekin Local Plan

UD2 Urban Design

LR1 Provision of community facilities

LDF Core Strategy

CS10 Community facilities

CS15 Urban Design

PLANNING CONSIDERATIONS:

The Local Planning Authority supports the principle of providing a wider range of facilities and services at this surgery but the repercussions of an increased number of patients visiting the surgery is an inevitable increase in the number of people needing to use the on-site car park, which cannot be made any larger.

A car parking survey conducted earlier this year highlighted that at certain times of the day – around mid-morning and late afternoon – the existing car park is operating at or near full capacity. This has been confirmed by random visits to the site by Council Planning and Highway Officers.

The applicants argue that the additional accommodation and facilities will “have no impact on the existing car parking provision”. They also claim that they would be able to control the hours of the additional services by ensuring that they would only run between the hours of 1.00pm and 4.00pm, when the car park is quieter, and also that no additional patients would be seen during the busy periods. However, these proposed working practices are not matters that could be controlled or enforced by the Local Planning Authority. Such things could be changed or altered at any time in the future without recourse to the Council.

Despite the assurances given by the applicants it is considered that the additional accommodation and facilities would inevitably lead to an increase in the number of patients visiting the surgery. Furthermore, the proposed new housing developments in Newport over the next few years will mean an increase in the town’s population,

many of whom will need to register with this surgery as there is only one other medical practice in the town.

All these changes and increase in patient visits will inevitably lead to an increase in traffic movements, and put more pressure on the existing parking facilities. It is acknowledged that this site is fairly close to Newport town centre and lies on a bus route. However, by its very nature, many of the patients visiting the surgery are either ill, elderly, or infirm, and a car is the only realistic means of reaching the surgery.

At present, when the surgery car park is full, this leads to overspill parking onto Granville Road, particularly in the vicinity of a bend in the road, and results in vehicles passing at a point where there is restricted forward visibility. This would become a bigger problem in the future and represents an increased risk to highway safety.

The proposed development would also create an increase in the vehicular activity at the car park entrance, where vehicles queuing to access the car park are forced to wait on the highway whilst other cars manoeuvre within the site, often as a result of failing to find a parking space, and thus causing an obstruction on Granville Road, with the additional impact onto the adjacent priority junction with Wellington Road. This would represent another increased risk to highway safety.

In conclusion, it is considered that the perceived benefits of providing the increased accommodation, both to the surgery in alleviating cramped working conditions, and to patients in being able to see consultants closer to home, are outweighed by the highway problems emanating from having a finite car parking area which cannot be enlarged. It is therefore felt that the application should be refused for the reasons stated below.

In all other respects – appearance, design, materials, and its relationship with adjoining development – it is considered that the proposed development is acceptable and would not adversely affect the character, appearance, and residential amenities of the surrounding area.

RECOMMENDATION: REFUSE PERMISSION on the following grounds:

1. The Local Planning Authority considers that the proposed development fails to make adequate provision for the parking of additional vehicles within the site curtilage. This will result in an increase in the likelihood of vehicles being parked on the public highway, in the vicinity of a bend in the road, thereby creating a reduction in roadway width, and causing obstructions to both the forward visibility of road users and to through traffic movements on Granville Road. This would be compounded by an increase in turning movements at the site entrance by vehicles waiting to access the car park and those exiting the site, some of whom had failed to find a parking space. All this would interfere with the free flow and safe movement of traffic, resulting in an increase in highway dangers to all road users, and having a detrimental effect on highway safety.

Notes

Agenda Type : A

W2008/1038 Erection of a modular building to provide a GP surgery facility and formation of associated car parking

Land adjacent to, Princess Royal Hospital, Apley Castle, Leegomery, Telford, Shropshire.

Recommendation Code: FG

Ward: Apley Castle

APPLICANT:
Telford & Wrekin NHS Trust

RECEIVED ON:
04/09/08

PARISH
Hadley & Leegomery

WARD
Apley Castle

CASE OFFICER:
Phil Baker

This application was deferred at the last meeting in order to request the applicant to investigate alternative sites closer to the centre of Leegomery.

The Telford and Wrekin Primary Care NHS Trust has now stated that they would not be able to consider Leegomery Local Centre as a location for a temporary doctor's surgery, for two reasons:

- (a) A GP surgery is already situated at Leegomery Local Centre and another surgery there could compromise the existing medical practice
- (b) The PCT would be concerned at locating a temporary demountable structure there because they would not be able to guarantee the security of the building

The PCT has also confirmed that they were not able to find any other suitable sites in the Leegomery area that could accommodate a new GP surgery.

There is no change to the officer recommendation as a result of the above information.

The original report is set out below:

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Design, Appearance, Access, Parking, Green Network.

THE SITE AND THE PROPOSAL:

This application relates to the erection of a temporary modular building that would be used to provide a GP surgery facility on land adjacent to the Princess Royal Hospital in Telford.

When originally submitted the application was titled an "Urgent Care GP surgery". It has now been clarified that the facility would be a "Walk in" GP surgery, which would have no association or connection with the Princess Royal Hospital, although access to the surgery would be through the hospital grounds and 30 new car parking spaces would be provided next to the building. It is intended that the surgery will have a

patient list of approximately 5-6,000 patients and would provide full primary care services.

The Telford and Wrekin Primary Care NHS Trust manages the provision of primary healthcare services within the Telford and Wrekin area. The PCT has identified key areas within the community where there is currently an under provision of medical centres and which would benefit from the provision of new surgeries. The Leegomery/Apley area has been recognised as an 'under doctored' area.

It is envisaged that the temporary surgery would be required for a maximum of 6 years. In the meantime the Telford and Wrekin PC Trust will be reviewing the local North Telford area for alternative sites that will accommodate a permanent home for the practice. The applicant has confirmed that at the end of the 6-year period the building would be demolished and the land reinstated to its present condition.

The building, which would comprise a demountable modular single storey building built on lightweight removable pad foundations, would contain three consulting rooms, treatment rooms, various offices, and ancillary facilities.

The timber framed building would be clad with 9mm plywood and painted to give a rendered finish. The building, 38.5 metres long, 9.75 metres wide and 3 metres high, would be located on a fairly flat grassed area to the north west of the hospital. The site would be screened from the surrounding area by a mature hedge along Whitchurch Drive and by mature trees to the south.

CONSULTATION RESPONSES:

The Shrewsbury and Telford Hospital NHS Trust fully supports the proposal.

The Parish Council has objected to the originally described proposal because it believes that this is not a suitable location in terms of benefit to the community, for the following reasons:

- It would result in lower usage of the Accident and Emergency Unit at the Princess Royal Hospital which could ultimately threaten the future of the A and E Unit itself
- The surgery would be some distance from the nearest bus stop and bus services in this area have recently been reduced. Pedestrian access is also limited. The predominant means of access would therefore be by car, which will increase congestion and pollution
- A surgery catering for 5-6000 people would put further pressure on the already stretched parking facilities on the site

The Parish Council therefore believes that the proposal does not contain significant community benefits that justify locating this facility within an area designated as Green Network on the Wrekin Local Plan.

The Council's Leisure Services Portfolio has stated that the application site is located within an area designated as Green Network on the Local Plan. Although there may be a community gain associated with the proposed development there would be no environmental benefits. It is therefore suggested that to compensate for this loss of open space consideration should be given to requesting a financial contribution from

the applicants that would be used to enhance the adjacent Silkin Way and Apley Castle Park.

PLANNING HISTORY:

There is no planning history relating to this particular part of the Princess Royal Hospital grounds. However, a similar facility to the one comprising the current application was approved on another site to the south of the hospital in 2006. The applicant has confirmed that this 2006 scheme has now been abandoned.

PLANNING POLICY:

The following policies are relevant in the determination of this application:

Wrekin Local Plan

LR1 – Provision of community facilities

OL4 – Development in the Green Network

LDF Core Strategy

CS10 – Community facilities

PLANNING CONSIDERATIONS:

The application site is designated as Green Network in the Wrekin Local Plan. Policy OL4 states that the Council may permit development in the Green Network provided that the proposed development demonstrates that:- (a) there are exceptional circumstances; (b) it contributes or is complementary to the aims of the Green Network; (c) environmental and community benefits are an integral part of the proposal.

The applicant has stated that they have attempted to find a site for a new GP surgery in the Apley/Leegomery area which would be in a more central and accessible location, but without success. It is unfortunate that this site lies on the periphery of the Apley/Leegomery residential areas, but it is considered that this site is an acceptable location for a temporary surgery for a limited period of time whilst a more permanent site can be found. The application site lies relatively near to a regular bus route, adequate parking can be provided, and it would have only a limited impact on the character and appearance of the surrounding area.

Now that it has been established that the facility will only be a GP surgery it is felt that it would not have an adverse effect on the viability of the A and E Unit at the nearby hospital.

It is considered that the application does comply with Policy OL4 of the Wrekin Local Plan and Policy CS10 of the LDF Core Strategy by virtue of providing essential community services and benefits to the people of Apley/Leegomery. The fundamental integrity of the Green Network would be preserved as the existing grassed area around the application site would be retained.

The applicant will be encouraged to make every effort to find a permanent location for the surgery, and at the end of the 6-year period for this temporary facility the Council will expect the building to be totally demolished and the land reinstated to its present condition.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A5 – Temporary permission for 6 years
2. C86 – Car parking
3. D138 – Restrictions on use

REASONS FOR APPROVAL:

It has been established that this is an 'under doctored' area of Telford. The application site is an acceptable location for a temporary surgery whilst a more permanent site can be found in the Apley/Leegomey area. The site lies relatively near to a regular bus route, adequate car parking can be provided, and it would have only a limited impact on the character and appearance of the surrounding area. The application complies with the relevant policies in statutory local plans by virtue of providing essential community services and benefits to the people of Apley/Leegomery.

Notes

Agenda Type : A

W2008/1202 Erection of a demountable building for pre-school and out of hours facility

Tibberton Primary School, Maslan Crescent, Tibberton, Shropshire.

Recommendation Code: FG

Ward: Edgmond

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

23/10/08

PARISH

Tibberton & Cherrington

WARD

Edgmond

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The visual impact of the demountable building in the surrounding area and the potential loss of playing field area.

THE PROPOSAL:

The application is for the erection of a demountable building on part of the school playing field at Tibberton Primary School. The demountable is a standard timber finish, single storey classroom building, which will be relocated from Holmer Lake. The building is intended to provide pre-school and out of hours facilities.

SITE AND SURROUNDINGS:

Tibberton Primary School is situated in the centre of the village off Maslan Crescent, with an adjoining large playing field surrounded by housing.

PLANNING POLICY:

Core Strategy Development Plan Document Policies CS10 and CS11 apply.

PLANNING HISTORY:

A previous application for a similar demountable at the school, but on a different site, was withdrawn in summer 2008.

CONSULTATION RESPONSES:

Tibberton & Cherrington Parish Council support the proposal.

The Council's Leisure Services section has no objection to the proposal.

Sport England have objected to the proposal on the grounds that the proposal does not fall within any of the exceptional criteria for allowing such development on playing fields. Sport England is concerned about the impact of the demountable on the playing field as a whole and that its location would erode the overall playing field area.

PLANNING CONSIDERATIONS:

The demountable building is to be located on the playing field area near to the main school building. This is an amended location following consultations with the local Parish Council. The proposed location of the demountable would require the junior football pitch to be repositioned 10.5 metres, and although it would result in the loss of an area of the playing field, the use of the existing pitches would not be affected. On balance, it is considered that the demountable facility would not have a significant impact on the overall area of formal open space. The Council's Leisure Services Section have no objections to the proposal. The demountable would be an adequate distance from surrounding housing such that its function would not significantly detract from local residential amenities.

RECOMMENDATION: GRANT PLANNING PERMISSION for a temporary period of five years, with the following condition:

A5 - Temporary Permission: Buildings (Five year period)

REASONS FOR APPROVAL:

Subject to a temporary planning permission the proposed demountable building would be an acceptable addition to the school site, and would be of a satisfactory appearance which would not have a significant detrimental impact on the amenities of the surrounding residential area.

Notes

Agenda Type : A

W2008/1218 Felling of 1no. Scots Pine Tree, crown reduction to 1no. Scots Pine Tree and pruning work to 1no. Larch

*****AMENDED

DESCRIPTION*****

17, Highfield, Church Aston, Shropshire.

Recommendation Code: TPG

Ward: Church Aston & Lilleshall

APPLICANT:

Mr Handy

RECEIVED ON:

29/10/08

PARISH

Church Aston

WARD

Church Aston & Lilleshall

CASE OFFICER:

Andrew Mackriell

ANDREW EADE, COUNCIL LEADER, HAS REQUESTED THAT THIS APPLICATION BE CONSIDERED BY PLANS BOARD.

OBJECTIONS RECEIVED: None.

MAIN ISSUES: Whether the subject trees are worthy of retention, safety issues associated with the trees, and the impact that the removal of one tree would have on the level of amenity provided by tree cover in the area.

THE PROPOSALS:

The application was originally for consent to fell two Scots Pine trees and one Larch tree, however, following the Council's Woodland Officer's recommendations the proposed works have been amended to the felling of one pine tree and work to one other pine tree and one Larch.

SITE AND SURROUNDINGS:

Highfield is a residential cul-de-sac situated on the eastern edge of Church Aston. No.17 is a two-storey detached house and the rear garden features several trees which are part of the wooded bank which adjoins The Folly footpath to the rear.

PLANNING POLICY:

'Saved' Policy OL11 in the Wrekin Local Plan.

PLANNING HISTORY:

A recent application Ref: W2008/0962 for the felling of six trees at the adjoining property No. 18 Highfield, was considered by Plans Board and approved on the 8th October 2008.

CONSULTATION RESPONSES:

Church Aston Parish Council have no objections to the application.

One letter has been received from the adjoining property, No.18, in support of the proposals.

The Council's Woodland Officer has inspected the trees and his observations and recommendations have resulted in the amount of proposed tree felling to be reduced to include only one Scots Pine tree with appropriate pruning works to the two other trees.

PLANNING CONSIDERATIONS:

The subject trees are the tallest trees in the rear garden of the property and are visible from outside the site. However the smaller Scots Pine tree which is proposed to be felled has been identified as being in poor condition by the Woodland Officer. The rear garden benefits from other smaller trees, which also contribute to amenity and provide screening.

On balance, the proposal to fell the one Scots Pine tree, and the works to the other two trees are considered acceptable and would not result in a significant loss in the amenity provided by existing tree cover in this area. Although consent was granted for tree felling at the adjoining No.18 subject to a replanting condition, replanting is not considered necessary in this case, with only one tree now proposed to be felled. There are other trees in the rear garden to No.17 which will provide adequate amenity to retain the character of the area.

RECOMMENDATION: GRANT TREE PRESERVATION ORDER CONSENT subject to the following condition:

1. The tree works hereby approved shall be carried out by an appropriately qualified and insured professional arboricultural contractor with all pruning cuts conforming to British Standard 3998: 1989.

Notes

Agenda Type : A

W2008/1267 Installation of a children's ball court and seating area

*****AMENDED

DESCRIPTION*****

Public open space, rear of, Bromley Way, St Georges, Telford, Shropshire.

Recommendation Code: FG

Ward: St Georges

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
07/11/08

PARISH
St. Georges & Priorslee

WARD
St Georges

CASE OFFICER:
Phil Baker

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, appearance, location, Green Network.

THE SITE AND THE PROPOSAL:

This planning application relates to the installation of a children's ball court and seating area on land to the north of Bromley Way in St Georges.

The site, which lies between Bromley Way and West Street, and to the west of Marrion's Hill, is at present part of a larger flat area of grassland that is used for informal recreation. To the north of the site is a steeply sloping wooded embankment and to the west of it is a group of mature trees. A small length of existing footpath will need to be diverted to accommodate the facility.

The proposed ball court would measure 12 x 20 metres, have a tarmac surface to it, and be surrounded by a 3 metre high mesh fence. A cycle rack, litter bin, and seating shelter would also be provided.

The proposed play/recreational facilities are intended to be used predominantly by local children and young people aged between 3 and 16 for play, football, basketball, cricket, and socialising. The venue could also provide opportunities for occasional small localised events.

The ball court is intended to replace the one that has been closed down at the former Gower Street Youth Centre. Ward Councillors, the Parish Council, West Mercia Police, and the Beth Johnson Housing Association (owners of the properties in Bromley Way) have all been involved in finding an alternative location for the ball court. It is understood that they all support this facility and the site that has been chosen.

Local children and young people have also helped in not only finding a site but also in identifying what facilities should be included within it.

CONSULTATION RESPONSES:

To date, there have been no responses to any of the consultations.

PLANNING HISTORY:

There is no planning history relating to this site.

PLANNING POLICY:

The following policies are relevant in the determination of this application:

Wrekin Local Plan

OL3 – Green Network

OL4 – Development in the Green Network

LDF Core Strategy

CS11 – Open Space

PLANNING CONSIDERATIONS:

Since the Gower Street Youth Centre was closed extensive research has taken place in trying to find an alternative site for this ball court. In fact, every piece of open space in St Georges has been evaluated and assessed at some time or other.

National design guidelines laid down by the NPFA (National Playing Fields Association) stipulate that there should normally be a minimum distance of 30 metres from the edge of the proposed facility to the boundary of the nearest residential property. However, no available piece of flat land in St Georges could be found that met with that standard.

In this particular case the ball court would be only 18 metres from the nearest house in Bromley Way. However, despite this problem it is understood that the key partners involved with providing this ball court have all indicated their agreement in choosing this site for the facility, mainly on the basis that if it could not be located here there was a high probability that it would not be located anywhere.

This site lies near the centre of St Georges and is accessible to a large number of children and young people in this part of Telford. The facility would be well set back from any road, and therefore will not pose any highway safety problems, and as it will be almost surrounded by trees and vegetation it will not have a detrimental impact on the character and appearance of the surrounding area.

The application site is designated as Green Network on the Wrekin Local Plan. However, Policy OL4 of the plan states that the Council may permit development within the Green Network provided that the proposed development demonstrates that:

- (a) there are exceptional circumstances
- (b) it contributes or is complementary to the aims of the Green Network
- (c) environmental and community benefits are an integral part of the proposal

In this particular case it is considered that the provision of this ball court is complementary to the aims of the Green Network and does provide a substantial community benefit.

This replacement ball court is urgently required by the children and young people of St Georges. Many bodies and partners (as well as the young people themselves) have been involved in trying to find an alternative location for this facility, and although this site does not meet with the NPFA guidelines it is considered that it represents the only feasible and realistic location in St Georges. It is considered that the urgency and need to provide this ball court more than outweighs any problems of noise and disturbance that may be experienced by local residents when the facility has been installed.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. A3 – Full
2. C118 – In accordance with submitted plans

REASONS FOR APPROVAL:

The replacement ball court is urgently required by the children and young people of St Georges. Although the site does not comply with NPFA guidelines it represents the only feasible and realistic location in the St Georges area to place the facility. The proposed development complies with Policy OL4 of the Wrekin Local Plan as it complements the aims of the Green Network and provides a community benefit.

Notes

Agenda Type : A

W2008/1255 Display of 3no. 500mm x 1200mm advertisement boards
Garrison Roundabout, Land off, New Trench Road, Donnington, Telford, Shropshire.
Recommendation Code: ADG
Ward: Donnington

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
04/11/08

PARISH
Lilleshall & Donnington

WARD
Donnington

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: None.

MAIN ISSUES: Visual intrusion and highway safety.

THE PROPOSAL:

It is proposed to display three advertisement signs on the Garrison roundabout.

SITE AND SURROUNDING AREA:

The Garrison roundabout is more commonly known as the 'Three Guns roundabout' due to its distinctive display of artillery, and is situated on the A518 near Donnington in a built-up area of Telford.

PLANNING POLICY CONTEXT:

Wrekin Local Plan Policy S31 Shopfronts, Advertisements and Hoardings.

CONSULTATION RESPONSES:

To date, no responses to the consultations have been received; Plans Board will be updated on any comments received.

PLANNING CONSIDERATIONS:

The proposed signs are similar in size to those now displayed on several roundabouts in the Telford area, and are intended to promote local businesses, as part of the Telford & Wrekin Community Sponsorship scheme. In this case the proposed signs would advertise recruitment for the Territorial Army. The signs would be 1200mm across, and this size has been agreed with the Council's Highways Officer as an acceptable size with regard to highway safety and visibility.

In this location, the proposed signs are considered acceptable: they would not result in excessive visual clutter, and would not detract from the amenities of the surrounding area generally.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

1 – 5. E158 Standard advertisement conditions.

6. Condition that signs must be set back a minimum distance of 500mm from the carriageway edge/kerb.
7. Total height of the signs must not exceed 900mm above the carriageway edge.

Notes