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**TELFORD & WREKIN COUNCIL**

**PLANS BOARD – 13<sup>TH</sup> AUGUST 2008**

Schedule 1 : Planning Applications for determination by Board

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Agenda Type : A

W2006/0382 Residential Development (outline)  
Land at, Churchill Drive, Ketley Bank, Telford, Shropshire.  
Recommendation Code: OLG  
Ward: Ketley & Oakengates

APPLICANT:  
English Partnerships

RECEIVED ON:  
16/03/06

PARISH  
Oakengates

WARD  
Ketley & Oakengates

CASE OFFICER:  
Kath Whitfield

THIS APPLICATION WAS DEFERRED BY MEMBERS AT PLANS BOARD ON 23 JULY 2008 TO ENABLE A SITE VISIT TO TAKE PLACE.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Policy, Ground Conditions, access, design, drainage and open space.

PROPOSAL:

This application is for residential development with all matters reserved. The submitted concept plan suggests that the site is likely to be suitable for 6 dwellings.

It should be noted that since the application was submitted by English Partnerships the site has been sold at public auction.

SITE AND SURROUNDINGS:

This is a small paddock at the junction of Greyhound Hill and Churchill Drive in Ketley Bank. It is a prominent site within a densely wooded embankment. This is a sloping site with embankments on all sides including a small embankment up to Churchill Drive. The boundaries of the site are not clearly marked on the ground and the site excludes much of the wooded area to the north and east of the paddock area.

To the north and east of the site is existing woodland and to the south and west are existing dwellings. The dwellings along Churchill Drive are bungalows with two storey dwellings along Greyhound Hill.

HISTORY:

Previous approval under S7(i) of the New Towns Act as part of a larger area in May 1983 for residential development.

PLANNING POLICY:

Telford & Wrekin Core Strategy  
CS1 Homes  
CS3 Telford  
CS5 District and Local Centres  
CS11 Open Space

## CS15 Urban Design

Wrekin Local Plan (saved policies)

H6 Windfall Sites

UD2 Design Criteria

EH7 Contaminated Land

EH8 Remedial Action on contaminated land

EH14 Land Stability

LR4 Outdoor Recreational Open Space

LR6 Developers Contributions to Outdoor Recreational Open Space within new Residential Developments

OL3 Green Network

National Planning Guidance

PPS1 Delivering Sustainable Development

PPS3 Housing

PPS9 Biodiversity and Geological Conservation

PPG14 Development on unstable land

PPS23 Planning and Pollution Control

### CONSULTATION RESPONSES:

Woodlands Officer: There are no objections in principle though would like to see the paddock retained. Existing trees and woodland should be retained and there should be a stand-off of 20 metres from the existing canopy of trees. He also requests that the applicant undertake an arboricultural survey to identify any thinning and pruning that may be necessary in the surrounding woodland.

Pollution Control Officer: No objections.

Highways Officer: No objection in principle subject to the provision of satisfactory visibility splays at the junction of the development with Churchill Drive and improvements to visibility at the junction of Churchill Drive and Greyhound Hill.

Pollution Control Engineer: The Ground investigation report submitted suggests that gas mitigation measures will be required. In addition a cover of clean top soil (verified by testing) will be required.

Geotechnical Engineer: The recommendations in the Ground Conditions report in respect of Shallow mineworking are accepted. A minimum 12 stand-off from the mineshaft in the centre of the site is required unless the mineshaft is appropriately treated. This may need to be increased due to depths of colliery spoil and glacial till on the site. The appropriate stand-off will need to be justified by any future developer. There remain issues of slope stability and the report has recommended a stand-off in respect of the crest of the embankment to the north of the site which is accepted. Further work will be required for the slopes to the south of the site adjacent to Greyhound Hill.

Oakengates Parish Council: The Parish Council has no objections in principle but recommends that the applicant makes a contribution to provision of youth in the area.

Neighbour Comments: There have been three letters of objection to the proposal from nearby residents. The main points of concern are:

- Disruption to the private access/public footpath down the eastern side of the site particularly during construction works
- Possibility the new development will lead to flooding of adjoining land
- Affect on natural habitat and wildlife
- Previous proposals suggested that this area would be retained for leisure and recreation purposes
- Increased use of the public footpath leading to loss of privacy to nearby dwellings
- Development will result in additional light pollution, noise and traffic in the area.

#### PLANNING CONSIDERATIONS:

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

Policy CS1 of the Core Strategy seeks to provide 1330 homes per annum up to 2011. The majority to these will be provided within Telford (policy CS3). Policy CS5 requires new housing development within the District Centres or on sites highly accessible to these centres. Further guidance is provided by policy H6 of the Wrekin Local Plan for unallocated sites within Telford under 1ha in size. This policy requires the applicant to demonstrate that the site can be:

- Accessed and parking provided,
- Drained
- Appropriately remediated in relation to land contamination and stability
- It does not have an adverse impact on the local environment
- It shows high quality design
- It should be within 800m of a District Centre or 400m of a Local Centre or within 400m of a regular (half hourly) bus service.

The site lies within an area allocated as white land within the Wrekin Local Plan and is adjacent to areas of Green Network (policy OL3 of the Wrekin Local Plan) which includes most of the wooded areas to the north and east of the site. The Woodlands Officer has recommended an appropriate stand-off from the existing trees surrounding the site of 20 metres. This can be required by condition. There will be some loss of trees at the southern end of the site to provide improved visibility splays and the extent of this will need to be agreed as part of any reserved matters application. The applicants have submitted a suggested layout which limits development to the flat central area of the site formerly used for grazing.

The site lies about 1 km north of Telford Town Centre and ½ km south of Oakengates. There is an hourly bus service along Greyhound Bank. The site can,

therefore be considered to be accessible to a District Centre as required by policies CS 5 of the Core Strategy and policy H6 of the Wrekin Local Plan.

The site covers an area of approximately 0.45ha of largely made-up ground comprising colliery spoil. Some reclamation works took place in the 1970's with the removal of some of the colliery spoil to create the current land form of a 'bowl' surrounded by embankments. In addition there is a mineshaft within the site. A ground investigation has been carried out in accordance with policies E7, E8 and E14 of the Wrekin Local Plan which has looked at the potential issues of land contamination, shallow mining, existing mineshaft on the site and land stability. This will be a difficult site to develop in terms of ground conditions and land stability but it is considered that, subject to appropriate remediation, including treatment of the mineshaft, parts of the site can be developed.

Access to the site is proposed off Churchill Drive which will need widening and its junction with Greyhound Hill altered to provide improved visibility to the east. This will require removal of some of the trees and part of the embankment fronting Greyhound Bank to provide the necessary visibility splays. All of the land necessary for these works falls within the site and the highway. It will be necessary to ensure that the existing public footpath and private vehicular access along the western boundary of the application are retained and safeguarded during construction works.

In terms of drainage the site is unsuitable for use of soakaways. All surface water drainage should be positively drained from the slope face to surface water sewers. There is combined sewer along Greyhound Hill and the applicants have submitted a letter from Severn Trent Water that a connection can be made to this sewer if necessary.

Policy H6 of the Wrekin Local Plan suggests that sites over 0.4ha should normally be of higher than average density. In this case the applicants have submitted an urban design concept plan as required by policy UD2 of the Local Plan. This suggests that 6 dwellings could be provided set around a village square, where the mineshaft is located, with a couple of dwellings fronting Churchill Drive. This will give a density of around 12 dwellings per ha. This is very low when considered in relation to the minimum requirements of PPS3 of 30 dwellings per ha. It is, however, felt appropriate in this case having regard to the constraints on the site particularly the mineshaft, slope stability issues and the need to protect and provide a stand-off to the existing trees around the boundaries of the site. The suggested layout will provide an appropriate and acceptable response to the constraints of the site and opportunities provided.

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

On balance it is considered that the site is suitable for residential development providing the appropriate remediation works are undertaken and improvements to the highway carried out. These issues can be covered by appropriate planning conditions.

RECOMMENDATION: Subject to the applicant/owner entering into a Section 106 agreement to provide a financial contribution to off-site outdoor recreational provision then delegated authority be granted to the Head of Planning to GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

1. A1 Standard Outline
2. A2 Submission of reserved matters
3. B10 Submission of reserved matters
4. B11 General details required
5. B12 Environmental Survey
6. B23 Landscape Design
7. B30 Road Design – amended to include improvements to junction of Churchill Drive and Greyhound Hill, signage etc
8. B50 Foul and Surface water drainage
9. Non Standard – implementation of gas mitigation measures in the Ground Conditions Report
10. Non Standard – requirement for provision of clean top soil for the garden areas with an appropriate validation report
11. Non Standard – Chemical testing of any imported material required to raise levels of the site.
12. Non Standard – Drilling and grouting of footprints of proposed dwellings with completion reports
13. Non Standard – provision of an appropriate stand-off to mineshaft in accordance with an agreed scheme
14. Non Standard – provision an appropriate stand-off from crest of embankments in accordance with an agreed scheme
15. B46 Slope stability – amended in respect of slopes at the southern end of the site.
16. Non Standard – The reserved matters application shall be broadly in accordance with the layout in the Urban Design Concept Plan received on 5 June 2008, shall also make provision for the retention of the footpath/private drive along the eastern boundary of the site and shall have regard to the recommendations in the Ground Conditions Report April 2008.
17. D125 Removal of Permitted Development rights – for extensions and building within the curtilage of the dwellings.
18. Non Standard - No buildings shall be sited within 20 metres of the existing trees around the boundaries of the site particularly on the northern and eastern boundaries of the site unless otherwise agreed by the LPA in writing.

#### REASONS FOR APPROVAL:

This site benefits from an existing planning permission under the New Towns Act for residential development. The Local Planning Authority considers that the development of this site is in keeping with the requirements for new housing development as set out in the Core Strategy Development Plan and the saved policies of the Wrekin Local Plan for unallocated sites under 1 ha. This is a difficult site that will require substantial remediation. The submitted concept plan respects the character of the surrounding area and will result in the protection of most of the existing trees around the northern and eastern boundaries of the site adjacent to areas of Green Network. Contributions have been agreed towards off-site recreation facilities.

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Notes

Agenda Type : A

W2008/0523 Conversion of barn to form 1no. dwelling, formation of joint access and associated works

Barn Farm, Preston Upon The Weald Moors, Shropshire.

Recommendation Code: FR

Ward: Church Aston & Lilleshall

APPLICANT:

Mr & Mrs Dodwell

RECEIVED ON:

15/04/08

PARISH

Preston Upon the Weald  
Moors

WARD

Church Aston & Lilleshall

CASE OFFICER:

Phil Baker

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Barn conversions, Core Strategy Policies and Affordable Housing.

THE SITE AND THE PROPOSAL:

This planning application relates to the conversion of an old tithe barn into a single residential unit and the formation of a joint access, at Barn Farm, Preston-upon-the-Weald-Moors.

The barn, which dates from the early/mid 19<sup>th</sup> century and contains heavy oak purlins and timber-framed bays supporting heavy trusses, is situated by the roadside in the centre of Preston village. At present it lies within the curtilage of a modern detached bungalow.

CONSULTATION RESPONSES:

The Council's Conservation Officer supports the conversion of this building because of the contribution it makes to the village 'streetscape' and because of the quality of the roof timbers and internal framing which may well pre-date the superstructure of the building.

The Council's Highways Engineer has no objections to the proposal, subject to a condition relating to visibility splays, turning radii, and surfacing materials.

PLANNING HISTORY:

In 2007 a planning application (W2007/0568) to convert the barn into a dwelling was withdrawn before being determined. The applicants agreed to withdraw the application to enable a marketing survey to be carried out. This application also involved the demolition of a single storey section which the Council's Conservation officer wished to see retained, and this has done in the current application.

PLANNING POLICIES:

The Policies relevant in the determination of this application are:

Wrekin Local Plan

Policy H18 – Conversion of non-residential buildings to residential use in Rural Areas

Local Development Framework Core Strategy  
Policy CS1 – Homes  
Policy CS7 - Rural Area

#### PLANNING CONSIDERATIONS:

Policy H18 of the Wrekin Local Plan states that conversion of non-residential buildings to dwellings in the rural area will be strictly controlled. The applicant needs to demonstrate that they have made a reasonable attempt to secure suitable business use. Outside suitable settlements considered suitable for residential development the buildings should be of historic and architectural merit or make a significant contribution to the character of the area. They need to be capable of being converted without major or complete reconstruction and ensure that the form and design are in general keeping with their surroundings.

Following the withdrawal of the previous application the applicants engaged a firm of local estate agents to market the property for a variety of commercial/business uses. This was done for a period of 7 months, but despite the extensive promotion of the property they did not receive any positive enquiries for the building. The estate agents felt that the main reason for this was the high capital expenditure required to refurbish the property. Most business people want modern buildings they can move into, of which there are many available on the industrial estates in Telford, they said.

A wildlife species survey found no evidence of bats, barn owls, or other nesting birds within the building.

A structural survey report concluded that the building was basically in a sound state and did not require any major alterations or reconstruction to achieve the conversion. The Council's own Structural Engineer concurred with this conclusion in relation to the previous application. If the application was to be approved the Council's Conservation Officer would want a condition imposed relating to (a) an accurate survey of the historic structural timbers within the building, and (b) more information on how essential repairs can be carried out, and the repair techniques to be employed.

The Council's Conservation Officer considers that the building, although not listed, has sufficient architectural and historic merit, and makes a significant contribution to the character of the local area, to justify residential conversion to ensure its retention. Moreover, the conversion proposals utilise the existing openings on the outside of the building almost entirely. Only one new opening has been created – a window, although 5 unobtrusive rooflights have also been introduced.

However, the application has to be considered in relation to the policies of the Local Development Framework (LDF) which became effective on 1<sup>st</sup> December 2007. The LDF Core Strategy sets out the long-term Spatial Development Strategy and development vision for Telford & Wrekin for the plan period 2006-2016. Amongst other things the document refers to the rapid rise in house prices between 2001 and 2005, and taking the ratio of house-price to household-income as a relative measure of affordability, identifies the Rural Area as the least affordable part of the Borough. The strategy limits development to that necessary to meet the needs of the area, and focus this development in sustainable locations. Preston is not one of the

settlements specified in policy CS7 where new residential development in the rural area will normally be permitted.

In concluding on the 'soundness' of the Core Strategy DPD, and recommending their changes, the Inspectors' Report stated that:

*"unless the affordable housing proportion of 40% for the Rural Area is explicitly built into the Core Strategy, there will be a heightened risk that these proportions will not be achieved. This is not a matter of detail appropriate to a lower order Development Plan Document, but a matter of strategy. Failure to achieve these proportions would have impacts at strategic level, undermining not only the intended improvement in the availability of affordable housing, but the basis of the overall housing numbers ... in the Rural Area".* (paragraph 3.30)

This led to the Inspectors recommending to the Council the inclusion of the following sentence in Policy CS7:

*"New housing development will be expected to deliver affordable housing to the level of 40% of all such development"* (paragraph 3.31).

The conversion of this barn to create an open market dwelling, as currently proposed, will not contribute to the necessary provision of affordable housing as required by the Core Strategy. Policy CS7 does not have a threshold limit in terms of the number of dwellings to which it is applied and must, therefore, be applied to 'all developments' in the Rural Area.

In conclusion, it has been established that there is a shortage of affordable housing in the Council's Rural Area, and the Local Planning Authority has a responsibility to address this local need and overcome the shortage. In failing to deliver an element of affordable housing the proposed development fails to comply with Policies CS1 and CS7 of the LDF Core Strategy DPD.

**RECOMMENDATION: REFUSE PLANNING PERMISSION** for the following reason:

1. The Local Planning Authority considers that the conversion of the building to residential use is unacceptable as it is outside the settlements of High Ercall, Tibberton and Waters Upton where new housing development in the Council's Rural Area is expected to be sited. It also fails to deliver any affordable housing which is needed to ensure that the village of Preston is maintained as an inclusive and sustainable community. Accordingly, the proposed development is contrary to Policy CS1 (Homes) and CS7 (Rural Area) of the Local Development Framework Core Strategy.

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Notes

Agenda Type : A

W2008/0619 Residential development including affordable housing provision, cemetery extension, car parking for cemetery visitors and recycling area to serve village community (Outline application)

Land adjacent to, The Old Rectory, Waters Upton, Shropshire.

Recommendation Code: OLG

Ward: Ercall Magna

APPLICANT:

Mr Leslie Hayward

RECEIVED ON:

16/05/08

PARISH

Waters Upton

WARD

Ercall Magna

CASE OFFICER:

Emma Green

OBJECTIONS: Yes.

MAIN ISSUES: Principle of development, impact on character and appearance of area, impact on neighbouring properties and highways implications.

PROPOSAL:

This application seeks outline planning permission for erection of 12 dwellings, an extension to the cemetery, along with associated parking facilities and provision of a recycling area.

This is an outline application will all matters apart from access reserved for later consideration. The indicative layout indicates a development of 12 semi-detached and detached dwellings, along with other works to provide community facilities.

SITE AND SURROUNDINGS:

The application site is a currently the garden area to the Old Rectory, and wraps around the existing cemetery off River Lane.

The site is within the village of Waters Upton and to the west of the site is a Severn Trent Water Sewage works, which is adjacent to the A442. To the east is the Old Rectory and other residential development, opposite the site (to the south) is residential development and to the north are open fields.

There are two mature trees within the site, which due to age and condition are to be removed.

CONSULTATION RESPONSES:

The Council's Highways Engineer: The location of the proposed access is unsatisfactory as it fails to provide 2.4m x 40m visibility splays. Request the drawings are amended to relocated access position 7m to the west to provide these splays, with the recycling facility accessed of the same access point. Comments on amended drawings, the development is acceptable in principle subject to a condition regarding layout, parking levels and construction details.

The Council's Ecological Officer recommends a protected species survey for the

trees on site.

The Council's Planning Policy Officer: Waters Upton is one of the identified villages to meet rural needs. Core strategy Policies CS1 and CS7 are relevant. The number of dwellings is close to the provision of 170 dwellings over the plan period. The proposed 50% affordable housing is in excess of policy requirements for 40%. The site is not of regional significance as the site area is below 1 hectare.

The Council's Leisure Officer has request S106 contributions for new recreational facilities at a recommended fee of £600 per dwelling, to improve/modernise nearby facilities. Landscape and recreation support the increase in capacity provided by the cemetery extension.

The Council's Housing Strategy Officer: The proposal is for 50% affordable, which is above the target of 40% for the rural area, and there is a high level of need for social rented accommodation in this area, with an even split of 2 bed dwellings and 3 bed dwellings, which should be integrated with open market dwellings on the site.

The Council's Education Officer: Requested a contribution of £14770, for primary education to be used at the nearby school.

The Council's Arboricultural Officer: The trees on site are hazardous and fellings can occur under a 5 day notice, with replacement trees to be planted.

Severn Trent Water: No objection subject to appropriate drainage conditions.

Parish Council: Full support for proposal because of the extensive benefits to the community:

- Local housing needs register shows there is a need for 2 and 3 bed houses.
- The Parochial Church Council has identified a cemetery extension and the proposal will address the need of the village for next 50 years.
- The proposal provides for much needed parking in association with the cemetery.
- The recycling area will enable the current facilities spread across the village to be collated into one central area which should encourage additional use.
- Only one concern regarding width of River Lane - suggest a one-way system and improvements to visibility.

During the consultation process 1 letter of objection has been received and the comments can be summarised as follows:

- Insufficient information submitted.
- Proposal is contrary to strategic policy.
- Greenfield development not - appropriate infill.
- Adverse impact on character and appearance.
- Loss of trees.
- Siting of recycling area inappropriate adjacent to cemetery.
- Adverse impact on highway safety.
- Unsustainable location.
- Inadequate visibility at junction with A442.

- No footpath along River Lane.
- Unsustainable to locate recycling area away from centre of village.

**POLICY:**

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

National Planning Policy:

PPS1 - Delivering sustainable development

PPS3 - Housing

PPS7 - Sustainable Development in the Rural Area

PPS10 - Planning for Sustainable Waste Management

Local Development Framework Core Strategy:

CS1 - Homes

CS7 - Rural Area

CS9 - Accessibility and Social Inclusion

CS10 - Community Facilities

CS15 - Urban Design

Wrekin Local Plan Saved Policies:

UD2 - Urban Design

H22 - Community Facilities

H23 - Affordable Housing

OL11 - Woodlands and Trees

LR1 - Provision of Community Facilities

LR6 - Developers contributions to Outdoor Recreational Open Space provision within new Residential Developments

**PLANNING CONSIDERATIONS:**

The proposal is for outline planning permission for a mixed use proposal comprising of residential dwellings (the indicative layout plan shows 12 dwellings), a cemetery extension with parking and a recycling centre. Waters Upton is one of the three settlements within the rural area where new development is to be focused, so the proposal is in accordance with Policy CS7 of the Core Strategy.

The core strategy also seeks to limit rural housing to approx 170 dwellings over the plan period; new residential completions and approvals in the rural area are currently close to this figure and any further approvals could be a departure from the plan. However, it is deemed that the issues of community benefit also need to be considered in relation to the principle of development. In this case it is considered that the proposal includes an identified need to extend the cemetery provision, will provide capacity for the village for approx the next 50 years. The proposal would also include provision of parking spaces for visitors to the cemetery, for which there is no current facilities. Furthermore, the proposal has provision for a recycling area, which will be used to amalgamate a number of recycling facilities across the village used for this purpose and will hopefully lead to increased levels of recycling. These community benefits comply with the provisions of Policy CS10 of the Core Strategy and policy H22 of the Wrekin Local Plan.

In addition to the proposed community facilities, the scheme incorporates 50% affordable housing provision. This is above the 40% level required in policy CS7 of the Core Strategy. The indicative layout and design and access statement refer to

the semi detached properties being the affordable dwellings. The Councils Housing Strategy Officer, requires the dispersal of affordable dwellings amongst the open market dwellings, therefore the existing layout for dwellings is unacceptable and will require amending at the reserved matters stage. Given all of the benefits associated with the scheme it is considered on balance, that the proposal can be supported in principle.

The original layout submitted with the application, indicated an access for dwellings, cemetery extension and associated car parking, with a separate entrance for the proposed recycling area. The Councils Highways Engineer raised objections to this proposal on grounds that the access could not adequately accommodate visibility splays of 2.4m by 40m as this development will require. Amended layout plans have been submitted for a single access point to serve all elements of the proposal. The Highways Engineer considers that this new access is acceptable subject to conditions on layout, parking levels, constructional details, turning area and visibility splays.

The indicative layout sufficiently demonstrates that 12 semi-detached and detached properties can be accommodated on the site without having a detrimental impact on neighbouring properties amenities in terms of overlooking or loss of privacy.

The siting of the proposed recycling area is adjacent to the sewerage treatment works and the Swan Public House, with the nearest residential property located approx 22m to the south. It is considered that this siting is acceptable and will not adversely impact on neighbouring properties amenities.

The extension to the cemetery is proposed to run along River Lane to the west of the existing cemetery, with car parking allocated provisionally at 4 spaces to the north of this. It is considered that this is an appropriate place to extend the cemetery and in keeping with the character and appearance of the surrounding area.

The two mature trees on site have been removed on the grounds of the trees being dangerous. On the basis of the removal of habitat for any potential bats on the site, the report requested by the Ecological Officer has not been submitted, and it is considered that the proposal will not have an adverse impact on protected species.

The applicant has agreed to enter into a Section 106 agreement for the whole site in relation to affordable housing, off site leisure and recreation provision and primary education facilities, in accordance with policies H22, H23 and LR6 of the Wrekin Local Plan and CS7 of the Core Strategy.

In conclusion, having regard to local objections and planning guidance, officers consider that on balance, the principle of redeveloping this site for residential use is acceptable subject to conditions, mitigation works and planning obligations.

**RECOMMENDATION:** Subject to the signing of a Section 106 agreement for financial contributions towards Education, Leisure and provision of Affordable Housing on or before 14th August 2008 then delegated authority be granted to the Head of Planning to GRANT OUTLINE PERMISSION subject to conditions below

OR delegated powers be granted to the Head of Planning to REFUSE OUTLINE PERMISSION if Section 106 agreement is not signed by 14th August 2008:

- 1) A1 - Standard Outline
- 2) A2 - Submission of Reserved Matters
- 3) B10 - Submission of Reserved Matters
- 4) B11 - General Details required
- 5) B19 - Details of enclosure
- 6) C120 - Development to be implemented as amended
- 7) NS - No approval is hereby given for the layout of dwellings as indicated on drawing number 1147.02.A
- 8) B33 - On-site construction
- 9) B34 - Mud on road
- 10) B50 - Foul and Surface Water Drainage
- 11) NS - Drainage No building within 2.5m of sewers
- 12) C86 - Parking
- 13) NS - Visibility Splays
- 14) NS - Highways details relating to layout, parking and construction.
- 15) Informative SIE22 Conditions
- 16) Informative SIE26 Reasons for the Grant Outline Planning Permission

REASONS FOR APPROVAL: The proposed mixed use development is acceptable in principle and can incorporate a satisfactory mix of dwellings and affordable housing, along with community facilities. The traffic movements generated by the mixed use development could be accommodated without detriment to highway safety. Furthermore, the proposed development would not be harmful to the residential amenities of nearby dwellings.

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Notes

Agenda Type : A

W2008/0648 Erection of a single storey linked annexe, erection of single and storey and first floor extensions to existing dwelling and erection of a detached double garage

Ashcroft, Sambrook, Shropshire.

Recommendation Code: FR

Ward: Edgmond

APPLICANT:  
Mr Neil Robson

RECEIVED ON:  
20/05/08

PARISH  
Chetwynd

WARD  
Edgmond

CASE OFFICER:  
Phil Baker

CLLR STEPHEN BURRELL HAS REQUESTED THIS PLANNING APPLICATION BE CONSIDERED BY PLANS BOARD.

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Size and scale of single storey annexe extension.

THE SITE AND THE PROPOSAL:

This planning application relates to the erection of a single storey linked annexe, a two storey rear extension to the main house, and a detached double garage at a detached house in the centre of the village of Sambrook.

The proposed annexe is required by the applicant to accommodate his mother-in-law who currently lives in her own house in Cressage. Although independent at the moment, the applicant feels it would be beneficial to her future health and well-being for her to move to an annexe that would adjoin his existing house. Her husband at present resides in a nursing home in Newport and moving to Sambrook would also make it easier to visit him.

The annexe would contain an entrance hall, lounge, kitchen, bedroom and bathroom. The two storey rear extension would comprise a dining room on the ground floor and an additional bedroom on the first floor.

The proposed double garage would be a timber framed structure, with a first floor storage area. Access to it would be along an extended driveway around the right hand side of the building.

CONSULTATION RESPONSES:

No consultation responses have been received.

PLANNING HISTORY:

- (a) In 1976 planning permission was granted for the erection of a house on the application site.
- (b) In 1989 permission was given for a single storey extension to provide a utility room and study.

(c) In 2001 permission was given for a conservatory at the rear of the dwelling.

**PLANNING POLICY:**

LDF Core Strategy Document  
Policy CS15 - Urban Design

Saved policies in the Wrekin Local Plan 1995 – 2006  
Policy UD2 - Urban Design.

**National Policies**

PPS 1 Delivering Sustainable Development

**PLANNING CONSIDERATIONS:**

Policies CS15 of the Core Strategy and UD2 of Wrekin Local Plan together with PPS 1 require that new development must relate positively to its context in relation to scale, massing, form and materials etc. PPS 1 states that 'design that is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area ... should not be accepted'.

There are no objections to the two storey rear extension to the main house and the proposed double garage. However, it is considered that the annexe extension is too large and the amount of floorspace is excessive.

The Council recognises that extensions can provide a means of adapting dwellings to changing family needs and it is also important to maintain a variety of house sizes in the housing stock to meet differing household needs. With the increased emphasis on 'care in the community' and an increase in the elderly population, many people may find themselves wanting to provide for their parents or other dependent relatives within their home, but are unable to do so because of the limited accommodation available in their home.

Generally, it is felt that extensions should be subsidiary in scale, and not out of proportion with the original size and character of the dwelling. Moreover, extensions which create, or would be capable of creating, a separate dwelling, are considered to be unacceptable.

In this particular case there would be a 60% increase in the amount of floorspace compared with the existing situation, and more than 100% increase over the floorspace of the house when first built.

The annexe itself has a floor area of almost 70 square metres and comprises a large entrance hall, separate lounge and dining room, kitchen, bedroom and bathroom. The way it has been designed makes it very easy to create a separate dwelling unit sometime in the future. Such a development would be contrary to current policies restricting new residential development in the rural area. It is also felt that the elongated shape of the extension does not relate to or respect the character and appearance of the main house, or indeed to other houses in the immediate vicinity of the site.

'Granny' annexes, by their very nature, are only intended to satisfy the short-term accommodation needs of an elderly relative. They are not intended for long-term occupation by any particular person, and are expected to be modest in size as it is anticipated that there would be a degree of sharing the facilities of the main house.

Your officers have met with the applicant and his family. It was explained that there would be no objection in principle to the provision of a small 'granny' annexe attached to this property, but that at present the plans showed too much self-contained accommodation. The extension needed to be smaller in size and more subsidiary in scale in relation to the existing dwelling.

It was suggested to the applicant that the annexe could be scaled down by omitting the relatively large entrance hall, having a shared entrance with main house, and having a combined living room/dining room/kitchen, along with a separate bedroom and bathroom. This would be in line with other 'granny' annexes approved by this Council in the past, and would reduce the floorspace of the annexe by about one third. It should be remembered that the occupant of the annexe would also be able to enjoy all the other facilities of the main house at all reasonable times.

The applicant has indicated that he is not willing to compromise or amend the submitted plans to accord with the Council's suggestions, and therefore the application is being recommended for refusal.

**RECOMMENDATION: REFUSE PLANNING PERMISSION** for the following reasons:

1. The Local Planning Authority considers that the size of the proposed single storey linked annexe is too large, and that the amount of floorspace being created is excessive. It is considered that this extension contains too much self-contained accommodation and could too easily be adapted to create a totally independent dwelling unit in the future. The extension is disproportionate in size in relation to the existing house and would have a detrimental impact on the character and appearance of the existing house and the surrounding area. Moreover, the elongated shape of the extension does not respect or relate to the form and design of the existing house on the site, and thereby contravenes Policy UD2 of the Wrekin Local Plan, Policy CS15 of Telford & Wrekin Core Strategy DPD and PPS.

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Notes

Agenda Type : A

W2008/0651 Residential development for maximum of 12 residential bungalows and relocation and improvement of local equipped play area (Outline application)  
Land off, Prince Edward Crescent, Malinslee, Telford, Shropshire.  
Recommendation Code: OLG  
Ward: Malinslee

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
23/07/08

PARISH  
Great Dawley

WARD  
Malinslee

CASE OFFICER:  
Emma Green

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, impact on character and appearance of area, impact on neighbouring properties and highways implications.

PROPOSAL:

This application seeks outline planning permission for a maximum of 12 affordable residential bungalows and relocation for an improved local equipped play area (LEAP).

Issues of access and layout are to be considered at this stage with all other matters reserved for later consideration.

The residential development is for the provision of off site affordable housing in relation to the residential element of the Malinslee local centre development, which was given outline approval in June 2007 (W2007/0359).

The development is to be for a maximum of 12 single storey bungalows, targeted at residents aged 55 and over. The layout includes a mix of semi-detached and terraced dwellings.

SITE AND SURROUNDINGS:

The application site area is 0.76hectares, and is currently used as public open space. The site is located approx 500m to the south west of Telford Town Centre and approx 200m to the north of the Malinslee Local Centre redevelopment site.

The site is bounded to the north by Royal Way and west by Brunel Road. Both of these roads are screened by an existing tree bund. There are a number of other trees within the site. None of the trees on the site are protected by Tree Preservation Orders.

To the south and west of the site lies a mix of residential development, with interspersed pockets of smaller areas of open space.

There is an existing children's play area located in the north part of the site, with a disused ball court located more centrally on the site. There are a number of footways crossing and linking the site to the adjacent residential development.

#### CONSULTATION RESPONSES:

The Council's Geotechnics Engineers raise no objections to the proposal subject to conditions relating to shallow mining and land contamination.

The Council's Sport and Recreation Officer has raised no objection in principle. However as the proposed dwellings are for elderly residents, there needs to be a change in to the type of play provision provided, rather than a straight replacement, it is suggested that the area be for children up to the age of 6. Furthermore, the development is completed to adoptable standards prior to occupancy of dwellings and removal of existing facility.

The Council's Drainage Engineer has raised no objection subject to drainage conditions.

The Council's Planning Policy Officer has no objections as site is in a highly sustainable location with good transport links.

The Council's Highways Engineer has raised no objections in principle subject to conditions requiring the increase in width of the existing road, construction details of new road and layout details.

The Council's Arboricultural Officer has no objections in principle subject to conditions with regards to tree protection and replacement.

During the consultation process 10 letters of objection have been received and the comments can be summarised as follows:

- Access is not solely within the Councils ownership,
- Entrance to cul-de-sac is not wide enough,
- Issues of mineshafts,
- Not cost effective to re-site play area,
- Loss of play facility and green area,
- Devaluation of property,
- Loss of open space,
- Issues of anti social behaviour (noise and disturbance) in evening associated with play areas,
- Traffic increase will create a hazard,
- Loss of birds,
- Insufficient parking provision,
- Electricity supply unreliable,
- Increase in density of population is unacceptable
- Loss of green space spoils quality of life, and
- Loss of visual amenity.

#### POLICY:

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

National Planning Policy

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPG17 – Planning for open space, sport and recreation

Core Strategy

CS1 – Homes

CS3 – Telford

CS9 – Accessibility and Social Inclusion

CS10 – Community Facilities

CS11 – Open Space

CS15 – Urban Design

Wrekin Local Plan (saved policies)

UD2 – Urban Design

H6 – Windfall Sites in Telford and Newport

H23 – Affordable Housing

EH7 – Contaminated Land

EH8 – Remedial Action on Contaminated Land

T4 – Development Principles

OL11 – Woodlands and Trees

LR4 – Outdoor Recreation and open space.

#### PLANNING CONSIDERATIONS:

The proposal is for outline planning permission for a maximum of 12 dwellings and relocation of existing play area.

Open Space: The proposal will result in loss of some open space provision, in particular the redundant ball court. It is considered that this loss of provision is acceptable as the new redevelopment at the Malinslee centre involves new recreation provision in terms of a multi use games area and skate park. Furthermore, this site is not designated or protected, so there is no policy objection to change of use of the space. In addition there are other areas of green space interspersed within the wider residential development. The proposal does include the replacement/relocation of the existing play facility on the site. It is considered that the proposal accords with policies CS10, CS11 and LR4.

Affordable Housing: The proposal is for 100% affordable housing and is in association with the affordable housing requirement for the Malinslee local centre redevelopment. The type and size of this accommodation is in accordance with the identified need for the local area. The proposed dwellings are single storey bungalows to reflect the requirements of the area and are to be available for occupation by residents aged 55 and over, this is to be controlled by the social landlord for the site. The proposal accords with policy H23 in terms of level of provision of residential development.

Layout and Impact on neighbouring properties: The proposed layout indicates 12 single storey dwellings in the north and east of the site; with access off Prince Edward Crescent. Plots 1 to 8 have rear gardens adjoining the gardens of 5 to 10

Prince Edward Crescent. The garden lengths of the proposed plots are between 5 and 7m, with separation distances to the adjacent properties of between 10 and 15m. It is considered that these separation distances are sufficient to ensure no adverse impact on neighbouring properties amenities in terms of overlooking or loss of privacy, given that the development is to be single storey only. The other plots back onto the existing tree belt and will not impact on amenities of nearby properties.

The garden sizes, whilst small are considered adequate for this size and type of dwellings, but to ensure that adequate garden space is retained and to ensure there is no inappropriate development within the roofspace, which could affect neighbouring properties amenities, permitted development rights for extensions to the property, roof alterations or dormer windows and curtilage buildings are removed.

The new LEAP is located to the south of the development site. The nearest existing residential properties are located 20m from the new facility, whilst the new dwellings are located at least 20-25m away. Due to the type of new development for over 55's, it is considered necessary to limit the play provision to a design for the under 7's. It is considered that there is sufficient distance separation from neighbouring properties to ensure there is no adverse impact on amenities of neighbouring residents in terms of noise and disturbance. Furthermore, the layout of the new housing facing the LEAP will give an increased level of surveillance, than compared to the existing play facility, which is likely to reduce the potential for anti-social behaviour.

In order to ensure that adequate play provision is maintained on this site, it is conditioned for the new facility to be provided prior to removal of the existing facilities, in accordance with policy LR4.

Highways: The access to the site is off Prince Edward Crescent, which is currently a cul-de-sac, which has a tight narrow turn at the head. This area is proposed for widening to 5m to enable adequate passing for the additional vehicle movements created by the new dwellings.

Within the site the road is proposed to be 4.1m wide, which is considered adequate for vehicles to pass. The Councils Highways Engineer considered that the traffic movements created by the proposed development can be incorporated within the existing network without having a detrimental impact on highway safety.

The parking provision is for 1 allocated space per dwelling and 3 visitor space. This level of provision is considered acceptable given the size of the proposed dwellings and the highly sustainable location in relation to Telford Town Centre and Malinslee Local Centre, with access to a frequent bus service. The proposal is in accordance with policies CS9 and T4.

A neighbour has raised concerns that the proposed access to the site is across her land. One of the two parking spaces adjacent to No. 11 Prince Edward Crescent is not in the ownership of the Council as applicants; however the correct notices have been served on the land owner. Issues of land ownership are not material planning considerations, and planning permission can not be withheld because of this.

However, it should be noted that development can not occur until this issue has been resolved.

Trees and visual amenity: The existing tree bund to the north and east boundary of the site is to be largely retained, with limited thinning. Within the site are a number of existing trees, which are to be retained, and a few new trees to be planted amongst the site.

The retention of these trees will ensure that the visual amenities of the site are retained. The Council's Arboricultural Officer considers that the proposal is acceptable subject to conditions relating to tree protection, and replacements. The proposal is therefore considered to accord with policy OL11. Furthermore, as the trees are to be largely retained, it is considered that the proposed development will not adversely impact on the local bird population.

Ground conditions: The Councils Geotechnical Engineers consider that the applications are acceptable subject to conditions on shallow mining and land contamination, in accordance with policies EH7 and EH8.

Other Issues: During the consultation period neighbours raised other issues than those above, relating to devaluation of property and unreliability of electricity supply. These are not material planning considerations and can not influence the determination of this application.

In conclusion, the loss of some open space and redundant recreational facility is considered acceptable, as other recreational facilities are to be provided as part of the development of the Malinslee Local Centre. The proposed dwellings are to be 100% affordable and are of a size and tenure to meet local need. The site is in a highly sustainable location in relation to Malinslee local centre and Telford town centre, with good access to public transport. Having regard to local objections and planning policy and guidance, officers consider, on balance that the principle of residential development and new play provision on this site is acceptable subject to conditions.

**RECOMMENDATION:** GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

1. A1 – Standard Outline
2. A2 – Submission of Reserved Mattes
3. B10 – Standard Outline
4. B33 – On site Construction
5. NS – Highways details of construction, layout, services and widening.
6. B34 – Mud on road
7. B41 – Shallow mineworkings
8. B44a – Contaminated Land
9. B50 – Foul and Surface Water Drainage
10. NS – Trees – protective fencing
11. NS – Trees – soli level alterations
12. NS – Trees – no dig methods
13. NS – Limit development to 12 single storey dwellings
14. D125 – Removal of permitted development rights

- 15.NS – Play area design and build standard including phasing
- 16.NS – Play are to be built prior to occupation of dwellings and removal of existing facility.
- 17.Sie22 – Conditions
- 18.Sie26 – Reasons for granting outline planning permission

**REASONS FOR APPROVAL:**

The proposed residential development and replacement play facilities are acceptable in principle. The loss of existing redundant ball court and green space will be mitigated by proposed re-development at Malinslee Local Centre. The residential development is for 100% affordable units, of a scale and tenure to satisfy a local need. The traffic movements generated by the mixed use development could be accommodated without detriment to highway safety. The layout of the development would preserve those trees on the site, which are important to the visual amenities of the locality. Furthermore, the residential development and new play facilities would not be harmful to the residential amenities of nearby dwellings.

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Notes

Agenda Type : A

W2008/0693 Change of use from open space to private garden land  
28, St Leonards Road, Malinslee, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Malinslee

APPLICANT:  
Mrs Janet Powell

RECEIVED ON:  
09/06/08

PARISH  
Great Dawley

WARD  
Malinslee

CASE OFFICER:  
Tom Lewis

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, character and appearance.

THE PROPOSAL:

The application seeks planning permission for the change of use of land alongside 28, St Leonard's Road from open space to private garden land and includes the enclosure of this space by means of erection of a 6ft high close boarded fence.

THE SITE AND SURROUNDINGS:

The land is currently a small patch of open land alongside the rear garden of the property. The land is mostly grassed with some small shrubs up against the walled boundary with number 28 St, Leonard's Road. There is also a silver birch at the western end of the site. The land has a small footpath going around the boundary of it and as well as running alongside number 28 from St Leonard's Road through to Prince Andrew Drive, the path also runs north to the rear of number 28 and its adjoining neighbours.

On the other sides the pathway is bounded by 1.8m close boarded fencing. Apart from around the small patch of open land the boundaries are all up tight to the edge of the pathways, this means that to the north and east the pathway is in the form of an alleyway.

CONSULTATION RESPONSES:

The Council's Highways Engineer has raised no objection to the proposal.

The Council's Arboricultural Officer has been consulted on the application and raised no objections to the proposal.

Great Dawley Parish Council has raised no objections to the proposals.

POLICY CONTEXT:

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

Local Development Framework Core Strategy  
CS15 Urban Design

Wrekin Local Plan (saved policies)  
UD2 – Design Criteria

**PLANNING CONSIDERATIONS:**

The use of the site as incidental open land is not protected by local plan policies and due to its size and location; the land is not currently well used. Therefore the loss of green space will not be detrimental to the area.

The proposed fencing will be sited close to the edge of the footpath and could lead to the formation of an alley way. However, such an access way is characteristic of the wider area and it is therefore considered that the enclosure of this land would not be of detriment to the amenity of users of the footpath. The proposed fencing will be no closer to any other property than fencing already in place and therefore will not be of detriment to the neighbouring properties or character and appearance of the surrounding area.

The proposed fencing will be of a height comparative to that on the surrounding properties on other sides of the open land and pathway which goes around it. Similar materials will also be used. There is no predominant colour used on the boundaries within the area and it is therefore considered that further details on colour of the proposed fencing will be necessary.

**RECOMMENDATION: GRANT PLANNING PERMISSION** subject to the following conditions:

1. A3 Statutory time limit

**REASONS FOR APPROVAL:**

The loss of the open space and creation of additional private garden land will not be detrimental to the general area. Also the scale and design of the proposal is acceptable and will not detract from the character and appearance of the existing dwelling or the street scene. Furthermore, there will be no adverse impact upon residential amenity or highway safety.

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Notes

Agenda Type : A

W2008/0713 Demolition of 18-29 Trench Lock 2, to extend car auction storage compound, and erection of 2.4m high security fencing around new boundary 18-29 Trench Lock 2, Trench, Telford, Shropshire.

Recommendation Code: FG

Ward: Hadley & Leegomery

APPLICANT:  
Telford Motor Auctions

RECEIVED ON:  
14/07/08

PARISH  
Hadley & Leegomery

WARD  
Hadley & Leegomery

CASE OFFICER:  
Phil Baker

CLLR KEITH AUSTIN AND HADLEY PARISH COUNCIL HAVE REQUESTED THAT THIS PLANNING APPLICATION BE CONSIDERED BY PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Demolition of existing commercial/workshop units, Impact on businesses.

THE SITE AND THE PROPOSAL:

This application relates to the demolition of a row of 12 commercial workshops to allow the extension of the storage compound of the adjoining car auction premises.

The existing commercial workshops comprise two-storey brick and tile buildings which were converted from residential dwellings about 25 years ago. There is parking in front of each unit, with additional parking at either end.

The applicant has already purchased the buildings from the Telford & Wrekin Council and intends to extend the existing car auction storage area in order to allow better manoeuvrability of the cars on the site on auction days. The extended storage area would be tarmaced to match the existing car park.

There are no proposals to change or extend the auction times, which are 12 noon to 4.00pm on Wednesdays and 6pm to 9.30pm on Fridays, or to increase the number of vehicles allowed to be sold at these auctions.

A 2.4 metre high galvanised fence would be erected around the new boundary which would match the existing fencing in and around Trench Lock 2.

CONSULTATION RESPONSES:

Councillor Austin considers that if the units are demolished the businesses currently occupying them are likely to be severely affected, if not closed.

Two letters of objection have been received from two of the businesses currently occupying the workshops. The grounds of objection relate to:

- If the application is approved their businesses will be seriously affected and may be forced to close.

- Being situated between boarded up buildings will have a detrimental effect on their businesses.

The Parish Council objects to the application on the grounds that removal of existing small business units which will be detrimental to the businesses operating from the site, and therefore to the local area from an economic and employment point of view. Demolition should only be permitted if it can be demonstrated that there are existing or new similar sized units at similar rental costs made available in the immediate area for the use of the businesses that will be displaced.

The Council's Highways Engineer has no objection to the application.

The Council's Drainage Engineer has no objections, subject to a soakaway test being carried out.

#### PLANNING HISTORY:

There is no recent planning history relating to this site.

#### PLANNING CONSIDERATIONS:

The owners of the motor auction premises purchased the buildings that are the subject of this application earlier this year. As the properties are not Listed Buildings or lie within a Conservation Area they could be demolished at any time without needing any planning permission from this Council.

It is understood that the workshop units are frequently subjected to criminal activity and anti-social behaviour, and hence have become difficult to let in recent years. Four of the units are empty, and the tenants in two others are currently relocating to other premises. The occupiers of the remaining six units are on leases that range from 6 months to 2 years, all of which have to be honoured by the new owners. Moreover, when they do have to vacate their premises the tenants would be paid additional compensation by the new owners. However, there is no obligation on the Council to find alternative premises for these people.

The use of this land for an extension to the existing storage compound at the motor auction site is considered to be acceptable, given that the number of vehicles being auctioned at each sale will not increase. There would be no harmful effect on the character and appearance of the surrounding area which is already industrial in nature. Although there are residential properties to the south and west of the application site it is considered that the proposed development will not have a detrimental impact on the residential amenities that these people currently enjoy.

**RECOMMENDATION: GRANT PLANNING PERMISSION** subject to the following conditions:

1. A3 – Full
2. C118 – Compliance with submitted plan
3. B65 – Soakaway test

**REASONS FOR APPROVAL:**

The application site lies adjacent to the motor auction premises and it is considered that commercial use of this land is acceptable. The new use will not adversely affect the residential or visual amenities of the surrounding area.

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Notes

Agenda Type : A

W2008/0742 Erection of a primary care trust property  
Land off, Brunel Road, Malinslee, Telford, Shropshire.  
Recommendation Code: RMG  
Ward: Malinslee

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
23/06/08

PARISH  
Great Dawley

WARD  
Malinslee

CASE OFFICER:  
Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Site layout and design, Green Network, community facilities and highways.

BACKGROUND:

This application follows on from approval last year for an outline scheme to undertake the wider redevelopment of the Malinslee centre (reference W2007/0359) and the full approval for the adjacent school (W2007/0316). This application is just for the medical centre and further applications are expected over the following months for the redevelopment of the remainder of the centre.

THE SITE AND SURROUNDINGS:

The site consists of an area of land that lies southwest of Telford town centre. It was formerly occupied by the Shropshire Lad public house which has now since been demolished. The application site is located within the built-up area of Malinslee and lies amongst a predominantly residential area.

The northeast of the site is bounded by Church Road/Brunel Road beyond which lies the residential estate of Withywood Drive. To the southeast and northwest lie predominantly residential areas. To the southwest are the existing St Leonards and Langley Primary School grounds including the school buildings and playing fields. This is separated from the local centre by allotment gardens. These allotment gardens were under used for a number of years and they have since been formally closed.

The site is well served by existing public transport links with a bus stop located on Brunel Road and is also within walking distance of Telford town centre.

THE PROPOSAL:

This is a full application for the construction of a Healthcare Primary Care Trust building, to include the Child Development Centre as indicated at the outline stage, on the now cleared site together with associated parking and landscaping. The building itself is rectangular in footprint and will be two storey. The building will be unique in that the upper floor will be smaller than the ground floor thereby creating a tiered effect. The overall ground floor area will be approximately 600 m.sq. and the

height will be close to 6.5m.

The property will benefit from a flat roof and will be finished in brick on the lower section with render at first floor and will have a canopy at the front over the entrance.

There will be 14 spaces in close proximity to the adjacent centre, of which 2 will be for disabled use. Additional 44 space parking will be available opposite the site in the local centre.

The site is to be bounded to the rear by a 2.4 m high pallisade fence to the rear which will ensure security for the site.

#### CONSULTATION RESPONSES:

Parish Council: No objections.

The Council's Highways Engineer: The proposed development will not have a detrimental impact on the highway network capacity. Recommend approval subject to conditions.

The Council's Geotechnical Engineer: No objections subject to conditions on mineral workings and contamination.

#### PLANNING POLICIES:

The following policies in the Telford & Wrekin Core Strategy Development Plan Document are relevant in the determination of this planning application:

CS10 – Community Facilities

CS11 – Open Space

CS15 – Urban Design

The following policies in the Wrekin Local Plan (saved policies) are relevant in the determination of this planning application:

UD2 Design Criteria

H22 Community Facilities

OL3 Green Network

OL4 Development in the Green Network

OL11 Woodland and Trees

LR1 Provision of Community Facilities

#### PLANNING CONSIDERATIONS:

The principle of a Child Development Centre was agreed in this location on the outline application (W2007/0359). This proposal is broadly in accordance with the indicative layout, but a full application is for consideration as the building will incorporate a wider community function as a Primary Care Trust building and includes an area of parking not previously denoted for such use in association with this facility at the outline stage.

In terms of the form of development being proposed, this is considered to be a positive addition to the Malinslee area. The design is contemporary in nature and in keeping with the overall concept for the area, including the new school building, in accordance with policies UD2 and CS15.

The nearest residential properties are located approximately 30m to the north, it is considered that this separation distance is sufficient that the building will not result in a detrimental impact on amenity or privacy levels.

With regards to highways implications, the Council's Highways Engineers considers that the traffic movement generated can be accommodated without detriment to highway safety. The proposal is for two areas of car parking provision, with 14 spaces directly outside the building. A further 44 spaces are also to be available, opposite the building adjacent to the local centre. This secondary parking provision was originally for the new school development, however the long term parking provision for the school is to be provided to the rear, but until this car park has been constructed, the car park to the front in connection with this development is to be used for school purposes. A plan indicating the phasing of the stages of development is attached to the report. To ensure adequate parking provision, a condition will limit the occupation until after the secondary parking is available.

At the outline stage, the Council's Geotechnical Officer was of the opinion that ground stability and mining could be adequately addressed through appropriate conditions. As this is now a full application, it is considered that these issues can adequately be covered by suitable conditions.

In conclusion, it is considered that the proposed development is of an appropriate design and in keeping with the surrounding area. Furthermore, the proposal does not adversely affect the residential amenity or privacy levels of neighbouring properties.

**RECOMMENDATION: GRANT FULL PLANNING PERMISSION** subject to the following conditions:

1. A3 – Full, no reserved matters
2. B15 – Samples required
3. B18 – Details of doors and windows
4. B19 – Details of enclosure
5. B23 – Landscape design
6. C80 – Landscape implementation
7. B33 – Storage and unloading of material/ parking of site personnel
8. B34 – Mud on road
9. NS – Tree protection
10. B50 – Foul and surface treatment
11. B44b – Land contamination
12. NS – Provision of bird and bat boxes
13. NS – Highways details
14. NS – No occupation of building until the additional car parking (with 44 spaces) is available for use following completion of alternative school car parking
15. NS – Travel plan
16. NS – Trees, soil levels
17. C120 – Development to be implemented as amended

Informatives

1. SIE22 - Conditions

2. SIE26 – Reasons for grant of planning permission

REASONS FOR APPROVAL:

It is considered that the proposed development provides a local community facility in accordance with the policies relating to the Green Network and provision of community facilities. The building is of an appropriate design and in keeping with the character of the area. The traffic movements generated by the development could be adequately accommodated without detriment to highway safety. Furthermore, the development would not be harmful to residential amenity of the nearby dwellings.

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Notes

Agenda Type : A

W2008/0745 Erection of a two storey front extension with porch canopy and replacement conservatory to rear.

153, Wombridge Road, Trench, Telford, Shropshire.

Recommendation Code: FR

Ward: Wrockwardine Wood & Trench

APPLICANT:  
Mr Charles Galtrey

RECEIVED ON:  
20/06/08

PARISH  
Oakengates

WARD  
Wrockwardine Wood &  
Trench

CASE OFFICER:  
Anna Robinson

COUNCILLOR SMITH HAS REQUESTED THAT THIS PLANNING APPLICATION BE CONSIDERED BY PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Scale and design, impact on residential amenity, impact on character and appearance of property and area.

THE PROPOSAL:

The application seeks planning permission for the erection of a two storey front extension, with a replacement conservatory to the rear. In association with the application for the extension, the garage is to be converted to provide additional living space.

THE SITE AND SURROUNDINGS:

Modern red brick two-storey semi-detached property with attached flat-roofed garage linked to No.155 Wombridge Road, and small lean-to upvc conservatory attached to the rear, with other outbuildings located in the garden. The frontage of the dwelling is principally identical in design and form to adjoining properties, apart from small variations such as a bow window and small canopy compared with a larger canopy at No.151. The adjoining property, No.155 is located at a lower ground level, with Wombridge Road sloping down to the north.

The predominant character of the street, especially on the west side, (side which includes application property) is of modern semi-detached properties set back from the road, with frontage parking in the curtilage. There is a clear building line, with few forward projections other than canopies/porches.

CONSULTATION RESPONSES:

The Council's Environmental Engineers have no objections subject to Condition C100 (Mitigation measures) and informatives Sie17 (Exercise caution) and Sie20 (Contaminated land).

No comments have been received from Oakengates Parish Council.

One neighbour letter has been received from an adjoining property in Newfield Drive, with the following comments:

- Development would affect the view from the rear of property
- Increase cost of heating bills, due to lose of sunlight
- Additional brick building under construction in rear garden – work has been sporadic; how long would extension take to be built?

#### POLICY CONTEXT:

Wrekin Local Plan 1995 – 2006

UD2 Design Criteria

Core Strategy

CS15 Urban Design

National policy guidance

PPS1 Delivering Sustainable Development

#### PLANNING CONSIDERATIONS:

The development comprises a two storey front gable projection to create an extended third bedroom to first floor above porch area; with shower room, study and utility located in garage conversion. The plans indicate a second entrance door to the property frontage, with no explanation in the supporting information regarding its need. The supporting letter states that the extension is to accommodate the Applicant's growing family, and asserts the development has been designed to accord with planning policy, providing an additional floor area of approximately 16 sq.m, as some of the living space would be created from the garage conversion.

With regard to planning policy, the relevant design policies at national (PPS1) and local level (UD2 and CS15) outline that development must relate positively to the context, in relation to the scale, massing, form and materials etc. PPS1 states that "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

With regard to the conservatory, whilst this is a sizeable addition to the building in a modest garden area, it should not have a detrimental impact on the adjoining residential amenity, and will not be visible in the streetscene. The conservatory is considered to be of an acceptable design and scale. Despite the number of outbuildings within the modest rear garden area, the conservatory combined with other development should not result in development covering more than 50% of the garden.

However, the front projecting gable does not relate to the form and design of the existing property or other development in the area. There is an established building form in the street, and this type of development comprising a large forward projection would not conform. It would create an incongruous and prominent feature to the front of the property, which would fail to be subservient or proportionate and would appear out of keeping with the character of the existing dwelling and adjoining properties. As such, it does not comply with requirements of policies UD2 of the Wrekin Local Plan, CS15 of the Core Strategy and PPS1.

RECOMMENDATION: REFUSE PLANNING PERMISSION for the following reasons:

1. The Local Planning Authority considers the proposal is unacceptable by virtue of the scale, design and form which would appear as an incongruous and prominent feature. It would fail to relate to the character and appearance of the property and adjoining dwellings, to the detriment of the streetscene. Accordingly, the development would be contrary to policy UD2 of the Wrekin Local Plan 1995 – 2006, Core Strategy policy CS15 and national guidance contained in PPS1.

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Notes

Agenda Type : A

W2008/0759 Demolition of existing bungalow and erection of 2no. detached dwellings with associated access (Outline planning application)

Coronation Bungalow, Station Fields, Oakengates, Telford, Shropshire.

Recommendation Code: OLG

Ward: Ketley & Oakengates

APPLICANT:  
Mrs K V Austin

RECEIVED ON:  
24/06/08

PARISH  
Oakengates

WARD  
Ketley & Oakengates

CASE OFFICER:  
Kate Stephens

CLLR HILDA RHODES HAS REQUESTED THAT THIS APPLICATION BE CONSIDERED BY PLANS BOARD.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, suitability of the site, highways and affect on amenity.

THE SITE AND PROPOSAL:

This is an outline application, to include access, for the demolition of the existing Coronation bungalow followed by the erection of two dwellings in the grounds. All other matters are reserved. An indicative layout submitted with the application suggests the erection two houses each with detached garages - one dwelling approximately in line with the adjacent property Newquay and the other dwelling forward of the existing bungalow in order to give that property a larger garden.

The site is currently the long front garden of Coronation bungalow that is sited at the far end of the plot with a long tarmac drive leading up through the middle of the site, off the unadopted Station Fields, which comes off Holyhead Road. The site lies close to Oakengates railway station which is a short walk across the railway bridge and is located within 500 metres walking distance of Oakengates District Centre. The site slopes gently up from the entrance to the site. Adjacent to the east of the site are two housing plots currently under construction.

PLANNING HISTORY:

W2007/1070 - Outline Residential development. Withdrawn 09/10/07. An indicative layout showed demolition of bungalow and erection of 7 bungalows.

CONSULTATION RESPONSES:

Neighbour consultations:

3 letters of objection including petition signed by 16 residents of Ashfields Residents' Association, summarised as follows:

- Station Fields is narrow single track unadopted lane with sharp narrow blind bend in poor state of repair - it would be potentially dangerous to allow more traffic to use the lane.

- Station Fields is also a well used public footpath, so more traffic would be dangerous for pedestrians.
- Since erection of dwellings at top end of Station Fields, heavy rain collects in the lane - the proposed development will exacerbate this.
- Construction traffic for the adjacent plots already blocks the lane, workmen rude when asked to move vehicles and have started work before 8am.
- The elderly residents will have to endure even more noise and disturbance due to construction traffic.
- Construction traffic for adjacent plots has already damaged neighbouring properties - concern about further damage to property/land during construction.
- Shame to demolish a lovely bungalow.

Environmental Health: Site is less than 50m from a known landfill site and is in area of former coal mining. Recommend ground contamination conditions.

No comments have yet been received from Oakengates Town Council or the Council's Highways Engineer. Any comments will be reported to the Council Members at the Plans Board meeting.

#### PLANNING POLICY CONTEXT:

Wrekin Local Plan 1995-2006:

Policy H6 - Windfall sites in Telford and Newport

LDF Core Strategy Document:

Policy CS5 - District and Local Centres in Telford

PPS3: Housing

#### PLANNING CONSIDERATIONS:

Policy CS5 requires new housing development within the District Centres or on sites highly accessible to these centres. Further guidance is provided by policy H6 of the Wrekin Local Plan for unallocated sites within Telford under 1ha in size. This policy requires the applicant to demonstrate that the site can be:

- Accessed and parking provided.
- Drained.
- Appropriately remediated in relation to land contamination and stability.
- It does not have an adverse impact on the local environment.
- It shows high quality design.
- It should be within 800m of a District Centre or 400m of a Local Centre or within 400m of a regular (half hourly) bus service.

The site is currently in residential use within a predominantly residential area and is located within acceptable distances of public transport and Oakengates District Centre. Therefore the site is suitable for residential development in principle.

The previous withdrawn application (W2007/1070) showed an indicative layout of 7 dwellings. This was considered overdevelopment and did not reflect the prevailing characteristics of the surroundings plots. In addition Highway Officers had concerns about an additional 6 dwellings using the unadopted lane, but considered that the

addition of one more dwelling would be acceptable. The existing tarmac drive that extends through the length of the site would be retained and serve the two dwellings off the existing access point on Station Fields.

This current application seeks to demolish the existing bungalow, which is not of great architectural merit, and replace it with 2 houses in the grounds. The garden is sizeable and can accommodate 2 dwellings, giving each dwelling adequate private amenity space. The site slopes gently up to the existing bungalow, so that the two proposed plots would require additional screening between them to maintain privacy and reduce any overlooking. There would not be any significant overlooking or loss of privacy to adjacent properties including the new plots under construction due to the configuration and size of the plots in relation to neighbouring properties.

There is inevitably noise and disturbance to people living in the vicinity associated with any building works, but this can be mitigated by imposing a condition restricting construction hours. Any damage to neighbouring land or property by construction vehicles is not a planning matter.

**RECOMMENDATION:** to GRANT PLANNING PERMISSION subject to a S106 agreement for and subject to the following conditions:

1. RM time period
2. RM for appearance, landscaping, layout, scale
3. Existing access shall be used.
4. No more than two dwellings on the site.
5. Landscaping to include screening between the plots
6. Drainage details
7. Contaminated land
8. Mineshafts

**REASONS FOR APPROVAL:**

The site is currently in residential use within a predominantly residential area and is located within acceptable distances of public transport and Oakengates District Centre, where the principle of residential development is acceptable. The existing access can be used, but the limitations of the unadopted Station Fields means that there should be no more than 2 dwellings in total on the site. The site is of a size that can accommodate two dwellings without detriment to the amenity of adjacent properties or the surrounding area.

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Notes

Agenda Type : A

W2008/0770 Erection of single storey extension to provide focal point main entrance/reception/admin areas

Randly Primary School, Local Centre, Randlay Avenue, Randlay, Telford, Shropshire.

Recommendation Code: FG

Ward: The Nedge

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

30/06/08

PARISH

Hollinswood & Randlay

WARD

The Nedge

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: None.

MAIN ISSUES: The design of the extension and how it relates to the existing building and its visual impact in the surrounding area.

THE PROPOSAL:

The application is for a single storey extension to provide enlarged reception and administration area and a new entrance for visitors to the school.

SITE AND SURROUNDING AREA:

The school is situated to the east of Randlay Avenue adjoining a predominantly residential area. The District Centre of Randlay is situated to the north of the site. The main school building is single storey and brick built with hipped roof. The site is surrounded by maturing landscaping and trees.

PLANNING POLICY CONTEXT:

Wrekin Local Plan Policy UD2 Design Criteria.

Local Development Framework Core Strategy: Policy CS15

PLANNING HISTORY:

Planning permission was given for a staff room extension under Ref: W2006/0414.

CONSULTATION RESPONSES:

The Council's Engineer has no objections to the proposal, however recommends informatives regarding ground conditions on the site.

PLANNING CONSIDERATIONS:

The existing main entrance to the school is very low key and the opportunity has been taken with the proposed extension to design a distinctive new visitors' entrance in order to emphasise its location and provide a focal point to the building.

In contrast to the brick elevations of the main school building, the proposed extension would feature cedar wood cladding and powder coated aluminium framing to windows and doors. A distinctive curved 'tower' feature would adjoin the main entrance. Although contrasting with the main school building, the extension would

be single storey and of a size that would not dominate the existing building. It is considered that the resultant appearance of the extension would be satisfactory and would enhance this side of the main school building, providing a clearly located main entrance. The extension would have little impact on the surrounding area due to the well-screened nature of the site. Therefore the proposal accords with the objectives of established design policies contained in the Wrekin Local Plan and Local Development Framework Core Strategy.

To accommodate the proposed extension, the adjoining grass embankment would be appropriately re-profiled and planted.

**RECOMMENDATION:** GRANT PLANNING PERMISSION subject to the following condition:

A3 Standard time limit

**REASONS FOR APPROVAL:**

The proposed extension would be a satisfactory addition to the main school building and its distinctive design and appearance would provide a visual focal point while the building itself would enhance the entrance and visitors facilities at the school. The site is adequately screened and the extension in this location would have little impact on the amenities of the surrounding area.

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Notes

Agenda Type : A

W2008/0800 Formation of temporary vehicle access and road way from Shrewsbury Road

High Ercall Primary School, Shrewsbury Road, High Ercall, Shropshire.

Recommendation Code: FG

Ward: Ercall Magna

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

08/07/08

PARISH

Ercall Magna

WARD

Ercall Magna

CASE OFFICER:

Lucy Yates

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Highways, impact on playing field, impact on boundary treatment, appearance.

THE PROPOSAL:

The application seeks permission for the formation of temporary vehicle access and road way from Shrewsbury Road

THE SITE AND SURROUNDINGS:

High Ercall Primary School has single access via a driveway from Church Road. The school comprises two blocks; a two storey Victorian school building to the north east of the site and a larger, modern single storey flat roof main building to the south west. To the front of the Victorian school building is an area of hard play which runs to the front of the site, adjacent to the single vehicular and pedestrian access which leads to the present entrance area. There is a demountable timber building currently used as a pre-school nursery, situated on the grass area adjacent to the school car park.

The playing fields are located to the south-east, south and west of the site, bounded by a mixture of fencing and hedging. The area to the south-east is currently used as a multi-play pitches area and there is an existing running track south of the school buildings. To the north-west the playing fields consist of a grassed area only. The site has an area of approximately 1.8ha.

The surrounding area is predominantly residential in area and consists of a mix of houses of various periods and styles. To the south are the semi-detached neighbouring properties of Talbot Fields, whose rear gardens are partly obscured from the school by a number of mature trees on the school fields. To the north west of the school are the various detached neighbouring properties along Church Road, which back onto the school grounds. North-east is the B5062 Shrewsbury Road. St Michael's Church is located at the end of Church Road, to the north of the school and in close proximity to the school entrance. To the east are open fields and to the west neighbouring properties are situated 150m from the existing school buildings, separated by the playing fields.

The driveway, Victorian school building and the playground to the front of the school are located within the High Ercall Conservation Area; however, the proposed temporary access would not be within the Conservation Area.

#### CONSULTATION RESPONSES:

Ercall Magna Parish Council – comments awaited.

Sport England – no objections providing a condition for the reinstatement of playing field following the removal of the vehicle access is included.

The Council's Highways Officers – no objections providing conditions for construction details; signage; road sweeping; reinstatement of footway and verge; and access gates are included.

The Council's Arboricultural Officer – objects to the impact of the development upon the avenue of early-mature lime trees that border the site. Cutting back trees and levelling off the ground will affect the tree line and may affect roots and soil conditions. In addition, the trees have an historic association with the settlement.

#### PLANNING HISTORY:

W2008/0573 Erection of a single storey extension to provide 2no. classrooms, staff room, boys/girls WC and reception area, full granted 23/06/2008.

W2007/0778 Relocation of existing nursery demountable for a temporary period of 5 years, full granted 19/07/2007.

W2005/0689 Extension to existing car park, full granted 14/07/2005.

W2002/0577 Provision of single storey demountable on the existing school field with linked corridor, full granted 05/08/2002.

#### POLICY CONTEXT:

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

Wrekin Local Plan saved policies:

UD2 – Design Criteria

OL6 – Open Land

Core Strategy Development Plan Document:

CS15 – Urban Design

#### PLANNING CONSIDERATIONS:

The application is to provide access to construct the extension approved under W2008/0573. Regular access from Church Road is currently restricted due to roadworks; therefore permission is sought for an alternative access as construction is to occur during the summer holidays.

The access will be provided from Shrewsbury Road and will involve the removal of some hedging and trees, to be replaced with temporary vehicle access gates. A temporary road will provide access via part of the existing grassed playing field to the school buildings. The boundary and playing field would be reinstated once the construction of the extension is complete; during the first available planting season.

Sport England have commented that the temporary access would not affect the existing pitches which are formally used by the primary school as they are to the south-east of the site and the access will be from the north-west. The Local Planning Authority concurs and considers the impact upon the playing field would not be significant, providing the land is reinstated. This reinstatement is to be secured via condition, by 31<sup>st</sup> March 2009.

In response to the concerns raised by the Arboricultural Officer, the Local Planning Authority considers that as the trees and hedging to the boundary are not subject to a Tree Preservation Order, the replacement with trees of the same species and maturity would be acceptable, and can be secured via condition.

**RECOMMENDATION: GRANT PLANNING PERMISSION** subject to the following conditions:

1. A3 – Statutory time limit
2. A0 - Time limit to remove construction access and reinstate playing field, boundary and verge
3. C78 – Tree and hedge protection
4. C79 – Maintenance of existing trees and hedges
5. A0 – Removal and replanting
6. A0 – Highways condition
7. A0 – Access gates
8. SIE22 – Conditions
9. SIE26 – Reasons for grant of planning permission

**REASONS FOR APPROVAL:**

The Local Planning Authority considers that the proposal for a temporary access from Shrewsbury Road is acceptable providing the playing field, hedging, trees and verge are reinstated following the construction of the approved extension to High Ercall Primary School. 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.

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Notes