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**TELFORD & WREKIN COUNCIL**

**PLANS BOARD – 20<sup>TH</sup> MAY 2009**

Schedule 1 : Planning Applications for determination by Board

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## Agenda Type : A

W2008/0500 Erection of 31 dwellings and highways works \*\*\*\*\*Amended Plans\*\*\*\*\*  
The Pigeon Box, Priorslee Road, St Georges, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Priorslee

APPLICANT:  
PH Property Holdings Ltd

RECEIVED ON:  
24/04/08

PARISH  
St. Georges & Priorslee

WARD  
Priorslee

CASE OFFICER:  
Valerie Hulme

THIS APPLICATION WAS CONSIDERED BY MEMBERS ON THE 29<sup>TH</sup> APRIL 2009 AND DEFFERED FOR SITE VISIT TO BE CARRIED OUT ON THE 20<sup>TH</sup> MAY 2009

Since the preparation of the original Plans Board report to members, further negotiations have been undertaken with regard to the S106 contributions relating to highways infrastructure and affordable housing. This was presented at the Plans Board on the 29<sup>th</sup> April 2009. This is summarised as:

The Council's Highways Officer has liaised further with the applicant's highways engineers, and in considering Circular 05/05 relating to planning obligations, considers that the request for £15,000 could not be substantiated. The Highways Engineer has therefore agreed to a reduced figure proposed by the applicant totalling £5,000. Works to include the installation of tactiled dropped kerb facilities and associated remedials at crossing points between Priorslee Road, Snedshill Way and Church Road. Monies to be indexed, paid on commencement of site works and any unspent within 5 years to be repaid back to the applicant.

The main report specified a request of 30% affordable housing has been requested, split between 20% social and 10% shared equity. The developer agreed to a provision of 30% affordable housing, with tenure to be agreed at the time of writing the plans board report. Since this date the applicant offered this percentage to be sold at 30% discount to open market value and on a resale price covenant basis in order to ensure availability in perpetuity. Your officers did not consider this appropriate without financial evidence to justify this approach. Subsequently the applicant has offered a tenure split of 20% shared equity and 10% social, the mix is yet to be agreed. Comments from the Housing Strategy Manager were received which repeated the original request for 20% Social housing and 10% Shared Equity.

Bearing in mind the current market position, and the current state of the site, your offices recommend that the offer suggested by the applicant is accepted subject to the appropriate mix to be agreed with the Housing Strategy Manager.

In conclusion, it is considered that the recommendation for **approval** of application is amended to take account of the revised S106 contributions for highways and affordable housing for the reasons and conditions set out in main report.

RECOMMENDATION: Subject to the applicant entering into a S106 agreement to provide financial contributions for £62,127.19 towards primary education; £600 per dwelling towards offsite Leisure and Recreation facilities; £5,000 towards improved highways infrastructure; works relating to any necessary drainage infrastructure as detailed in the report, and the provision of 30% affordable housing (split between 20% shared equity and 10% social rented), then grant delegated authority to the Head of Planning to GRANT PLANNING Permission subject to the conditions detailed in the main report.

\*\*\*\*\*

OBJECTIONS RECEIVED: Yes

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

PROPOSAL: Full planning consent for the erection of 31 dwellings and associated highways works. – As amended

CLLR FLETCHER HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS OF PLANS BOARD ON THE GROUNDS OF DENSITY, TRAFFIC MOVEMENT, AND OVERLOOKING.

SITE & SURROUNDINGS: The site is currently a vacant public house, which is the subject of fire damage, resulting in a roofless building. The site covers approximately 0.8 hectares, comprising of the public house fronting Priorslee Road, and its amenity and parking area to the rear which is accessed to the east of the public house. There are no rights of way through this amenity area. This area of land is relatively level.

A mature hedge acts as the sites rear boundary, bordering on to agricultural fields to the north of the site. A post and wire fence acts as the sites eastern boundary adjacent to Telford Way. A number of trees on border of the site are subject to a Tree Preservation Order (2008); the most significant group is located to the east of the public house.

Residential properties abut the site's southern boundary; this includes the units to the east and west of the public house. There are a several architectural styles on this road, which includes some mid 1800's gable cottages, some post-war hipped semis and a few new build plots located close to the junction of Priorslee Road.

The site is located in close proximity to the town centre, located approximately 1.2km to the east of Oakengates Centre, and approximately 900m to the west of Priorslee centre. Facilities including Priorslee Primary School, St Georges CofE Primary School, Telford Railway Station and Central Park lie within 900m radius of the site.

HISTORY:

No relevant planning history.

**POLICIES:**

Telford & Wrekin Core Strategy DPD 2007

CS1 Homes

CS3 Telford

CS11 Open Space

CS10 Community Facilities

CS13 Environmental Recourses

CS15 Urban Design

Wrekin Local Plan 1995-2006 (Saved Policies)

H6 Windfall sites in Telford & Newport

H22 Community Facilities

H23 Affordable housing

UD2 Urban Design Criteria

T22 Planning Obligations

OL11 Woodland and Trees

LR6 Developers contributions to open space

PPS1 Delivering Sustainable Development

PPS3 Housing

PPG13 Transport

PPS23 Planning and Pollution Control

PPG24 Planning and Noise

PPS25 Development and Flood Risk

**CONSULTATION RESPONSES:**

The Local Authority's Highways Engineer has raised no objections to the latest amendments subject to conditions and a contribution towards improved highways infrastructure. The application site and the land to the rear has been identified for residential development in the LDF as providing approximately 90 dwellings, based on 40dph; In addition it has been identified that there is a need for improved crossing facilities across Telford Way, estimated at £45,000. As the proposal will provide approximately one third of the proposed dwellings, a contribution of one third of the cost has been requested, totalling £15,000 through a S106 agreement.

The Local Authority's Environmental Engineer has raised no objections to the proposal subject to conditions relating to contaminated land and an informative to exercise caution.

The Local Authority's Drainage Engineer has raised no objections to the proposal provided to the recommendations of the Flood Risk Assessment are adhered to. In particular that the surface water discharge of the development is restricted to the Greenfield runoff rate of 5 l/s, and all additional flows up to and including the 1 in 100 year event (+30% for climate change) are attenuated on site. Details of how this will be achieved should be submitted for approval in the detailed design phase. In addition a condition should be placed on the application through the Section 106 agreement, to provide adequate protection for any downstream properties if a capacity issue (or any other issue that does not result in immediate action by STW), is identified during the investigation into the combined sewer in Priorslee Road which Severn Trent Water are carrying out.

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

The Local Authority's Environmental Health Officer originally raised concerns with the first proposal, and the need to demonstrate the proposal complied with PPG24. The application has since been amended to take account of the Noise Exposure Category (NEC) areas, and as such the officer has no objections to this proposal subject to conditions for noise mitigation measures.

The Local Authority's Arboriculturalist has placed a tree preservation order (TPO) on the mature lime trees to the east of the public house in addition to the sycamore on the boundary of 1 Freestone Terrace as a matter of caution on submission of the application. The officer has raised no objections to the proposal subject to the implementation of the recommendations detailed in the Arboricultural report submitted in December 2008.

The Local Authority's Housing Strategy Manager has requested the provision of 30% affordable housing split between 20% social housing and 10% shared ownership.

The Local Authority's Capital Planning Officer has requested a contribution of £62,127.19 towards primary education based on the revised scheme.

The Local Authority's Outdoor Recreation Officer has requested a contribution of £600 per dwellings towards the upgrade of the nearest community used children's play / youth facility which would serve the development area.

Severn Trent Water has raised no objections to the development subject to a condition relating to further drainage details incorporating sustainable drainage principles.

Shropshire Wildlife Trust originally commented in April 2008; they originally raised concerns of a reported large bat colony in the roof of the main public house. Consequently whilst no species are identified, a full survey of the existing structure prior to demolition is suggested. In addition the TPO'd trees are noted which could provide bat roosts, in addition to supporting birds; therefore consideration to this is suggested. Since this date a further response from the Trust has been received which raises no objections to the proposed development.

The Fire Authority has raised no objections to the development subject to access for emergency fire service vehicles at the premises and the supply of water for fire fighting.

David Wright MP has raised concerns with regard to drainage, increase in traffic and overlooking.

St Georges and Priorslee Parish Council originally recommended refusal to the first scheme on the following grounds:

- Overdevelopment of the site
- Lack of privacy

- Access and egress considered difficult and dangerous
- Concern over flooding from existing drainage system
- Loss of green space
- Environmental impact
- Summer roost bat survey should be carried out

The parish council have maintained their recommendation for refusal on the revised scheme on the grounds of:

- Overdevelopment
- And access for emergency vehicles.

The 1<sup>st</sup> Priorslee & St Georges Scout Group have raised concerns with regard to the boundary hedge which runs from Snedshill Way along the boundary of the Scout Headquarters; they wish to see the hedge retained to ensure that the field is not overlooked, the wildlife in the area are supported, and that any noise from young people will be contained.

Twelve individual letters of objection were received regarding the first scheme. These raise concerns on the grounds of:

- Increase in traffic, relating to highway safety, congestion, light and noise disturbance - children will no longer be able to play on the road
- Condition of current road, will further deteriorate
- Proposed Access, concerns over highway safety
- Drainage – both foul and surface water flooding, and underground burst pipes
- Detrimental to character of area
- Loss of privacy
- Loss of light
- Loss of coppice
- Impact on Bat colony present in the pub
- Future of site taking account of the housing market
- Services including gas and water are inadequate to support new development
- Impact of demolition of the pub and its outbuildings on neighbouring properties
- Impact on TPO'd Trees
- Density
- Not located in a sustainable area – in terms of bus services and pedestrian access
- Potential for future development in the area
- Design
- Landscape design, and boundary fencing
- Affordable housing – greater demand should be requested
- Need for more play facilities and community facilities through contributions
- The pigeon box is considered a building of local interest and should be retained

Further consultation has been carried out following the submission of revised plans. Severn responses have been received, raising concerns on the grounds of:

- in favour of the provision of more affordable housing – however need to be Affordable
- loss of valuable meadow land
- impact of construction on those house bound
- Increase in traffic – congestion, noise disturbance, children's safety
- Condition of road
- Drainage capacity
- Access to emergency vehicles
- Pollution through dust
- Vacant properties in the current housing market

#### PLANNING CONSIDERATIONS:

Policy CS10 of the Core Strategy sets out the Council's objectives for community facilities; this states the loss of existing land or buildings used for the benefit of the community will be resisted. Only where a lack of need is demonstrated or offset, will redevelopment for non-community uses be considered. It is recognised that this public house is situated in an isolated location, at the end of a no through road; it is also away from the main centres which would increase the volume of potential customers. Subsequently it is accepted that the previous users were likely to be isolated to the immediate locals. Taking this into account, in addition to the current state of the arson attacked building, which has stood vacant for more than 12 months, and the previous marketing of the site, it is considered that the loss of this facility whilst disappointing is acceptable, as it would enhance the character of the surrounding area, and remove any further dangers to the surrounding properties by demolishing this building.

The site outlined for development has no formal allocation in the Wrekin Local Plan, nor is the building considered a building of local interest; subsequently the site can be considered for residential development in accordance with Windfall policy H6. The development site covers approximately 0.8ha, in accordance with policy H6 developments between 0.4ha and 1ha should be located in a sustainable location, either 800m from a district centre, 400m from a local centre or within 400m from a bus route with a regular service; this development site lies within 220m of a regular bus route, and in close proximity to the town centre. It is therefore considered that the proposal is located in a sustainable area.

The proposal will replace the derelict public house, and develop the associated grounds which provided parking and amenity area for this use. There are no rights of way through the site, nor does its current condition provide any form of amenity to the surrounding area. The only notable elements of the site are a group of mature lime trees to the east of the public house and a sycamore tree to the rear of 1 Freestone Terrace, which are subject to TPO's. In addition a mature hedge provides a soft natural boundary to the development site. These constraints have influenced the layout and design of the scheme, in addition to the areas of noise constraints, and the character scale and form of surrounding properties which adjoin the site as described in the following paragraphs.

The Acoustic Report submitted with the application outlines the NEC's for the site. This indicates that 10m of site adjacent to the eastern boundary along Telford Way falls within NEC D; moving westward to the centre of the site, falls within NEC C; and

the western half of the site falls within NEC B. PPG 24 specifies the criteria for development within noise sensitive areas. This considers that development in NEC B should take account of noise constraints and where appropriate impose conditions to mitigate against noise; within NEC C planning permission should not normally be granted, however where considered appropriate conditions for mitigation measures should be imposed; within NEC D planning permission should normally be refused. Consequently the revised layout does not include any dwellings within NEC D. The Acoustic report recommends noise mitigation scheme which includes, acoustic glazing and acoustic ventilation to the units of appropriate specification dependent of the NEC. Acoustic fencing is also recommended to the rear and side boundaries of dwellings to protect external amenity areas. Such remediation is considered appropriate, in compliance with PPG24.

The access to the site is via Priorslee Road, through the existing public house access. The location of the access has been dictated by the root protection area of the Lime trees, and the need for the development to have a presence on Priorslee Road, allowing the development to form part of the street scene through an active frontage provided by plot 1. A secondary access to the development from Telford Way is not required nor would be supported as this would prejudice the safety and free flow of highway users. The proposed access is considered acceptable.

Within the centre of the site, dwellings run east to west facing inwards, this provides a back to back relationship with the proposed dwellings plot 2-11 with the existing dwellings of Freestone Terrace, Priorslee Road. The scale and design of the proposed dwellings have taken into account of that of the existing units to ensure that the proposal respects and reinforces the character of the existing properties, and does not have an adverse effect on residential amenities by virtue of outlook, loss of light and overlooking.

Plots 20-31 front Telford Way and run north to south. A central access road is situated between two sets of apartments, with symmetrical plots, both in terms of design and house type fronting Telford Way. These two blocks of apartments rise to 3 storeys, in comparison to the other residential development which is predominantly 2 storey; this is considered acceptable, creating a focal point from Telford Way, which will not be visible from Priorslee Road where the area is characterised by 2 storey development. There are 8 x 2 ½ storey units proposed on the site, these will be of similar height to the proposed 2 storey development, providing additional family accommodation within a similar footprint, making efficient use of space. These 2 ½ storey units are located adjacent to the northern and eastern boundaries ensuring the proposal will not overlook any existing or proposed residents.

Parking for units 20-31 are located adjacent to the eastern boundary, this is subdivided by landscaping, a pedestrian link to Telford Way and two bin / cycle stores for the apartment blocks. Other parking within the site is provided mainly within the residential amenity of each property apart from units 11-13 which have a small area of parking to the far west of the site. Approximately two spaces parking spaces are provided per unit which is considered acceptable.

The revised scheme has reduced the number of dwellings from 42 to 31 units, revising not only the layout but the type, form, mass and details of the dwellings.

The proposal now comprises of 9 x 4-bed dwellings, 16 x 3-bed dwellings and 6 x 2-bed apartments with a density of 38.75 dwellings per hectare, compliant with PPS3 in terms of mix of housing and efficient use of land.

With regard to drainage, a number of objection letters have raised concerns with localised flooding from drains during heavy rainfall. Whilst Severn Trent Water maintained no objection to the proposal, the Council has further investigated the issues regarding drainage with STW. STW have accepted there is a hydraulic, structural or service condition defect on the 225mm diameter combined public sewer and have forwarded our complaint on to the the flooding team for further investigation. Whilst this information is not yet available, proposals to reduce the volume of discharge from the existing site have been suggested to allow this development, without being held to ransom by STW's investigations. The site as existing produces an unattenuated surface water discharge into the existing system of 11 litres per second. The new development although a larger site, will be restricted to 5 l/s with all additional exceedance flows up to and including the 1 in 100 year flooding event. This is a betterment of 6 l/s. Subsequently the Councils Drainage Engineer has accepted the recommendations as set out in the Flood Risk Assessment prepared by Atkins, and requested that the survey of the STW is undertaken and protection is provided to any residents that experiences flood under the S106 agreement, if required.

With regard to contamination, whilst the site has been previously developed, it is considered the level of contamination is relatively low. It is therefore accepted that remediation of any contamination issues can be adequately conditioned. In compliance with Policy H6 your officers are therefore satisfied that the development can be adequately accessed, provide sufficient parking, be adequately drained, remediated of any contamination, located in a sustainable area and would not have an adverse impact on the local environment by virtue of its use or the proposed design.

Policy UD2 and CS15 require developments to be of a high quality, respecting and reinforcing the character of the area surrounding. It is considered that the proposed development responds positively to the context, both visually and functionally and enhances the quality of the local environment. It is also considered that the proposed scale, layout, design, access, parking arrangements and landscaping will produce a positive spatial structure, integrating with the wider setting of the area. Consequently it is considered that the proposal complies with these policies.

Policy H22 requests contributions towards community facilities. A request for £62,127.19 towards primary education based on the revised scheme has been accepted by the developer.

Policy H23 specifies the criteria for affordable housing, on sites of 0.5ha or 15 units or more; the proposal meets this threshold. A request of 30% affordable housing has therefore been made to the developer, split between 20% Social housing and 10% shared equity. The developer has recently agreed to the provision of 30% affordable housing provision; however the mix and tenure of housing is yet to be agreed. This is to be confirmed at Plans Board.

Policy LR6 requests the provision of outdoor recreational play facilities on new residential development. The proposal does not meet the requirements to provide onsite play facilities; consequently a request for £600 per dwelling towards the upgrade of play facilities in the immediate area has been requested and agreed by the applicant.

Policy T22 requires developments where necessary; to provide the necessary improvements to meet the transport needs of the development. The need for a crossing has been identified on Telford Way, and subsequently a request for one third of the proposals estimated cost has been requested, totalling £15,000. This is yet to be agreed by the applicant.

In conclusion it is considered that the proposal complies with the adopted Core Strategy, the relevant saved Local Plan Policies and relevant national planning guidance.

**RECOMMENDATION:** Subject to the applicant entering into a Section 106 agreement to provide financial contributions for ££62,127.19 towards primary education; £600 per dwelling toward Leisure and Recreation; £15,000 towards a pedestrian crossing facility; and the provision of 30% affordable housing, 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) C120 Amended Plans
- 3) B15 Samples of Materials
- 4) B17 Sample Brick Panel
- 5) B18 Details of Windows and doors
- 6) B19 Details of enclosures
- 7) B25 Landscape management plan
- 8) B26 Landscape Maintenance
- 9) Non Standard details of all road and footway construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining the road before commencement
- 10) B33 On site Construction
- 11) B34 Mud on Road
- 12) B44a Contaminated land
- 13) Non standard Drainage details to be carried out in accordance with the FRA
- 14) Non standard Tree protection method to be carried out in accordance with the Arboricultural report
- 15) Non standard Noise mitigation measures to be carried out in accordance with the Acoustic report
- 16) C78 Hedge Protection
- 17) C80 Landscape implementation
- 18) C87 Parking, loading and turning
- 19) C88 to state visibility splays of 2.4m x 40m
- 20) D125 Removal of Permitted Development Rights.
- 21) D129 Domestic garages

Informative relating to S106 agreement, ecology, contaminated land

REASONS FOR APPROVAL:

The proposed housing development is acceptable as it constitutes the redevelopment of a previously developed site in the urban area. The traffic movements generated by the development can be accommodated without detriment to highway safety. The scale, mass, design of the proposal are acceptable and in keeping with the surrounding area. There will be no adverse impact on residential amenities. A section 106 agreement will ensure there is no adverse impact by virtue of flooding, and will secure the appropriate level of affordable housing provision, and adequate contributions towards education, leisure and recreation, and highways to mitigate against the increased population provided by the development.

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Notes

Agenda Type : A

W2009/0123 Erection of a 72 bedroom care home  
Former public house, Dun Cow, New Street, Dawley, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Dawley Magna

APPLICANT:  
Bond Care 5 Limited

RECEIVED ON:  
11/02/09

PARISH  
Great Dawley

WARD  
Dawley Magna

CASE OFFICER:

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Design issues including impact on neighbouring properties, appearance; tree issues; Green Space designation; loss of bowling green (private facility).

THE SITE AND PROPOSAL:

This is an application for full planning permission for the erection of a 72 bed care home on the site of the former Dun Cow Public House site (recently demolished) at New Street, Dawley.

The site occupies an important position on the corner of New Street and the road leading up to Paddock Mount, which is currently the subject of the Council's regeneration proposals to revitalise Dawley town centre. The site has a double frontage with the proposed main elevations fronting High Street and the road leading to Paddock Mount. Access is proposed from the road leading to Paddock Mount. A mature sycamore tree the subject of a tree preservation order (TPO) is situated within the centre of the site, which is to be retained and incorporated into an outdoor seating area.

The care home will provide accommodation for 50 years + age group who require constant care and who come from the local community (the majority being funded by the Council).

The design proposed is for a three storey building set in a 'U' shape around a central courtyard containing the sycamore the subject of TPO. The building seeks to follow the existing built frontage of New Street and drops to two storey along this frontage with the two wings comprising the three storey elements. The west facing (High Street) elevation is set back 3.5 metres from the back of footway. Elevations depict its relationship with buildings opposite. As a context, the eaves height of the proposed building is comparable with the Town Hall building on New Street. Please note that revised plans have been received following detailed negotiations involving the Urban Design Unit. In addition to elevational changes, the revised plans show an amended access arrangement to comply with a request from the Council's Asset & Property team who are promoting the regeneration proposals at Paddock Mount. The proposed access is taken directly from the road leading to Paddock Mount. This will serve 17 car parking spaces and delivery/service yard.

It is reasonable to state that the building is design along fairly traditional lines and this is accentuated by the use of red brick with some render and slated roofs.

New Street slopes fairly steeply in a southerly direction. Beyond the former line of the Dun Cow PH the site is retained by a brick wall. Whilst the development includes some stepping of elevations and roof lines, this is more to do with aesthetics rather than responding to the gradients that exist along New Street as there is a functional requirement understandably to provide level floors internally. It must be acknowledged that the southern elevation will comprise a dominant feature as High Street at this point is at a fairly steep gradient.

Part of the present site comprises Green Network - a rather untidy scrubland area - which has very little public value. The revised access means that there is encroachment into the network that is strictly a Departure to the Wrekin Local Plan. The former public house also housed a bowling green, which was not open to the public but operated as a private club facility. This facility is already lost to the community with the particular club having found alternative facilities for this season. The facility has been cleared.

#### PLANNING HISTORY:

W2007 0735 – Full permission for covered drinking way

Relevant Planning Policies

The proposal has been assessed under the following policies:

#### National Policies:

PPS 1 Paragraphs 34-39 (Design)

PPS 1 Sustainable Development

PPG17 Planning for Open Space, Sport and Recreation

#### Wrekin Local Plan Policies:

UD2 (Design)

UD3 (Urban design assessment)

UD4 (Landscaping)

LR4 (Outdoor Recreation/Open Space)

LR6 (Developer contribution to open space)

OL4 (Green Network)

H22 (Community Facilities)

#### CONSULTATION RESPONSE:

Parish Council confirmed that they have no objections to this application. It did however want the applicant to consider the introduction of a Public Footpath (footway) to improve pedestrian safety on the boundary of the site with New Street. Particularly appropriate as there is the possibility that works may be required to the retaining wall at this point. The Committee would like to see that the applicant achieves a partnership approach with T&WC's Regeneration plans in the vicinity of the proposed entrance to the site.

Highway Authority – discussions held between the Highway Authority and applicants suggest that there is no functional requirement to extend the footway along New

Street – to do so would serve little purpose as the footway would in any event be truncated at this point. The existing footway length however would need to be widened to provide a constant 1800 mm width along the frontage with the site, which is acceptable to the applicant.

Geotechnics – No objection.

Landscape Section – **Original scheme comments:** Reservations relating to design – secured courtyard for residents necessary; surfacing of hardstandings not conducive for wheelchair use; compensation for loss of green network poor; generally external areas bland. See response 1 below.

Urban design Section – **Original scheme comments:** Questions whether design and massing is an appropriate response to its surroundings; scheme does not reflect Council's regeneration proposals; scheme is essentially an inward facing development turning its back on surrounding area; large massing in an U-shape with dominant elevation facing south; "functional" design; disappointing elevation fronting Paddock Mound roadway; minimal landscaping and outside amenity space. Refuse areas/car parking areas need attention. See Response 2 below. **Revised scheme comments:** The revised proposal is generally an improvement on what was proposed initially.

Sport England – non-statutory objection on basis of loss of bowling green. PPG17 - absence of robust assessment of need or evidence of community support for proposal. No compensatory provision offered to offset loss. The development would lead to the loss of a valuable local sporting facility. See Response 3 below

Neighbour Consultations:

Two letters of objection summarised as follows:

- Threats from overlooking given the height of buildings and elevated nature of site – third storey windows particularly problematic;
- Little intervening tree screen;
- Development too big for the plot (overdevelopment) – development will dominate skyline; disproportionately tall;
- Facility for 17 cars but 28 staff will be employed

There have been some discussions with individual householders in the vicinity of the site and many issues picked up during the public consultation exercise undertaken by the applicants in late February. Of particular note is that the revised proposals involve lowering the ground floor of the development by cutting into the site by 1.5 metres and providing a 1.8m fence on top of the retaining wall along the southern boundary. This helps reduce the impact from ground floor windows but not from upper floor windows.

**PLANNING CONSIDERATIONS:**

The former Dun Cow PH has been demolished. Its demolition did not require planning permission. As such the proposals represent a brownfield land development opportunity. Design considerations have been particularly contentious but the revisions are deemed to be acceptable. The revised submissions have taken into account the following:

1. The landscape/townscape setting – within the site boundaries, the scheme now shows improved soft and hard landscaping areas including seating and raised beds with a grassed area – these are considered to be reasonable facilities for those more mobile residents of the care home. Sport England lodged a non-statutory objection (to the loss of the Dun Cow Bowling Green facility). The loss of the private bowling facility is regrettable but as a private club facility it would be difficult to use planning powers to resist this loss. Instead and through negotiation, the applicants have been invited to enter into a planning obligation that would require off-setting through making a financial contribution on the basis that it would be used only for upgrading of leisure facilities within the Dawley area rather than Borough-wide. It is on this basis that the applicants have offered a contribution of £50k, which mirrors what was considered necessary following the closure of a similar facility at the former White Horse PH, also in Dawley.

2. The design has been revised following the views of both our urban design officer and as echoed by local residents. The elevations fronting New Street is broken into a series of roofscapes and walling profiles to create interest and varied form. The south facing elevation remains the dominant elevation. This however overlooks large garden areas to dwellings some 50 metres to the south of the nearest part of the proposed building

3. On the subject of loss of bowling green, Paragraph 10 of PPG 17 states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which clearly shows the facilities to be surplus to requirements, with consultation with the community having been carried out. Although the developers have not prepared any assessment, they are willing to make a financial contribution towards the provision of facilities elsewhere in Dawley. Local Plan Policy LR4 suggests that permission should be withheld if it will result in the loss of an existing open space which is not replaced in a suitable alternative location to an equal or improved specification.

In considering this issue further it should be noted that Sport England comments in this instance are non-statutory i.e. they are not binding on the Council. They should also be viewed in the context of the fact that this was a private facility and has been closed. The Outdoor Recreation Officer is of the view that the sum of money on offer would represent a positive contribution to addressing the loss of the sporting facility.

The issue of the loss of Green Network has resulted in the application being further advertised as a Departure to the Development Plan. This has only been done fairly recently as the car park encroached further into the network to accommodate the revised access arrangements. Your officers believe this encroachment is inconsequential as the site's Green Network interest and value is very minimal.

4. In commenting on the proposal, neighbours have pointed out that the scale of the development and the overlooking possibilities are unacceptable. The architect has redesigned the scheme to limit such impact and officers are satisfied that the distances between the development and existing properties and orientation of neighbouring houses result in an acceptable form of development. In terms of scale, the proposed development is for a large care home and the development itself takes

up two thirds of the site. The impact on neighbouring properties will be substantial but not unacceptably so and the street scene will be positively enhanced.

5. Finally, there is community and economic development benefit arising from this development. Although difficult to measure, it is likely that this development will make a positive contribution to the regeneration of Dawley.

#### RECOMMENDATION:

That upon the signing of a section 106 contribution to provide financial contribution towards the provision of sports facilities the Head of Planning Services is authorised to issue conditional permission upon the expiry of the statutory Departure advertisement and subject to the following conditions:

1. A3 Full with no Reserved matters
2. Notwithstanding the submitted site layout details, before any development commences on site the existing retaining wall fronting New Street shall be rebuilt in accordance with details and structural specifications which have been submitted to and approved in writing by the Local Planning Authority. The details and specifications that may be so approved shall make provision for the provision and continuation of the footway at a minimum width of 1.8 metres along the entire frontage of the site with New Street.
3. B2 Samples of materials
4. B 17 Sample brick panels
5. B18 Details of Windows and Doors
6. C80 Landscape Implementation
7. Full specification of the revised proposed access shown on Drawing Ref 7413/12 shall be submitted to and approved in writing by the Local Planning Authority and be fully constructed in accordance with those details before the use of the buildings as a care home hereby approved is first brought into use.

#### REASONS FOR APPROVAL:

The proposed development is acceptable as it constitutes the redevelopment of a previously developed site in an urban area. The scale, mass and design of the proposal are acceptable and provide good urban design that will reflect the existing form and respect the street scene. It will not have an unacceptable impact on neighbouring properties and will make a positive contribution to the regeneration of Dawley. A section 106 Agreement will provide a financial contribution towards the provision of off-site community recreational facilities to offset the loss of the bowling green on site. The loss of a small section of Green Network is considered acceptable given the criteria of Wrekin Local Plan Policy OL4 and the low contribution this section of Green Network makes in terms of public amenity.

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

THIS APPLICATION WAS DEFERRED AT 8<sup>TH</sup> APRIL PLANS BOARD MEETING TO ENABLE MEMBERS TO MAKE A SITE VISIT AND OFFICERS TO INVESTIGATE LAND OWNERSHIP ISSUES.

Members carried out a site visit on 29<sup>th</sup> April 2009 to consider the impact of the development. Following discussions on site and further assessment of the issues, it was considered necessary to request a further amendment to the plans, in particular to remove several garages from the northern block that project beyond the side garden boundary of No.56 Sandbrook. This will improve visibility and reduce potential antisocial behaviour. The Applicant has agreed and once amended plans have been submitted, neighbours will be reconsulted and Members will be updated at Plans Board.

Officers have investigated the issues relating to the ownership of the land within the red line area following neighbour concerns about rights of access and ownership. Title deeds from the Land Registry have confirmed that the Applicant is the sole owner of the site area edged red on the plans and therefore the garages would not be constructed on land within the ownership of No.69 Sandbrook.

The deeds to No.55 Sandbrook have been provided which identify that the residents do have rights of access over the access drive and land owned by the Applicant. The Land Registry has confirmed that the Applicant's title deeds incorporate various residents' rights of access, but does not specify which properties. If No.69 does have rights of access to the rear of his property, this would be in his deeds and would be a civil matter. Nevertheless, the owner of the land must take residents' rights of access into account, and the adjoining residents will continue to have rights of access over the land. Rights of access is a civil matter and does not affect the consideration of the planning application.

In response to queries raised during the site visit, there is no Definitive Right of Way through the site, along the access driveway or on the path shown on the plan. The Right of Way runs along Copper Beech Road. The area of land leading to the application site and the site itself are not part of the adopted highway, and the Council's Rights of Way Officer has confirmed that the residents would need to provide evidence of 20 years use or submit an application in order to get the land formerly registered as a Definitive Right of Way. This would again be a legal and civil matter, and does not affect the application.

The land ownership issues have now been resolved and the amended plans will reduce the number of garages within the site area. It is considered that the proposal is acceptable in terms of the scale and design of the development, and in keeping with existing development on site.

The officer recommendation remains as per the original recommendation thus:

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

A copy of the original report to Members at Plans Board is attached below:

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COUNCILLOR 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 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

**REASONS 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

W2009/0211 Siting of static caravan, one touring caravan and two sheds  
5, Marsh Green, Rodington, Shropshire.  
Recommendation Code: FG  
Ward: Wrockwardine

APPLICANT:  
Mrs Yvonne Lee

RECEIVED ON:  
11/03/09

PARISH  
Rodington

WARD  
Wrockwardine

CASE OFFICER:  
Elizabeth Attwood

THIS APPLICATION WAS CONSIDERED BY MEMBERS ON THE 29<sup>TH</sup> APRIL 2009 AND DEFFERED FOR SITE VISIT TO BE CARRIED OUT ON THE 20<sup>TH</sup> MAY 2009.

CLLR JACQUI SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS DETERMINED AT PLANS BOARD.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of residential development in the Open Countryside, effect on the character and appearance of the area, highway safety and drainage.

THE SITE AND PROPOSAL:

Marsh Green is a loose knit scatter of dwellings located some 6.5 miles north west of Telford and is situated in the open countryside as defined in the Wrekin Local Plan; previous Planning Inspectors have concluded that it is neither a village nor a hamlet.

The 0.75 acre site is flat and roughly triangular in shape and is bounded by post and rail fencing and a Leylandii hedge, with agricultural land beyond. The site is accessed via wrought iron gates hung on brick pillars; a gravel driveway leads to a gravel area to the rear of the site. The remainder of the site is laid to lawn. There is a small chapel opposite the site.

This detailed application seeks full planning permission for the siting of a static caravan, one touring caravan and two sheds.

PLANNING HISTORY:

79/71/1764 dwelling and garage – Refused.

55/72/290 3 dwellings – Refused.

27/72/3718 dwelling and alterations to access – Refused.

W77/0535 2 bungalows - Refused (appeal dismissed).

W89/0424 house and garage – Refused.

W93/0146 dwelling – Refused.

W96/1010 four gypsy caravans – Refused.

W2002/0057 house and garage – Refused.

Enforcement 0227/2004 for the removal of an unauthorised caravan and parking, the removal of an unauthorised caravan on the site was upheld on appeal. However, the enforcement notice for hardstanding was dismissed due to the length of time it had been in place (over 10 years)

W2008/0814 siting of static caravan, detached double garage and 2no. timber sheds – Refused.

#### CONSULTATION RESPONSES:

Rodington Parish Council has objected to the proposal, the issues raised are:

- The site is Greenfield and the proposal is an extension of Marsh Green, which is protected against development,
- There are no shops or transport.

The Council's Highway Engineer has objected to the proposal as the traffic generated is likely to increase the highway danger due to the restricted visibility.

The Council's Planning Policy Officer has no objections to the proposal.

The Council's Drainage Engineer has confirmed that there is no nearby mains drainage, and would require a soakaway test before any development commences.

The Gypsy & Traveller Liaison Officer has commented that:

a caravan would be well screened by the hedging,

- The applicants currently live at Lodge Road, (an existing Local Authority G&T site).
- The children have places at High Ercall School and attend Sunday School,
- The site is ideal and would fit in with the current surrounding,
- It would free up a plot at Lodge Road.

Ten letters of objection have been received, the issues raised are:

- A further travellers camp will entail problems,
- Previously the area was quiet, and more vehicles now use the lane leaving rubbish,
- No formal notification received, no green site notice was displayed or press notice published,
- No justification for a second gypsy site in such a small community,
- 'traveller pressure' and questionable claims are being used to develop a Greenfield site,
- applicants already live on a site in Donnington, and have done for the past 8 years,
- the adjacent site has increased over the years,
- increased highway danger,
- the site is visible through the gates,
- distances cited to nearby villages is inaccurate and there is no bus service,
- similar proposals have been refused twice before,
- work to paths, fencing and garden has been carried out,

- proposal is not in-keeping with the hamlet,
- Marsh Green is made up of permanent residents and three traveller families and allowing another family would be disproportionate and alter the character of the area,
- If granted would be contrary to current rural policy restricting development in the rural area,
- Potential noise due to close proximity of chapel opposite the site,
- Public order behaviour and violence is not wanted in the area, large family and extended family and associated noise in a quiet rural area is unjustified,
- Marsh Green has changed over the years and no further changes should be allowed to disrupt the way of life,
- The site is an area of outstanding natural beauty and greenbelt, High Ercall or Waters Upton would be more appropriate,
- The sheds are required to allow work to be carried out on traditional traveller vans,
- Following successful enforcement action it was anticipated that the land would return to agricultural use,
- No drainage, potential contamination issues and sewage disposal,
- Children only attended Sunday school whilst previous application was submitted,
- Children only put into school when the first planning application was submitted,
- The previous buildings on the site were demolished 40 years ago,
- The site has not been occupied for the past 10 years,
- The applicant is not a gypsy and the claim is a ploy to develop the land,
- The applicant works in Telford and not all over the country as stated,
- Neighbours have rights (via their Deeds) to draw water from the well on the site, which may be denied if permission is granted,
- Neighbours would be happy to reimburse the £2000 paid by the applicant for the land and turn it into a recreation area for locals or parking for the chapel.

**POLICY CONTEXT:**

The application site falls within the open countryside as defined in the Wrekin Local Plan. In the assessment of the proposal, the following Local Plan policies are considered relevant:

Local Plan (saved policies):

UD2 Design Criteria.

LDF Core Strategy:

CS1 Homes

CS7 Rural Area

National policy:

PPS3 Housing,

PPS7 Sustainable Development in Rural Areas,

PPS23 Planning and Pollution Control.

Regional policy:

West Midlands Regional Statement on Gypsy and Traveller Policy,

The Department for Communities and Local Government (DCLG) Local Authorities and Gypsy and Travellers: a guide to responsibilities and powers, ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites.

#### PLANNING CONSIDERATIONS:

There is a long planning history of proposed residential development (of both bricks and mortar and caravans) on the site, all have been refused and those which were taken to appeal have been dismissed.

A previous application (W2008/0814) for the siting of a static caravan, detached double garage and two timber sheds was refused under delegated powers on 29.08.08. The material submitted as part of the application did not identify that the scheme is proposed for anything other than general market housing, albeit in the form of a static caravan with a detached double garage and two timber sheds.

ODPM Circular 01/2006 defines “gypsies and travellers” as *‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of organised group of travelling show people or circus people travelling together as such’*. (para 15)

The applicant and her husband have four young children and are expecting the arrival of a fifth child soon, as such they seek to secure a settled base close to educational and health facilities away from the poor and sometimes violent conditions previously endured at Lodge Lane. The family were recently forced to leave the site due to the violence experienced and lived on the side of the road and then in a friends field. However, this arrangement was unacceptable and the family had no alternative other than to reluctantly return to the Lodge Lane site. The Police/Council have installed a panic button, however, the situation is unsuitable and having a detrimental impact on the health and well being of the family.

At the advice of the Council’s Solicitor the applicant was invited to resubmit the proposal including additional/relevant information in order that the application could be considered in line with national and regional policies for gypsy provision and quantitative need as identified in the Telford and Wrekin Gypsy and Traveller Accommodation Assessment covering Telford & Wrekin (2008).

The material submitted as part of this application identifies that the proposal seeks to secure a residential gypsy site for the applicant and her family. On this basis, the key planning policy issues for this application are considered to be the location of Marsh Green in the rural area in the context of Core Strategy policy CS7 *Rural Area*, alongside the nature of this application seeking to secure a private residency for a Gypsy family.

At this stage of preparing the Local Development Framework, there is not a local policy framework for the consideration of providing Gypsies and Traveller sites. Therefore, national and regional policies, together with evidence of need held by the Council are material factors for this application.

The issue arises that the Land Allocations Development Plan Document (LADPD) is being developed prior to the regional debate and identification of pitch numbers at this level. The potential allocation of sites at this stage through the Land Allocations document would guide applications, with potential for phasing of sites having regard to monitoring as the regional scenario unfolds. Should the Council determine not to allocate sites at this stage, the Inspector for the Examination of the LADPD may consider this to be a serious omission as the Council has an Evidence Base document identifying need.

National and regional policy establishes a clear position on Gypsies and Travellers in respect of an expectation for local authorities to find Gypsy & Traveller sites at this stage of the plan making process - where there is an identified need (West Midlands Regional Statement on Gypsy & Traveller Policy p.1 para 4.; ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites p. 11 para 43; CLG Local Authorities and Gypsies and Travellers: a guide to responsibilities and powers p. 8 para 18).

The Core Strategy at para. 9.11 states that the local framework for the provision of Gypsy and Traveller Accommodation will be set out in a subsequent Development Plan Document. Specifically, paragraph 9.11 relating to Policy CS1 *Homes* states: 'Consistent with ODPM Circular 01/2006, the council will provide sites for gypsy and traveller homes commensurate with the needs identified in assessments undertaken as part of the Regional Spatial Strategy and its own local Housing Needs Study/Strategic Housing Marketing Assessment. The locations of new sites will be consistent with the Spatial Development Strategy, as elaborated by policies contained within the Development Control Policies DPD.'

Outside of the 3 key settlements identified in Policy CS7, development will be limited and within the open countryside will be strictly controlled in accordance with the settlement strategy of the Core Strategy. Marsh Green is located in an area of open countryside, without the benefit of public transport nearby, where proposals for the provision of general market dwellings would not be considered appropriate. However, the overall spatial development strategy approach does not preclude development in the rural area based on identified local need.

Details submitted as part of the Design & Access Statement identify that the site is only 1 mile from Rodington and ½ mile from High Ercall accessible on foot from the site via public footpaths, and there is a bus stop within walking distance (approx ¼ mile). The LPA considers that the distances cited significantly underestimate the distances; moreover, the suitability of the roads for access is questionable. Further to the previous paragraph, the site is considered to lack easily accessible public transport.

Notwithstanding this issue, the Gypsy & Traveller Accommodation Assessment (GTAA) - Centre for Urban and Regional Studies, University of Birmingham, February 2008) is considered to be a crucial consideration in respect of local need. The assessment represents a key piece of evidence held by the Council to assist in the exploration of options to make provision for Gypsy and Traveller accommodation, particularly in respect of informing the preparation of the emerging Local Development Framework. A key output of the report has been the

quantification of site accommodation needs for gypsy and traveller accommodation across the Borough.

A total requirement for the provision of 24 residential pitches in Telford & Wrekin over 2007-2012 is identified in the assessment. The proposed application would, in policy terms, comply with the recommendations of the GTAA by satisfying an element of identified need. The application facilitates the provision of a family owned site, which is identified as a priority for all types of Gypsy and Traveller groups interviewed across the study area (T&W, Shropshire, Herefordshire and Powys) - thereby freeing up one of the pitches at the Lodge Road local authority site, where it is understood the applicant currently resides but would appear to be at risk of potential violence as outlined within the submission material.

Furthermore, the GTAA makes clear that sites should be differently located and designed to accord with different lifestyles and that one size does not fit all.

Issues raised by neighbours are noted and those which are 'material planning considerations' have formed part of the assessment of this application. In addition, the agent's letter of 9<sup>th</sup> March 2009, states that the inclusion of sheds as part of the proposal (identified as workshop/shed) would be ancillary to residential occupation for storage use and that there is no intention for any business use of the site. Nevertheless, it is considered necessary to impose conditions to ensure that no business use occurs in the future, in order to protect the rural character of the area and protect residential amenity.

Moreover, comments received from the Council's drainage engineer and highway engineer are noted; the drainage issues can be satisfied by the imposition of conditions and the increase in vehicle movements associated with the proposed development are not considered sufficient to justify a refusal of the application. Furthermore, para 66 of Circular 01/06, states that proposals should not be rejected if they would only give rise to modest additional daily vehicle movements and/or the impact on minor roads would not be significant.

The site is currently laid with lawn and hardstanding, the existing well established Leylandii hedge provides significant screening of the site from the neighbouring static caravan site and wider landscape, and as such will have little impact upon the character and appearance of the locality.

In conclusion, it is recognised that Marsh Green is located in an area of open countryside where general market housing would not be considered acceptable. However, in the absence of identified sites to fully meet local need for Gypsy and Traveller accommodation, this application should not be considered to be contrary to the Core Strategy in principle.

Nevertheless, it is considered necessary to enter into a S.106 Agreement to secure the ongoing provision of the site for Gypsy and Traveller accommodation for a single gypsy family, together with a condition limiting any 'business' use of the land, and as identified in the statement accompanying the application, a temporary permission for three years be granted prior to the identification of sites to satisfy the identified need is proposed through the Local Development Framework process.

Accordingly, temporary planning permission for the proposed development is considered appropriate in this case, as it complies with both national and local policy and guidance, and it is therefore recommended for approval with conditions.

RECOMMENDATION: Subject to the applicant entering into a Section 106 Agreement to secure the ongoing provision of the site for Gypsy and Traveller accommodation for a Mr & Mrs Lee and their children and prohibiting any 'business' use of the land, then delegated authority is granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - (time limit)
2. A6 - (temporary 3 years)
3. D127 - (restriction on separate residential use of outbuildings and sheds)
4. B50 - (drainage)
5. B65 - (soakaway test)

Informatives:

1. SIE22
2. SIE26

REASONS FOR APPROVAL:

Having regard to the personal circumstances of the applicant, a temporary permission to site a static caravan, ancillary accommodation and outbuildings, will meet an identified need, for this type of accommodation, prior to further sites being formally allocated for gypsies and travellers as part of the Local Development Framework. Therefore, it is considered that the proposal is compliant with current regional and national policy.

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Notes

Agenda Type : A

W2009/0247 Erection of agricultural potato store –  
Unit 1, Barratts Field, Duncote Farm, Walcot, Shropshire.  
Recommendation Code: FG  
Ward: Wrockwardine

APPLICANT:  
JRO Griffiths & Sons

RECEIVED ON:  
18/03/09

PARISH  
Wrockwardine

WARD  
Wrockwardine

CASE OFFICER:  
Elizabeth Attwood

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Impact on character and appearance on open countryside, traffic.

THE PROPOSAL:

The application seeks permission for the erection of two potato storage units at 'Barratts Field', Duncote Farm, Walcot. Although there are two applications for individual units (W2009/0247 and W2009/0248), the proposal is to be considered as one development for the purpose of this report in order to assess the impact of the building both individually and cumulatively.

THE SITE AND SURROUNDINGS:

Fronting the B4394 and opposite a Walcot Mill Works site, 'Barratts' Field is bounded by a hawthorn hedge and there are several mature oak trees along the western boundary. There is an existing access and field track, and the site is visible from the B4394.

There have been a number of agricultural determinations and planning applications on the site for the existing storage buildings, which consist of three double pitched buildings of 930m<sup>2</sup> each and are located approximately 40m from the road.

The surrounding area is predominantly agricultural land and the small settlement of Walcot is located to the east. Duncote Mill is located to the south of the site and consists of two large buildings accommodating a range of B1 and B8 uses.

PLANNING HISTORY:

W2006/1520 Erection of a potato store, full refused.

W2005/1508 Underground effluent tank, full granted.

W2005/0017 Erection of an agricultural potato store, full granted.

A2004/0003 Erection of a portal framed potato store, agricultural determination planning permission required.

A2001/0001 Erection of a new potato store building, agricultural determination planning permission not required.

**POLICY CONTEXT:**

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

Wrekin Local Plan 'saved' policies:

E6 - Rural Employment General

UD2 - Design Criteria

Core Strategy DPD:

CS7 - Rural Area

PPS7 Sustainable Development in Rural Areas

**CONSULTATION RESPONSES:**

Wrockwardine Parish Council – objected on the grounds of traffic generation and commented on the use of the storage buildings.

Landscape Architects – submitted planting proposals are satisfactory

Geotechnic Engineers – no issues raised.

Highways – Accident records show only 1 incident involving an HGV in the last 20 years. No objections.

Drainage Engineer – Details of a sustainable drainage system required prior to approval.

**PLANNING CONSIDERATIONS:**

Policy CS7 of the Core Strategy recognises the need to sustain rural communities, by focusing development on a limited number of rural settlements, which include High Ercall, Tibberton and Waters Upton.

Policy E6 of the Wrekin Local Plan remains a 'saved' policy; this policy provides further guidance regarding rural employment. This requires employment development to be related to agriculture or forestry; of an appropriate scale, type and design sensitive to its location, meet other policy requirements including Environmental Health policies; located in existing rural buildings in or adjacent to settlements, within a farm unit for purposes of farm diversification, or where appropriate to enable the expansion of an existing employment use. The proposal is not a new employment site and will assist the existing use, with no subdivision of units. It is therefore considered that the principle of expansion is consistent with both Policy CS7 and EH6.

The proposed potato storage units in total will measure an area of approximately 1868m<sup>2</sup> (2 units of 934m<sup>2</sup>), located to the north of the existing buildings, which provide additional screening from the road.

It is considered that this application has overcome the previous reasons for refusal where the units were proposed as an extension to the existing building which, combined, would result in an unduly prominent and incongruous feature in the open countryside. By locating the additional storage buildings approximately 60m north from the existing storage, the impact of the proposed development is significantly reduced.

The buildings will be dark green in colour and the design of the proposal is similar to the existing potato storage sheds; therefore the proposal respects and responds positively to its context, in line with Policy UD2. In this respect it is also considered that the design of the units is acceptable when considered both individually and together. Additionally, a landscaping scheme will be implemented in order to minimise the visual impact of the development, in particularly on the eastern boundary.

It is anticipated that the proposal will have no adverse impact upon amenity as the closest neighbours are the industrial units at Duncote Mill to the south and there are no residential properties in close proximity to the site.

PPS7 Sustainable Development in Rural Areas (paragraph 14) states that planning has an important role in supporting and facilitating development and land uses which enable those who earn a living from, and help maintain and manage the countryside, to continue to do so. 'Barratts Field' is not considered undeveloped countryside as there are storage buildings already in place within this yard area, and therefore the use of the land for potato storage has been established.

In 2005 permission was granted for an underground effluent tank within this area of the site; this has not been implemented. The Council's Drainage Engineer has requested details of a sustainable drainage system in order to ensure proper drainage of the site.

Objections have been received concerning the potential increase in traffic and the use of the buildings. The Council's Highways Officer has raised no objection to the proposal and commented that there has only been one recorded incident involving an HGV in the last 20 years and therefore no technical case can be made regarding the unsafe nature of this section of the highway. In addition, the use of the buildings will be conditioned to ensure that they are used for potato storage only.

In conclusion, the Local Planning Authority considers that the proposal for two potato storage units would not have an adverse impact upon the character and quality of the open countryside as there are existing storage buildings present at 'Barratts Field'; therefore the proposed units would not be an unexpected feature within the context of the current use of the site and accord with Local and National planning guidance.

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

1. A3 – Statutory time limit
2. D138 – Restriction on use
3. C80 – Landscape implementation
4. C104 – Drainage prior to implementation
5. SIE22 – Conditions
6. SIE26 – Reasons for grant of planning permission

**REASONS FOR APPROVAL:**

The Local Planning Authority considers that the proposal for the erection of two potato storage units is acceptable as the development would not result in a significant detrimental impact upon the open countryside due to the location and design of the buildings and the proposed landscaping scheme. In addition, it is considered that the impact of the traffic associated with the development would be minimal. The decision to grant planning permission has been taken having regard to the policies and proposals contained in the adopted Wrekin Local Plan 1995-2006.

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Notes

Agenda Type : A

W2009/0248 Erection of agricultural potato store  
Unit 2, Barratts Field, Duncote Farm, Walcot, Shropshire.  
Recommendation Code: FG  
Ward: Wrockwardine

APPLICANT:  
JRO Griffiths & Sons

RECEIVED ON:  
18/03/09

PARISH  
Wrockwardine

WARD  
Wrockwardine

CASE OFFICER:  
Elizabeth Attwood

This application has been considered with W2009/0247. Please refer to the committee report for further details.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Statutory time limit
2. C68 - Materials to match
3. SIE22 - Conditions
4. SIE26 - Reasons for the Grant Planning Permission

REASONS FOR APPROVAL:

The proposed development would respect the character and appearance of the adjacent building and not be of detriment to the visual amenities of the surrounding area.

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Notes

Agenda Type : A

W2009/0267 Display of 3no. 500mm x 1200mm non-illuminated advertisement boards (resubmission of W2008/1255)

Garrison Roundabout, New Trench Road, Donnington, Telford, Shropshire.

Recommendation Code: ADG

Ward: Donnington

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

26/03/09

PARISH

Lilleshall & Donnington

WARD

Donnington

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Visual amenity and highway safety.

THE PROPOSAL:

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

SITE AND SURROUNDING AREA:

The Garrison roundabout is more commonly known as the 'Three Guns roundabout' due to its distinctive display of artillery, and is situated on the A518 near Donnington.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 'saved' Policy S31 Shopfronts, Advertisements and Hoardings.

PLANNING HISTORY:

This application is a resubmission following Plans Board's decision to refuse advertisement consent for the previous application Ref: W2008/1255.

CONSULTATION RESPONSES:

Lilleshall and Donnington Parish Council object to the application on the grounds that the proposed advertising signs would harm the character of this landmark roundabout, as well as its historical standing. Also there are traffic safety issues and advertisements could be a distraction for drivers.

The Council's Highways Officer has no objections to the proposals subject to conditions to control the size and position of the signs on the roundabout.

PLANNING CONSIDERATIONS:

The proposed signs are similar in size to those now displayed on several roundabouts in Telford and are part of the Telford & Wrekin Community Sponsorship scheme.

In this case, the proposed advertisements are also part of a programme of works to implement an overall upgrade of the roundabout by the Territorial Army to promote TA recruitment, which will include refurbishing the appearance of the guns. The

proposed signs would advertise recruitment for the TA. The signs would be 1200mm across, and this size has been agreed with the Council's Highways Officer as an acceptable size with regard to highway safety and visibility.

In this location the proposal for three advertisement signs on the roundabout is therefore considered acceptable. The signs would be non-illuminated and would not result in excessive visual clutter, and would not detract from the amenities of the surrounding area generally. The signs would promote the local Territorial Army base and would therefore relate to the roundabout's display of artillery.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

- 1.-5. E158 Standard advertisement consent conditions.
6. Condition signs to be set back a minimum distance of 500mm from the carriageway edge/kerb.
7. Total height of signs shall not exceed 900mm above the carriageway edge.

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Notes

Agenda Type : A

W2009/0284 Erection of a single storey extension for new main entrance and link block

Dothill Primary School, Severn Drive, Wellington, Telford, Shropshire.

Recommendation Code: FG

Ward: Dothill

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

31/03/09

PARISH

Wellington

WARD

Dothill

CASE OFFICER:

Tom Lewis

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, character and appearance.

THE PROPOSAL:

The erection of a new single storey feature entrance to the school linking the two buildings together.

THE SITE AND SURROUNDINGS:

Dothill Infant and Junior school is accessed from Severn Drive in Dothill; the surrounding area is predominately residential. The site is bounded by green amenity area/space to both the north and south which is well used for leisure and recreational activities in association with the school. The school is formed in two buildings which are positioned either side of the access road. These provide separate infant and junior facilities. The buildings are large flat roofed and single storey which are of modern design. The buildings are mostly brick with blue cladding in part, which is subdivided by elements of white strips, running both horizontal and vertical.

PLANNING HISTORY:

W2006/1270 – Installation of a new door and access ramp and erection of a storage shed – Granted

POLICY CONTEXT:

Wrekin Local Plan 'saved policies':

UD2 Design Criteria

LR1 Community Facilities

Core Strategy Development Plan Document

CS15 Urban Design

CS10 Community Facilities

CONSULTATION RESPONSES:

Wellington Town Council has raised no objection to the proposed development

**PLANNING CONSIDERATIONS:**

This application has been submitted to address the issues of confusion from users of this site, creating one main entrance, which the school currently lacks. The design consists of a single storey extension at the same height as the existing buildings, except for the mono pitched roof over the front entrance, creating an emphasis and adding character. The proposed development will not dominate the surrounding area or the existing building.

The proposed extension will be of a more modern appearance to the existing buildings however it will be built using similar materials and colours such as the brickwork and the windows detail. The proposed extension linking the two buildings will enhance the character of the proposed site through distinctive design and therefore will comply with Policy UD2 of the Wrekin Local Plan.

The proposed development will not be adjacent to any neighbouring properties and therefore the new entrance feature and link will not be detrimental to the amenity of any residential properties or adjacent green spaces.

In conclusion it is considered the proposal complies with Policies UD2 and LR1 of the Wrekin Local Plan and Policies CS15 and CS10 of the Core Strategy.

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

1. A3 - Statutory time limit
2. C68 - Materials to match
3. SIE22 - Conditions
4. SIE26 - Reasons for the Grant Planning Permission

**REASONS FOR APPROVAL:**

The proposed development would respect the character and appearance of the adjacent building and not be of detriment to the visual amenities of the surrounding area.

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Notes

Agenda Type : A

W2009/0306 Erection of 1 no. one and a half storey detached dwelling following demolition of existing dwelling

11, Arleston Village, Wellington, Telford, Shropshire.

Recommendation Code: FG

Ward: Arleston

APPLICANT:

Mr Alan Warmstone

RECEIVED ON:

14/04/09

PARISH

Wellington

WARD

Arleston

CASE OFFICER:

Tom Lewis

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Impact on residential amenity, character and appearance of area and highways safety.

THE PROPOSAL: Full planning consent for the erection of four dwellings, one to the west of The Bungalow, two in line along the road and one to the rear of the plot.

CLLR MCCLEMENTS HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS OF PLANS BOARD ON THE GROUNDS OF DRAINAGE, HIGHWAY SAFETY AND ENVIRONMENTAL AND VISUAL IMPACT.

THE SITE AND SURROUNDINGS:

The site is a detached cottage one and a half storey dwelling sited directly onto the road. The property has two large three pained dormer windows facing onto the road which dominate the front elevation. The property has a single storey extension to the rear with an asbestos pitched roof. Adjacent to the property to the east are two Grade II Listed Buildings; the property is bounded from these by a low wooden fence and large mature vegetation. The property is bounded to the side with the orchard of the Bungalow by a small hedge. The rear of the property is overgrown and bounded by large vegetation. The property has a slope running from west to east.

The surrounding area is served by the means of an unadopted road, which in part narrows to single vehicle width. The surrounding area is predominantly residential characterised by a large number of types and style dwellings. The proposed development site is a short walk from Dawley Road which is a main route through the area which is well served by buses.

PLANNING HISTORY:

W92/0294 – Erection of one dwelling with formation of new vehicular and pedestrian accesses – Outline Granted

POLICY CONTEXT:

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:

Wellington Town Council has objected to the proposal with regards to the style of houses being out of character with the existing development.

The Council's Highways Engineer has raised no objections to the proposal but would like to add an informative that the road is unadopted and therefore the maintenance and upkeep is of a private responsibility.

The Council's Geotechnical Engineer has raised no objections to the proposal subject to the placing of two informatives on caution being exercised on excavations.

The Council's Environmental Planner has raised no objection but has asked an informative be placed with regards to the potential of bats on the site.

The Council's Conservation Officer considered that the proposal will enhance the setting of the adjacent listed buildings.

Comments are awaited from the Council's Arboricultural Officer.

Eight neighbour objections have been received raising objections with regards to:

- The access to the site.
- The drainage of the site.
- Power supply to the proposed dwellings.
- Overcrowding of the site.
- The removal of trees on the site
- The proximity of development to neighbouring properties.

### 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. There is already a precedent for the approval of residential development on the land as it is currently occupied and outline permission for a dwelling has been granted through a previous planning application.

The site is currently occupied by a modest one and a half storey dwelling, which has limited architectural merit; the proposal seeks to replace this with a modest dwelling.

The current dwelling is a modest property with large dormer windows fronting onto the road. This original dwelling is in the need of large scale works to improve the quality of the house for the occupiers. The proposed dwelling to be constructed on the site will be in a similar position to that of the existing and will retain and enhance features characteristic of the original dwelling and the surrounding area such as dormer windows to the front and fronting close onto the road. It is therefore considered that the proposed development respects and reinforces the architectural characteristics of those dwellings in the immediate area. The proposal therefore complies with H6 and UD2 of the Wrekin Local Plan.

The proposed development is sited and designed not to have an adverse impact on the residential amenities of adjoining properties or the amenities of the proposed occupant. This is considered acceptable.

The proposal will provide parking for at least two cars and also a garage at the rear of the site, thus providing sufficient parking for both units without dominating the front. The proposal will also be providing sufficient parking for the unit and leaving no need for on street parking within the narrow street, in addition to providing on site turning facilities to ensure highway safety. The propose amenity area is also considered satisfactory for each unit and to ensure this is retained, in addition to preserving the setting of the adjacent Listed Building, it is considered appropriate to remove permitted development rights. .

With regard to drainage, the Local Authority is satisfied that the site can be adequately drained. Concerns form local residents include flooding within the area and sewerage problems; however the Councils Drainage Engineer has raised no objections to the proposal. The proposed replacement dwelling should not produce a detrimental amount of additional sewerage. 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 proposed site is served by an unadopted road which in part is narrow; however the Council's Highway's Engineer has raised no objections to the proposal subject to an informative with regards to the upkeep of the road. As the road is unadopted any agreement to upkeep of the road would require the approval of other users; however this is a legal issue and not a matter for planning consideration. Objections have been received with regards to the parking of construction vehicles and therefore a condition will be placed requesting details of the accommodation of construction vehicles

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 PERMISSION** subject to the following conditions:

- A3 Full with no reserved matters
- B15 Samples of Materials
- B17 Sample brick panel
- B19 Details of enclosures

Non Standard - Details of windows, doors, eaves, chimneys, and dormer windows

B33 On site Construction

B34 Mud on road

B50 Foul and Surface Water

B65 Soakaway Test

C70 Window details

C75 Tree protection

C80 Landscape implementation

C85 Access prior to other operations

C86 Car parking

D125 Removal of Permitted Development Rights.

Informatives:

Highways informative concerning upkeep of road

SIE17 Exercise Caution and SIE 20 Contaminated Land

Fire safety officers informative

Environmental planners informative

The proposed replacement dwelling will have adequate access and parking, can be adequately drained and will not have an adverse effect on the amenity of the neighbouring properties. The proposed dwelling will not be detrimental to the character and appearance of the street scene or the surrounding area. The original dwelling is not considered worthy of retention.

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Notes

Agenda Type : A

W2009/0307 Erection of 4no. two storey detached dwellings with associated access  
Land adjacent to, The Bungalow, Arleston Village, Wellington, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Arleston

APPLICANT:  
Mr Peter Nicholls

RECEIVED ON:  
14/04/09

PARISH  
Wellington

WARD  
Arleston

CASE OFFICER:  
Tom Lewis

CLLR MCCLEMENTS HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS OF PLANS BOARD ON THE GROUNDS OF DRAINAGE, HIGHWAY SAFETY AND ENVIRONMENTAL AND VISUAL IMPACT.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Impact on residential amenity, character and appearance of area and highways safety.

THE PROPOSAL:

Full planning consent for the erection of four dwellings, one to the west of The Bungalow, two in line along the road and one to the rear of the plot.

THE SITE AND SURROUNDINGS:

The site is a detached cottage one and a half storey dwelling sited directly onto the road. The property has two large three pained dormer windows facing onto the road which dominate the front elevation. The property has a single storey extension to the rear with an asbestos pitched roof. Adjacent to the property to the east are two Grade II Listed Buildings; the property is bounded from these by a low wooden fence and large mature vegetation. The property is bounded to the side with the orchard of the Bungalow by a small hedge. The rear of the property is overgrown and bounded by large vegetation. The property has a slope running from west to east.

The surrounding area is served by the means of an unadopted road, which in part narrows to single vehicle width. The surrounding area is predominantly residential characterised by a large number of types and style dwellings. The proposed development site is a short walk from Dawley Road which is a main route through the area which is well served by buses.

PLANNING HISTORY:

W92/0294 – Erection of one dwelling with formation of new vehicular and pedestrian accesses – Outline Granted

POLICY CONTEXT:

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:

Wellington Town Council has objected to the proposal with regards to the style of houses being out of character with the existing development.

The Council's Highways Engineer has raised no objections to the proposal but would like to add an informative that the road is unadopted and therefore the maintenance and upkeep is of a private responsibility.

The Council's Geotechnical Engineer has raised no objections to the proposal subject to the placing of two informatives on caution being exercised on excavations.

The Council's Environmental Planner has raised no objection but has asked an informative be placed with regards to the potential of bats on the site.

The Council's Conservation Officer considered that the proposal will enhance the setting of the adjacent listed buildings.

Comments are awaited from the Council's Arboricultural Officer.

Eight neighbour objections have been received raising objections with regards to:

- The access to the site.
- The drainage of the site.
- Power supply to the proposed dwellings.
- Overcrowding of the site.
- The removal of trees on the site
- The proximity of development to neighbouring properties.

### 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. There is already a precedent for the approval of residential development on the land as it is currently occupied and outline permission for a dwelling has been granted through a previous planning application.

The site is currently occupied by a modest one and a half storey dwelling, which has limited architectural merit; the proposal seeks to replace this with a modest dwelling. The current dwelling is a modest property with large dormer windows fronting onto

the road. This original dwelling is in the need of large scale works to improve the quality of the house for the occupiers. The proposed dwelling to be constructed on the site will be in a similar position to that of the existing and will retain and enhance features characteristic of the original dwelling and the surrounding area such as dormer windows to the front and fronting close onto the road. It is therefore considered that the proposed development respects and reinforces the architectural characteristics of those dwellings in the immediate area. The proposal therefore complies with H6 and UD2 of the Wrekin Local Plan.

The proposed development is sited and designed not to have an adverse impact on the residential amenities of adjoining properties or the amenities of the proposed occupant. This is considered acceptable.

The proposal will provide parking for at least two cars and also a garage at the rear of the site, thus providing sufficient parking for both units without dominating the front. The proposal will also be providing sufficient parking for the unit and leaving no need for on street parking within the narrow street, in addition to providing on site turning facilities to ensure highway safety. The propose amenity area is also considered satisfactory for each unit and to ensure this is retained, in addition to preserving the setting of the adjacent Listed Building, it is considered appropriate to remove permitted development rights. .

With regard to drainage, the Local Authority is satisfied that the site can be adequately drained. Concerns form local residents include flooding within the area and sewerage problems; however the Councils Drainage Engineer has raised no objections to the proposal. The proposed replacement dwelling should not produce a detrimental amount of additional sewerage. 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 proposed site is served by an unadopted road which in part is narrow; however the Council's Highway's Engineer has raised no objections to the proposal subject to an informative with regards to the upkeep of the road. As the road is unadopted any agreement to upkeep of the road would require the approval of other users; however this is a legal issue and not a matter for planning consideration. Objections have been received with regards to the parking of construction vehicles and therefore a condition will be placed requesting details of the accommodation of construction vehicles

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 PERMISSION** subject to the following conditions:

- 1) A3 - Full with no reserved matters
- 2) B15 - Samples of Materials
- 3) B17 - Sample brick panel
- 4) B19 - Details of enclosures
- 5) Non Standard - Details of windows, doors, eaves, chimneys, and dormer windows

- 6) B33 - On site Construction
- 7) B34 - Mud on road
- 8) B50 - Foul and Surface Water
- 9) B65 - Soakaway Test
- 10)C70 - Window details
- 11)C75 - Tree protection
- 12)C80 - Landscape implementation
- 13)C85 - Access prior to other operations
- 14)C86 - Car parking
- 15)D125 - Removal of Permitted Development Rights.

Informatives:

Highways informative concerning upkeep of road

SIE17 Exercise Caution and SIE 20 Contaminated Land

Fire safety officers informative

Environmental planners informative

REASONS FOR APPROVAL:

It is considered that the proposed site could adequately fit four additional 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

W2009/0311 Provision of a storage container  
Madeley Snowboard & Ski Centre, Court Street, Madeley, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Madeley

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
17/04/09

PARISH  
Madeley

WARD  
Madeley

CASE OFFICER:  
Tom Lewis

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Visual impact of the siting of the proposed storage container.

THE PROPOSAL:

This is a Council application which seeks consent for the installation of a storage container unit for the storage of specialist disabled equipment for use on the ski slopes.

THE SITE AND SURROUNDINGS:

The application site is a Council owned Ski slope adjacent to the Madeley Court School, which is located to the south of the site. The site consists of two dry ski slopes including a large run and a smaller training run. These run north to south down a slope which is bounded by large mature trees at the west of the site. At the south of the slopes are two single storey log cabin style buildings; one which is used as a small café and the other as the ski centre. To the north of the ski centre is an existing steel container, used for storage. The site is bounded by a 2.1m high green security fence to Court Road.

Car parking is located to the far south of the site. Residential units are located to the south east. Only one residential dwelling 'Rothlyn' faces the site.

PLANNING HISTORY:

W91/0051 – Erection of ski hut – Granted

W2003/0084 – Replacement of existing and erection of new 2.1m high paling fence with 2no. access gates – Granted

W2003/0888 – Erection of 2.4m and 2.1m high security fencing – Granted

POLICY CONTEXT:

Wrekin Local Plan 'saved policies':

UD2 Design Criteria

LR1 Provision of Community Facilities

Core Strategy Development Plan Document  
CS10 Community Facilities

CS15 Urban Design

**CONSULTATION RESPONSES:**

The Council's Geotechnical department have raised no objections subject to the placing of three informatives with regards to caution being undertaken on any excavations and making the applicant aware any future development may require a slope stability analysis.

Madeley Parish Council has commented on the application and has raised no objection to the proposal but has asked for an informative to be placed with regards to the colour of the container due to the proximity to a wildlife site. The application has already stated the container to be green however to blend in with the surroundings.

**PLANNING CONSIDERATIONS:**

The proposed steel container unit is of a modest size, comparative to the existing container unit sited alongside. The proposal will be well screened by the existing ski centre to the main road and therefore will not be a dominant feature within the street scene and the surrounding area.

The proposed development will be a comparative feature to the existing container on the property. As a temporary feature the proposed container will not be of detriment to the character and appearance of the surrounding buildings; however it would not be suitable to form a permanent feature within the street scene and therefore a condition would be placed to ensure it will be removed three years following this approval.

The site has no immediate neighbours and therefore the proposed development will have no detrimental impact on amenity. The proposed land is not within the green network however is providing a community facility and as such complies with the criteria as set out in policy LR1. In conclusion the proposal complies with Policy UD2 and LR1 of the Wrekin Local Plan.

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

1. A3 - Statutory time limit
2. A0 - Temporary permission for 3 years
3. SIE22 - Conditions
4. SIE26 - Reasons for the Grant Planning Permission
5. SIE17 - Exercise Caution
6. SIE20 - Contaminated Land
7. Any future development may require a slope stability analysis

**REASONS FOR APPROVAL:**

The proposed development would respect the character and appearance of the adjacent building and not be of detriment to the visual amenities of the surrounding area.

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Agenda Type : A

W2009/0317 Erection of a single storey extension to provide two additional classrooms, toilets and store.

Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, Shropshire.

Recommendation Code: FG

Ward: Dawley Magna

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
15/04/09

PARISH  
Dawley Hamlets

WARD  
Dawley Magna

CASE OFFICER:  
Valerie Hulme

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, impact on surrounding amenity.

**PROPOSAL:**

This is a Council application which seeks permission for the erection of a single storey extension to provide two additional classrooms, toilets and store.

**SITE & SURROUNDINGS:**

Aqueduct County Primary School is a modern building of brown/buff brick construction, with pitched and flat-roofed elements. The building is located to the south of the site with the school playing field positioned to the north. There are additional demountable buildings at the school located to the west of the site. Castlefield's Way runs north-south to the east of the application site with a pedestrian link through the site to the front of the building. Vehicle access to the site is located to the south from Eleanors Close.

Aqueduct centre, comprising a surgery and community centre is located to the west of the school building, in a predominantly residential area.

**HISTORY:**

Numerous extensions, most recent two are:

W2007/0720 – Erection of canopy onto existing building. Approved 19<sup>th</sup> July 2007

W2005/0045 – Erection of single storey staffroom and office extension. Approved 25<sup>th</sup> February 2005.

**POLICIES:**

Telford & Wrekin Core Strategy DPD 2007

CS10 Community Facilities

CS15 Urban Design

Wrekin Local Plan 1995-2006 (Saved Policies)

LR1 Provision of Community Facilities

UD2 Urban Design Criteria

OL3 Green Network

#### OL4 Development in the Green Network

##### CONSULTATION RESPONSES:

Comments are awaited form the Local Authorities Geotechnical Engineers.

To date no comments have been received form Dawley Hamlets Parish Council.

##### PLANNING CONSIDERATIONS:

The proposed footprint of the extension which is roughly T shaped, will be located to the east of the existing school. The footprint will lie partly within the Green Network, to the east of the building, and partly within 'white land', which has no formal allocation within the Wrekin Local Plan; this area is located closest to the building.

Policy CS10 of the Core Strategy sets outs the Councils visions regarding community facilities, where by the loss of such facilities will be resisted, and the provision of new facilities or improvements to existing community facilities to meet the needs of local residents will be supported.

Policy LR1 provides specific criteria for the provision of Community Facilities; this specifies such development must not have an adverse impact on the character and amenity of the local area, and satisfies other criteria of the Local Plan regarding green network, environmental health, urban design and other appropriate policies.

Policy OL4 sets out the criteria for development in the Green Network. This states that development may be permitted where the development has community or environmental benefits. The siting of the proposal has been determined through the form of the site, and the existing design and available space. As this proposal will extend an existing community use, this principle is acceptable within green network in accordance with policy LR1 and OL4.

The proposed design complements the existing structure, by virtue of its proportions, low rise ridge and eave heights, and materials to match the existing building. The proposed siting is situated to the far east of the existing building, a substantial distance from any dwelling. It is considered this will not be visible from Eleanors Close, and as such would not have an adverse effect on any residential amenities. In addition the proposal will be well screened from Castlefields Way and would not have an adverse impact on the character of the surrounding area. Subsequently it is considered the proposal complies with UD2 or eth Wrekin Local Plan and CS15 of the Core Strategy.

The proposal also includes the demolition of two demountable classrooms to the west of the site, Block B and Block C; however this does not require planning consent. Taking this into account the proposal will provide a more effective permanent solution to accommodate additional children than the temporary buildings erected on the site.

In conclusion, the proposed siting and design of the single storey extension is considered acceptable, in accordance with Local and National Planning policies.

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

1. A1 - Time Limits
2. C68 - Materials to match existing

REASONS FOR APPROVAL:

The proposed single storey extension would be a satisfactory addition to the main school building, and would not detract from the character of the existing building. The development would not have an adverse impact on any residential amenities or the visual amenities of the surrounding area.

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Notes