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**TELFORD & WREKIN COUNCIL**

**PLANS BOARD – 22<sup>ND</sup> JULY 2009**

Schedule 1 : Planning Applications for determination by Board

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

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- W2009/0337** Erection of a first floor extension to rear **The Stores, Shop Lane, High Ercall, Shropshire.** Recommendation Code: FR - Ward: Ercall Magna, **1**
- W2009/0435** Erection and display of 7no. non-illuminated free standing signs 1.2m x 0.5m \*\*\*\*\*AMENDED DESCRIPTION\*\*\*\*\* **Trench Lock Interchange, Trench Lock, Trench, Telford, Shropshire.** Recommendation Code: ADG - Ward: Wrockwardine Wood & Trench, **5**
- W2009/0457** Erection of a 2 bay timber clad extension to existing demountable classroom including new ramps to side and front **St Lawrence C of E School, Preston, Shropshire.** Recommendation Code: FG - Ward: Church Aston & Lilleshall, **7**
- W2009/0488** Erection of a timber shelter to form covered area/outdoor classroom **John Randall Primary School, Queen Street, Madeley, Telford, Shropshire.** Recommendation Code: FG - Ward: Cuckoo Oak, **9**
- W2009/0517** Extension of existing car park (part retrospective) **Burton Borough School, Audley Avenue, Newport, Shropshire.** Recommendation Code: FG - Ward: Newport South, **12**
- W2009/0528** Erection of a single storey extension and canopy to existing school building **Priorslee Primary School, Priorslee Avenue, Priorslee, Telford, Shropshire.** Recommendation Code: FG - Ward: Priorslee, **15**

Agenda Type : A

W2009/0337 Erection of a first floor extension to rear  
The Stores, Shop Lane, High Ercall, Shropshire.  
Recommendation Code: FR  
Ward: Ercall Magna

APPLICANT:  
Mr Dillag Sidhu

RECEIVED ON:  
22/04/09

PARISH  
Ercall Magna

WARD  
Ercall Magna

CASE OFFICER:  
Tom Lewis

THIS APPLICATION WAS DEFERRED AT THE PREVIOUS PLANS BOARD ON THE 1<sup>ST</sup> JULY FOR MEMBERS TO MAKE A SITE VIST TO ASSESS THE PROPOSAL.

Ercall Magna Parish Council request that this application is green carded as they consider there is no issue of overlooking and that the design is acceptable

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The impact of the proposals on the visual amenities of the street scene and potential overlooking on the properties to the rear.

#### THE PROPOSAL:

The application seeks to obtain permission for the erection of an extension to the rear of the first floor flat above the existing shop.

#### THE SITE AND SURROUNDINGS:

The site is the local shop for the village of High Ercall with a large ground floor flat and also hairdressers adjacent at ground floor. Above the shop is a flat which is in use by the shop proprietor. The shop and surrounding buildings have recently been rebuilt under planning application referenced W2007/0651. The rear of the shop and around the entrance to the first floor flat has been laid to tarmac. This is bounded from the properties at the rear (approximately 17m away), by a 1.8m high close boarded fence. Above this there are some shrubs which do not entirely screen the rear of the property.

#### CONSULTATION RESPONSES:

The Councils ecologist have raised no objections to the proposal but has requested an informative be attached to any approval with regards the potential for bats.

Three letters of objection have been received from two of the neighbouring properties to the rear with regards to:

- Overlooking of the neighbouring properties.
- Visual intrusion from the development.
- Loss of light due to the height of the proposal.
- Poor design quality of the proposal.

PLANNING HISTORY:

W2007/0024 – Demolition of existing building and erection of 2 shops and 7 apartments – Withdrawn 23<sup>rd</sup> February 2007

W2007/0651 – Demolition of existing building and erection of 2 shops and 5 apartments – Fully Granted 13<sup>th</sup> August 2007

W2007/1682 – Siting of temporary buildings for use of accommodation, shop and store (Retrospective) – Refused 13<sup>th</sup> February 2008

W2008/1365 – Erection of a first floor extension to rear – Refused 13th February 2009

POLICY CONTEXT:

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

CS 15 – Urban Design

Also the following Wrekin Local Plan saved policies are considered relevant:

UD2 – Design Criteria

HE3 – New development in Conservation Areas

And National Planning Guidance contained with:

PPS1 – Delivering Sustainable Development

PLANNING CONSIDERATIONS:

The first application for the redevelopment of the site was withdrawn rather than be refused; the scheme was not supported by the LPA on three grounds; 1) the scale of the building; 2) the extent of 1<sup>st</sup> floor and living room windows on the rear elevation and 3) the impact on amenity on no's 4 and 4a Park Lane given the window to window separation distances only being 14.5m & 16m. As a result an amended scheme was submitted which altered the orientation of the buildings, removed the overlooking issues by careful window arrangement and increasing the separation distances between the new building and existing dwellings in Park Lane. Accordingly, the proposal was approved with conditions.

A further application was refused at the site for a first floor extension at the rear of the property. This was refused on two grounds; 1) the development was unacceptable by virtue of its design form, massing and brick to void ratio; 2) there was an inadequate window to window separation distance between the proposed extension and no. 4 Park Lane having an adverse impact upon residential amenity.

Inter alia, policy UD2 expects development proposals to be of an appropriate design quality which relates positively to its context and respects and relates to any adjacent buildings.

In addition policy CS15 requires development to positively influence the appearance of the local environment.

Guidance contained in PPS1, states that good design should contribute positively to making places better for people. Design which is inappropriate in its context should not be accepted.

The proposal is for a first floor rear extension to provide extended bedrooms, a similar application was refused in February on this year, and this application differs as it has an amended roofline and an obscured window at the rear. The extension will result in the 1st floor rear elevation of the building being 2.1m closer to the rear elevation of no.4 Park Lane. This is similar to the situation which was considered unacceptable in the previously withdrawn application which could not be supported. The resultant separation distance from 1st floor habitable room windows of 16.9m is considered inadequate, failing to respect or relate positively to the neighbouring dwelling, and as such would have a detrimental impact upon mutual privacy. Since submitting the rear window has been amended to be obscurely glazed, attempting to overcome the issues of overlooking. Although this window is obscured glazed, it is required as an escape window under building regulations; consequently the window will be able to be opened and not mitigating against the detrimental effects of overlooking. In addition it is considered as this is a large double bedroom the need for an outlook is considered necessary for the amenity of the occupant. Accordingly, the proposal is deemed contrary to policy UD2 of the WLP and guidance contained in PPS1.

The proposed rear extension is also considered unacceptable; the proposed extension introduces a hipped roof onto a building which is characterised by gable and parapet walls between each unit, the width of the extension measures 9.1m, 0.3m wider than the existing gables. Furthermore, the existing roof is finished with a parapet wall, the proposal does not respect this, proposing an uncharacteristic addition and as such the proposed roof to the extension is of an inappropriate design. Moreover, the brick to void ratio is also considered unacceptable, this has been broken up by some brick detailing since the previous application but does not significantly alter the design to break up the brick to void ratio. In addition the proposal immediately backs on to the rear elevation of no. 4 Park Lane and will have an impact on the residential amenities by virtue of their outlook. Therefore, the proposal fails to relate positively to its context or positively influence the appearance of the locality. Accordingly, the proposal is deemed contrary to policy UD2 of the WLP, CS15 of the LDF and guidance contained in PPS1.

It is also recognised that the proposal abuts the extended Conservation Area, and as such should not only respect and reinforce this setting, but preserve and enhance; providing greater emphasis on the need for high quality developments than previously required. Consequently as the quality of proposals must be increased to address this, it is considered that this proposal fails to meet Policy HE3 which seeks to respect and reinforce the context of the adjacent Conservation Area.

**RECOMMENDATION: REFUSAL OF PLANNING PERMISSION** for the following reasons:

1. The Local Planning Authority considers the development is unacceptable by virtue of its design, form and massing. The proposed first floor extension fails to respect the character and appearance of the existing building. Accordingly the proposal is

contrary to Policies UD2 and HE3 of the Wrekin Local Plan 1995 – 2006, policy CS15 of the LDF Core Strategy 2007 and national guidance contained in PPS1.

2. The Local Planning Authority considers the development is unacceptable as the separation distance between the proposed extension and No.4 Park Lane is inadequate and as such would result in an adverse impact upon residential amenity by virtue of overlooking distance separation and outlook. Accordingly the proposal is contrary to policy UD2 of the Wrekin Local Plan 1995 – 2006 and national guidance contained in PPS1.

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Notes

Agenda Type : A

W2009/0435 Erection and display of 7no. non-illuminated free standing signs 1.2m x 0.5m \*\*\*\*\*AMENDED DESCRIPTION\*\*\*\*\*

Trench Lock Interchange, Trench Lock, Trench, Telford, Shropshire.

Recommendation Code: ADG

Ward: Wrockwardine Wood & Trench

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

04/06/09

PARISH

Wrockwardine Wood

WARD

Wrockwardine Wood &  
Trench

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Highway safety and visual amenity

THE PROPOSALS:

It is proposed to display seven non-illuminated advert signs to replace the existing advertisement signs which are currently displayed at various locations on the three islands at Trench Lock Interchange.

SITE AND SURROUNDING AREA:

Trench Lock interchange is a large road complex at the junction of the A518, the A442 Queensway and Trench Road in north Telford. The road layout has been modified in recent years, however the three main islands which comprise the interchange feature established verdant landscaping and planting.

PLANNING POLICY CONTEXT:

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

CONSULTATION RESPONSES:

Comments and recommendations to be reported to Plans Board.

PLANNING CONSIDERATIONS:

The proposed signs would be 1200mm across and with an overall height of 900mm when displayed on their metal posts. This size has been agreed with the Council's Highways officer as an acceptable size which would not detract from highway safety. Similar sized signs to promote local businesses, are already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme.

The seven proposed signs are to replace the existing advertisements on the roundabout and would not result in an unacceptable amount of visual clutter. The proposed signs are therefore considered acceptable in this urban location and would not detract from the amenity and character of the surrounding area.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:-

- 1-5. Standard advertisement consent conditions
6. Advertisements to be set back 500mm minimum from the carriageway.
7. Overall height of displayed signs not to exceed 900mm.
8. Existing advert signs to be removed prior to the display of the new advertisements.

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Notes

Agenda Type : A

W2009/0457 Erection of a 2 bay timber clad extension to existing demountable classroom including new ramps to side and front  
St Lawrence C of E School, Preston, Shropshire.

Recommendation Code: FG

Ward: Church Aston & Lilleshall

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

09/06/09

PARISH

Preston Upon the Weald  
Moors

WARD

Church Aston & Lilleshall

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design and appearance and impact on amenity.

THE PROPOSALS:

The application is to extend the existing demountable classroom situated on the school site.

SITE AND SURROUNDING AREA:

The school is situated on the edge of the village of Preston-upon-the-Weald Moors adjoining verdant countryside. The main school building is of a traditional appearance on the road frontage, although it has a modern rear extension and a detached demountable classroom situated adjoining the playground.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS15  
Wrekin Local Plan 'saved' Policy UD2

CONSULTATION RESPONSES:

This application has been brought to Plans Board early to enable work to commence during the School holiday if the application is approved. Local residents have been consulted and any comments shall be reported in an update to Plans Board.

PLANNING CONSIDERATIONS:

The existing timber demountable classroom building is an established structure on the school site. Although quite a large building, the nearest boundary with the adjoining dwelling is well-screened and the demountable, with a low-pitched roof, is not visually intrusive. The proposal to extend 5.5 metres on the rear of the demountable is therefore considered acceptable. The resultant extended classroom would have little additional effect on the amenities of the surrounding area. The extension would match the external appearance of the existing demountable building.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Standard time limit

C68 External finish of the extension to match the existing building

REASONS FOR APPROVAL:

The extension to the existing demountable classroom would be a satisfactory addition to the school site which would be acceptable in terms of its design and appearance. The development would not have a significant detrimental effect on the amenities of the adjoining properties or the surrounding area.

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Agenda Type : A

W2009/0488 Erection of a timber shelter to form covered area/outdoor classroom  
John Randall Primary School, Queen Street, Madeley, Telford, Shropshire.

Recommendation Code: FG

Ward: Cuckoo Oak

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
17/06/09

PARISH  
Madeley

WARD  
Cuckoo Oak

CASE OFFICER:  
Elizabeth Attwood

OBJECTIONS RECEIVED: No neighbour comments or objections have been received.

MAIN ISSUES: Design and Appearance.

PROPOSAL:

This detailed application seeks permission for the erection of a timber shelter to form a covered area/outdoor classroom.

POLICIES:

Wrekin Local Plan  
UD2 – Design Criteria.

Core Strategy  
CS15 – Urban Design.

National guidance:  
PPS1 – Delivering sustainable Development.

## SITE AND LOCATION

Situated on the corner of Queen Street and Bridgnorth Road, and located within a predominantly residential area, a modern school building situated within a 5.9 acre (2.3 hectare) site which it shares with Haughton Special School. The site is bounded by 2.4 metre high green vertical bar railings.

## CONSULTATIONS

The consultation period had not expired at the time of writing this report and as such any representations will be reported to Members at Plans Board.

The Council's Engineer has recommended an informative in relation to land stability due to the previous mining operations in the locality.

## PLANNING CONSIDERATIONS

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

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

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. High quality design should add to the overall character and quality of an area, not just for a short time but over the lifetime of the development.

The Early Years Foundation Strategy (EYFS) curriculum requires schools to be able to teach indoor activities outdoors; for example if there is a sand pit in the classroom there needs to be one outside. Similarly facilities for reading and writing also need to be provided outside.

The school complies with the requirements of the EYFS curriculum and has an outside designated learning area. However, due to the weather is unable to take full advantage of the amenity, this being because it may either be raining, or is too hot with the risk of sunburn and heatstroke. Hence this proposal for a covered area to improve the facility.

The proposal is located adjacent the existing demountable classrooms and will cover the existing outdoor seating area. The proposed timber materials are sympathetic to the adjacent classroom and will have a tanalised finish. Furthermore, the structure will not be visible within the streetscene or the wider landscape. The proposal will not result in any loss of play area or parking, and there are no nearby neighbours.

The number of pupils at the school will not be increased as a result of this development and therefore a Travel Plan is not required.

Accordingly, it is considered that the proposed development is compliant with both local and national guidance and therefore recommended for approval with conditions.

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

1. A3 - Full with no reserved matters.
2. Development in accordance with submitted details and additional details.
3. SIE17 – Minerals Area.
4. SIE22 - Informative - Conditions.
5. SIE26 - Informative - Reasons for the grant of planning permission.

The proposed development is considered to be acceptable and will have a positive impact on the amenity of the school and no adverse impact on the character and appearance of the building or the surrounding area. There will be no impact upon the school playing fields, parking or residential amenity.

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Notes

Agenda Type : A

W2009/0517 Extension of existing car park (part retrospective)  
Burton Borough School, Audley Avenue, Newport, Shropshire.  
Recommendation Code: FG  
Ward: Newport South

APPLICANT:  
Mrs Sarah McElduff

RECEIVED ON:  
26/06/09

PARISH  
Newport

WARD  
Newport South

CASE OFFICER:  
Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design, Loss of open space

THE PROPOSAL: The application seeks planning permission for an extension of the existing car park, adding a further 24 spaces at the front of Burton Borough School, with a new exit point on to Audley Avenue to enable vehicles to use a one-way system through the car parking area. The application is part-retrospective with an aggregate track running through the centre of the site.

#### THE SITE AND SURROUNDINGS:

The application site comprises Burton Borough School; a large modern school building set back from the road behind hedging with car parking and grassed landscaped areas to the front. The existing vehicular access to the school is at the northernmost point of the application site, adjacent to the cricket ground. To the east of the school site there is a shared junction to industrial development and Army Cadet Unit, with existing gated access to school. This access point is located adjacent to the informal parking area and aggregate track. The school tennis courts are located directly to the south of the proposed parking area, with sports hall beyond. Coach parking spaces are marked out on Audley Avenue, adjacent to the school.

The school is located on Audley Avenue, in a mixed area of residential, recreation and industrial development. The road is blocked off with bollards to the east of the application site, adjacent to the entrance to the cemetery. Adjoining uses consist of residential properties and a residential care home opposite the application site, cricket ground and bowling green to the northwest, Audley Avenue Industrial Estate to the southeast. Further sports facilities are located to the east.

#### CONSULTATION RESPONSES:

This application has been brought to Members early to enable work to commence during the School holiday. Residents have been consulted, along with Newport Town Council and the Highways Engineer. The consultation period expires on 20<sup>th</sup> July before Plans Board and any consultation responses shall be reported to Members in an update.

#### PLANNING HISTORY:

The school site has been subject to a variety of planning applications, including a number of proposals for various extensions to the building. The most relevant planning application to the current proposal is:

W98/0603 Construction of an extension to existing car park

#### POLICY CONTEXT:

Wrekin Local Plan (1995 – 2006):

Policy UD2 – Design Criteria

Appendix B: Parking Standards

#### PLANNING CONSIDERATIONS:

There are no parking standards for schools in PPG13 (Transport). However, the Parking Standards identified in the Wrekin Local Plan can be used as a guide to parking provision required at the School. It states that there should be one space per full time member of staff and a minimum of three visitor spaces for Primary Schools. There are currently 104 full-time members of staff. On-site existing parking provision accommodates 89 spaces. The shortfall is therefore 23 spaces. The proposed extension to the car park would provide an additional 24 spaces for staff and visitors, formalising an area that is already used as informal parking space. The Design & Access Statement (DAS) asserts that this area does become waterlogged and is not currently ideal for parking, but with additional drainage and the use of grasscrete cells as outlined on the plans, this will resolve the current problems.

The DAS states that the proposed one-way system and exit from school site utilising existing gated access point on to the junction to the east of the additional parking spaces will help to reduce congestion at the school and on Audley Avenue and improve safety for pupils and staff.

The proposed one-way system and access point for exit of vehicles is considered acceptable, as the junction is located close to the blocked off point of Audley Avenue, and will not create new access on to the main road. The development would continue the existing track through to the junction and utilise an existing gated entrance, thus it would not significantly alter the character of the site or area.

In the DAS, Sport England has confirmed that the grassed area does not serve any sporting purpose. It is located at the front of the school site and does not form part of the main playing field. The development will be situated within the curtilage of the school, partly screened by the existing boundary hedge. Therefore the development will not lead to a significant loss of the landscaped area. Existing trees within the site shall be maintained. Whilst the area of grasscrete to enable turning space would be located under the canopy of a mature tree, the proposed parking spaces would be located away from the trees. Thus the development would maintain the existing amenity provided by the trees and boundary hedge.

The grassed area is of little amenity value and will not lead to a loss of playing field at the school. The design and materials of the track and parking spaces is considered to be appropriate and addresses the existing drainage problems of the site. The use of grasscrete should help to blend the development with the site area,

whilst improving the surface quality of the currently informal churned-up grass; and existing and proposed landscaping will further enhance the area. It is therefore considered acceptable with regard to local policy.

The planning officer has sought clarification from the Council's School Travel Plan Co-ordinator as to whether the current travel plan is up to date. She has confirmed that it was last updated in 2005 and that the assessment criteria have since been revised to include staff travel modes as well as pupils. Therefore it would be necessary to prepare a new school travel plan.

Officers acknowledge that there is currently a shortfall in parking spaces at the school site, and that additional provision within the site will improve parking arrangements at the front of the site on Audley Avenue. It is considered that the additional parking spaces are appropriate; however, the submission of a Green Travel Plan is considered necessary to encourage alternative travel modes and should be conditioned. The proposed one-way system and

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

1. A3 Statutory time limit
2. Prior to commencement, submission of Green Travel Plan

### **Reason for Approval**

The proposed development is considered acceptable as it will provide improved and increased parking and access arrangements and overcome the current shortfall in car parking provision at Burton Borough School. The design and materials are considered appropriate and in keeping with the existing car parking area. The development will not have a detrimental impact on the amenity of the school or residential area, and should not lead to a significant loss of playing fields or landscaped open space.

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Notes

Agenda Type : A

W2009/0528 Erection of a single storey extension and canopy to existing school building

Priorslee Primary School, Priorslee Avenue, Priorslee, Telford, Shropshire.

Recommendation Code: FG

Ward: Priorslee

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

01/07/09

PARISH

St. Georges & Priorslee

WARD

Priorslee

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design and appearance of the additions and likely impact on the amenities of the surrounding area.

THE PROPOSALS:

The application is for a single storey extension to part of the school main building and also the installation of a glazed canopy. The proposed extension is for general purpose use and is required due to internal reorganisation of administrative accommodation within the school.

SITE AND SURROUNDING AREA:

The school is situated adjoining a predominantly residential area, close to the local district centre of Priorslee. The school site is generally on a lower ground level than the surrounding development and the main road.

PLANNING POLICY CONTEXT:

LDF Core Strategy DPD Policy CS15 Urban Design  
Wrekin Local Plan 'saved' Policy UD2

CONSULTATION RESPONSES:

This application has been brought to Plans Board early to enable work to commence during the school holiday, if the application is approved. The parish council and the Council's Geotechnical engineers have been consulted, and any comments or recommendations shall be reported in an update to Plans Board.

PLANNING CONSIDERATIONS:

The single storey extension would be built on a small area of incidental grass adjoining the main school building and would not result in loss of play areas. The extension will be finished with brickwork and tiles to match the existing building therefore the appearance would be satisfactory.

The proposed external canopy will cover part of the small courtyard area created by the new extension. The canopy will feature a curved roof and the metal framework would be powder coat finished to match existing metalwork on the school building.

The school site is largely screened from the surrounding area by verdant landscaping and a mature hedge adjoins the boundary with Priorslee Avenue. In addition, the main school building is situated on a lower land level relative to the surrounding area therefore the proposed extension and canopy would not be visually intrusive and would have little impact on the street scene.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Standard time limit.

C68 External materials to match existing building

REASONS FOR APPROVAL:

The proposed extension and canopy represent relatively minor additions to the main school building which would be of a satisfactory design and appearance and would not have a significant detrimental impact on the street scene or the amenities of the surrounding area.

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Notes