
TELFORD & WREKIN COUNCIL

PLANS BOARD – 2ND JULY 2008

Schedule 1 : Planning Applications for determination by Board

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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

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

W2008/0375 Erection of a woodland free range poultry building and associated feed hoppers, hardstanding and access

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

Recommendation Code: FG

Ward: Ercall Magna

APPLICANT:
Mr & Mrs Bethell

RECEIVED ON:
20/03/08

PARISH
Ercall Magna

WARD
Ercall Magna

CASE OFFICER:
Shawn Fleet

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

The revised recommendation and conditions are as follows:

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 – Full permission
2. Non-standard - Lighting and floodlighting
3. Non-standard - Location of waste material storage areas
4. Non-standard - Access arrangements into the site
5. B50 – Foul and surface water

INFORMATIVES

1. SIE22 - Conditions
2. SIE26 - Reasons

REASONS FOR APPROVAL:

The erection of the egg laying unit 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 unduly prominent in the landscape, as it would be set in farming landscape against a backdrop of mature woodland.

The unit would not have any adverse environmental effects by way of noise, smells, or odours. The traffic generated by the unit would be relatively low, and the increase in traffic using Stanton Road over the course of a week would be minimal.

The original report follows.

OBJECTIONS: No.

MAIN ISSUES: Visual appearance and impact on neighbouring properties.

PROPOSAL:

Proposed free range poultry unit and associated infrastructure.

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. These dwellings are nearly 150m away from the proposed building.

HISTORY:

2006/1149: Retention of temporary office building and storage container. Approved

PLANNING POLICY:

Wrekin Local Plan

E6: Rural employment general

UD2: Design Criteria

CONSULTATION RESPONSES:

Environmental Health Officer: Concern raised in respect of noise, dust and odour pollution. Comment also made in respect of possible light pollution.

Highway Engineer: No objection

PLANNING CONSIDERATIONS:

This application for the erection of a new poultry unit at Ellerdine Heath and is accompanied by an application for a new agricultural workers dwelling.

The proposed poultry unit is situated centrally within the applicants fields to the south of the Stanton Road. The building will have an overall floor area of approximately 1,450 square metres and a height to the ridge of 5.8m and the external feed hoppers are approximately 6.4m. It will be clad in timber panels which will be dark stained and have a dark blue profile sheeting roof.

The birds will be free to roam on the fields immediately outside of the poultry unit.

The main consideration with regard to this scheme will be the impact that the unit will have on the visual character of the surrounding area. This is especially important given that the character of Ellerdine Heath is predominantly flat and exposed being only occasionally interspersed with hedgerows for the boundaries.

The applicants have located the poultry unit parallel to the existing tree bank which runs to the side of the site. As it is made up of conifers, this will provide a year-round backdrop against which the poultry unit will sit. In respect of the relative heights of the poultry unit and the trees the unit is less than half of the height of the screening behind and accordingly it will not be seen as a prominent feature in a landscape as it may have done in other locations being obscured from view to vehicles approaching the site from the west.

In addition to the existing landscaping which it is felt is already sufficient to provide sufficient screening of the unit, the applicants are also proposing the planting of three dense groupings of trees between which will be a more open form of planting which together will be placed around the poultry unit effectively obliterating it from public view in years to come. Due to the amount of planting proposed the fields will effectively become woodland which also has the added advantage of enabling the applicant to sell their eggs on as woodland eggs for a premium.

This application has been considered by the Councils Environmental Health Officer and consideration has been given to the issues of noise, odour and dust. In respect of these matters, particular attention has been given to the 60 week clearing cycle.

Additional evidence has been requested from the applicants in respect of noise and it is now understood that the proposed unit will not have a detrimental impact on existing noise levels in the area and all residents amenity despite the relative quiet that exists in the locality at present. In respect of smells, it should be noted that waste removed from the premises will not have a notable impact on odour levels during the production and storage stages. Rather, any particular disruption will occur during the spreading of any waste on areas not currently put to feeding by the birds.

It should be noted however that as arable land, if the site were not to be used for free range poultry, the applicants would be within their rights to undertake a wide variety of farming activities on the land subject to appropriate waste licensing regimes independent from the planning consent process. In all likelihood this may involve the spreading of manure or slurry which may be independently sourced and brought on to the site from a separate location.

In respect of dust pollution, the applicants have been requested to submit additional evidence and again, it is understood that additional supporting material will evidence the fact that dust emissions will not be detrimental to the surrounding area. An update sheet to clarify this matter will be presented before Plans Board.

Of particular note however is the fact that in considering these matters of odour, dust, noise, it should be remembered that the applicant already has planning permission for a separate free range poultry unit on the northern side of the road which is in closer proximity to residential dwellings than the proposed unit.

Consideration has been given to the proposed number of vehicle movements by the Highways Engineers and no objection to the proposal has been raised on this matter.

After due consideration, it is felt that the proposed development subject to the details of the supplementary evidence will not have a detrimental impact on the amenity levels of residents nearby nor will it have a harmful visual impact on the character of Ellerdine Heath. Accordingly, it is recommended that the application be approved subject to conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A8 – Standard outline
2. A2 – Submission of reserved matters
3. B10 – Standard outline
4. B11 – General details required
5. Lighting and floodlighting
6. Location of waste material storage areas
7. Access arrangements into the site
8. B50 – Foul and surface water

REASONS FOR APPROVAL:

The erection of the egg laying unit 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 unduly prominent in the landscape, as it would be set in farming landscape against a backdrop of mature woodland.

The unit would not have any adverse environmental effects by way of noise, smells, or odours. The traffic generated by the unit would be relatively low, and the increase in traffic using Stanton Road over the course of a week would be minimal.

Notes

Agenda Type : A

W2008/0437 Change of use from industrial (Use class B1/B2/B8) to an indoor climbing centre (Use class D2)

The Malthouse, Springfields, Newport, Shropshire.

Recommendation Code: FG

Ward: Newport South

APPLICANT:

Mr Karl Smith

RECEIVED ON:

03/04/08

PARISH

Newport

WARD

Newport South

CASE OFFICER:

Anna Robinson

NEWPORT TOWN COUNCIL HAS REQUESTED THAT THIS PLANNING APPLICATION IS CONSIDERED AT PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, impact on residential amenity and highways issues - parking and access.

THE PROPOSAL:

The application seeks planning permission for a change of use of 'The Malthouse', a modern industrial unit to an indoor climbing centre.

No external changes to the building would occur, but associated parking and turning space within the site forms part of the application, utilising the existing area of hard standing.

THE SITE AND SURROUNDINGS:

Existing modern portal framed industrial unit located in the centre of a developing residential area, approximately 600 metres south of Newport town centre. The extant use of the building is industrial (use classes B1, B2 and B8), although it is currently vacant.

The building covers approximately two-thirds of the site, the remaining area to the west is hard standing, with hedging to the west boundary, timber fencing to the north, red brick wall and fencing to the south. Metal vehicular gates are located at the entrance, at the end of a narrow driveway, flanked by a substantial red brick wall and hedge with timber fencing beyond.

The surrounding residential development comprises: The Maltings conversion located to the northern boundary of the site, at a considerably lower ground level; rear gardens to properties in Station Road located to the east; two established detached dwellings, Stanmore and Clevelands to the west, (whose rear gardens would adjoin car park); and new, higher density residential development to the south. The access to the site comes directly off the new estate road of a small residential development, Town Wells Mews. New residential development is under construction directly south of the building.

Between the residential developments and Springfields Industrial Estate is a right of way linking larger modern housing developments to the west to the main road, Station Road. The Industrial Estate comprises a number of small units.

CONSULTATION RESPONSES:

The Highways Engineers have made the following comments on the amended proposals for this use:

- The parking layout is not ideal (but an improvement on the original proposals) The additional staff parking would have double parking implications, but would be acceptable if limited to staff parking only.
- The addition of a space for a minibus and motorbike and cycle parking is welcome.
- Parking shortfall can not be fully accommodated on surrounding streets and consent from landowners would be necessary for parking within the industrial estate.
- The parking bay on Station Road adjacent to Linden Surgery could accommodate some overspill parking.
- Whilst sustainable transport modes may be used by climbers, sensitivity of parking in Towns Wells Mews and being only facility of this nature in the area, it would be likely to generate traffic, therefore a Travel Plan should be submitted, promoting sustainable travel modes and managing parking demand.

As the climbing centre use would require less parking than other more intensive indoor sports facilities, or its current industrial use (B1, B2 and B8), which would normally require 19 spaces and an articulated lorry space the Highways Engineers resolved to have no objection to the proposal, subject to conditions and a requirement that the use is limited to a climbing wall and not other leisure uses.

Environmental Health Officer has confirmed that there are no objections with regard to noise and disturbance to adjoining residential properties, as the climbing wall is within the building. There is also no concern regarding traffic movements.

Newport Town Council objects to the change of use to the climbing centre, due to the increase in parking and traffic flow through a developing residential area; and that planning permission has previously been granted for demolition of the building and erection of new residential development on the site.

Two neighbour objections have been received from residents in the adjoining Town Wells Mews. The following issues have been raised:

- Location of building is not suitable for climbing centre use
- Existing problem of too many cars in vicinity - impact of additional traffic
- Insufficient parking provision within existing estate
- Site is not large enough and the access too narrow
- Impact of buses/vans accessing the site
- Difficulties caused to emergency vehicles

- Further residential development proposed in the area
- Height of wall along access - exiting vehicles will not be seen
- Existing highway safety issues at Town Wells - pedestrians and cyclists
- Location of access thought to be for infrequent delivery/collection vehicles when building was a storehouse - approx. once a week
- Creation of increased noise from cars and increase in people ('teenagers') "hanging" around.

PLANNING HISTORY:

W2007/0492 Erection of a two storey building to provide 4no. apartments, following demolition of storage building, Approved. Various planning history between 1970s and 1990s referring to use of building for storage, office use, conversion to leisure centre.

Climbing Centre at Audley Avenue Industrial Estate, Newport - (W2007/0296 Refused, W2007/0890 Approved - resolved parking issues in original planning application).

POLICY CONTEXT:

National Planning Policy

PPS6 Planning for Town Centres - Sequential test

PPG13 Transport

PPG17 Planning for Open Space, Sport

Wrekin Local Plan 1995 - 2006

LR1 Provision of Community Facilities

Appendix B Parking Standards

Core Strategy Policy

CS6 Newport Policy

CS10 Community Facilities

PLANNING CONSIDERATIONS:

The proposal is for change of use of the existing industrial unit to a climbing centre. No external works to the building are proposed. There is existing planning permission for a similar use on Audley Avenue Industrial Estate, but the Applicants consider this new location more suitable as it is closer to Newport town centre and hence offers greater opportunities for visitors to use alternative transport modes to the car. The supporting information makes reference to the accessibility of the site by public transport, cycling and walking, as well as being close to the main road network in the area.

Policy CS6 of the Core Strategy requires development in Newport that will support its role as a Market Town including development that supports the town's economy and increasing accessibility to key services and other facilities including sports, leisure and recreation facilities. Policy CS10 of the Core Strategy states that the provision of new facilities to meet the needs of local residents will be supported. Delivering sustainable and accessible sporting, leisure and recreational services is a key objective for the Borough. Such development should be in District and Local Centres to ensure they are accessible and will promote social inclusion. The

provision of the climbing wall in this location complies with the requirements of these policies and will enhance the provision of sporting, leisure and recreation facilities in Newport.

Policy LR1 of the Wrekin Local Plan also requires community facilities to be provided within the District or Local Centres including Newport. Outside the centres a sequential approach should be adopted. Proposals should demonstrate that the site is accessible, adequate parking facilities provided, it will not have an adverse impact on the character and amenity of local areas.

A sequential test has been submitted as part of the application to demonstrate why the proposed site is the best location for the climbing centre. The applicant considered that the majority of buildings within the centre of Newport, as well as other industrial units, were inappropriate for use as an indoor climbing centre due to insufficient floor area or ceiling height, limited availability for use on certain days, or in the case of some of the industrial units, their distance from Newport town centre. Other industrial units were considered too large.

The applicant notes that there are very few facilities of this nature in the area, with reference made to a climbing centre in Wolverhampton, and hence there would be potential interest and catchment from a wider area across Shropshire and Staffordshire.

Officers consider the location of the development on the edge of Newport town centre to be generally appropriate as there are options to use sustainable modes of transport, and the amended parking layout now includes provision for minibus parking and bicycles. However, there is a lack of frequent bus services along Station Road, with few routes to the main towns (and potential visitor base of Telford and Stafford). The site is, however, within 500 metres of the town centre. Nonetheless car use is likely but there is a public car park at the southern end of the centre.

There are no specific parking standards relating to a Class D2 use of this size. PPG13 (Transport) suggests that for Class D2 units over 1000sqm there should be 1 space per 22sqm. The Wrekin Local plan suggests 1 space per 25sqm for indoor sports facilities, which would equate to approximately 30 parking spaces. The proposed development provides 7 spaces plus 3 for staff. It is anticipated that most public use of the climbing centre will be in the evenings and at weekends.

The Highways Engineer has assessed the amount of car parking required on the basis of the area proposed area for actual climbing activities and not the size of overall the unit, as the internal floor area also includes toilet facilities, administrative area, and storage space. There is on-street parking nearby adjacent to Linden Hall Surgery on Station Road. The Highways Engineer has resolved to have no objection, subject to conditions controlling the use, intensification and submission of a Green Travel Plan to promote sustainable travel.

With regards to the Town Council and neighbour objections the use of the building as a climbing centre will be a relatively quiet use with all of the activities inside the building. The potential noise would be from traffic movements, but the Environmental Health Officer has no objection with regard to the proposal, and hours of use can be

conditioned to minimise any impact on residential amenity.

However, the proposed change of use must also be considered in relation to the extant use of the building. The existing industrial use (Class B1, B2, and B8) would enable the unit to be used for offices, light industry, general industry or storage, and with this there could be the potential for frequent HGV movements delivering/transporting goods to and from the unit. It is considered that the proposed use as a climbing centre would be far less intrusive and have less impact on the residential amenities of the area than re-establishing its former industrial use.

On balance it is considered that the proposal should be supported. It will provide additional community/leisure facilities within Newport and for the wider area in accordance with policies in the Core Strategy and Wrekin Local Plan. The nature of the use itself within the building is of a quiet nature and should not unduly disturb nearby residents. Its proximity to Newport Town centre makes it generally accessible and visitors can walk or cycle to it. Whilst there will be only limited parking on site, there is nearby on-street parking. This coupled with a Travel Plan that will require the applicant to actively promote alternatives to the car will help address the parking situation. Finally it is considered that this development will have less impact on the residential amenities of nearby dwellings than the current industrial/storage use of the site.

RECOMMENDATION: APPROVE subject to the following conditions:

1. A3 -Timescale
2. C120 - Amended plan (parking arrangements)
3. D138 - Restrict use within D2 class - Climbing centre only.
4. No intensification of use (increase in number of climbing walls available) without prior written permission from Local Planning Authority.
5. D135 - Hours of operation 8am - 10pm (including Sundays) - staff to have vacated unit and site by 10pm.
6. Prior to first use as climbing centre, Green Travel Plan to be submitted and approved by Local Planning Authority.
7. C78 - No removal of landscaping/boundary treatments unless agreed in writing by Local Planning Authority.

REASONS FOR GRANT OF PERMISSION

The proposed change of use would provide additional community/leisure facilities in Newport and for the wider area in accordance with policies in the Core Strategy and Wrekin Local Plan. The nature of the use itself within the building is of a quiet nature and should not unduly disturb nearby residents. Although the bus service is somewhat limited at present, the site is close to Newport Town centre which makes it generally accessible and visitors can or walk or cycle to it. There will be only limited parking on site, but when taking into account that the climbing wall does not occupy the entire building, as there are ancillary functions, it is considered that parking demand will not be unduly high. This coupled with a Travel Plan that will actively promote alternatives to the car will help address any shortfall in parking provision. It is considered that this development will have less impact on the residential amenities of nearby dwellings than the current industrial/storage use of the site.

Notes

Agenda Type : A

W2008/0473 Erection of 12no. dwellings; comprising 6no. two bedroom apartments, 4no. three bedroom houses, 2no. two bedroom houses, with associated works and access

Former Dale End Garage, Dale Road, Coalbrookdale, Telford, Shropshire.

Recommendation Code: FG

Ward: Ironbridge Gorge

APPLICANT:
Morris Property

RECEIVED ON:
10/04/08

PARISH
The Gorge

WARD
Ironbridge Gorge

CASE OFFICER:
Shawn Fleet

Following discussions with the Environment Agency in respect of the earlier recommendation to grant planning permission subject to conditions against their objections to the scheme, this application was deferred to allow further consideration of the scheme in respect of flooding.

At the time of preparation of this update report, initial discussions have been held with the Environment Agency about the balance that needs to be drawn between the role of the proposal within the World Heritage Site and the guidance in PPS25: Development and Flood Risk, especially the guidance in Annex D in respect of sequential test appraisal and the exceptions guidance. The outcome of these discussions however has not been conclusive and the Environment Agency remain of the opinion that the development is contrary to the guidance in PPS25 and consequently maintain their objection to the scheme.

A further meeting has been scheduled with the Environment Agency, the developers and their consultants to be held prior to the Plans Board Meeting. To seek resolution to this matter.

Whilst the risk of potential flooding is recognised on this site and consideration is given to the guidance in PPS25 in seeking to direct development, particularly residential, to areas of low risk, this consideration is weighed up against the strategic importance of the site within the Gorge. This is a difficult decision and one that is in part influenced by external factors most notable, the likelihood of any future occupiers not being able to secure insurance hence leaving the properties untenable or the potential for other, less risk sensitive, forms of development to come forward on the site.

On balance though it is felt at the time of preparation of this report that the development proposed is acceptable and accordingly the earlier recommendation to approved subject to conditions remains.

It should be clarified however that should Members be minded to approve the scheme then it will need to be referred to the Government Office of the West Midlands as the decision would be counter to the guidance of the Environment Agency.

RECOMMENDATION:

Subject to the application being referred to the GOWM for consideration and the applicant entering into a Section 106 agreement to provide a financial contribution of £7,200 towards outdoor recreation space, then delegated authority be granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 – 3 Years
2. C120 – Development to be implemented as amended
3. B15 – Samples of materials
4. B17 – Sample Brick Panel
5. B18 – Details of doors and windows including windows set back by 75mm
6. B19 – Details of enclosure
7. B23 – Landscape design
8. B26 – Landscape maintenance
9. B30 – Road design amended to include service routes, lighting, signage and road markings
10. B50 – Foul and surface drainage
11. B44b – Contaminated land
12. Non-Standard - Submission of a verification report into remediation of the site required
13. Non-Standard - Control measures should unanticipated contamination be found during construction works
14. Non-Standard - Control for surface water drainage
15. Non-Standard - Restrictions on the use of piling foundations.
16. C86: Car parking
17. D125 – Removal of permitted development rights
18. B63: Programme of archaeological works and watching brief

Informatives

1. SIE 22 – Conditions
2. SIE26 – Reasons for grant of planning permission
3. SIE 20 – Contaminated land
4. SIE 21 – Sustainable drainage
5. Non Standard – Requirement for applicant to consider duties under the Wildlife and Countryside Act 1981

REASONS FOR THE APPROVAL

The Local Planning Authority is of the opinion that the proposed development will enhance the character and appearance of the World Heritage Site and remove a longstanding area of blight to the benefit of the surrounding area.

The original report follows.

OBJECTIONS: Yes.

MAIN ISSUES: Impact on the World Heritage Site, impact on adjacent Grade II Listed Building, sustainability, archaeology, contamination, flooding and access.

PROPOSAL:

This application is for the development of 12 properties spread between two semi-detached dwellings, a residential block and a series of three dwellings on the corner of Dale End and the Wharfage.

SITE AND SURROUNDINGS:

The site has historically been used as a garage and petrol filling station and has fallen into disrepair and has remained vacant for a number of years. The site is located on the edge of the World Heritage Site and forms an important gateway site into the Gorge.

HISTORY:

W2006/1509: 14 Dwellings – Refused on design and flooding reasons

W2007/1305: Withdrawn

PLANNING POLICY:

Telford & Wrekin Core Strategy

CS1: Homes

CS5: District and Local Centres in Telford

CS14: Cultural, Historic and Built Environment

CS15: Urban Design

Wrekin Local Plan

UD2: Design Criteria

H6: Windfall Sites in Telford and Newport

HE2: Demolition in Conservation Area

HE3: New Development in Conservation Areas

SG1: World Heritage Site

National Planning Guidance

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

PPG16: Archaeology and Planning

PPS25: Development and Flood Risk

CONSULTATION RESPONSES:

Highways Engineer: No objection to the scheme subject to the footpath bounding the site being a minimum of 2.0m in width.

Pollution Control Engineer: Subject to a condition requiring a site investigation, no objection is raised.

Environmental Protection Officer: Request that as the site is occupied by disused buildings, a wildlife survey be undertaken.

Outdoor Recreation Officer: No objection to the scheme subject to a contribution towards outdoor recreation space.

Parish Council: Objection to the scheme on the grounds of potential flooding, failure to adequately consider archaeological matters and inappropriate use of a warehouse form of architecture which is out of keeping with the character of the area. Comment

has also been made that double yellow lines should be provided along Wellington Road (Dale End Road) to prevent congestion.

English Heritage: Comment has been raised in respect of the design of the scheme and archaeological impact. In respect of the first of these points, English Heritage have confirmed that the redesigned scheme now addresses their concerns on the earlier proposals and subject to the details of the proposal, they welcome the application. With regard to the archaeological context of the scheme, English Heritage has stated that subject to the application being in accordance with the guidelines in PPG16, they have no objection to the scheme.

Environment Agency: Comments received in respect of two matters, contamination and flooding. In respect of the first of these, the Environment Agency has been in consultation with consultants acting on behalf of the applicants and the Council's Scientific Officer due to the presence of the former petrol filling station on the site. After discussion, the Environment Agency have acknowledged that the scheme could be brought forward subject to five conditions covering the need for a contaminated land site investigation, submission of a verification report into remediation of the site, control measures should unanticipated contamination be found during construction works, control for surface water drainage and restrictions on the use of piling foundations.

In respect of flooding however, the Environment Agency maintains an objection to the scheme on the grounds that it has not been shown that the dwellings sit above peak flood levels should the Coalbrook Dale and the River Severn both be in peak flood.

County Archaeologist: In correspondence, the County Archaeologist has confirmed that subject to the findings of an evaluation of the site undertaken in 2006, there are no objections to the scheme on these grounds.

Severn Trent Water: No objection subject to a condition requiring submission of drainage details including sustainable drainage principals.

Neighbour Comments: Four neighbour comments have been raised including the immediate neighbours. These comments relate mainly to the design of the residential units which are seen as being out of keeping with the character of the area and detrimental impact on neighbouring properties, particularly Yew Tree Cottage. A proposed alternative arrangement has been submitted by one of the neighbours. Additional comments relate to insufficient parking provision and impact from flooding. Suggestion is also made that the proposed development should consist of a more mixed use form introducing retail into the site.

PLANNING CONSIDERATIONS:

This site is strategically important not only in the context of Coalbrookdale but also the wider World Heritage Site. Due to its location the site can readily be seen by people entering the Gorge from the west or north. Not only this however, but the site will be one of the last key views of Ironbridge that people take away with them as they leave. Accordingly, the site has to address a multitude of viewpoints but also provide a form of architecture that complements the neighbouring buildings ensuring

that the development is not seen as a harsh clash with the other design styles in the area but yet has its own identity and adds to the wide variety of buildings in the area.

The site was originally identified by the Council as a potential development area along with the adjoining land on the opposite side of Dale End in the adopted Local Plan. This allocation also includes a small parcel of land to the east of the site which is in the ownership of a third party and is situated behind no. 34 Wharfage.

The Council's design brief for the site sought to promote a comprehensive development scheme for the whole area. It is accepted that should a scheme come forward which will allow the subsequent development of the remaining parcel of land in an acceptable format; an independent scheme on this site could be considered for approval.

Before this application is considered in detail, consideration is given to the aspects of principle that may preclude development. As the property is potentially within a flood plain, consideration in the first instance has been given to considering design approaches to minimise any risk to personal safety and property that might arise. The normal practice with such sites would entail the development of raised ground floor levels to the properties to ensure that any residential accommodation was situated above the flood level.

In this instance however it is felt that due to the location of the site on a gateway point leading into the World Heritage Site, the issue of flooding needs to be carefully weighed up against the impact that any engineering approach would have on the aesthetic character of the site bearing in mind the character and appearance of other properties within the Gorge.

It is understood that to ensure that any development is clear of any potential flood damage, the finished floor level will have to be a minimum of 1.9 m above the existing ground level. Given that the lowest point of the site is close to the junction with Dale End and The Wharfage this would necessitate any design solution having any significant mass of brickwork or other material to raise the living accommodation to a safe height.

It is felt that this solution would result in a property that would be out of keeping with the surrounding area and would potentially be harmful to the overall character and appearance of the World Heritage Site representing an alien form of development which does not respect to the character and appearance of existing properties.

In this respect therefore, consideration has to be given to the statutory objection of the Environment Agency. Whilst this Government body opposes the scheme, English Heritage, a separate Government organisation is of the opinion that the scheme not only preserves the character of the area but actually enhances it and is welcomed. The views of the two bodies therefore need to be weighed against each other but given that an engineering lead solution as supported by the Environment Agency would result in an unorthodox form of development; this would in all likelihood fail to meet the demands placed on the site by English Nature.

Clearly, a stance needs to be reached between these essentially diametrically opposed viewpoints. It is your officers opinion that if the majority of weight is attributed to the views of the Environment Agency, it is exceptionally unlikely that any form of suitable residential development could come forward on this site and due to its locations and constraints, it is also difficult to foresee any other form of suitable development being brought forward in the near future. As a result, the site will effectively become sterilized and be a visual blight on the World Heritage Site for many months or years to come.

In terms of considering the risk in the area, it is understood that the recent development on the opposite side of Dale End has only been affected by flooding to a modest degree. Indeed, during the severe flooding of last summer, the dwellings themselves were dry internally even though the car park to the rear was flooded.

This approach whilst not meeting the requirements as set by the Environment Agency will allow the site to be brought back into positive use. To mitigate against the harm that may be caused through the impact of flooding, the applicants are seeking to design to the properties not to avoid the dangers of any flooding but to allow the buildings to accommodate the problems encountered. To this end, the lower floors have been designed with hard floors, not timber, electrical sockets raised higher up the walls than normal, avoiding the use of permeable materials and providing a raised walkway to the rear of the buildings leading to higher ground.

Given these measures have been put in place and the needs of the area, it is felt that on balance, support is given to the need to bring about a positive form of development on this site at this time to enhance the character of the World Heritage Site and avoid the possibility of this key gateway location into the Gorge being blighted for years to come.

With regard to the issue of sustainability as highlighted by Policy CS5 of the Core Strategy, this site is in an particularly significant location. Whilst many sites in the Gorge and other parts of the Borough may be highly visible or located close to main routes, this parcel of land has a continued blighting effect on the World Heritage Site. To this end a judgement has been taken by your officers in respect of seeking to ensure the majority of development is in sustainable locations and the worth of protecting and enhancing the visual landscape. In this instance it is felt that as the site is relatively small at only 12 units and the lack of any other form of development likely to occur on the site, residential use can be accepted on this site counter to the guidance in Policy CS5.

In respect of the other principal areas of concern, contamination and archaeology, these have been closely examined through the application process and it is felt that subject to the use of appropriate conditions, these concerns can be thoroughly addressed.

In terms of parking provision, the Gorge has limited parking and in part it is characterised by the tight urban fabric of the area and the absence of large parking bays or garage facilities. Given that a public car park exists within a short distance of this site it is accepted that the parking provision on site is acceptable. The access

and egress arrangements are also felt to be appropriate and no objection from the Highways Engineer has been raised to the proposed development.

Of principle concern therefore is the issue of design and the appearance of the proposed structures on the World Heritage Site.

The site although small is heavily constrained and this is reflected in the consultation that has been undertaken. Whilst the first two submissions have been criticised for their impact on the World Heritage Site and the immediate area, the applicants have taken on board the comments made by Council Officers and English Heritage. To this end, the revised scheme is now felt to successfully address many of the initial concerns. The development is structured around three blocks, one of which sits to the rear of the site away from the public highway whilst the other two bound the Wharfage and Dale End Road.

This arrangement closely reflects existing developments in the Gorge which comprise of tightly knit dwellings clustered together. In particular, the corner grouping of three dwellings achieves the difficult task of turning the corner and allowing an active frontage to be presented to people approaching the site from either direction. With this submission, the applicants have given considerable attention to the fine details relation not only to the buildings but also the hard landscaping for example the walls and fencing around the site. Such details are drawn from other cues within the locality which results in the scheme blending in.

As with any development scheme, attention is given to the impact of the development on the adjoining properties in terms of privacy and amenity. In this instance, it is felt that the scale of development being proposed would not impinge on the adjoining listed building known as Yew Tree Cottage. An argument has been put forward that Yew Tree Cottage should be clearly visible to people entering the Gorge along the Wharfage. Whilst there is some merit to this view, the gradual opening up of the vista towards the Listed Building is also felt to be acceptable and does not diminish its status.

It has also been suggested that the site be put to a mixed use role incorporating retail. Whilst mixed use schemes are normally to be welcomed, it is felt that in this instance such a form would lead to conflicts with neighbouring sites and in particular highways with the risk of short stay parking occurring on the junction of Dale End and the Wharfage.

In respect of the need for open space provision, this can be addressed through a Section 106 agreement. The required contribution in this instance is £600 per dwelling which equates to a total sum of £7,200.

Given the built up nature of the site, it is recommended that an informative be attached to the decision notice advising the applicants of their duty under the Wildlife Protect Act.

In summary therefore, it is felt that the proposal represents a positive addition to the Gorge and the World Heritage Site and removed the existing blight. Furthermore, the

proposed buildings are seen as bringing about an architecturally positive scheme which will enhance the character of the area.

RECOMMENDATION:

Subject to the applicant entering into a Section 106 agreement to provide a financial contribution of £7,200 towards outdoor recreation space, then delegated authority be granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

- 19.A3 – 3 Years
- 20.C120 – Development to be implemented as amended
- 21.B15 – Samples of materials
- 22.B17 – Sample Brick Panel
- 23.B18 – Details of doors and windows including windows set back by 75mm
- 24.B19 – Details of enclosure
- 25.B23 – Landscape design
- 26.B26 – Landscape maintenance
- 27.B30 – Road design amended to include service routes, lighting, signage and road markings
- 28.B50 – Foul and surface drainage
- 29.B44b – Contaminated land
- 30.Non-Standard - Submission of a verification report into remediation of the site required
31. Non-Standard - Control measures should unanticipated contamination be found during construction works
- 32.Non-Standard - Control for surface water drainage
- 33.Non-Standard - Restrictions on the use of piling foundations.
- 34.C86: Car parking
- 35.D125 – Removal of permitted development rights
- 36.B63: Programme of archaeological works and watching brief

Informatives

6. SIE 22 –Conditions
7. SIE26 – Reasons for grant of planning permission
8. SIE 20 – Contaminated land
9. SIE 21 – Sustainable drainage
- 10.Non Standard – Requirement for applicant to consider duties under the Wildlife and Countryside Act 1981

REASONS FOR THE APPROVAL

The Local Planning Authority is of the opinion that the proposed development will enhance the character and appearance of the World Heritage Site and remove a longstanding area of blight to the benefit of the surrounding area.

Notes

Agenda Type : A

W2008/0499 Erection of 3-storey, 4 bedroom guest house, with 2 bedroom manager flat on second floor

The Old Printing Works, Bath Road/The Square, Ironbridge, Telford, Shropshire.

Recommendation Code: FR

Ward: Ironbridge Gorge

APPLICANT:

Mr John Russell

RECEIVED ON:

21/04/08

PARISH

The Gorge

WARD

Ironbridge Gorge

CASE OFFICER:

Shawn Fleet

OBJECTIONS RECEIVED: Yes.

Cllr Louise Lomax previously asked that an earlier withdrawn planning application for this site be considered by Plans Board at the request of the Parish Council. Although no request has been submitted in this instance, given the importance of this site in the setting of the World Heritage Site and this historic handling of the applications, the current resubmitted proposal is being brought before Members for consideration.

MAIN ISSUES: Policy, design, conservation area and World Heritage Site, impact on street scene and land stability.

PROPOSAL: This application is for the demolition of the existing workshop on the site and the erection of a two and a half storey guest house with self-contained flat on the second floor. The proposal also includes a new vehicular access off Bath Road with a parking area and turning head. It is also proposed to provide an enclosed bin store/storage shed. The surrounding area will be landscaped.

SITE AND LOCATION:

This is a large rectangular site of 0.2 ha sited between the Bath Road and the dwellings and church off Church Hill and is located to the rear of the Tontine Hotel. This is a sloping site between the large retaining wall of the Church and the small retaining wall along Bath Road. An access and level plateaus have been created within the site by the need to provide access and working space for the drilling rigs required to test for ground conditions.

At present there is a single storey brick building on the site with a flat roof on the site. This building sits on a terrace above the retaining wall along Bath Road with a retaining wall at the rear. Access to the building is off the Church Steps to the east of the site. The building was last used as a printing workshop. Apart from this building the site is covered in rough grass and shrubs which are overgrown and the area looks neglected.

The site skirts round the existing former toilet block in Bath Road which is in a different ownership. Along the western boundary of the site is The Square which leads into Bath Road and the Church Steps with the former bank building alongside.

Bath Road is a very narrow road and is adopted as far as the toilet block beyond which it becomes a public footpath.

CONSULTATION RESPONSES:

At the time of the preparation of the report, Engineering Services have not been able to confirm that the proposed development will not have a detrimental impact on land stability affecting the site and the neighbouring properties. Discussions on this matter are still ongoing however.

The site is within an area believed to be affected slope instability and has been highlighted as such in the 'Ironbridge and Coalbrookdale Ground Behaviour Study' commissioned by the Council and completed in 2005. The applicants have failed to demonstrate by way of ground investigation, long term ground movement monitoring (both surface and sub surface), slope stability analysis and design calculations that the site is sufficiently stable to accommodate the development proposed.

Environmental Health - contaminated land. In view of the previous use of the site as a printing works there is potential for unacceptable levels of ground contamination. A contaminated land desk study and possibly a ground contamination investigation are required. This can be covered by a suitable condition.

The Gorge Parish Council strongly object to this proposal when it was submitted earlier on the following grounds:

1. The building of a three storey property will take light away from the Church Steps
2. The erection of a guest house will exacerbate an existing shortage of parking spaces in Ironbridge
3. Does not comply with the requirements of policies SG4 and SG6 of the Wrekin Local Plan
4. Parts of the site are not considered suitable for development unless the appropriate reports have been submitted.
5. The development will detract from The Square and the church and change the character of the street scene in this important part of Ironbridge
6. The development will affect the setting of St Lukes church and Tontine Hotel.
7. Do not consider the photo montages provided are accurate
8. Request that Members visit the site before making a decision

In addition, the Parish has also asked that the following points be taken into account:

1. The application is essentially the same as their last application.
2. The development is not in keeping with the character of the Conservation Area and World Heritage Site.
3. Insufficient geotechnical advice has been submitted with the application.
4. It is believed the Reynolds Tunnel passes under the site.

Highways Engineer accepts that Bath Road is a public highway as far as the former public toilets. It can, therefore, be used to provide vehicular access into the site. The parking proposals are acceptable but he also recommends the applicant purchases four additional 'parking permits' to enable visitors/guests to park in the area. These permits should be for the TWC Ironbridge Road long stay car park to the south side

of the River Severn. These will be required for the life of the development. In addition, the Highways Engineer has recommended a condition on the management of on site works to protect the amenity of occupiers in the area.

There are two letters of objection to the scheme. These relate to the impact of the building on a neighbouring property, impact on parking provision, overprovision of hotels and guest houses in the area and impacts on local amenity including access during the construction works.

POLICIES:

The site lies within the Ironbridge Conservation Area and the World Heritage Site.

The Development Plan comprises The Regional Planning Guidance for the West Midlands RPS 11 adopted in 2004 and Wrekin Local Plan adopted in 2000. Within RPS 11 the following policies are relevant:

Policy CF4: The reuse of land and buildings for housing. Policy QE5: Protection and enhancement of the Historic Environment.

In the Wrekin Local Plan the following policies are relevant:

Policy UD2: Design Criteria

Policy E4: Development on unallocated employment sites in the urban area

Policy H6: Windfall sites within Telford and Newport.

Policy HE2: Demolition in Conservation Areas

Policy HE3: New Development in Conservation Areas

Policy SG4: Landscape and nature conservation

Policy SG7: Tourism

Policy EH14: Land stability

In the Core Strategy, Policy SC14: Cultural, Historical and Built Environment is of importance.

Further guidance is given in PPG 14: Development on Unstable Land and PPG 15: Planning and the historic environment

PLANNING CONSIDERATIONS:

The applicant has been negotiating with the Council over a number of years to demolish the existing workshop building and erect a dwelling on the site. Previous applications in 2003 and 2007 were withdrawn.

The existing building is single storey with a flat roof. It has no intrinsic value in terms of architectural, historic or townscape importance. The demolition of this building will not adversely affect the character and appearance of this part of the Conservation area and World heritage site. The demolition of this building is, therefore, in accordance with policy HE2 of the Wrekin Local Plan.

This proposal has been subject of long and protracted negotiations between the applicant, his agent and your officers. The applicant now proposes a small guest

house with four bedrooms with a lounge, dining room, kitchen on the ground floor. A second floor two bedroom owner's flat in the roof is also to be provided.

The building will be provided on the site of the former workshop. Originally it was intended that the building would use the existing foundations for the workshop but this no longer appears to be the case. The submitted engineering design statement shows new foundations being proposed. In order to increase the depth of the building the first floor is cantilevered at the rear to address the slope.

The applicant also proposes a vehicular access with small parking space immediately to the west of the building. The access proposed will make use of the access created off Bath Road to allow the drilling rig onto the site. The parking spaces will make use of the existing platform created at the same time. The creation of the access and platforms have left batters at the entrance and above the plateau (indicated on the site layout plan) and the applicant has yet to provide information to demonstrate that these are stable and will not be subject to slippage.

A bin store and storage shed are also proposed together with railings along the building frontage. No details have been provided as yet but it is considered that if this application is acceptable these could be subject of a condition.

The building has been designed to relate to the neighbouring properties, The Tontine Hotel, a late Georgian brick building, and the former Bank premises, a late nineteenth century classical styled building with stucco. It has, therefore a central gable with pediment between two dormer windows. The building will be faced in render on the ground floor and brick on the first and second floors with a low pitched slate roof. The design has addressed all elevations particularly the front and rear which is visible from the Church Steps. Timber windows are proposed.

Whilst this is a substantial building in scale form and massing the applicants have provided photomontages showing the building as seen from near and distant views. Now the ridgeline of the building has been lowered these are felt to be broadly accurate and demonstrate that the building will not be unduly prominent from distant views. It will be largely screened by The Tontine Hotel and should not unduly impact on views of St Luke's church to the rear of the site. Its main impact will be on views from Bath Road and from The Square where views of the Church will be severely curtailed.

Policies UD2 and HE3 of the Wrekin Local Plan together with Core Strategy Policy CS14 require new development to preserve and enhance the character and appearance of the World Heritage Site and Conservation Area. It should be of a design and form that respects longer views of the Gorge and should relate positively to its context in terms of scale, form and massing, roofscape, details and materials. It should not affect the amenity of surrounding properties.

It is considered that the size and design of the building proposed is appropriate in this location and will help to tidy up and improve this part of the Gorge that has been neglected in recent years. There is no undue adverse impact on neighbouring properties in terms of overlooking and loss of amenity though one of the flats at the rear of the former bank building may have reduced light to one of its windows. It is

felt that the proposals now comply with the requirements of policy HE3 for new development in the World Heritage Site and Conservation Area. English Heritage have chosen not to comment on this proposal and leave the decision to the Council.

Tourism is seen as an important source of employment in Telford and its main focus is within the Severn Gorge. The site is within the centre of Ironbridge and will provide additional tourist accommodation within the area. Other than in respect of the car parking provision the guesthouse complies with the requirements of policy E4 relating to new employment in the urban area and SG7. In relation to parking 2 car parking spaces are proposed on site which will meet the needs of the applicant and allow for visitors to drop off luggage etc. Long stay parking is available on the opposite side of the Iron bridge. The applicant has stated that he will purchase the necessary parking permits.

New housing is also permitted on unallocated sites provided they comply with the requirements of policy H6 for windfall sites. The site can be accessed and drained. The proposal does not have an adverse impact on the local environment and the design is high quality. This policy also requires that where there problems of land stability and contamination the Council needs to be satisfied that developer has taken adequate remedial action. This factor is dealt with in detail below.

In relation to concerns raised by local residents, the Highways Engineers have accepted the additional traffic in the area will not give rise to undue problems. The design of the dwellings is considered acceptable as outlined above and will be partially in brick so as not to be unduly prominent in longer views of the Gorge. Unfortunately it is not possible to entirely prevent tradesman blocking roads and access but the provision of a site environmental management plan can be required by condition.

As reported above the Council's Environmental Engineers have serious concerns about land stability in this area. Policy guidance on development on unstable land is given in PPG 14 - Development on unstable land and Policy EH14 of the Wrekin Local Plan.

The purpose of PPG14 is to advise local authorities, landowners and developers on the exercise of planning controls over land use and development on or adjacent to slopes which are actually or potentially unstable. PPG 14 states:

"It is the responsibility of developers to ensure that their developments will not initiate instability or will not be affected by instability originating outside the area of a development. Developers should therefore seek appropriate technical and environmental expert advice about the likely consequences of proposed developments on sites where landsliding is known or may be reasonably foreseen. They should also procure any necessary investigations to ascertain that their sites are and will remain stable or can be made so as part of the development works. As well as being in the developer's interests, this information may be required by a local planning authority in determining an application for planning permission and, if building work is involved, to meet the requirements of the Building Regulations."

"In order to satisfy a local planning authority, slope stability reports should demonstrate an adequate appreciation of ground and groundwater conditions and any other relevant factors influencing stability based on desk studies, aerial photographic interpretation, geomorphological and engineering geological mapping of the site and appropriate subsurface investigation, laboratory testing and monitoring where necessary; this appreciation must include a statement on whether or not the site or surrounding areas are affected by earlier landsliding or periglacial deposits and, if so, a definition of their extent in plan and section; that the site is stable and has an adequate margin of stability, or can be made so as part of the development works, for the foreseeable conditions which will operate at the site; that the site is not likely to be threatened or affected by reasonably foreseeable slope instability originating outside the boundaries; and I that the development is not likely to result in slope instability which will affect either the development or nearby property."

Policy EH14 in the Wrekin Local Plan 1995 - 2006 states:

"The Council will permit development proposals within the Mineral and Mining Consideration area, areas of suspected slope instability or where it is suspected that there is made up ground, provided that the proposal demonstrates that;

a) its structural integrity shall not be compromised by slope instability. b) where active systems exist, the instability shall not be exacerbated by the development, c) the development can tolerate the ground conditions by special design and d) there is long term stability of any structures built on filled ground."

The Council has been proactive in addressing the problem of instability, particularly over the last five years. It has commissioned a number of reports based on the findings of a series of investigations to quantify the extent of the problem. These include the following:-

1. Ironbridge Gorge WHS Land Instability Study by Babbie, Feb 2003
2. The Interpretation of Ground Investigations at Jackfield and The Lloyds by High Point Rendel, January 2005.
3. The Ironbridge and Coalbrookdale Ground Behaviour Study by High Point Rendel, January 2005.

The development site is in an area believed to be affected by slope instability and has been highlighted as such in the Ironbridge and Coalbrookdale Ground Behaviour Study. The south-eastern corner of the development site, the site of the existing works building which is proposed to be replaced by the proposed guest house, is designated in the report as a level 3 site. A level 3 site is described as an area likely to be suitable for development in accordance with the development plan provided the developer undertakes appropriate mitigation and stabilisation measures. However, the remaining part of the development site, including the proposed car parking area and open areas beyond, is designated in the report as a level 4 site. A level 4 site is described as an area unlikely to be suitable for development in accordance with the development plan unless the developer undertakes appropriate mitigation and stabilisation measures.

Council officers have carried out an inspection of the areas immediately surrounding the development site to support the Ironbridge and Coalbrookdale Ground Behaviour Study classification of the site. Numerous examples of past movement, including cracks to pavements, walls and buildings, were noted in Bath Road, Tontine Hill, New Road and Church Road.

In areas with particularly difficult ground conditions, as The Council believe this development site to be, and where any retaining walls or engineered slopes are proposed, the stability of the site and the development proposals should be demonstrated by way of ground investigation, long term ground movement monitoring (both surface and sub surface), slope stability analysis and remedial design calculations. This information should be provided before an application is determined. This is to ensure the safety and practical feasibility of such proposals. In addition the submission of an appropriately completed stability declaration form by a competent person in support of the application is also required. Although reports and a stability declaration form have been received, they do not identify the area to which it relates nor do they fairly represent the prevailing ground conditions. Despite numerous discussions and meetings to guide the applicant and his representatives towards what would be required, it is still the opinion of the Council's Environmental Engineers that the Applicant has failed to provide the necessary information to demonstrate the site is stable.

CONCLUSION:

The erection of a small guest house with living accommodation in this location as proposed is considered to be acceptable in principle subject to the provision of additional details relating to the fencing, bin store/storage shed and materials. The design, scale and massing of the building put forward would help to improve the character and appearance of this currently neglected area within the World Heritage Site and Conservation Area.

Unfortunately the site falls within an area that has been identified as being potentially affected by slope instability. The applicants have so far failed to demonstrate that the development, as currently proposed, will not affect the stability of the slope nor have they provided appropriate mitigation and stabilisation measures to ensure the stability of the surrounding land. In these circumstances it is considered that it is not possible to recommend approval of planning permission at this stage.

RECOMMENDATION: REFUSE PLANNING PERMISSION for the following reason:

1. It is considered that insufficient information has been submitted to demonstrate that the development proposed will not affect the stability of the site or that appropriate mitigation stabilisation measures are proposed for development in an area likely to be affected slope instability. Accordingly the proposed development is contrary to policies H6 and EH14 of the Wrekin Local Plan 1995 - 2006 (as extended) and PPG 14 - Development on Unstable Land.

Notes

Agenda Type : A

W2008/0524 Conservation area consent for demolition of existing single storey works

The Old Printing Works, Bath Road/The Square, Ironbridge, Telford, Shropshire.

Recommendation Code: CAG

Ward: Ironbridge Gorge

APPLICANT:

Mr John Russell

RECEIVED ON:

21/04/08

PARISH

The Gorge

WARD

Ironbridge Gorge

CASE OFFICER:

Shawn Fleet

OBJECTIONS RECEIVED: None.

MAIN ISSUES:

Policy and effect on the appearance of the Conservation Area.

This application needs to be considered in conjunction with the report for W2008/0499 for the erection of a small guest house with residential accommodation for the staff on the second floor.

SITE AND LOCATION:

The existing building is single storey flat roofed building with a brick parapet fronting Bath Road. It has metal windows along the frontage. At the rear is St Luke's Church and its retaining wall. Access into the building is off the Church Steps at the eastern side of the building. It was last used as a printing works.

It is set back behind The Tontine Hotel and is not readily visible from longer views within the Conservation Area though it is visible from within The Square. The adjoining land is overgrown and neglected.

CONSULTATION RESPONSES

Three comments have been received back on the application. The Parish Council and the County Archaeologist have raised no objections. A neighbour has raised concern not about the principal of demolition but the problems associated with vehicles blocking the narrow routes around the site.

POLICY:

In the Wrekin Local Plan 1995 – 2006 policy HE2 – Demolition in conservation areas is relevant to this proposal.

PLANNING CONSIDERATIONS:

Policy HE22 of the Wrekin Local Plan permits the demolition of buildings within the Conservation Area where it can be demonstrated that the character or appearance of the area will not be adversely affected and where the building is not of intrinsic architectural, historic or townscape importance.

It is considered that this building dating from the early/mid twentieth century is of little merit and considered to be an eyesore within the Conservation Area. As such the demolition of the building and its replacement by the guest house put forward in planning application W2006/1096 will enhance the character or appearance of the area.

In respect of the neighbours comments, it is recommended that should the scheme be approved, a scheme should be submitted prior to development to agree a work schedule detailing parking of workers vehicles, loading and unloading of materials and storage arrangements.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT subject to the following conditions:

1. B67 No demolition until contract for redevelopment.
2. B33 On site construction

Notes

Agenda Type : A

W2008/0531 Demolition of existing public house and erection of 14no. dwellings with associated access (Outline planning application)

The White Horse PH, Heath Hill, Dawley, Telford, Shropshire.

Recommendation Code: FG

Ward: Dawley Magna

APPLICANT:

Mr Barry Shepton

RECEIVED ON:

22/04/08

PARISH

Great Dawley

WARD

Dawley Magna

CASE OFFICER:

Shawn Fleet

OBJECTIONS: Yes

MAIN ISSUES: Loss of existing bowling green, principal of development, highway access, impact on the character of the area.

PROPOSAL:

Demolition of existing of existing public house and outline permission for the erection of dwellings on the site including the bowling green to the rear.

SITE AND SURROUNDINGS:

The site is 0.25ha and split into two parts by Balls Hill. The southern part of the site comprises the existing car park for the public house. The northern part is the public house with bowling green at the rear. The existing public house fronts Balls Hill and is visible from Heath Hill. It is a two storey property, with a tile roof and is rendered and painted white. The rear of the building facing the bowling green is brick and tile.

The bowling green and associated facilities include floodlights, a shelter and outbuildings. There are trees along the rear boundary with Willetts Way which are protected by virtue of a TPO. The site is also enclosed by a collection of fences, buildings and walls.

A footpath leads along the south eastern edge of the bowling green linking Balls Hill through to a number of residential properties at Willetts Way.

HISTORY:

W2005/0798 Refused 31 Aug 2005 for the following reasons:

- Does not reinforce local distinctiveness, relate to context and will detract from the amenities of adjoining dwellings
- Not satisfied site can be drained, does not suffer from land contamination or land stability issues and is not affected by noise pollution from Heath Hill
- Has met planning obligation requirements to provide social infrastructure
- loss of public house and bowling green have not been justified and are without compensatory measures.
-

A subsequent application W2006/1243 was refused on the above points and on the following additional reasons:

- Proposal failed to take the opportunities available for improving the character of the area in compliance with PPS1 and local plan policies
- Poor access arrangements
- Impact on trees at rear of site.

Last year, application W2007/1508 was also considered for the development of 14 dwellings on the site. This application was refused on the grounds that agreement had not been reached on compensatory measured for the loss of the bowling green and the layout and appearance of the proposed dwellings.

PLANNING POLICY:

Wrekin Local Plan:

H6 : Windfall Sites in Telford and Newport

EH7 : Contaminated land

UD2 : Urban Design Criteria

UD3 : Urban Design Assessments

LR4: Outdoor Recreational Open Space

LR6 : Developers Contributions to Outdoor Recreational Open Space

H22 : Community Facilities

OL11 : Woodland and Trees

OL13: Maintenance of open space

LR 4 : Outdoor recreational open space.

National Guidance

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPG 17 Planning for Open Space, Sport And Recreation

CONSULTATION RESPONSES:

Standard Consultation Responses

Education : Commented on earlier scheme to request a contribution of £1,400 for each two bedroom or larger dwelling.

Plans & Policy : No comment

Leisure : Bowling Green is private. Need an assessment to show the facility is surplus to requirements in accordance with PPG 17. If can demonstrate this is surplus its loss requires mitigation and it is suggested that this could be addressed through a financial contribution to the Horsehay Bowling Club

Sport England : Non statutory objection to the proposal as it would result in the loss of land that has potential to be used as a valuable local sporting facility and contributes to the amenities of the area. No evidence submitted to address requirements of PPS17

Highways : Comments subject to further discussions with applicants.

Arboriculturalist: No objection

Severn Trent: No objections subject to conditions

Drainage: Commented on earlier application to state that only a small sized combined sewer in front of the site. Permission from Severn Trent Water required. There is a surface water sewer to south-east but this would require off-site works.

Great Dawley Parish Council : Object on the grounds of overdevelopment of the site. Former mining area need to clarify back fill to mines stabilised. Loss of trees and wildlife. More traffic to surrounding road network. Loss of bowling green and view that any compensation to enhance community facilities be kept ion the Great Dawley Parish Community.

Pollution control – contamination : No objections subject to standard condition on contaminated land.

Neighbour Consultation responses

Seven letters of objection. Main points of concern relate to:

- Potential loss of trees at the rear of site adjacent to Willetts Way with loss of wildlife and loss of privacy.
- Bowling green is a valuable asset to local people
- Difference in level between the bowing green and dwellings in Willetts Way.
- The erection of 1.8 m fences will have an overwhelming impact on the dwellings at the rear leading to loss of light etc.
- This site and the adjacent site of the Public House should be linked.
- Loss of established buildings

In addition a letter of support has been received from a neighbour in Heath Hill who is of the opinion that the existing public house and bowling green are a source of anti-social behaviour.

PLANNING CONSIDERATIONS:

This application has been revised and re-submitted with additional information to address the earlier reasons for refusal.

Part of this site can be classified as brownfield but PPS 3 excludes from brownfield land in built up areas such as parks recreation grounds etc. even when there are buildings, this includes the bowling green.

Paragraph 10 of PPG 17 states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which clearly shows the facilities to be surplus to requirements. The guidance goes on to state that if the Local Authority has not carried out the assessment it is up to the applicant to provide an independent assessment to show that the land and buildings are surplus to requirements. Developers will need to consult with the local community. Paragraph 18 states that even where facilities are poor or under-used this can not be taken as an indication of absence of need. Although no assessment has been provided, the developers have offered a contribution to supporting provision in the local area. Local Plan Policy LR 4 suggests that permission should be refused if it will result in the loss of existing open space which is not replaced in a suitable alternative location to an equal or improved specification.

The revised access arrangements have been discussed with the Highways Officer and following a meeting with the developer, revised proposals are expected. An update will be provided as to whether the revised access and layout details are accepted.

There are no undue problems of land stability and land contamination therefore site complies with policies EH7 and EH14.

The site contains several trees along the rear boundary which are now subject to a TPO. These are now shown as being retained within the indicative layouts and this is acceptable in principal.

The suggested layout has been revised and more effectively reflects the character of the area and the neighbouring properties by locating some of the buildings to the area currently occupied by the public house and bowling green and building a single block comprising of 6 dwellings to the area of land towards Daley Road. In doing so, the car parking for each dwelling is located away from the public realm leaving properties fronting the road. Private gardens are provided for the eight houses at the rear and the existing link through to Willetts Road is retained with a pavement alongside the access road to the parking area.

Due to the scale of development proposed, this is a site where contributions to leisure facilities and primary education facilities might be expected. The applicants have not, at this stage, suggested that they are prepared to accept the requests of Sport England in respect of contributions required. Sport England have submitted details to show that a replacement bowling green would cost in the region of £100,000 to replace on a like for like basis. The Council's Outdoor Recreation Officer has considered the matter though in respect of the degree of use made of the existing provision and facilities in the local area. On this basis, a lesser contribution of £50,000 has been made by the applicants which the Outdoor Recreation Officer has identified could be used at the Horsehay Bowling Club who have indicated their acceptance of the proposal.

In considering these two sums, from the applicant and Sport England, it should be remembered that the Sport England comments in this instance are non-statutory i.e. they are not binding on the Council but a recommendation for consideration. Statutory comments would be raised in respect of proposals affecting larger sporting facilities or other certain sporting uses. The applicants have argued that in this case, the sum of £100,000 would fundamentally undermine the scheme and if pursued would result in the scheme not proceeding. As a result, no contribution would be forthcoming to leisure use.

Given that the Outdoor Recreation Officer is of the view that the sum (£50,000) offered would represent a positive contribution to addressing the loss of sporting provision on the site and the monies have a specific scheme against which they can be used, it is felt that in this instance, the contribution should be accepted despite the comments of Sport England.

In considering the comments of the Parish and the neighbours, the trees to the rear of the site will be protected. Although the pub is used by some locals, there are a number of other facilities in the local area including Dawley and accordingly the policies in the Local Plan do not support the public houses' retention. The use of 1.8m walls is normal practice for residential areas and whilst they may alter peoples outlook they will not have a detrimental impact on the character and appearance of the area.

The earlier comments of the Education officer have been considered and felt to be appropriate to this application and are therefore recommended to be included in the s106 agreement should the scheme be approved.

The points raised by the Parish have been considered through the application process in respect of mining, highways and tree loss. Although the Parish have indicated that they would wish to see the contribution in respect of the loss of the bowling green retained in the Parish, the Horsehay site is located just over a mile away from the White Horse and is within walking distance. On this basis, it is felt that the site represents an acceptable alternative location to serve residents in the area and is accepted by officers.

In terms of impact on neighbouring properties, it is felt that the proposal will not have a detrimental impact on privacy or amenity levels in principal although these matters will be subject to additional scrutiny at the reserved matters stage.

RECOMMENDATION:

Subject to the applicant entering into a Section 106 agreement to provide financial contributions towards bowling facilities and education contribution then delegated authority be granted to the Head of Planning to grant planning permission subject to the following conditions:

- 37. A1 – Standard outline
- 38. B10 – Submission of reserved matters (appearance, landscaping, layout, scale)
- 39. B11 – General details required
- 40. B16 – Details of materials
- 41. B19 – Details of enclosure
- 42. B22 – Tree survey
- 43. B23 – Landscape design
- 44. B26 – Landscape maintenance
- 45. B30 – Road design
- 46. B33 – Onsite construction
- 47. B44a – Contaminated land
- 48. B50 – Drainage
- 49. C75 – Tree protection
- 50. C76 – Tree protection: no burning
- 51. C77 – Tree protection: services and earthworks

Informatives

- 1. SIE22 – Conditions
- 2. SIE26 – Reasons
- 3. SIE17 – Ground conditions
- 4. SIA6 – S106 agreement

Reasons for approval

Subject to the provision of a contribution towards education and leisure use, the proposed development will provide residential accommodation in accordance with the policies within the adopted Local Plan and national planning guidance.

Notes

Agenda Type : A

W2008/0537 Erection of a two storey and first floor rear extension and a conservatory to rear

26, Wheatley Crescent, Hadley, Telford, Shropshire.

Recommendation Code: FR

Ward: Hadley & Leegomery

APPLICANT:

Mr R Dhami

RECEIVED ON:

30/04/08

PARISH

Hadley & Leegomery

WARD

Hadley & Leegomery

CASE OFFICER:

Andrew Mackriell

THIS APPLICATION WAS DEFERRED BY PLANS BOARD ON THE 11TH JUNE 2008 IN ORDER FOR MEMBERS TO MAKE A SITE VISIT TO ASSESS THE IMPACT OF THE PROPOSALS.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The size and form of the proposed extensions, the cumulative effect of the proposed development, and the visual impact of the resultant extended dwelling on adjoining properties and the character of the area.

THE PROPOSAL:

The application is for a two storey extension to the rear of the existing side and rear extension, and a flat-roofed first floor extension over the existing ground floor rear extension. A conservatory is also proposed.

SITE AND SURROUNDING AREA:

No.26 is a two-storey semi-detached house of traditional appearance with hipped roof situated at the end of a residential cul-de-sac within the built-up area of Telford. No.26 has been previously enlarged with a two storey side and rear extension, and also at some point a ground floor rear extension. No.24 also features a two storey side and rear extension of similar size and form to that at No.26. The essential character of the area is one of relatively low density residential development.

PLANNING POLICY CONTEXT:

Wrekin Local Plan Policy UD2 Design Criteria.

CONSULTATION RESPONSES:

One letter received from a property on Hadley Park Road objecting to the proposals on the grounds of visual appearance, potential overlooking and loss of privacy.

PLANNING HISTORY:

No. 26 has been previously extended with a two storey side and rear extension approved under Ref: W89/0398.

Outline planning permission was refused under Ref. W2007/1242 for two semi-detached houses on land to the rear of 25 Wheatley Crescent (the adjoining semi -

also owned by the applicant). Under Ref. W2007/1558 outline planning permission was refused for a detached dwelling to the rear of No.26. In both cases the applications were refused on the grounds that the development would be cramped, out of character and detrimental to adjoining amenities.

PLANNING CONSIDERATIONS:

The Council recognises that extensions can provide a means of adapting dwellings to family needs especially when people find themselves needing to provide for dependant relatives within their own home. Extensions should be of a scale and appearance which respect the character and form of the existing dwelling as well as the amenities of the adjoining properties and surrounding area.

It is accepted that in this case the applicants have exceptional circumstances regarding the need to provide special care for their autistic son at home and that these requirements result in the need for specific extra accommodation. However, it is important to take into consideration the extent to which the dwelling has already been enlarged. The cumulative effect of previous alterations and extensions must be taken into account in determining whether the proposal would have a detrimental impact on the existing building and the surrounding development. Combining the floor area of the existing extensions with the current proposals (but excluding the proposed conservatory) would result in a total *additional* floor area of 130 sq. metres. Compared with the original dwelling's floor area of about 94 sq. metres the combined additions would therefore more than double the size of the original house, to the extent that, particularly from the rear, it would be overwhelmed and dominated.

The appearance and form of the rear extensions would not respect the character of the house. The main two storey element (combined with the existing two storey extension), would project a total of 8.5 metres from the original rear elevation. The first floor extension would have a flat roof which would be out of character, and this extension would also harm amenities and outlook from the rear of the adjoining No.25. The resultant extended dwelling would be visually intrusive particularly from the rear of Nos. 72 and 74 Hadley Park Road, and would also affect the outlook from the rear of the new development of flats reaching completion.

Therefore, on balance it is considered that the special circumstances in this case should not override the established planning policy objective of allowing neighbourly development which respects the amenities of adjoining properties and the character of the area.

The dwelling has already been substantially extended and it is considered that the cumulative effect of the proposed additions would result in an unneighbourly development which would be visually intrusive and out of character with the area. The applicants have submitted this application despite pre-application advice from your Officer that the two storey and first floor elements would be unacceptable. The applicant was advised at the pre-application site visit to consider the alternative of ground floor only additions which would have less visual impact and, despite the potential loss of garden area, would have been considered more favourably.

RECOMMENDATION: REFUSE PLANNING PERMISSION for the following reason:

The proposals represent an unacceptable form of development by reason of the size and form of the extensions, which combined with the existing extensions to the dwelling would result in disproportionate additions which would unduly alter the character, appearance and form of the property. The resultant extended dwelling would have an overbearing visual impact on adjoining properties detrimental to the residential amenities of those properties and would be out of character with the surrounding residential area.

Therefore the proposals are contrary to the established objectives of Policy UD2 in the Wrekin Local Plan.

Notes

Agenda Type : A

W2008/0591 Erection of 4no. non-illuminated display boards
Cuckoo Oak Roundabout, Bridgnorth Road, Madeley, Telford, Shropshire.
Recommendation Code: ADG
Ward: Madeley

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
13/05/08

PARISH
Madeley

WARD
Madeley

CASE OFFICER:
Tom Lewis

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES:
Impact on visual amenity and highway safety.

THE PROPOSAL:

The proposal is for the erection of 4no. freestanding non-illuminated advertising boards 1200mm x 500mm raised by 400mm on twin poles, on the Cuckoo Oak Roundabout. The signage would advertise Frog Self Drive which is based on Stafford Park. There are currently advertisements on the site which this proposal replaces.

THE SITE AND SURROUNDINGS:

The roundabout is situated on the roundabout junction of Bridgnorth Road, Kemberton Road and the slip road onto the A442. This is one of the main routes through Telford.

CONSULTATION RESPONSES:

The Council's Highways Engineer has raised no objection to the proposal subject to the placing of 3 conditions relating to the sizes and positioning of the sign.

The Parish Council have raised no objection to the proposal.

PLANNING HISTORY:

W98/0750 – Display of 4 non-illuminated advertising boards – Granted

POLICY CONTEXT:

Wrekin Local Plan Policy S31 – Advertisements, Shop fronts and Hoardings.

PLANNING CONSIDERATIONS:

Various signs to promote local businesses have been installed at several roundabouts in Telford and Wrekin as part of the Telford and Wrekin Community Sponsorship scheme. The signs are considered generally acceptable where they would not result in visual clutter or a distraction to highways users. In this regard, the Highways Engineer has raised no objections to the advertisements. The signs are an adequate size for the island and are therefore acceptable.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

- 1-5. E163 Standard Advertisement consent conditions.
6. The signage should not exceed a width of 1200mm and a depth of 550mm
7. The signage should not be higher than a maximum height of 900mm above the adjacent carriageway channel level.
8. Informative SIE22 Conditions
9. Informative SIE26 Reasons for the Grant Planning Permission

The scale, location and design of the advertisements would respect the visual amenities of the locality and not be a danger to highway safety.

Notes

Agenda Type : A

W2008/0608 Erection of a single storey store room extension
Shortwood Primary School, Limekiln Lane, Wellington, Telford, Shropshire.
Recommendation Code: FG
Ward: Ercall

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
08/05/08

PARISH
Wellington

WARD
Ercall

CASE OFFICER:
Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Effect on character and appearance of the area and Listed Buildings and effect on amenities of adjoining residential properties.

BACKGROUND:

On the 15th November 2004, outline planning permission for the development of land off Limekiln Lane, was granted subject to a number of conditions. The permission granted consent of the erection of a single storey primary school with new access and car parking and for the change of use and restoration of the existing Grade II listed barn to educational use. The package of applications also involved the erection of 150 dwellings and the building of a new school (for Old Hall School to be relocated into) on land adjacent to Wrekin College. In October 2005, an application to vary the outline planning permission, to allow the phasing of the development was granted consent. One parcel of residential development (site A) has been constructed. In November 2006, a detailed reserved matters application for the new school building was approved, subject to a number of conditions. This approved will provide for 16 class bases, plus a nursery with associated school hall, group rooms, kitchen, toilets and staff accommodation.

On the 28th February 2007, your committee approved planning permission for the erection of additional staff workshop extension. Listed Building Consent for this extension was granted in May 2007, at plans board.

THE PROPOSAL:

This application seeks permission for the erection of a store room extension approx 3.5m by 5m. This building is to be sited under an existing overhanging roof, to the north of the site adjacent to the main hall. The room is proposed to store tables and chairs for use within the main hall. This scheme is an amendment to a previously approved store room extension (W2008/0117). The proposal has increase in depth by approx 1.5m in relation to the previous plans board approved scheme.

THE SITE AND SURROUNDINGS:

The new primary school has been occupied since September 2007. This land was previously a green field site accommodating a man-made pool and a collection of existing buildings of varying age and quality.

The new school is predominantly single storey, wrapping around the waters edge of the circular pool, the design utilises two existing buildings, which are linked using glass enclosed walkways. The new extension is proposed to infill an existing roof overhang, adjacent to the main hall adjacent to the waters edge. The school is sited on lower ground and is lower than the existing residential properties surrounding it.

CONSULTATION RESPONSES:

Wellington Town Council comments awaited

Following the notification of neighbouring properties and the display of site and press notices, no letters have been received from local residents.

POLICY CONTEXT:

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

Wrekin Local Plan:

LR1 – Provision of Community Facilities

OL3 - Green Network

OL5 – Extensions and redevelopment within the Green Network

HE16 – Alterations and additions to Listed Buildings

UD2 – Design Criteria

Core Strategy:

CS10 – Community Facilities

CS14 – Cultural, Historic and Built Environment

PLANNING CONSIDERATIONS:

The application site is located within the Green Network as defined in the Wrekin Local Plan. Extensions to existing uses are permitted providing that it accords with certain criteria. It is considered that the extension does not significantly affect the function of the Green Network, as it is contained within the existing element of the building. The scale of the building will be compatible with the long term aims of the Green Network. Furthermore, the proposal will not adversely impact on the ecological, geological or archaeological value of the site.

The new extension is discretely located within the site, utilising an existing space under an overhang roof adjacent to the main hall. The design of the new school is a cutting edge contemporary design, taking a semicircular single storey form, which is linked to the existing listed barn and nursery building using enclosed glass walkways. The new extension is to be constructed of material to match the new school, rather than the brick and tile existing nursery building. The proposal will not have an adverse impact on the character and appearance of the Listed Buildings. The external appearance of the building is contemporary and your officers consider that it will make a strong and positive visual statement to enhance the surrounding area. The new extension is in keeping with the contemporary design of the main school buildings and will enhance the surrounding area.

Your officers consider that the proposal is unlikely to have a detrimental impact on the neighbouring residents given the separation distances.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 – Full with no reserved matters
2. C68 – Finishing Materials to Match.
3. SIE22 – Conditions
4. SIE26 – Reasons for the Grant of Planning Permission

Reasons for Approval

The proposed store room extension is modest in terms of scale, mass and design and would respect the context of the site, preserves or enhances the character and appearance of the Listed Buildings on the site and would not be harmful to the streetscene. Furthermore, the proposal would not have a detrimental impact on the residential amenities of nearby dwellings.

Notes

Agenda Type : A

W2008/0638 Proposed extension to existing lobby and general office to main building and alterations to existing demountable nursery existing
John Randall Primary School, Queen Street, Madeley, Telford, Shropshire.
Recommendation Code: FG
Ward: Cuckoo Oak

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
22/05/08

PARISH
Madeley

WARD
Cuckoo Oak

CASE OFFICER:
Lucy Yates

OBJECTIONS RECEIVED:

No neighbour comments or objections have been received, and Madeley Parish Council have not responded at the time of writing this report; any comments will be reported verbally to Plans Board.

MAIN ISSUES: Design and appearance, effect on character and appearance of the area.

THE PROPOSAL:

Proposed extension to existing lobby and general office to main building and alterations to existing demountable nursery.

THE SITE AND SURROUNDINGS:

Situated on the corner of Queen Street and Bridgnorth Road, and located within a predominantly residential area, John Randall Primary School is a modern school building situated within a 5.9 acre (2.3 hectare) site which it shares with Haughton Special School. The site is bounded by 2.4 metre high green vertical bar railings and has a car park to the front of the building with access from Queen Street. The school consists of a single storey flat roof building and a single cedar clad demountable block approximately 4m from the main building, south of the playground.

CONSULTATION RESPONSES:

Madeley Parish Council – comments awaited
Geotechnics – comments awaited

PLANNING HISTORY:

W2001/1008 Erection of 2.4m high palisade and 2.1m high vertical bar security fencing, full granted
W2005/0041 Erection of a single storey class base extension, entrance alterations and courtyard infill, full granted
W2005/0064 Extension to existing car park, full granted

POLICY CONTEXT:

In consideration of the proposals, the following Local Plan policies are considered relevant:

UD2 – Design Criteria

PLANNING CONSIDERATIONS:

The proposed entrance extension will enable disabled access to the school, will provide an entrance lobby for visitors and an extension to the general office. The scale, form and massing of the proposed single storey extension are deemed proportionate to the existing main school building and the design is appropriate to the context of the modern school building. The Local Planning Authority considers that the character and appearance of the proposed extension would represent an acceptable addition which would not have a significant detrimental impact upon the existing school building or the surrounding area. The Local Planning Authority considers that the proposed extension preserves the character and appearance of the school or that of the surrounding area and would not have a significant detrimental effect on amenity.

The proposed alterations to the existing demountable consist of the removal of an entrance door and window for internal alterations. These proposals are considered acceptable as the openings will be replaced with cedar cladding to match the external façade and the alterations will not have a significant impact upon amenity.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Statutory time limit
2. B15 – Samples of materials
3. SIE22 – Conditions
4. SIE26 – Reasons for grant of planning permission

The Local Planning Authority considers that the proposal for the erection of an extension to the existing lobby and general office to main building and alterations to existing demountable nursery is acceptable as it would not result in a significant detrimental impact on amenity and would be in keeping with the scale and design of the existing single storey school building. In addition, the alterations to the demountable block are considered acceptable as the proposal will not have an impact upon amenity. The decision to grant planning permission has been taken having regard to the policies and proposals contained in the adopted Wrekin Local Plan 1995-2006.

Notes