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**TELFORD & WREKIN COUNCIL**

**PLANS BOARD – 8<sup>TH</sup> APRIL 2009**

Schedule 1 : Planning Applications for determination by Board

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`A' List : Major developments and/or cases in conflict with policy

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Agenda Type : A

W2008/1182 Erection of two semi-detached dwellings  
Land adjacent to, 2, Wrekin View, Madeley, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Madeley

APPLICANT:  
Mr A Azam

RECEIVED ON:  
14/10/08

PARISH  
Madeley

WARD  
Madeley

CASE OFFICER:  
Valerie Hulme

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Impact on residential amenity, character of the area, and highway safety.

PROPOSAL:

Full planning consent for a pair of semi detached dwellings.

SITE & SURROUNDINGS:

The site is currently an area of grassed open amenity area located on the corner of Wrekin View. Four mature Cherry trees are located within this site; two are located on the frontage, one central and one to the rear of the site. A 1.2m fence acts as the boundary between this site and 2 Wrekin View.

A BT cabinet is also located on the western boundary of the site, abutting the footpath.

The site is situated within a predominantly residential area, which is characterised by hipped semi detached dwellings. The development site is located within walking distance to the two local Shops on Madeley Road, the Beacon Public House and the Abraham Darby Secondary School.

HISTORY:

No relevant planning history.

POLICIES:

Telford & Wrekin Core Strategy DPD 2007  
CS1 Homes  
CS11 Open Space  
CS15 Urban Design

Wrekin Local Plan 1995-2006 (Saved Policies)

H6 Windfall sites in Telford & Newport  
UD2 Urban Design Criteria  
OL6 Open Land

PPS1 Delivering Sustainable Development

## PPS3 Housing

### CONSULTATION RESPONSES:

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

The Council's Environmental Engineer has raised no objections to the proposal subject to a condition relating to soakaways and informatives.

The Council's Pollution Control Officer has raised no objections subject to conditions relating to land contamination.

The Council's Arboriculturalist has TPO'd the trees on the site as a matter of caution on submission of the application. There is no objection to the loss of one tree in the centre of the site, whilst three Cherry trees are retained; this is subject to conditions relating to details of service runs, methodology for protective fencing and no dig construction of parking areas within the canopy of the protected trees.

Madeley Parish Council had no comments to make with regard to this planning application.

Three individual letters of objection have been received, the grounds for objection are:

- Continued loss of open space within the area.
- Concerned as to why the land hasn't been built on previously
- Impact on visual amenity, from both the buildings and the 1.8m close board fence surrounding.
- Impact of close board fence on highway safety
- Located over a sewer
- Larger than surrounding dwellings
- Out of character and would not enhance this character
- Located on prominent corner entering this residential area
- Location of car parking, impacting on existing trees
- Removal of existing boundary treatments
- Access to BT cabinet

In addition a petition of 107 signatures from the surrounding area has also been received, regarding the size of the dwellings and the impact of the proposed fence.

### PLANNING CONSIDERATIONS:

The site outlined for development is allocated as 'White Land' in the Wrekin Local Plan; subsequently the site can be considered for residential development in accordance with Windfall policy H6. The development site is less than 0.4ha, and subsequently is not required to be located within a close proximity to a district or local centre or a bus route with a frequent service. However it is also noted that the site lies in close proximity to local shops, school, public house and frequent bus service's at Woodside Avenue.

The area of open amenity provides a small relief from the built environment; however this is not protected by Green Network designation. Policy OL6 of the

Wrekin Local Plan recognises within the Borough there are areas of amenity which are not protected by Green Network policies; this recognises that there are areas within the borough which have a valuable and important contribution to the character of an area, giving a sense of relief from the built up environment. The site is not used as a footpath, nor as a play area; the site is privately owned and therefore anyone using the site would be trespassing. Consequently it is considered that the sites main function is purely as a visual relief from the built up character of the area. The three of the four trees within the site will be retained, and are further protected by a Tree Preservation Order to ensure this amenity which the trees provide is enhanced and preserved. In addition an amendment to the application has been received to create a green barrier adjacent to the highway by the provision of a 1.8m high hedge as opposed to a 1.8m close board fence around the rear amenities of the proposed dwellings.

The plot is located on a prominent corner within a geometrically planned estate. Similar corner plots within this area have been developed as part of the original development. These units are located at an angle turning corners demonstrating some flexibility of the building line, whilst retaining the geometrically planned character. The plot outlined for development respects a similar layout, orientation and plot size. Subsequently it is considered that the layout would respect and reinforce the character of the surrounding area, and with suitable landscaping, including the boundary treatments will still provide an area of visual relief in accordance with OL6 and H6 of the Wrekin Local Plan and CS11 of the Core Strategy.

The proposed elevations and external treatment has been amended to reflect properties in the immediate area; this includes the orientation of the plot, the reduction in the scale and mass of the dwellings, the location of the front doors, and the installation of a chimney and side landing windows, respecting and reinforcing the architectural characteristics of those dwellings in the immediate area.

The internal layout has also been amended to overcome any issues of overlooking at first floor of plot 2 over 2 Wrekin View's private rear amenity. This can be further conditioned to ensure these non habitable rooms have obscure glazing and no further windows are installed.

The proposal will provide parking for two vehicles per dwelling, located at the front and rear of the site, thus providing sufficient parking for both units without dominating either front or side elevations. The propose amenity area is also considered satisfactory for each unit.

With regard to drainage, the Local Authority is satisfied that the site can be adequately drained. Concerns form local residents include a man hole located on the site; the drainage engineer confirms there are no Severn Trent Water records on the site, and such drain will be under private ownership. Agreement with any other users of the sewer must be in place before any connection is made; however this is a legal issue and not a matter for planning consideration.

The development is situated over an area of former coal mining circa 1903, and as such it is considered that the site can be suitably developed subject to a condition relating to land contamination, and appropriate mitigation.

In conclusion the proposal complies with Policy H6, UD2, and OL6 of the Wrekin Local Plan; policies CS1, CS11 and CS15 of the Core Strategy, and national planning guidance PPS1 and PPS3.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Full with no reserved matters
2. C120 - Amended Plans
3. B15 - Samples of Materials
4. B17 - Sample Brick Panel
5. B33 - On site Construction
6. B34 - Mud on Road
7. B44a - Contaminated land
8. B65 - Soakaway Test
9. Non standard - Details of private sewer including the existing condition to be submitted before commencement.
10. C70 - Window Details
11. C75 - Tree protection during construction in accordance with Arboricultural report submitted
12. C77 - Tree protection: services and earthworks – including no dig construction for car parking
13. Non standard - Hedge shall be planted within first planting season prior to occupation and thereafter retained.
14. C80 - Landscape implementation
15. C86 - Car parking
16. D125 - Removal of Permitted Development Rights.
17. D130 - Obscure glazing
18. Informative - SIE17 Exercise Caution and SIE 20 Contaminated Land

#### REASONS FOR APPROVAL:

It is considered that the proposed site could adequately fit two dwellings and the scale, mass and design of the proposed dwellings is acceptable and in keeping with the character and appearance of the surrounding area. The traffic movements generated by the development could be accommodated without detriment to highway safety. Furthermore the proposed dwellings would not have an adverse impact on the residential amenities of nearby dwellings.

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Notes

## Agenda Type : A

W2009/0051 Erection of 186no. dwellings, access roads, parking and garaging including the stopping up, footpath closures and making of new footways in accordance with section 247 of Town & Country Planning Act  
Land at, Park Lane, Woodside, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Woodside

APPLICANT:  
Bellway Homes Limited

RECEIVED ON:  
19/01/09

PARISH  
Madeley

WARD  
Woodside

CASE OFFICER:  
Gareth Thomas

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Regeneration, Policy, Ground contamination and planning obligations contributions.

## PROPOSAL:

This application supersedes a similar application (for 191 dwellings) -W2008/0105 - approved in principle by Plans Board on 11<sup>th</sup> June 2008, subject to the signing of a prior section 106 Obligation. This section 106 was never signed and the application withdrawn in favour of the current application. The developers wish to react to the present housing market and now propose different house styles to better reflect the current economic climate.

The site which comprised the former Courts buildings demolished by EP in 2003 has been cleared and is secured by fencing and crosses both sides of Park Lane and fronts onto Woodside Avenue. A small part of the site in the southeast corner is identified in the Wrekin Local Plan as Green Network.

The proposal is largely as previously proposed – indeed improved somewhat in terms of design - and seeks to accord with a development brief prepared jointly between EP (now Homes & Communities Agency – HCA) and Council planners. This brief highlighted the problems associated with the existing Radburn layout design and sought a more traditional streetscape character with dwellings fronting onto active public realm spaces with secure rear gardens, a mix of dwelling types, including different tenures and sizes with use of smaller parking courts or parking areas where surveillance is apparent. The proposal is predominantly for two-storey detached and semi-detached dwellings with some three storey units, bungalows and terraces.

This scheme should be read in conjunction with an extra care home facility that has only very recently been completed. When the entire site was being proposed for development, extensive discussions took place to achieve the affordable housing element comprising the care home (20 nominated spaces) plus 20 affordable units. The current proposal in essence will provide the balance of affordable units envisaged when the entire development site was brought forward, despite failing to

meet the 38% target identified in the Local Plan. An important principle at the time and relevant today was the recognition that this development would contribute significantly to bringing about wider social, economic and regeneration objectives and from extending the range of housing tenures at Woodside. The number of affordable housing is limited to 20 units on this part of the site consisting of 10 affordable housing for social rent and a further 20 affordable shared ownership.

The application is supported by various documents that have informed the consultation process and the offer of a section 106 Obligation addressing the matters of open space, affordable housing and loss of Green Network.

#### SITE AND SURROUNDINGS:

The site is cleared of development but can be described as a brownfield land for planning policy purposes and is divided into two discreet parcels. The land itself rises from south to north with a difference in levels of some 11 metres. The ground is graded into a series of plateaus to accommodate the previous Court buildings.

There are a number of residential properties to the south at Wealdstone whilst the William Reynolds School lies to the east. The Wrekin Housing Trust care home immediately adjoins the site to the north and to the north-west is an open area of land beyond which are further residential properties. The Green Network designated land takes up a small portion of land to the west, which links with the more formal Green Network area beyond Woodside Avenue.

#### HISTORY:

Following the demolition of the Courts, the only application submitted previously related to the application already considered by Plans Board – application W2008/0105 for 191 units (later withdrawn)

#### PLANNING POLICY:

National Planning Guidance:

PPS1	Delivering sustainable developments
PPS3	Housing
PPS 25	Development and Flood Risk
PPS23	Planning and pollution control

Core Strategy DPD:

CS1	Homes
CS3	Telford will be the focus for spatial development
CS5	District and Local centres (Madeley)
CS15	Urban design

Wrekin Local Plan (relevant “saved” policies):

H22	Contributions to community facilities
H23	Affordable Housing
UD2	Urban design
OL3	Green Network
LR4	Outdoor Recreational Space
LR6	Contributions to open space
EH7	Land Contamination

#### CONSULTATION RESPONSES:

Madeley Parish Council:

- General compliance with approved Development Brief – layout acceptable
- Great concern at level of affordable housing 10% inadequate
- Planning Obligations although adequate for the intended purposes is insufficient in terms of education, healthcare, public transport, recreation and amenity space requirements

Severn Trent: No objection subject to conditions on drainage details and protection of public sewer.

Highways Authority: Detailed comments received that have been the subject of further negotiations and clarification. Recommend conditions.

Pollution Control: Site investigation report has been provided and assessed; site contains an area of hydrocarbon contamination, which will require removal. Recommend conditions including management of contamination found on site; remediation scheme to be submitted and implemented including treatment of any unexpected contamination found on site.

#### PLANNING CONSIDERATIONS:

This application is essentially the same as that supported by Plans Board fairly recently; indeed it is for fewer numbers in total but with the same offer of a Planning Obligation. The submitted scheme was required to follow an approved Development Brief jointly prepared by the Council and the HCA. The desire at that time was to create a more traditional streetscape and development with houses fronting streets and secure gardens as opposed to the prevailing Radburn design which exists in the Woodside area, despite the recent retrofitting of design features.

The scheme has had to contend with certain challenging constraints and opportunities, including in brief:

- Difficult topography and gradients
- Retention of mature oak tree and peripheral trees of a lesser quality
- Relationship with existing development but trying to establish a distinctive character and sense of place
- Need to provide focal buildings to provide legibility and achieving a development that has regard to existing character in terms of scale and massing
- Relationship with the adjoining school including the provision of a dropping off point
- Need to integrate with the wider Woodside Community
- Need for the development to offer better surveillance and good access to the local highway network

To this end the scheme seeks to deliver a strong form of development comprising a range of house types and structured around a series of strong focal points to create a sense of identity and sense of place. The essence of the scheme is of course

vastly different to the existing Woodside and the following ambitions appear to have been achieved in the submitted drawings:

- A trafficked calmed environment
- Strong street scenes with buildings fronting streets
- Use of statement buildings at focal points to help achieve a strong urban framework to the development
- Use of appropriately scaled buildings where butting up to existing dwellings
- Retention of the oak tree and arranging the dwellings to respect this focal landscape feature
- Pedestrian linkages to the school and wider area
- Materials and common design elements used to create a sense of place

A new roundabout will be formed with the junction of Park Lane with Wealdstone and once entering the development, lower order roads will provide focussing of shared surfaces promoting pedestrian usage. Pedestrian only route to the William Brooks School is provided together with a separate dropping off point. The development will necessitate the stopping up of small areas of highway previously serving the courts along with some footpaths. The developer will submit these details to the Government Office once planning permission is granted.

Members are asked to note that a small area in the south east corner of the site is identified as Green Network in the Local Plan where Policy OL4 would apply. It has negligible value in terms of the wider Green Network from a landscape, recreation or ecological standpoint but it is considered that its loss would be compensated by virtue of the community benefit derived from regenerating this blighted area of Woodside. The applicants have offered a financial contribution to improvements to the open space surrounding the site. This was considered an adequate response when details of the last planning application at this site were considered by Members. It is not considered that the application constitutes a Departure to the Development Plan as Policy OL4 is deemed to be satisfied.

In terms of affordable housing, the applicants have worked with the Wrekin Housing Trust to develop the care home to the north (by giving up part of their land holding to facilitate development of that facility). Moreover they have offered a further twenty affordable housing units and agreed the nature of their provision in terms of tenure with the Strategic Housing Officer.

Flood risk assessment and tree survey have been submitted and are deemed satisfactory. The protected oak tree is surrounded by alms house designed development which will accentuate the tree's importance and its continued survival/protection.

The applicants have worked with the adjoining school body and highway authority to provide vehicular dropping off point and pedestrian linkages through the site from other parts of Woodside.

Although mindful of the considered views of the Parish Council, planning obligations need to be negotiated and meet the tests of Government Circular in terms of having to relate to the scale of the development, to be reasonable and enforceable. Given the previous decision and the particular circumstances, Officer's consider that a reasonable level of section 106 contributions has been negotiated.

**RECOMMENDATION:**

That the applicants be invited to enter into an Obligation under Section 106 of the Town & Country Planning Act, whereupon the Council would covenant to GRANT FULL PLANNING PERMISSION subject to conditions listed below. Planning Obligations to be incorporated within the deed to include a) the provision of 20 affordable housing units; b) payment of £200,000 contribution towards the provision of a Local centre Play Area; c) £6000 POS contribution; and, D) payment of £6,290 towards wildlife habitat management:

1. A3 - Commencement of development
2. C118 - Development in accordance with submitted plans
3. B15 - Sample of materials (notwithstanding schedule of materials lodged with the Council)
4. B17 - Sample brick panel
5. B18 - Details of windows and doors
6. B19 - Details of enclosure
7. B30 - Road Layout
8. D125 - Removal of permitted development rights
9. C104 - Drainage and in accordance with the FRA prepared by TBA dated 19 January 2009
10. C80 - Landscape implementation
11. C85 - Access prior to other operations
12. C86 - Car Parking
13. C124 - No development within 5 metres of sewer above 300mm dia/2.5m above 300mm dia.
14. Non standard land contamination

**REASONS FOR APPROVAL:**

The proposed housing development is acceptable in principle and can incorporate a satisfactory density of development with a mix of unit sizes and affordable housing. The traffic movements generated by the development can be accommodated without detriment to highway safety. Furthermore the proposal enhances pedestrian links to the school from other parts of the Woodside estate. The proposal allows for off-site contributions to the provision of open space and play facilities. The proposal accords with adopted Core Strategy and Wrekin Local Plan policies.

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Notes

Agenda Type : A

W2009/0067 Redevelopment of existing commercial premises to create 13no. dwellings (Outline application)

Land at, 125, King Street, Wellington, Telford, Shropshire.

Recommendation Code: OLG

Ward: College

APPLICANT:  
Bryan Properties

RECEIVED ON:  
26/01/09

PARISH  
Wellington

WARD  
College

CASE OFFICER:  
Elizabeth Attwood

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Loss of existing commercial units, effect on character and appearance of the area, impact on amenities, contaminated land and highway issues.

THE SITE AND PROPOSAL:

Outline planning permission is sought for the demolition of existing commercial units and the redevelopment comprising of five 3 bedroomed dwellings and eight 2 bedroomed flats. The site which was formerly a petrol filling station consists of several vacant units in the northern part of the building. The southern part of the building is currently occupied as offices for a property company (the applicant) and a taxi business.

The building comprises of a single storey brick building with steel roller shutters and the canopy of the previous petrol filling station. The forecourt and rear yard areas are largely surfaced with tarmac and concrete.

The site is located approximately 300m southwest of the Town Centre with a row of traditional terraces opposite and the north of the site, modern semi detached properties to the rear and school playing field to the south.

This application seeks to agree the access, layout and scale with appearance and landscaping reserved for consideration at a later date.

However, the applicants have submitted an indicative elevation to show a two storey, terraced development fronting King Street, to accommodate the five 3 bedroomed units with garden areas to the rear, on the northern half of the site, with a block containing four 2 bedroomed flats also addressing King Street. Access to parking and to the rear of units is gained via a new driveway to be located between the two blocks and leads to a second block of four 2 bedroomed flats situated at right angles to the first block.

Furthermore, the applicant has confirmed that the introduction in the Desk Study Appraisal compiled by Crossfield Consulting stating that the development comprises

of several town houses, a bungalow and 2 x 2 to 3-storey blocks of flat with associated car parking and small gardens is incorrect, and should read as follows:

- Plots 1 to 5: 3-bedroom houses
- Plots 6 to 9: 2-bedroom flats and
- Plots 10 to 13: 2-bedroom flats.

Crossfield Consulting have been notified of this error and will be updating the Desk Study Appraisal in due course.

#### PLANNING HISTORY:

The applicant has entered in to pre application discussions with the LPA relating to the redevelopment of the site prior to this planning application.

#### CONSULTATION RESPONSES:

Wellington Town Council has no objection in principle; however, they consider that the number of proposed dwellings is too large

Severn Trent Water has no objections subject to conditions.

The Council's Drainage Engineer has recommended that porous paving should be used on all hardstanding areas in order to reduce the flow of surface water into the combined (surface/foul) sewerage system in King Street.

The Council's Contaminated Land Officer has no objections in principle. However, recommends the imposition of a condition relating to contaminated land due to the previous use as a former garage and petrol filling station.

The Council's Environmental Health Officer has recommended acoustic glazing for the noise sensitive rooms adjacent the highway and recreation area.

The Council's Highway Engineer has no objections in principle subject to the provision of adequate visibility splays across the frontage of the site and the provision of a 2m footway. Informatives relating to the construction of the proposed access, the existing lighting column and speed camera are also suggested.

The Council's Sport and Recreation Officer has requested a contribution of £600 per dwelling from the developer to mitigate for the increased demand upon the existing recreational resource in the locality. Furthermore, additional fencing should be provided to protect the proposed development from the adjacent ball court.

The Council's Tree Officer has no objection in principle, however, requests a Root Protection Area to protect the existing Cypress trees along the southern boundary.

The Fire Service has no objection in principle as matters relating to access for emergency vehicles and water supply for fire fighting are dealt with under Building Regulations. Nevertheless, they have supplied an advice sheet for information.

The Council's Capital Planning Officer has requested a contribution of £20,763.91 towards primary school facilities.

The Council's Policy Officer has confirmed that there are no objections in policy terms to the loss of the commercial site.

No comments or objections had been received from the Council's Housing and Urban Design Officers at the time of writing this report; any representations will be reported to Members at Plans Board.

Following the notification of 30 surrounding properties and the display of site and press notices, no comments or objections have been received.

#### PLANNING POLICY CONTEXT:

The following policies and guidance are considered relevant:

Wrekin Local Plan:

H6 Windfall Sites in Telford and Newport,

UD2 Design Criteria.

EH7 Contaminated Land,

H22 Community Facilities,

LR4 Outdoor Recreation Open Space,

LR6 Developers Contributions to Outdoor Recreational Open Space Provision

Within New Residential Developments.

Core Strategy:

CS1 Homes,

CS5 District and Local Centres in Telford,

CS15 Urban Design.

National guidance:

Planning Guidance Statement 1 – Delivering Sustainable Development,

Planning Guidance Statement 3 - Housing,

Planning Guidance Statement 23 – Planning and Pollution Control,

Planning Guidance Note 24 – Planning and Noise.

#### PLANNING CONSIDERATIONS:

The existing commercial units have no historic or architectural merit and therefore, the LPA has no objection to their demolition. Furthermore, there is no policy objection to the loss of such employment sites.

Policy H6 states that housing development will be permitted on land under 0.4 hectare that is within the Telford built up area when the site can be adequately accessed and parking provided, when the site can be adequately drained, when the Council is satisfied that, where there are land stability and contamination issues, the developer has taken adequate remedial action, where the proposal does not have an adverse impact on the local environment, especially in its relationship with adjacent land uses and where the proposal shows a high quality of design.

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality.

Policy LR4 and LR6 requires developers to contribute to the provision of recreational open space and policy H22 requires contributions towards community facilities. Therefore, the developer of the site will be required to provide £600 per property for recreational facilities and £20,763.91 towards education. These figures will be secured by way of a S106 Agreement.

Policy CS1 states that housing development will seek to provide every household in the Borough with an affordable, decent and appropriate home. With policy CS5 requiring all new residential development to be situated in highly accessible locations, creating vibrant, safe and attractive places, with designs which respect and respond to the locality.

Moreover, policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. High quality design should add to the overall character and quality of an area, not just for a short time but over the lifetime of the development. Where proposals are inappropriate in their context or they fail to improve the character and quality of an area, the proposal should not be accepted.

Furthermore, PPS3 gives Government advice on new housing developments, amongst other issues it states that development should;

- maintain and improve local character,
- be easily accessible and safe,
- be well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access,
- create, or enhance, a distinctive character that relates well to the surroundings.

PPS1 and PPG3 also guide LPA's to avoid the inefficient use of land through promoting higher density development whilst being mindful of the wider context. The re-development of the site with 13 is considered acceptable and appropriate to the wider context and character of the area.

The design and detailing of the proposed units on the indicative elevation drawing respects the scale and appearance of the neighbouring dwellings and is therefore deemed appropriate, and will have a positive impact upon the visual quality of the area and the streetscene.

The proposed orientation and separation distances ensure that there will be no adverse impact on amenity of the properties to the rear of the site, and adequate amenity space is provided for the proposed units.

Furthermore, the provision of off-street parking and manoeuvring is considered acceptable and the Council's Highway Engineer has confirmed that he has no objections in principle subject to the imposition of conditions.

The Block Plan indicates that the existing hedge is to be retained at a height of 2.0m, and as recommended by the Council's Tree Officer, a condition will protect the root system during construction. In addition it is considered necessary to impose a condition relating to the erection of fencing along the common boundary with the adjacent ball court to prevent nuisance.

Inter alia, PPS23 states that LPA's should pay particular attention to development proposals for sites where there is a reason to suspect contamination, such as the existence of former industrial uses, or other indications of potential contamination, and to those for particularly sensitive use such as housing likely to be used by families with children. In such cases, it should normally require at least a desk study of the readily-available records assessing the previous uses of the site and their potential for contamination in relation to the proposed development. If the potential for contamination is confirmed, further studies by the intending developer to assess the risks and identify and appraise the options for remediation should be required.

Furthermore, the remediation of land affected by contamination through the granting of planning permission (with the attachment of the necessary conditions) should secure the removal of unacceptable risk and make the site suitable for its new use.

Therefore, given the previous uses of the site it is considered necessary to impose conditions relating to contaminated land. This will ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

Planning Policy Guidance 24 guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. With this in mind and the close proximity of the proposed dwellings to King Street and the adjacent play facility, it is considered necessary to impose conditions relating to acoustic glazing in the noise sensitive rooms.

In conclusion, having regard to consultation responses 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:** GRANT OUTLINE CONSENT subject to the applicant entering into a Section 106 agreement to provide financial contributions towards education and recreational facilities, then delegated authority is granted to the Head of Planning to grant planning permission subject to the following conditions:

1. A1 - Standard Outline
2. A8 - Submission of Reserved Matters
3. B10 - Standard Outline
4. B11 - General Details Required
5. B15 - Samples of Materials
6. B18 - Details of Windows and Doors
7. B19 - Details of enclosure
8. B23 - Landscape Design
9. B30 - Road Design

- 10.B32 - Details of Parking
- 11.B33 - On-site Construction
- 12.B34 - Mud on Road
- 13.B44 (as amended) - Contaminated Land
- 14.non standard (STW) Foul and Surface Water Drainage
- 15.C124 (5.0m of sewer crossing the site)
- 16.non-standard Acoustic glazing
- 17.C80 - Landscape Implementation
- 18.non standard Root Protection
- 19.non standard erection of ball protection fencing
- 20.C87 - Parking, loading, unloading and turning
- 21.D125 - removal of Permitted Development
- 22.Informative Sia6 Section 106 Agreement
- 23.Informative Fire Safety Sheet
- 24.Informative Sie22 Conditions
- 25.Informative Sie26 Reasons for Granting Approval
- 26.Informative SIB7 Highways Licence
- 27.non-standard Informative lighting column
- 28.non-standard Informative Speed camera

**REASONS FOR APPROVAL:**

The site is within this highly sustainable location just outside Wellington District Centre, and the traffic movements generated by the development could be accommodated without detriment to highway safety. The proposed development would not be harmful to the residential amenities of nearby dwellings, and the redevelopment of the site will have a positive impact upon the visual quality of the locality and the streetscene.

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Notes

## Agenda Type : A

W2009/0116 Erection of an extension to the learning centre  
Learning Centre, AFC Telford United, Bucks Head, Watling Street, Wellington,  
Telford, Shropshire.

Recommendation Code: FG

Ward: College

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
09/02/09

PARISH  
Wellington

WARD  
College

CASE OFFICER:

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Employment, Ground contamination/land stability, Design.

**PROPOSAL:**

This is a Council led application to extend the existing Learning Centre facility at the Bucks Head AFC Telford football stadium, Wellington. The present structure lies immediately behind the terracing on the east side of the ground. The existing structure overlooks the football pitch and comprises a two storey fair faced blockwork construction with coated metal cladding roof, measuring 45m x 7m. The proposal is to extend this by some 943 sq m by adding an 'L' shaped extension to create additional floorspace for the existing suite of rooms together with additional meeting and training rooms at both ground and first floor. Up to 13 additional training rooms will be provided although this number may be reduced as the space will be used flexibly to provide training suites of a variety of sizes to suit different meeting/conference arrangements. In addition lift facilities, plant room, w.c. facilities and additional kitchen facilities are proposed. The opportunity has been taken to provide spectator (corporate box style) facilities off the first floor training rooms which will provide seating for the disabled and corporate clients.

The existing car park comprising 360 spaces is to be utilised although there is an opportunity to provide additional 30 spaces if considered necessary.

**BACKGROUND INFORMATION:**

Planning permission was granted in 2005 for the present structure. The application at that time explained that the facility would comprise "a community learning centre and social room, ICT suite, kitchen, toilets and offices (ground floor) and six training rooms – one of which doubling as a social room, kitchen and toilets at first floor".

The complex is managed by the Community Partnership but on a day-to-day basis, the centre would be managed by a co-ordinator employed by the Council. The upkeep and on-going maintenance would be the responsibility of the Council. The Community Partnership comprises the Council, AFC Telford United, Wrekin College, Hadley Learning Community, HCA, the Chamber of Commerce, the Primary Care Trust and Telford College of Arts and Technology. The existing facility has been

extremely successful with projects having made a real difference to children and young people.

**PLANNING HISTORY:**

W2005/0141 – Change of use and adaptation of West Stand to form Learning Centre and Social Club – approved 18 March 2005

W2002/1056 – New West Stand

**CONSULTATION RESPONSES:**

Wellington Town Council – No objection.

Highway Authority – further information deemed necessary – the existing car park at The Bucks Head is subject to varying demands. Survey should be undertaken to ascertain whether the car park will be utilised beyond its current capacity.

Geotechnics – Site is within close proximity to landfill site where made up ground may be present. Foundation design should be designed accordingly. Musty also demonstrate that the gas mitigation measures proposed are fit for purpose.

**PLANNING POLICY:**

Wrekin Local Plan (relevant “saved” policies):

LR1            Provision of Community Facilities  
EH14          Land Stability

**PLANNING CONSIDERATIONS:**

The proposal seeks to extend the existing Learning Centre facility to provide additional learning centre space. Given its location astride the football pitch, the opportunity has been taken to provide some spectator seating as an adjunct to the training rooms at first floor. The design and appearance reflects the existing modern structure and is viewed very much in association with the Bucks Head stadium complex. The Learning Centre has been hugely successful and is now recognised nationally as an example of good practice in public, private and community sector involvement within a football club environment, benefitting one of the Borough’s most socially deprived and economically disadvantaged areas.

Although comments have been received from the Highway Authority that might normally need further attention, your officers are of the view that the existing car park comprising in excess of 360 spaces can very comfortably accommodate this additional floorspace, particularly given that a large percentage of visitors are dropped off by coach. It was particularly noted that on one of the busiest periods coinciding with the Open day at the TCAT in mid March, there were at least 50 spaces remaining vacant; on other “normal” days, the car park is only 50% occupied.

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

1. A3 Commencement of development with no further Reserved Matters
2. C118 Development in accordance with submitted plans
3. B15 Sample of materials
4. The building shall only be conducted for uses authorised by planning permission reference W2005/0141 and detailed within this application

between 9.00 am and 11.30 pm Monday to Saturday, and between noon and 11.30 pm on Sundays.

**REASON FOR APPROVAL:**

The proposed extension is modest in terms of scale, mass and design and would respect the context of the site and not harm residential amenity conditions for residents living close by.

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Notes

Agenda Type : A

W2009/0128 Replacement of existing garages with 19no. concrete sectional garages \*\*\*\*\*AMENDED DESCRIPTION and PLANS RECEIVED\*\*\*\*\*

Rear of, 56, Sandbrook, Ketley, Telford, Shropshire.

Recommendation Code: FG

Ward: Ketley & Oakengates

APPLICANT:

Mr Andrew Januszewski

RECEIVED ON:

12/02/09

PARISH

Ketley

WARD

Ketley & Oakengates

CASE OFFICER:

Anna Robinson

CLLR RHODES HAS REQUESTED THAT THIS PLANNING APPLICATION IS CONSIDERED AT PLANS BOARD.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Scale and Design.

THE PROPOSAL:

The proposal comprises the replacement of 6 existing detached single garages with 19 concrete sectional single garages, located in 2 rows (9 to the north of the site and 10 to the south) at the rear of properties in Sandbrook.

THE SITE AND SURROUNDINGS:

The application site comprises a rear parking area, with ad hoc arrangement of timber and pre-fabricated garages and grass verges, located at the rear of Sandbrook, an established residential estate. The parking area is served off the cul-de-sac head by a narrow access road between No.'s 54 and 55 Sandbrook. Boundary fencing and hedges ranging from 1.2 to 1.8 metres in height bound the rear and side gardens of the properties adjacent to the access and proposed area of the garages. A further access road, Copper Beech Road and public footpath are located directly to the east of the application site, with the road located in an elevated position. The existing parking arrangement in Sandbrook is a mix of onstreet parking, with other properties having paved/tarmaced frontages.

CONSULTATION RESPONSES:

Ketley Parish Council requested clarification on the following points:

- Whether there would be sufficient space on the right of way to allow access for [up to 19] vehicles to safely leave and return to the garages. Access between the 2 properties is very narrow and used by pedestrians
- Whether more than doubling number of existing garages is appropriate
- Who will maintain the right of way?
- Will mirrors or other devices be installed to allow vision around the corners?
- Would garages to be used for private vehicular use only?
- Will there be a restriction on parking outside the garages?

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

The Environmental Engineer recommends approval subject to a shallow mineworking condition and an informative to exercise caution during development due to former mineral workings.

Residents at No.'s 54 and 55 Sandbrook have submitted a letter requesting that the Plans Board Members consider the following issues regarding the proposal:

- The proposal would more than double the number of garages
- Increase in vehicle movements along the narrow right of way between No.'s 54 and 55 Sandbrook, within close proximity (2 metres) of kitchen windows and rear doors
- Right of way is well used by pedestrians, especially children as a route to school
- Poor visibility to the site could have safety implications
- If granted, conditions should be imposed – speed restriction, access only, mirrors to improve visibility to both drivers and pedestrians

#### PLANNING HISTORY:

A number of planning applications have been submitted for individual garages at properties in Sandbrook. All of these applications were submitted in 1990s or earlier.

#### POLICY CONTEXT:

Core Strategy Policy  
CS15 Urban Design

Wrekin Local Plan 1995 – 2006

UD2 Design Criteria

National policy guidance

PPS1 Delivering Sustainable Development

#### PLANNING CONSIDERATIONS:

The proposal comprises the erection of 19 garages on an area of existing parking/garages. The garages would be located in two rows along the north and south of the site, with sufficient reversing and turning space between. The Applicant states that the intention is to replace the existing garages (partly asbestos), provide secure parking facilities and reduce onstreet parking. The existing garages are constructed in different materials and are of different dimensions to one another. The new garages will be of modern design and appearance, constructed in concrete sections with corrugated roof sheets and powder coated steel doors, and hence the proposal would create uniformity in the design and materials.

The principle of erecting garages on this site is considered acceptable given the present use of the land and existing development. The proposal would increase the current number of garages from 6 to 19, improving and formalising existing ad hoc arrangement of parking and garaging in Sandbrook.

It is noted that the access road from Sandbrook is narrow and it is likely that there would be additional traffic using this access. With regard to the Parish Council and

neighbour concerns, the existing narrow and residential nature of the street, with relatively sharp corner to the northeast, should encourage vehicles to travel and manoeuvre at low speeds. The fencing and hedge screening to rear and side garden boundaries will help to minimise possible noise from vehicles utilising garages and access road. Existing onstreet parking would be reduced and replaced by secure garaging. The Local Planning Authority cannot control the number of vehicle movements, although it can be estimated that if all were used twice a day, there would be 38 trips. However, the existing arrangement of garages/parking area could be used more intensively than at present. With regard to highways issues, the Council's Highways Engineer has raised no objection. The development does not encroach on the adjoining footpath, which leads to a Definitive Public Right of Way along Copper Beech Road.

The development is considered acceptable in terms of the scale, design and proposed materials in the context of the modern residential estate in accordance with local and national planning policies. The garages will be visible from the adjoining elevated access road, Copper Beech Road; however they will not be overly prominent in the streetscene, being located at the rear of properties in Sandbrook. The proximity of housing and the adjoining road also provides a level of natural surveillance for the garages/parking area.

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

1. A3 - Timescale
2. C120 - Amended plans
3. B41 - Shallow mineworking
4. D129 - Domestic garages – no business use

**REASON FOR APPROVAL:**

The development is considered acceptable as the area comprises existing garages/parking and access road. The scale, design and materials are appropriate to the context of the area.

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Notes

Agenda Type : A

W2009/0153 Variation of condition no. 5 of planning permission W2001/0054 to extend opening hours to Sunday-Thursday 7am to 11pm and Friday and Saturday 7am to 12midnight  
9, New Street, Wellington, Telford, Shropshire.  
Recommendation Code: FG  
Ward: College

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
19/02/09

PARISH  
Wellington

WARD  
College

CASE OFFICER:  
Tom Lewis

OBJECTIONS RECEIVED: No.

MAIN ISSUES: The impact of the proposals on the amenities of the neighbouring properties and the vitality of the Town Centre.

THE PROPOSAL:

Variation of condition number 5 of planning permission W2001/0054 to extend opening hours to Sunday – Thursday 7am to 11pm and Saturday 7am to 12 Midnight.

THE SITE AND SURROUNDINGS:

The property is a grade two Listed Building within the Wellington Town Centre Conservation Area and the Primary Retail Zone. The property is 3 storeys in height with a modern shop front at ground floor level within the primary retail zone, most of the surrounding properties are A1 retail units at ground floor with storage above. The property is currently vacant but up until recently has been used by Central Café. The area outside the property is pedestrianised and is a key pedestrian route through the area. The property has received some interest from potential new leaseholders however they have requested that the opening hours are extended to make the business more viable.

CONSULTATION RESPONSES:

The Wellington Town Council has objected to the proposal suggesting that the hours should be varied to 7am-7pm.

The Councils Environmental Health Department has been consulted on the application and as yet has raised no formal comments but verbally raised no objection at pre-application stage subject to restriction of opening hours to the times specified in this application.

Adjacent neighbours have been consulted, and to date no responses have been received.

PLANNING HISTORY:

W2001/0054 – Change of use to use class A3 (food & drink) operating as a cafe, bakers and hot food takeaway (retrospective) – Granted

W2005/0887 – Removal of condition 2 (personal restriction) to planning permission W2001/0054 – Granted

Both the above applications had the hours of opening restricted to 9am – 5.30pm Monday to Saturday.

**POLICY CONTEXT:**

Wrekin Local Plan 'saved policies':

UD2 Design Criteria

S28 Hot Food Establishments

HE3 New Development in Conservation areas

HE16 Alterations and Additions to Listed Buildings

Core Strategy Development Plan Document

CS14 Cultural, Historic and Built Environment

CS15 Urban Design

**PLANNING CONSIDERATIONS:**

This proposal seeks to extend the opening hours of the property to enable a more viable business opportunity and to promote the building to potential future occupiers.

The property as existing benefits from a mix of A1, A3 and A5 consent, although the historic applications state A3, it states with hot food takeaway which came in as its own use class of A5 on 6<sup>th</sup> April 2006 after the application was granted. The current hours of opening associated with this use are 9am – 5.30pm; within this primary retail zone with little residential usage this has not raised any concerns to Environmental Health through complaints of noises or odours. The property has been used in such a way for the last 8 years therefore the building has controls already on place to mitigate any detrimental affects as far as possible.

Policy S28 of the Wrekin Local Plan states that the hours of operation and take-away

Food premises will usually be required to close by 11.30pm as these are the noise sensitive hours. This proposal is however not located in a residential area and is in fact considered a key site within Wellington Town Centre and therefore the extension of opening hours by half an hour on Friday and Saturday evenings are considered acceptable. Extending of the opening hours to 7am – 11pm for the remainder of the week to a property in the town centre location with only retail premises in close proximity, is consider not of detriment to any residential amenities and subsequently is considered acceptable. Furthermore the promotion of the building to potential occupiers will help enable the vitality of the town centre.

In conclusion the proposal complies with Wrekin Local Plan policies UD2, S28, HE3, HE16 along with Core Strategy Policies CS14 and CS15.

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

1. A3 - Statutory time limit

2. Condition limiting hours to those stipulated
3. SIE22 Conditions
4. SIE26 Reasons for the Grant Planning Permission

REASONS FOR APPROVAL:

The proposed extension of opening hours would respect the amenities of the neighbouring properties and not be of detriment to the Wellington Town Centre or the Conservation Area.

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Notes

Agenda Type : A

W2009/0155 Erection of building for supermarket 460sqm, 2no. retail units and 1no. take away unit with parking.

Land off, Pool Farm Avenue, Leegomery, Telford, Shropshire.

Recommendation Code: FG

Ward: Apley Castle

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

13/02/09

PARISH

Hadley & Leegomery

WARD

Apley Castle

CASE OFFICER:

Phil Baker

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Rebuilding of shop units, Access, Parking, Trees.

THE SITE AND THE PROPOSAL:

This planning application relates to the erection of a building that will contain four retail units at Leegomery Local Centre. The retail units would accommodate a supermarket, a hot food takeaway outlet and two shops.

The building would be located on the site that was previously occupied by the Thomas Telford Public House. The external facing materials would comprise light red brickwork, aluminium doors and windows, and amended plans now show a monopitch aluminium standing seam roof with matching bargeboards.

Each retail unit will have its own individual bin store at the rear of the building, and the supermarket will have a goods yard for large delivery lorries.

The vehicular access to the shops would be along the existing road from Pool Farm Avenue. 32 parking spaces will be provided at the front of the building and 8 at the rear, with additional parking provided for the new Listen and Care Centre.

CONSULTATION RESPONSES:

One letter of support has been received from a local resident.

The Parish Council welcomes the proposal to build the much needed new shop units. However, it has concerns about the amended design for the roof of the building, feeling that it would be completely out of character with the surrounding building styles. In an area where the existing buildings all have pitched and tiled roofs the Parish Council believes that traditional materials would be more in keeping with the surrounding area, and that a tiled roof would be more suitable.

The Council's Highways Engineer has no objections subject to conditions relating to (a) the roads, footpaths, and parking and turning areas being provided before the first retail unit is occupied, and (b) the provision of a cycle parking facility.

The Council's Geotechnical Engineer has no objections subject to a condition relating to contaminated land.

The Council's Drainage Engineer has no objections subject to conditions relating to surface water disposal and surface water run-off rates.

The Council's Trees Officer originally expressed concern about the potential damage that would be caused to several trees around the site. Subsequently, the drawings have been amended to show that the new service road has been moved further away from the affected trees. However, he still wishes to impose conditions relating to (a) protective fencing for the retained trees, and (b) hand digging within the root protection areas.

#### PLANNING HISTORY:

In January 2007 planning permission was granted for the demolition of two shops, the public house, and the Listen and Care Centre, and the erection of 5 retail units, a new Listen and Care Centre, 13 houses and 58 apartments. None of these elements has been provided but the Listen and Care Centre is presently being constructed.

#### PLANNING CONTEXT:

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

Wrekin Local Plan

S1 – Service Centre Hierarchy

UD2 – Design Criteria

OL11 – Woodland and Trees

LDF Core Strategy

CS5 – District and Local Centres in Telford

CS15 – Urban Design

#### PLANNING RECOMMENDATIONS:

The site lies within Level 3 – Local Centres – of the Council's Service Centre Hierarchy, as set out in Policy S1 of the Wrekin Local Plan, where it is deemed that a modest amount of retail development can be accepted to reinforce the viability of existing centres. Policy CS5 of the LDF Core Strategy encourages the provision of core services and facilities that meet the day-to-day needs of local residents within established Local Centres such as Leegomery.

Since the fire in 2005 which destroyed most of the old shops at Leegomery Centre the Council has intended to replace them at the earliest possible opportunity. Unfortunately the proposed redevelopment approved in 2007, which entailed providing a mixed scheme comprising both retailing and residential units, has not materialised.

Work on the new Listen and Care Centre, which was approved as part of the 2007 planning permission, is already under way and the new retail units will complete the redevelopment of all the Local Centre south of the Silkin Way. It is intended that proposals for the remainder of the Centre will come forward at some stage in the future.

It is considered that the provision of the new retail units will revitalise the Local Centre and provide enhanced shopping facilities for the residents of Leegomery. In addition, the new location for the shops will make them more visible, and therefore more likely to capitalise on passing trade.

The parking spaces in front of the building are not only intended for the customers of the shops but also to meet the needs of parents dropping off or picking up pupils attending the Apley Wood Primary School, and a new footpath will provide easy access onto the Silkin Way and the adjacent underpass under Pool Farm Avenue.

All the mature trees along Pool Farm Avenue are to be retained, and reinforced with new landscaping, in order to maintain and even enhance the existing important green frontage to the site.

The originally submitted drawings showed the building with a pitched and tiled roof. However, officers considered that this roof overwhelmed the rest of the building and was unduly dominant. Amended plans were submitted showing a flatter monopitch aluminium roof. This is considered to be appropriate and suitable in this location, and would not look unduly prominent, taking into account its context and the prevailing townscape in the immediate area. Neither would it have an adverse impact on the character and appearance of the surrounding area.

In conclusion, it is considered that the proposed development will provide Leegomery with a revitalised, enhanced, and sustainable Local Centre that meets the day-to-day needs of the local community, and where residents will be able to undertake their shopping in safe and attractive surroundings.

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

1. A3 – Full permission
2. C120 – Amended plans
3. B15 – Samples of external materials
4. C86 – Provision of car parking
5. B44b – Contaminated land
6. B50 – Surface water drainage disposal
7. Surface water run-off rates
8. B58 – Details of extraction system
9. B33 – Storage of materials and equipment/parking of site personnel
10. B34 – Mud on road
11. B23 – Landscaping scheme
12. C80 – Implementation of landscaping scheme
13. Provision of cycle parking
14. C75 – Tree protection during construction
15. C76 – Tree protection: no burning
16. Hand digging within Root Protection Areas

**REASONS FOR APPROVAL:**

The provision of the replacement retail units will revitalise Leegomery Centre, and will provide local residents with enhanced and sustainable shopping facilities that will meet the day-to-day needs of the local community. The design and appearance of

the proposed building will relate positively to its context and will not detract from the character and appearance of the surrounding area. Adequate parking will be provided and almost all of the existing trees around the site will be retained and protected.

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Notes

Agenda Type : A

W2009/0168 Demolition of existing block of flats and erection of new block of 11 no. flats and 9no. houses

Former Windor Flats site, Arleston Lane, Wellington, Telford, Shropshire.

Recommendation Code: FG

Ward: Arleston

APPLICANT:  
Wrekin Housing Trust

RECEIVED ON:  
18/02/09

PARISH  
Wellington

WARD  
Arleston

CASE OFFICER:  
Elizabeth Attwood

OBJECTIONS: No.

MAIN ISSUES: Principal of development, character and appearance of the buildings and loss of trees.

PROPOSAL:

This application is for the demolition of the existing Windsor flats which comprised of 21 properties of either one or two bedrooms and the redevelopment of the site for a combination of 11 two bed roomed flats, 8 three bed roomed houses and 1 four bed roomed house to provide a total of 20 units. In addition, revised access arrangements and parking facilities on site are to be provided.

SITE AND SURROUNDINGS:

The site is located close to the Bucks Head junction on the main Bennetts Bank road into Wellington. The site is currently occupied by a single existing block of flats which covers the majority of the site with the remainder of the land put over to parking use on the western boundary and an informal area of recreation space on the eastern boundary. Access to the site is reached off Arleston Lane to the south.

The land to the east rises steadily away from the existing building with a number of trees forming a substantial belt of planting on top of the bank. The difference in ground levels between the development site and the top of the bank is approximately 5.0 to 6.0 m.

The surrounding area to the east and south is predominantly residential with a small estate of bungalows off Hornbeam Close abutting the site. On the opposite side are six dwellings which front onto Arleston Lane and on the opposite side of the road is a builder's merchants. To the north lies the TCAT college campus and the Bucks Head public house.

To the north east of the development area directly abutting the site is an old British Telecom exchange site. This is occupied by a small service building to the south of the plot of land and a large area of open land to the front which is approximately 20m in length. The site has been sold off and has recently secured planning permission for an extension to create a one bed roomed dwelling with access across the site which is the subject of this application and the provision of a parking space.

**HISTORY:**

A similar application is for the demolition of the Windsor flats and the redevelopment of the site for a combination of eleven 2 bedroomed flats, three 3 bedroomed houses and a 4 bedroomed with a revised access and parking facilities was approved subject to the completion of a S106 agreement relating to outdoor recreation provision was approved by Plans Board on 19<sup>th</sup> November 2008.

**PLANNING POLICY:**

National Planning Policy

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG14: Development on Unstable Land,

PPS 23: Planning and Pollution Control.

**Core Strategy:**

CS1 Homes,

CS5 District and Local centres in Telford,

CS10 Community Facilities,

CS15 Urban Design.

**Wrekin Local Plan**

UD2: Design Criteria

H6: Windfall Sites in Telford & Newport

H22: Community Facilities

H23: Affordable Housing

LR6: Developers Contributions to Outdoor Recreational Open Space Provision  
Within New Residential Developments

**CONSULTATION RESPONSES:**

A Site notice, 24 direct neighbour letters and a press advertisement publicised the application; no comments or objections have been received.

Wellington Town Council: No objections.

Severn Trent Water: No objection to the scheme, subject to a condition in respect of drainage details being provided including sustainable drainage principles.

The Fire Service has no objection in principle as matters relating to access for emergency vehicles and water supply for fire fighting are dealt with under Building Regulations. Nevertheless, they have supplied an advice sheet for information.

The Council's Ecological Officer: Sufficient ecological information has been provided to demonstrate that the development will not have an adverse effect on legally protected species and no further ecological information is required.

The Council's Highways Engineer: has confirmed that he has no objection in principle subject to conditions. However, advises that the Local Highways Authority would not adopt the proposed access, parking or turning areas.

The Council's Engineering Services: No objection in principle although details of foundations to be approved prior to determination of the application.

The Council's Contaminated Land Officer: No objection in principle subject to a condition relating to contaminated land given the historical use of the site.

The Council's Pollution Control Officer: No objection in principle subject to a scheme for acoustic glazing in the noise sensitive rooms.

The Council's Outdoor Recreation Officer: has no objection in principle subject to the provision of a section 106 agreement to provide contributions to the improvement of the nearby play area.

The Council's Arboricultural Officer: Although the scheme involves the loss of some trees to facilitate parking, these are not considered to be particularly good or worthy of attention. As there appears to be space within the development site for a replacement trees to be planted as compensation it is recommended a suitable landscaping scheme be submitted to provide compensatory planting is part of the development.

The Council's Housing Officer and Private Sector Housing Officer had not responded at the time of writing this report; any comments received will be reported to Members at Plans Board.

#### PLANNING CONSIDERATIONS:

Planning permission for the demolition of the Windsor flats and the redevelopment of the site for a combination of eleven 2 bedroomed flats, three 3 bedroomed houses and a 4 bedroomed has already be granted subject to a S106 agreement. Therefore, the principle has already been agreed.

Policy H6 states that housing development will be permitted on land under 0.4 hectare that is within the Telford built up area when the site can be adequately accessed and parking provided, when the site can be adequately drained, when the Council is satisfied that, where there are land stability and contamination issues, the developer has taken adequate remedial action, where the proposal does not have an adverse impact on the local environment, especially in its relationship with adjacent land uses and where the proposal shows a high quality of design.

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality.

Policy LR4 and LR6 requires developers to contribute to the provision of recreational open space and policy H22 requires contributions towards community facilities. Therefore, the developer of the site will be required to provide £600 per property for recreational facilities. This contribution of £12,000 will be secured by way of a S106 Agreement.

Policy CS1 states that housing development will seek to provide every household in the Borough with an affordable, decent and appropriate home. With policy CS5 requiring all new residential development to be situated in highly accessible locations, creating vibrant, safe and attractive places, with designs which respect and respond to the locality.

Moreover, policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. High quality design should add to the overall character and quality of an area, not just for a short time but over the lifetime of the development. Where proposals are inappropriate in their context or they fail to improve the character and quality of an area, the proposal should not be accepted.

Furthermore, PPS3 gives Government advice on new housing developments, amongst other issues it states that development should:

- maintain and improve local character,
- be easily accessible and safe,
- be well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access,
- create, or enhance, a distinctive character that relates well to the surroundings.

PPS1 and PPG3 also guide LPA's to avoid the inefficient use of land through promoting higher density development whilst being mindful of the wider context. The re-development of the site with 20 units is considered acceptable and appropriate to the wider context and character of the area.

The next issue of consideration is the character and appearance of the development especially given that the site is identified as being on one of the major development corridors through the Borough as identified in Policy UD6 of the Local Plan. This policy seeks to ensure that any development is of an appropriate scale and form and utilises materials that respect the area. It also seeks to ensure landmark and focal point sites are developed to enhance the character and appearance of an area. In addition boundary treatments and landscaping are also seen as matters of significance to ensure that the form of any development undertaken on the site enhances the wider area.

The current built form on the site consists of the block of flats that runs from Bennetts Bank to the north to Hornbeam Close to the south. The elevation facing Bennetts Bank is a particularly unattractive facade comprising of a three-storey building with a flat roof and little or no architectural features other than the window themselves and a brick course in-between first and second floors. The impact of the building was lessened somewhat in the past by a line of trees that sat at the front of the site however these have now been removed and the building immediately fronts the road with no screening.

The proposed elevation to Bennetts Bank presents an asymmetrical designed property rising to four storeys on the eastern end and down to a three-storey structure closer to the traffic lights on the western side. In addition, there will be infill panels between the windows and the central service well is to be in-set slightly helping to break up the massive brickwork at the front. The walls are to be a combination of light buff brick, off-white render and cedar panels and there is to be a sedum roof. This combination is felt to provide visual character to the property which will complement the character of the area.

The layout optimises the number of apartments that can be facilitated on the site whilst at the same time minimising the impact to the neighbours on the western boundary. This design approach, provide some notable mass and significant development facing Bennetts Bank. In this respect therefore, it is considered that the proposal complements policy UD6 and the corridor designation fronting the site.

In respect of the other elevations fronting the public domain, there are three dwellings that face Hornbeam Close and Arleston Lane towards the south which have a main entrance into the estate for parking. The revised plans for the site now show entrances with gateways fronting Hornbeam Close so that the properties respect the street scene and this arrangement is felt to be acceptable. Given the boundary treatments to the east and west, the site is relatively independent from its neighbours on either side and will not have a detrimental impact on the character of the area.

The position of units referred to as 4 to 9 (inclusive) on the drawings are the same 2 ½ storey design as the previous approval. However, the block has been relocated into the centre of the site to ensure that the right of access across the site enjoyed by the aforementioned BT building is not obstructed. This now positioning also improves the relationship with the existing BT building and the proposed dwellings and is therefore deemed acceptable. The alteration to the layout necessitated an amendment to the internal road layout, parking bays and bins stores, which is also deemed appropriate. Furthermore, the Council's Highway Engineer has confirmed that the layout is adequate subject the imposition of a condition requiring the parking, loading, unloading and turning areas being properly laid out, hard surfaced and drained, and the space being maintained.

The development requires the removal of some of the trees on the site. The Council's Arboricultural Officer has considered the proposals and has commented on the state of the trees. They are not seen as being of any particular value and a landscaping scheme to plant replacements would be appropriate. This is considered acceptable and will address the loss of the trees on the site

Guidance contained PPG14 asserts that, the handling of individual applications for development on land which is known or suspected to be unstable or potentially unstable will need to take account of the potential hazard that such instability could create both to the development itself and to the neighbouring area. Whilst there is scope for flexibility and each application must be treated on its merits, it is important that a local planning authority should be satisfied by the developer that any instability has been taken into account.

The Council's Geotechnical Officer has inspected the plans and whilst they have no objections to the proposal in principle have suggested that the details of the foundations be submitted before determination. Given that there is a history of subsidence on the site, it is considered necessary to impose predevelopment condition to ensure the stability of the development.

Inter alia, PPS23 states that LPA's should pay particular attention to development proposals for sites where there is a reason to suspect contamination, such as the existence of former industrial uses, or other indications of potential contamination, and to those for particularly sensitive use such as housing likely to be used by families with children. In such cases, it should normally require at least a desk study of the readily-available records assessing the previous uses of the site and their potential for contamination in relation to the proposed development. If the potential for contamination is confirmed, further studies by the intending developer to assess the risks and identify and appraise the options for remediation should be required.

Furthermore, the remediation of land affected by contamination through the granting of planning permission (with the attachment of the necessary conditions) should secure the removal of unacceptable risk and make the site suitable for its new use.

Therefore, given the previous uses of the site as a sand pit, it is considered necessary to impose conditions relating to contaminated land. This will ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

Planning Policy Guidance 24 guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. With this in mind and the close proximity of the proposed dwellings to Bennetts Bank and Arleston Lane, it is considered necessary to impose conditions relating to acoustic glazing in the noise sensitive rooms.

In conclusion, having regard to consultation responses 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.

The site is within this highly sustainable location just outside Wellington District Centre, and the traffic movements generated by the development could be accommodated without detriment to highway safety. The proposed development would not be harmful to the residential amenities of nearby dwellings, and the redevelopment of the site will have a positive impact upon the visual quality of the locality and the streetscene.

#### RECOMMENDATION:

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

1. A3 - Full with no reserved matters

2. C118 - Development in accordance with submitted plans
3. B15 - Sample of materials
4. B17 - Sample brick panel
5. B18 - Details of windows and doors
6. B19 - Details of enclosure
7. B25 - Landscape management plan
8. B26 - Landscape maintenance
9. B33 - On-site construction
10. B34 - Mud on road
12. C104 - Drainage including water attenuation measures
13. C80 - Landscape implementation
14. C87 - Parking loading, unloading and turning
15. Non-standard – foundations designed to take into account the actual site ground conditions. The detailed foundation design must be submitted to and approved in writing by the LPA prior to the development commencing. Development shall be in accordance with the agreed details.
16. B56 - protection of new dwellings from noise.
17. C100 - contaminated land
18. Non-Standard – Prior to the commencement of development details shall be submitted to, and approved in writing by, the PLA in respect of the design of the foundations and retaining walls to be used on site.
19. Non-standard – no buildings or trees planted within 2.5m of 225FWS on site.

#### INFORMATIVES

1. SIE22 – Conditions
2. SIE26 – Reasons
3. SIA6 – S106 Agreement Required

#### REASONS FOR APPROVAL:

The proposed housing development is acceptable as it constitutes the redevelopment of a previously developed site within the urban area. The traffic movements generated by the development can be accommodated without any detriment to highway safety. The scale, mass and design of the proposal are acceptable and in keeping with the character of the local area. There will be no adverse impact on residential amenities. A section 106 agreement will secure financial contributions for outdoor recreation space.

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Notes

Agenda Type : A

W2009/0171 Erection of a 6m high, freestanding, internally illuminated totem sign  
\*\*\*\*\*AMENDED DESCRIPTION\*\*\*\*\*

Telford International Railfreight Park, Off Hortonwood Roundabout, New Trench Road, Trench, Telford, Shropshire.

Recommendation Code: ADG

Ward: Wrockwardine Wood & Trench

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
25/02/09

PARISH  
Wrockwardine Wood

WARD  
Wrockwardine Wood &  
Trench

CASE OFFICER:  
Kate Stephens

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Affect on amenity and public safety.

PROPOSAL:

This application is for the erection and installation of a single-sided free-standing 6m high totem sign at the entrance to the Railfreight Terminal site off Hortonwood Roundabout. The sign measures 6m high x 1.5m wide and 200mm thick and is principally blue with white lettering and a logo of rail tracks.

The sign was originally to be externally illuminated by floodlights sited at the base of the sign. Following officer concerns that the floodlighting may spill out from the sign and affect residents, the proposal has been amended and is now for an internally illuminated sign of the same design and dimensions. The sign would be positioned some 19m back from the outer edge of the roundabout and closer to the entrance gates.

SITE AND SURROUNDINGS:

The Rail Freight Terminal is accessed by a spur link road off the Hortonwood Roundabout, which is some 2.3m higher than the level of the terminal site and residential properties on Stanmore Drive the other side of the rail tracks. Nearest residential properties are located some 80m away in Stanmore Drive orientated such that the rear of properties face towards the railway line with rear garden boundaries some 30m in length.

PLANNING HISTORY:

Telford Railfreight Terminal (Donnington) Order 2005 - came into force 4th May 2005.

W2008/0556 - Office and storage buildings. Approved June 2008.

W2007/0754 – Retention of temporary construction access as permanent vehicular access for the Railfreight Terminal. Approved May 2008

POLICY:

Wrekin Local Plan  
Policy HE10

PPG19: Outdoor Advertisement Control

CONSULTATION RESPONSES:  
Highway Engineers – No Objection.

PLANNING CONSIDERATIONS:

The principle of a Railfreight Terminal in this location has already been established and agreed by the Secretary of State back in April 2005. The Railfreight Terminal is now in operation and trains are being received at the terminal. Illuminated signage at the entrance to the terminal site at the Hortonwood Roundabout is considered appropriate as the terminal can operate 24 hours a day and therefore signage needs to be visible to vehicles using the site in hours of darkness.

With regards amenity, whilst the sign is tall at 6m, this is to ensure that the sign can be read above the existing site security fencing. But with the sign being set back some 18m from the outer edge of the roundabout and on the access spur road near the entrance gates will lessen its visual prominence. The proposal has also been amended to remove the external floodlighting. Officers considered that there was potential for lighting from the floodlights to spill out around the sign and be seen by residents in Stanmore Drive located the other side of the tracks. The proposal now incorporates internal illumination to only light the lettering and logo on the front of the sign facing the roundabout. The rear of the sign is blank and solid so there will not be any light spillage to cause glare or disturbance. These factors contribute to ensure that the sign will not have an adverse impact on the amenity of the immediate area of Hortonwood Roundabout and the A518 at this location nor adversely affect the amenity of the nearest residential properties.

With regards public safety, a prominent sign to indicate the entrance to the Rail Freight Terminal is necessary for highway safety on this heavily trafficked road and a sign of this height and location will ensure that vehicles approaching the site from either direction will be able to see the entrance. The internal illumination will ensure that the sign is easy to read, especially in the hours of darkness, and will not cause distraction to highway users. The Council's Highway engineers have no objection to the sign.

CONCLUSION:

The proposed totem sign at the entrance to the Railfreight Terminal at the Hortwonwood Roundabout, by reason of its height, location set back from the roundabout edge and its method of internal illumination, will not have an adverse impact on the amenity of the immediate area, nor on the nearest residential properties, nor on public safety.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

1. – 5. Standard Advertisement conditions
  6. Only the letters and logo shall be internally illuminated.
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Notes

Agenda Type : A

W2009/0176 Replacement of sash windows on upper floor  
9, New Street, Wellington, Telford, Shropshire.  
Recommendation Code: LBG  
Ward: College

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
24/02/09

PARISH  
Wellington

WARD  
College

CASE OFFICER:  
Tom Lewis

OBJECTIONS RECEIVED: No.

MAIN ISSUES: The impact of the proposals on character and appearance of the Listed Building and the surrounding conservation area.

THE PROPOSAL:

The replacement of sash windows on the upper floor of the building.

THE SITE AND SURROUNDINGS:

The property is currently vacant but has recently been used by Central Café. The building dates from the late 18<sup>th</sup> century/early 19<sup>th</sup> century, it is a grade two listed building of red brick construction based within the Wellington Town Centre Conservation Area. The property is 3 storeys in height with a modern shop front at ground floor level within the primary retail zone, most of the surrounding properties are A1 retail units at ground floor with storage above. At first and second floor levels there are sash windows with glazing bars and voussoired lintels. Both the adjoining properties are also grade two Listed Buildings, to the west is of the same character and appearance and construction to the east is a lower building of only two storeys which is rendered and painted white.

CONSULTATION RESPONSES:

The Wellington Town Council has raised no objection to the proposal.

The Councils Conservation Officer has raised no objections to the proposal subject to the placing of conditions with regards to detailed drawings of the proposed windows being approved prior to commencement, existing glass being reused where possible, a colour scheme be submitted prior to commencement and specifying the type of mortar to be used.

Adjacent neighbours have been consulted, and to date no responses have been received.

PLANNING HISTORY:

No relevant planning history

POLICY CONTEXT:

Wrekin Local Plan 'saved policies':  
UD2 Design Criteria  
HE3 New Development in Conservation areas  
HE16 Alterations and Additions to Listed Buildings

Core Strategy Development Plan Document  
CS14 Cultural, Historic and Built Environment  
CS15 Urban Design

**PLANNING CONSIDERATIONS:**

Policy HE16 states that any alterations/extensions or other changes to a Listed Building will only be permitted if a number of criteria are met. This includes the form character and special interest of the building are maintained; the architectural features are preserved intact; the proposal is of an appropriate design including scale, proportion, details, colour and materials

The existing windows are currently starting to rot and the proposed windows are therefore in the long term interests of the Listed Building.

The proposed windows will be sited within the existing openings and therefore the proposal will not be detrimental to the proportions, form and massing of the Listed Building. Furthermore as it is within the existing openings it should not produce anymore overlooking of neighbouring properties.

Due to the proposal using a traditional timber design, being of a similar colour and recreating similar detailing to that of the existing windows, the proposed windows will maintain the essential form, character and special interest of the building as well as preserving architectural features. This is further enhanced by the implementation of the Conservation Officers conditions.

In conclusion it is considered the proposed replacement windows are acceptable, preserving and enhancing the character and appearance of the Listed Building. Consequently the proposal complies with Wrekin Local Plan Policy HE16, UD2 and HE3 along with Core Strategy Policies CS14 and CS15.

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

1. A3 - Statutory time limit
2. B18 - Details of windows including sections
3. Existing glass to be re-used.
4. Details of the proposed colour scheme to be submitted prior to commencement
5. Details of mortar to be submitted prior to commencement
6. SIE22 Conditions
7. SIE26 Reasons for the Grant Planning Permission

**REASONS FOR APPROVAL:**

The proposed development would respect the character and appearance of the Listed Building and not be of detriment to the visual amenities of the Conservation Area. Any potentially detrimental impacts can be mitigated by conditions.

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Notes

Agenda Type : A

W2009/0177 Replacement of sash windows on upper floor  
9, New Street, Wellington, Telford, Shropshire.  
Recommendation Code: FG  
Ward: College

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
24/02/09

PARISH  
Wellington

WARD  
College

CASE OFFICER:  
Tom Lewis

OBJECTIONS RECEIVED: No.

MAIN ISSUES: The impact of the proposals on character and appearance of the Listed Building and the surrounding conservation area.

THE PROPOSAL:

The replacement of sash windows on the upper floor of the building.

THE SITE AND SURROUNDINGS:

The property is currently vacant but has recently been used by Central Café. The building dates from the late 18<sup>th</sup> century/early 19<sup>th</sup> century, it is a grade two listed building of red brick construction based within the Wellington Town Centre Conservation Area. The property is 3 storeys in height with a modern shop front at ground floor level within the primary retail zone, most of the surrounding properties are A1 retail units at ground floor with storage above. At first and second floor levels there are sash windows with glazing bars and voussoired lintels. Both the adjoining properties are also grade two Listed Buildings, to the west is of the same character and appearance and construction to the east is a lower building of only two storeys which is rendered and painted white.

CONSULTATION RESPONSES:

The Wellington Town Council has raised no objection to the proposal.

The Councils Conservation Officer has raised no objections to the proposal subject to the placing of conditions with regards to detailed drawings of the proposed windows being approved prior to commencement, existing glass being reused where possible, a colour scheme be submitted prior to commencement and specifying the type of mortar to be used.

Adjacent neighbours have been consulted, and to date no responses have been received.

PLANNING HISTORY:

No relevant planning history

POLICY CONTEXT:

Wrekin Local Plan 'saved policies':  
UD2 Design Criteria  
HE3 New Development in Conservation areas  
HE16 Alterations and Additions to Listed Buildings

Core Strategy Development Plan Document  
CS14 Cultural, Historic and Built Environment  
CS15 Urban Design

**PLANNING CONSIDERATIONS:**

Policy HE16 states that any alterations/extensions or other changes to a Listed Building will only be permitted if a number of criteria are met. This includes the form character and special interest of the building are maintained; the architectural features are preserved intact; the proposal is of an appropriate design including scale, proportion, details, colour and materials

The existing windows are currently starting to rot and the proposed windows are therefore in the long term interests of the Listed Building.

The proposed windows will be sited within the existing openings and therefore the proposal will not be detrimental to the proportions, form and massing of the Listed Building. Furthermore as it is within the existing openings it should not produce anymore overlooking of neighbouring properties.

Due to the proposal using a traditional timber design, being of a similar colour and recreating similar detailing to that of the existing windows, the proposed windows will maintain the essential form, character and special interest of the building as well as preserving architectural features. This is further enhanced by the implementation of the Conservation Officers conditions.

In conclusion it is considered the proposed replacement windows are acceptable, preserving and enhancing the character and appearance of the Listed Building. Consequently the proposal complies with Wrekin Local Plan Policy HE16, UD2 and HE3 along with Core Strategy Policies CS14 and CS15.

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

1. A3 - Statutory time limit
2. B18 - Details of windows including sections
3. Existing glass to be re-used.
4. Details of the proposed colour scheme to be submitted prior to commencement
5. Details of mortar to be submitted prior to commencement
6. SIE22 Conditions
7. SIE26 Reasons for the Grant Planning Permission

**REASONS FOR APPROVAL:**

The proposed development would respect the character and appearance of the Listed Building and not be of detriment to the visual amenities of the Conservation Area. Any potentially detrimental impacts can be mitigated by conditions.

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Notes

Agenda Type : A

W2009/0200 New playground area and installation of play equipment  
Dale End Riverside Park, Buildwas Road, Ironbridge, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Ironbridge Gorge

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
04/03/09

PARISH  
The Gorge

WARD  
Ironbridge Gorge

CASE OFFICER:  
Valerie Hulme

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Impact on the Natural Environment, open amenity area, residential amenities, conservation area and World Heritage Site.

PROPOSAL:

This is a Council application which seeks permission for the installation of a replacement playground, and associated new equipment within Dale End Riverside Park.

SITE & SURROUNDINGS:

The application site is situated within the north east corner of Dale End Park. The development site edged red includes the area for installation of play equipment which needs to be levelled, and the ground associated with the additional soil provision. Within the centre of this site edged red a public footpath runs north – south. A number of mature trees are located within the eastern part of the development site; the remainder of the area is in the form of formal gardens.

To the far west of the development site, the existing play equipment is situated. This is located on similar ground level. This is overlooked to the north by The Valley Hotel which is situated on higher ground.

Residential dwellings are located to the north of the area associated with ground works, and to the north west of the proposed play area. These dwellings are also located on higher ground.

To the east of the site, a public car park is located, which caters primarily for Dale End Park, and the small units now located in Merrythought.

The River Severn is located to the far South.

HISTORY:

No relevant planning history.

POLICIES:

Telford & Wrekin Core Strategy 2007  
CS10 Community Facilities

CS11 Open Space  
CS12 Natural Environment  
CS14 Cultural, Historic and Built Environment  
CS15 Urban Design

Wrekin Local Plan 1995-2006

EH14 Land Stability  
OL2 Designated Areas  
OL3 Green Network  
OL4 Development in the Green Network  
OL11 Woodland and Trees  
LR1 Provision of Community Facilities  
HE3 Development in Conservation Areas  
SG1 World Heritage Site  
SG4 Landscape and Nature Conservation  
SG5 Riverside Development & Works  
SG7 Tourism  
SG13 Environmental Improvements

#### CONSULTATION RESPONSES:

The Council's Arboriculturalist has raised no objections to the proposals, providing the precautions and controls described in the Arboricultural Method Statement are adopted and followed.

Environment Agency notes that the site is located within the high risk flood zone 3, however considering the scale and nature of the proposal has raised no objections subject to a condition regarding work to be carried out in accordance with the methodology prescribed in the submitted flood risk assessment.

The Council's Ecologist has raised no objections to the development.

At the time of writing the report no comments have yet been received from the Council's Environmental Engineer, and the Conservation Officer.

The Gorge Parish Council has objected on the grounds of:

- The play area is larger than the existing. There are also additional concerns that the proposal is out of keeping with the surrounding park.
- Several trees are scheduled to be removed hic are good specimens and removal should be a last resort
- Undercutting
- No provision for security of the site
- Area will attract youths in the evenings
- Possibility of being intrusive on new and existing residents.

Adjacent neighbours have been consulted and at the time of writing the report two letters have been received from one objector. These raise objections on the following grounds:

- Dale End Park is split into two distinct areas, the formal gardens and the amenity area. The existing play area is located within the amenity area,

and is relatively small in scale, but sufficient to meet the needs of its users.

- The proposed scale and location of the play are is inappropriate
- The proposal reflects a theme park attraction - Blackpool Pleasure Beach
- As existing, well documented problems relating to anti social behaviour of youths and boy racers; proposal will result in a rise to these problems.
- Questions need for the proposal, as the site is supported by 2 additional play areas within the area.
- Detrimental impact on formal gardens and Conservation Area.
- Consider that if the proposal has withstood 4 floods over a period of 30 years, there is no need for moving the area.
- Equipment should replaced like for like on the same site
- Impact on existing residential amenity
- Prominent location into Ironbridge, Conservation Area and World heritage Site.
- Impact on character of East field House (formerly Dale End House)
- Does not consider the documented consultation process as an accurate reflection of the truth.

#### PLANNING CONSIDERATIONS:

The application site is classified as Green Network, in the Wrekin Local Plan. An area identified as a Wildlife site is situated to the far south on the banks of the River Severn. In addition the site also lies within the World Heritage Site and the designated Severn Gorge Conservation Area.

The design and access statement submitted by the applicant's states that the park is located within an extremely important Tourism Area, and is an important element to Telford's economy, whilst providing important amenity for the residential community of Ironbridge and Coalbrookdale. Telford and Wrekin Councils Community Services Section has identified by The Ironbridge area as having a lack of play facilities which was identified through the Dale End Riverside Park Management Plan and The Councils Play Strategy.

The existing play equipment was installed over 15 years ago and is old and in decline. Play areas are identified nationally in terms of LAPs (Local Areas of Play), LEAPS (Local Equipped Areas of Play) and NEAPS (Neighbourhood Equipped Areas of Play). Currently the Dale End play area does not meet LEAP status.

In 2007, the Play area strategy identified locations where the Authority should be upgrading, replacing or creating new play areas. It was identified that Dale End, as a formal park serving international visitors and local residents, should be at least a LEAP if not a NEAP located in Dale End.

Following recent consultation as part of the development of a Management Plan for the park, local school children stated that they would like more exciting play equipment and from the drop in sessions organised by the consultants (Halcrow) working on the management plan, people wanted to see a new wooden play area.

To install a LEAP play area that meets current National Playing Field Guidelines, the overall area required is suggested by the NPFA to be a MINIMUM of 400 square metres. The area proposed is less than the NPFA recommendation i.e. 346.5 square metres. The existing play area location is susceptible to annual flooding; The Councils Engineers have identified that the proposed new location is only susceptible to a 1 in 100 years chance of flooding. In addition Community Services also consider the new location will also encourage a higher footfall due to its location near to the main entrance to the park. It has been confirmed that the proposed location meets current NPFA guidelines and is ROSPA approved

Policy OL4 of the Wrekin Local Plan ensures the Green Network is protected from development and will only be permitted if there are exceptional circumstances, it contributes to the aims of the green network, and that environmental and community benefits are an integral part of the proposal. As defined in the explanatory paragraphs, community and recreation facilities are included as an exceptional development with community benefits. Such community facilities are also supported in the Green Network by policy LR1.

The existing play area is obscured from the main public view by virtue of its location and geographical constraints, including ground levels and landscaping. A user, unless they know the facility exists in this location, would only appreciate the facility if they walk past the site. Subsequently it is considered the opportunity to use the site is limited. In addition the site located to the rear of the Valley Hotel, restricted by the ground levels has a feeling that the site is owned and maintained by the Hotel restricting opportunities of use. The relocation of the play area is considered appropriate as the area will now be overlooked, and form part of the main park, illustrating the opportunities available to the visitors. In addition as the proposal will now be provided with immediate overlooking from neighbouring residents and users of both the car park and the highway; providing natural surveillance, in compliance with the Local Authorities SPD on Design for Community Safety. Whilst it is appreciated that the development will now be located so that it is more visible to Dale End House than existing, the proposal is located no closer to the dwelling than the existing play area (at approximately 40m). This complies with the Local Authority's minimum buffer zone.

Policy OL11 states that the Council will seek to retain and enhance the contribution that trees and woodland make to the landscape character of the district. This is further supported by Policy SG4, which prevents development which would have an adverse effect on the landscape of the World Heritage Site, taking into account the existing topography and landscape, the stability of slopes, skylines, the setting of the World Heritage Site, natural diversity, and landscape and ecological links with the surrounding area. The proposal seeks to remove 6 trees which are located to the south of the play area. The need to remove these is based upon the height, canopy and root area of the mature trees. The Council's Arboriculturalist has been involved in early discussions with the scheme and has raised no objections subject to the details of the Arboricultural report which includes replacement specimens. Taking these elements into account, it is considered that the proposal is subject to the design quality of the equipment and appropriate orientation would not have an adverse effect on the landscape of the World Heritage Site.

The proposal includes 18 items of play value, which are wooden in nature to respect the setting of the World Heritage Site. The larger items are located in the centre of the play area, and the individual small elements are located predominantly adjacent to the northern boundary softening this edge. A 1.2m picket fence is proposed around the length of the boundary of the play area; the proposed surface for the area is bark chip complementing the heritage of the World Heritage Site.

The proposal requires a level surface for the installation of the play equipment; in addition to minimise the impact of flooding the play area ideally needs to be elevated to a level above the 1 in 100 year flood level. Elevating this level will have an impact elsewhere along the banks of the river as it can no longer store water in the 1 in 100 year flood; in order to mitigate against this, the quantity of ground being filled needs to be displaced elsewhere in the floodplain. To achieve this, the applicant proposes to remove an area of ground indicated as the "cut area" on the layout plan, and fill on the site indicated for the play equipment. This will have a neutral impact on flooding. A retaining wall is also required to the south of the play area to securely support the volume of fill.

On balance whilst the proposal will grow to be a more prominent feature in the Gorge than the existing play area, and will result in the loss of 6 trees which border the formal gardens, the proposal will meet the needs of the locals, whilst designing for community safety by the provision of natural surveillance. In addition the proposal will provide further opportunities to tourists who do not understand the area and thus not realise the opportunist which exist.

In conclusion the development will have community benefits, which contribute to the aims of the Green Network; consequently the proposal accords the Wrekin Local Plan saved policies. In addition the proposal would also concur with Core Strategy policies CS10, CS11, CS12, CS14 and CS15 by providing additional recreation facilities, protecting and enhancing open space, natural environment and the World Heritage Site.

**RECOMMENDATION:** Subject to further comments from the Local Authorities Consultees, GRANT PLANNING PERMISSION subject to the following conditions:

A3 - Full with no reserved matters

B15 - Samples of materials

Non standard Details of equipment at a scale of 1:20

Non standard Development to be carried out in accordance with the flood risk assessment

Non standard Development to be carried out in accordance with the arboricultural report

B19 - Details of enclosure

#### REASONS FOR APPROVAL:

The proposed replacement play facility respects the context of the site and would complement the long term aims of the green network in this locality as a community facility for recreation. The proposal would not adversely impact on neighboring properties amenities with regards to noise and disturbance. The scale and design of

the proposed play equipment will not have a detrimental impact on the visual amenities of the area.

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Notes