

TELFORD & WREKIN COUNCIL

PLANS BOARD

14TH JULY 2010

Schedule 1 - Planning applications for determination by Board

W2009/1078 The Stables Flat, Greenacre Farm, 13, Crudgington Green, Crudgington, Shropshire. Erection of detached double garage and new vehicle access.....	3
W2010/0201 Plot 14, Park Court, Hadley, Telford, Shropshire. Reduction of Crown by 30% to 1no. Ash tree.....	7
TWC/2010/0089 Highfield House, 47 Wrekin Road, Wellington, Telford, Shropshire, TF1 1RN Partial demolition of existing building and change of use to form 4no residential units and erection of 9no new residential units with associated landscaping and associated infrastructure	9
TWC/2010/0090 7 Hartshill Avenue, Oakengates, Telford, Shropshire, TF2 6AR Demolition of existing garage and erection of a new dwelling with associated vehicular access (outline)	16
TWC/2010/0099 Burton Borough School, Audley Avenue, Newport, Shropshire, TF10 7DS Erection of new 2.4m high mesh fencing with automated vehicle and pedestrian gates.....	20
TWC/2010/0105 Apley Woods, Dovecote, Apley, Telford, Shropshire, TF1 6RH Replacement door	23
TWC/2010/0108 Crescent Farm, Waters Upton, Telford, Shropshire, TF6 6NP Erection of 1no. 2 bed bungalow and detached garage	26
TWC/2010/0120 Land north of Brookside Primary School, Beaconsfield, Brookside, TF3 1LG Outline application for residential development	31
TWC/2010/0133 Watkins Nursery, Apley Castle, Telford, Shropshire, Erection of 2no. dwellings with demolition of 4.1m section of wall to allow vehicular access to site	37
TWC/2010/0134 Watkins Nursery, Apley Castle, Telford, Shropshire, Erection of 2no. dwellings with demolition of 4.1m section of wall to allow vehicular access to site	41
TWC/2010/0248 Town Park, Hinkshay Road, Malinslee, Telford, Shropshire, The creation of new ecological habitats at Town Park including 3no. habitat ponds and 4no. ephemeral pools	42
TWC/2010/0249 Mannerly Wood, Rock Road, Ketley, Telford, Shropshire, The creation of new ecological habitats including a ephemeral pool and importing soil to create a mound	46
TWC/2010/0250 Rough Park, Woodside Avenue, Woodside, Telford, Shropshire, TF7 5PG The creation of new ecological habitats including 3no. habitat ponds, 4no. habitat ditches and 3no. ephemeral ponds.....	50
TWC/2010/0251 M54, Land south of , Rock Road, Ketley, Telford, Shropshire, The creation of new ecological habitats at Newdale including 3no. habitat ponds, 6no. ephemeral pools and 2no. mounded areas creating a south facing slope.....	54

TWC/2010/0258 Lilleshall County Primary School, Limekiln Lane, Lilleshall, Newport, Shropshire, TF10 9EY Erection of a single storey extension to rear, relocation of existing fence and replacement of 2no. existing windows.....**58**

TWC/2010/0279 The Stables Flat, Greenacre Farm, 13 Crudgington Green, Crudgington Green, Telford, Shropshire, TF6 6JY Change of use of part of agricultural land to residential use**60**

W2009/1078 The Stables Flat, Greenacre Farm, 13, Crudgington Green,
Crudgington, Shropshire.

Erection of detached double garage and new vehicle access

APPLICANT

Mr Ian Craddock

RECEIVED

21/12/2009

PARISH

Waters Upton

WARD

CASE OFFICER

Anna Robinson

THIS APPLICATION WAS DEFERRED AT 31ST MARCH 2010 PLANS BOARD TO ENABLE OFFICERS TO ESTABLISH THE DESIGNATION OF THE LAND.

The application was prepared for an earlier Plans Board meeting (31st March) however it was brought to officers' attention that the siting of the proposed garage would not be fully within the domestic curtilage of the property, as indicated on planning permission W2007/0506. Consequently officers requested that the Applicant submit a further application for the change of use of agricultural land to residential, in order to accommodate the proposed garage subject of this application.

An associated application has been submitted (ref: TWC/2010/0279 'Change of use of part of agricultural land to residential use') and officers advise the two applications should be considered together.

Given that the only issue to resolve was the designation of the land and a planning application has been submitted to address this element, officers consider the proposed garage is acceptable.

The original report is attached below. The planning considerations and recommendation for approval remain unchanged. The conditions have been amended with the addition of a condition to restrict the use of the garage to parking and storage for The Stable Block, but not to be a separate unit of accommodation.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Time limit
- 2) Samples of materials
- 3) Development in accordance with plans
- 4) Highways conditions
- 5) Garage use only and not to be separate unit of accommodation

REASON FOR APPROVAL:

The proposal is considered acceptable in terms of the scale, design, and form, in keeping with the character and appearance of adjacent buildings at 13 Crudgington Green and the locality.

WATERS UPTON PARISH COUNCIL HAS REQUESTED THAT THE APPLICATION IS CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Scale and design, character and appearance

THE PROPOSAL:

The application seeks planning permission for the erection of a detached double garage measuring 8m by 6m, 2.4m to eaves and 5.7m to ridge of roof to The Stables Flat at Greenacres Farm.

This is a resubmission following refusal of an attached double garage and covered vehicle access in 2009 by reason of its scale, impact on the character and appearance of the area and highway safety.

THE SITE AND SURROUNDINGS:

The application site comprises former Stable block which has established residential use at first floor with ancillary use/storage at ground floor. Adjacent to the Stable Flat, but not within red line site area is a large replacement dwelling with detached garage comprising accommodation above, and wildlife pond beyond. Existing access point is from lane to east of site. Proposal would reinstate access point to north of site.

CONSULTATION RESPONSES:

Waters Upton Parish Council did not initially comment on the application; however, due to the considerable planning history and previous objections, they have requested that the application is now considered by Members at Plan Board.

The Council's Highways Engineer has no objection subject to conditions regarding the following: Prior to commencement of use, the access driveway shall be resurfaced in a bound material for the first 5m to the rear of the kerblines; and, Any gating of the proposed access shall be sited a minimum of 5m from the rear of the kerblines and shall open only inwards towards the site.

The Drainage Engineer recommends approval subject to condition: Porous paving should be used on all hardstanding areas. Details on the disposal of surface water from the proposed garage should be submitted.

PLANNING HISTORY:

W90/0099 Mobile home, Full Granted (FG);
W2000/0360 Replacement livestock/stable block, FG;
W2004/0775 Dwelling, Outline Refused (OLR);
W2004/1395 Dwelling, OLR;
W2006/1023 Temporary conversion of stable block to residential accommodation, Full Refused (FR);
W2006/1176 Replacement dwelling, FR;
W2007/0506 Demolition of existing dwelling and erection of new dwelling and detached garage, FG;

W2007/1211 Detached dwelling with detached garage/tractor store (Amendment to W2007/0506 to add conservatory), FG;
W2007/1272 Certificate of Lawful Use, FR;
W2007/1568 Detached dwelling and detached garage/tractor store, FG;
W2008/0837 Certificate of Lawful Use, granted;
W2009/0274 Conversion of roof space over garage to private cinema/gym room, FG;
W2009/0418 Change of use of stables at ground floor to storage ancillary to the residential unit existing at first floor FG;
W2009/0442 Proposed fish pool and nature reserve FG;
W2009/0737 Attached double garage and covered vehicle access, FR;

Enforcement 2006 - 2008 – unauthorised fence, unauthorised use of stable block for commercial storage on ground floor and residential use of first floor

POLICY CONTEXT:

National Planning Guidance:
PPS1 Delivering Sustainable Development

Core Strategy:
CS15 Urban Design

Wrekin Local Plan:
UD2 Design Criteria

PLANNING CONSIDERATIONS:

In terms of national policy guidance, PPS1 asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. In the Core Strategy, CS15 states that development should positively influence the appearance of the local environment. Policy UD2 of the Wrekin Local Plan provides guidance to assess whether proposals are of an appropriate design quality and relate positively their context. The Local Planning Authority (LPA) assesses development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access and spatial quality.

The proposed scheme follows a previous refusal of planning permission for an attached garage with storage above with archway over reinstated drive access. The development was refused as the LPA considered the proposed building constituted an overdevelopment of the site and would result in an overly large building which would not be subservient to the main building or respond to the local the context or reinforce local distinctiveness. It was also considered that additional built form in the open countryside was inappropriate as it detracted from the character and appearance of the locality and did not improve the character and quality of the area. Furthermore there was insufficient visibility for drivers exiting the site.

The resubmission proposes a detached garage set back from the highway adjacent to the stable block, with existing hedgerow maintained. The repositioning of the garage within the plot has addressed the highway

objections and the second refusal reason. Whilst the proposed development is relatively large, it is considered to be subservient to the former stable block, which measures 7.1m to ridge and 15.2m in length (and has residential use at first floor and ancillary use at ground floor). The building is now detached from the former stable block, reducing the unacceptable scale and mass of the previous development. It reflects the form and appearance of existing buildings on site.

With regard to the impact of additional built form in the open countryside, the Applicant has submitted the sale documents and particulars of the site which indicates a number of former agricultural buildings adjacent to the original property; therefore if the development is of an appropriate design and form, it will reflect the layout of built form within the farm complex, and would be in keeping with the character and appearance of the existing property, site and area.

Thus, whilst the garage represents additional built form and a relatively large structure within the rural area, officers consider on balance that the development is acceptable and has addressed the previous reasons for refusal. It is considered that the development is appropriate in terms of the scale, design and form and reflects the character and appearance of built form within the former farm complex, thus it is in keeping with the character of the area and conforms to national and local planning policy.

Due to the rural location of the development, it is considered necessary to request samples of materials to ensure the development is in keeping with the context of the existing buildings and enhances the character and appearance of the rural area.

CONCLUSION:

In your officers' opinion, the proposal is considered acceptable on balance, by virtue of the scale, design and form, and is in keeping with the character and appearance of existing development at the site and in the area.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Time limit
- 2) Samples of materials
- 3) Development in accordance with plans
- 4) Highways conditions

REASON FOR APPROVAL:

The proposal is considered acceptable in terms of the scale, design, and form, in keeping with the character and appearance of adjacent buildings at 13 Crudginton Green and the locality.

W2010/0201 Plot 14, Park Court, Hadley, Telford, Shropshire.
Reduction of Crown by 30% to 1no. Ash tree

APPLICANT

Lioncourt Homes

RECEIVED

08/03/2010

PARISH

Hadley and Leegomery

WARD

CASE OFFICER

Andrew Mackriell

HADLEY AND LEEGOMERY PARISH COUNCIL HAVE REQUESTED THAT
THIS APPLICATION BE DETERMINED BY PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Effect of tree works on the appearance of the tree and its
amenity

THE PROPOSALS:

This is a Tree Preservation Order application for works to a large Ash tree situated on the Park Court residential development site currently nearing completion off Hadley Park Road. The applicants are concerned that as the Ash tree continues to grow its future health could be put at risk, due to its proximity to the dwelling at Plot 14, and therefore seek approval for works to the tree in order to secure the future of the tree and the amenity it provides.

SITE AND SURROUNDING AREA:

The Ash tree which is the subject of the application is situated in the rear garden of a detached two-storey dwelling, which is almost complete, but currently unoccupied. The rear garden is relatively small and is dominated by the large and imposing Ash, which is situated in the rear corner of the garden. The main stem of the Ash tree is covered with ivy and currently the leaf canopy extends over most of the rear garden.

To the rear of this housing development and immediately adjoining the rear garden to Plot 14 is a verdant backdrop of woodland with a variety of mature trees.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 'saved' Policy OL11 Woodland and Trees.

CONSULTATION RESPONSES:

Hadley & Leegomery Parish Council have objected to the proposed tree works on the grounds that the proposed significant reduction works cannot be justified. The Parish Council believes that this matter should have been considered at the design stage of the development and if necessary the layout of the site adjusted to ensure that the mature tree can remain undisturbed. If it was considered acceptable to grant permission for the development in the knowledge that the tree was present the developer should accept that it must remain undisturbed.

The Council's Arboricultural Officer has inspected the tree and has agreed that a maximum crown reduction of 25% would be acceptable. The tree has two limbs that are over extended and growing towards the new dwelling, and the Arboricultural Officer agrees that these limbs can be removed to growth points to 50% of the overall length of the limb. He also recommends that the ivy growing on the tree is removed.

PLANNING CONSIDERATIONS:

No part of the tree is currently touching the dwelling, however the Council's Arboricultural Officer refers to the two over extended limbs which could be reduced in order to prevent conflict with the dwelling.

The Council's Arboricultural Officer agrees that crown reduction of 25% can be carried out to the Ash tree, which is less than the 30% originally proposed. The applicants have expressed their desire to see the tree retained.

Therefore, taking this recommendation into account it is considered appropriate to approve the proposals.

RECOMMENDATION: GRANT TREE PRESERVATION ORDER CONSENT for a reduced amount of crown reduction to the Ash tree (25%) subject to the following conditions:

1. The nature and extent of tree works to be agreed on site with the Council's Tree Officer
2. Tree works shall be carried out by professional arboricultural contractor in accordance with BS 3998: 1989

TWC/2010/0089 Highfield House, 47 Wrekin Road, Wellington, Telford, Shropshire, TF1 1RN

Partial demolition of existing building and change of use to form 4no residential units and erection of 9no new residential units with associated landscaping and associated infrastructure

APPLICANT

Mr Alan Fox

RECEIVED

06/04/2010

PARISH

Wellington

WARD

Ercall

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Scale and Design, Character and Appearance, Impact on Neighbouring Amenity, Impact on TPO trees, Impact on Green Network

THE PROPOSAL:

The application seeks planning permission for the partial demolition of the existing building, Highfield House (modern flat-roofed extensions) and change of use to form 4no. residential units and erection of 9no. new residential units within the grounds of the building with associated landscaping and infrastructure.

The proposal is intended to provide a number of benefits in redeveloping the site with a variety of housing types and sizes and providing a viable use for Highfield House whilst removing the unsympathetic modern additions. Furthermore, the Council as Applicant is seeking to release this site for residential development to enable wider improvements to the Civic Centre within Wellington District Centre, providing better community facilities (planning permission granted, ref: W2009/0505 and W2009/0515). The Council is seeking to release the necessary funds through the rationalisation and disposal of some of its land assets, such as the site, subject of this application.

THE SITE AND SURROUNDINGS:

The application site comprises a large detached building which is not listed or locally listed, but is a period building. There is currently an inappropriate two-storey flat-roofed front extension, car parking and large grounds to rear. An existing relatively narrow vehicular access serves Highfield House from Wrekin Road. Part of the site is designated as Green Network and there are established trees protected by group Tree Preservation Orders located along the eastern boundary, to the west, adjacent to the site entrance and on the northern boundary in the adjacent garden of No.43 Wrekin Road. The property was formerly a Children's Home and currently operates as offices.

The site is located in a mixed residential area and is situated in a highly accessible location close to Wellington District Centre, services and facilities. A Definitive Right of Way runs along the eastern boundary of the site, with

further residential development beyond. Allotments are located to the southern boundary

CONSULTATION RESPONSES:

Wellington Town Council has raised no objection to the proposal provided the maximum number of existing trees remains in the new development.

The Council's Highways Engineer has no objection in principle; however he is concerned that the proposed layout would not meet the Authority's adoptable standards if the road is to be put forward for adoption; furthermore details are required showing that a waste collection vehicle can satisfactorily manoeuvre within the site to demonstrate the layout is workable. Conditions are recommended for access, parking, loading, unloading and turning of vehicles has been provided, properly laid out, hard surfaced and drained prior to occupation, and thereafter maintained.

The Drainage Engineer raises no objections to the proposal subject to conditions: The site should be considered Brownfield and therefore the surface water discharging from the development should be restricted to the existing runoff rate in line with the requirements of PPS25 Appendix F10. In addition there should be a minimum reduction in the surface water runoff rate by 30%. Details on how this will be achieved should be submitted to and agreed in writing by the Local Planning Authority and the agreed recommendations shall be implemented in full prior to the first occupation.

The Arboricultural Officer advises that any tree works to facilitate development should be carried out to British Standard 3998, and care must be taken to prune the trees at the correct time of year. The officer raises concerns that little consideration has been given to the future growth of the trees, and the shading affects they will have on the properties. All boundary treatments shall be dug and installed by hand where they are within the Root Protection Area (RPA) of the trees. All replacement trees shall be identified and the species and size selection agreed. Planting should include 'standard' trees. Given the proximity to the site boundary wall he recommends the installation of root barriers and tree pit detailing is also requested. Both plots 9 and 13 the extraction of the shrub beds must be undertaken by hand in order that fibrous and anchor roots are retained and protected where apparent. The officer presumes that all the services to the properties will be positioned within the main road into the development, but this requires agreement prior to works commencing. Service runs were requested but have yet to be received; furthermore the officer queries whether any consideration has been given to satellite dishes as there could be issues given the heavy density of trees and their canopies within the red edge of the site; and he requires clarification whether the smaller understorey trees that are either dead or in decline within tree protection area of trees 206 to 210 are to be removed.

The Environmental Planner recommends Informatives: As many of the existing trees and shrubs as possible should be retained, particularly the more mature trees along the site boundaries. Tree and shrub removal should take place between September and February to avoid bird nesting season. If work

during nesting season cannot be avoided then a suitably qualified ecologist must check the tree for nests before work begins. Nesting birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Replacement planting of native, locally provident species should take place. There is potential for slow worms to be present on the site. This species is protected from killing and injury under the Wildlife and Countryside Act 1981 (as amended). Contractors should be made aware of the potential presence of protected species, and should be vigilant when carrying out works. Care must be taken when removing roof tiles, clearing vegetation and digging. If any protected species are encountered during works, the development must be halted and a licensed ecologist and Natural England (01743 282000) contacted for advice. To avoid causing harm to wildlife, any trenches left overnight should contain a ramp, so any animals that fall in can climb out.

The Parks and Open Space Department advise it is essential that all new developments make full provision for the infrastructure/amenities and services which they create. New residents to the area will increase demand upon the existing recreational resource. The development may contain a number of properties which will contribute to the need of recreational facilities for the area. There are some nearby recreational facilities in need of upgrading for children in order to maximise the capacity and meet the need arising out of this development. In accordance with Wrekin Local Plan Policies LR4 and LR6, for 2 or more bedroom properties a contribution should be provided towards the upgrading of the nearest community use recreation facilities (which would serve the development area). An appropriate sum would be £600 per property (total £6,600) and should be provided prior to commencement of development.

The School Organisation Officer has requested that a contribution of £21,254 towards primary school facilities is provided.

Shropshire Fire Service advises informative regarding adequate access for emergency vehicles and sufficient water supplies to be identified.

Three neighbour letters of objection have been received on the following grounds:

- Lack of consultation with local residents despite application forms stating neighbour and community consultation had been undertaken
- Access road too narrow for volume of traffic
- Noise, nuisance and disturbance from development and subsequent occupancy
- Overdevelopment of site
- Devalue property
- Loss of privacy
- Site access and hours of working
- Future maintenance of trees in private gardens
- Need for continued protection of trees

PLANNING HISTORY:

W94/0440 Change of Use from Children's Home to Family Resource Centre with Enlarging of Existing Car Park, Granted

Pre-application discussions regarding the proposed development

POLICY CONTEXT:

National Planning Policy:

PPS1 Delivering Sustainable Development

PPS3 Planning and Housing

Core Strategy:

CS1 Homes

CS5 District and Local Centres

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H6 Windfall Sites in Telford & Newport

OL3 Green Network

OL4 Development in the Green Network

OL5 Extensions and redevelopment in the Green Network

OL11 Woodland and Trees

PLANNING CONSIDERATIONS:

National Planning Policy Statement 1 (PPS1) asserts that development must be of a high quality design, reflecting the context of the area and enhancing the character and quality of the locality. PPS3 reflects policy in PPS1, referring to the requirement that development should be of good design and appropriate in its context, enhancing the distinctive character. It should be well integrated and complementary to neighbouring buildings and the locality with regard to scale, density, layout and access. PPS3 has been updated in June 2010 whereby private residential gardens no longer constitute previously developed/ brownfield land, and the minimum density of 30 dwellings per hectare is deleted. The reclassification of garden land will enable Councils to protect gardens from inappropriate development by rejecting planning applications for development that is objected to by the local community and spoils the character of neighbourhoods.

In terms of local planning policy, Core Strategy policy CS5 outlines that new housing development will be focussed on Wellington, along with 5 other District Centres and in locations that are highly accessible to these centres. Policy CS15 outlines design of development will create and sustain safe places and strengthen local identity, positively influencing the appearance and use of the local environment.

Policy UD2 of the Wrekin Local Plan asserts that development must respect and respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, density, orientation, layout, proportions, materials and access etc.

Policy H6 states that housing development within the built up area is permitted if it complies with certain criteria relating to parking, access, drainage, ground issues, impact on adjacent use and high quality design

Policies OL3, OL4 and OL5 state that the Council must protect the Green Network and that unless there are exceptional circumstances; the development contributes or is complimentary to the aims of the Green Network; or the development would provide environmental or community benefits, there is a general presumption against development.

Redevelopment of sites within this designation will be permitted providing they do not significantly affect the function of the Green Network, provide other environmental benefits such as landscaping and sites of ecological, geological or archaeological value are not adversely affected. Policy OL11 states the Council will seek to retain and enhance the contribution that trees and woodland make to the landscape character of the area by resisting proposals that would result in their loss.

The proposal comprises full planning permission for the conversion of Highfield House to 4no. flats (2no. 2 bed units and 2no. 1 bed units). In addition the proposal seeks to demolish the existing modern two storey flat-roofed extension which is of a scale, form and design which does not enhance or relate to the main building. Within the grounds of the building, there would be an additional 9no. dwellings – a row of 3no. 3 storey terraced properties, 1 pair of 3 storey 3 bed semi-detached dwellings and 4no. detached properties. There are 2no. 2 storey 3 bed detached properties, 1no. 3 storey 4 bed dwelling and 1no. 3 storey 5 property.

The existing vehicular access is to be retained with parking provision for the properties consisting of integral garaging and communal parking area with 12 spaces at the front of Highfield House to serve the flats and terraced properties (plots 2 – 8). A further 3 spaces are located in the central area of open space to the north of Plot 4. The protected trees are to be retained and the position of the dwellings and garaging has been dictated by the positions of the trees to ensure that the amenity value the trees provide to the area is maintained. An area of communal space and trees will be retained to the east of Highfield House and adjacent to the access road at the entrance of the site. The trees along the eastern boundary of the site, adjacent to the footpath will be located at the rear of gardens in plots 9 to 12.

Initial pre-application discussions with officers ensured the retention of the main building, which is of some architectural and historic merit despite not being listed or locally listed. It is considered that the removal of the unsympathetic extension will enhance the existing building.

The principle of residential development has been accepted in pre-application discussions, although there must be regard to the amendments made to PPS3 in relation to both the change in designation of garden land and the density of dwellings on the site. Whilst this development does not meet the principles of the Green Network policies in the sense that the site is being developed for market housing; substantial areas of green open space and the

majority of trees are to be retained within the site, and there will be community benefits in the wider area, through the funds from the release of the site enabling the redevelopment of the Civic Centre in Wellington. Conditions would be applied to ensure the development does not lead to damage or loss of trees or loss of the areas of open space. Moreover removal of permitted development rights will ensure no extensions or outbuildings are located within the RPA of the trees.

Neighbour objections have been received with particular concerns relating to the scale of development, access arrangements and volume of traffic, privacy issues and retention of the trees. Officers have raised some concerns that plots 1 to 4 appear a little cramped at the south of the site, although it is considered that all properties would have sufficient amenity space and parking provision, and drainage can be conditioned. Plots 1 – 4 would overlook the allotments to the south. With regard to highways issues, the Highways Engineer has raised no objection regarding the volume of traffic using the access. Given the current office use that the building has and large car parking area, it is unlikely that the residential development will have a significant impact on this. The other highways matters can be resolved by condition. The concerns regarding loss of privacy and overlooking of existing properties are noted; however the 3 storey properties are designed so dormers are located on the front elevations facing into the site and only rooflights are located on the rear roof planes. Furthermore there is sufficient separation distance of 14 metres between the rear of the new dwellings and adjacent rear gardens, with the public footpath separating the properties in Rose Crescent. The distance from rear elevation of plot 13 to side gable of No.43 Wrekin Road is approximately 7 metres; however landscaping is proposed, and there would only be oblique views of the private amenity space of No.43. The retention of trees will help to maintain privacy.

The application site is a self-contained site and is located in a mixed residential area therefore the layout, scale and design of the new properties is considered to be acceptable and materials can be conditioned to ensure the buildings are in keeping with Highfield House and the setting of the area. In conclusion, the principle of residential development on this site is considered acceptable given its sustainable location close to services and facilities in Wellington District Centre and that it will enable funding to be released to provide improved community facilities in Wellington. The layout of the site and the scale and design of the new dwellings along with the conversion of Highfield House, following removal of the extensions to Highfield House, and associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. It is considered that the proposal will not have a detrimental impact on the residential amenities of adjoining properties or on highway safety. Furthermore the existing protected trees and majority of open space will be maintained which will preserve the character of the area and meet the aims of the Green Network.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to written confirmation from Property and Design to provide financial contributions of

£21,254 towards primary school facilities and £6,600 towards upgrading of community use recreation facilities and the following conditions:

- 1) Standard time limit
- 2) Samples of materials
- 3) Sample panel of brick
- 4) Sections of external joinery
- 5) Details of landscaping
- 6) Highways conditions
- 7) Drainage conditions
- 8) Arboricultural conditions
- 9) Development in accordance with plans
- 10) Removal of permitted development rights
- 11) No conversion of garages
- 12) Hours of operation

Informatives:

- 1) Conditions
- 2) Reason for Grant
- 3) Ecology
- 4) Highways

REASON FOR APPROVAL:

The principle of residential development is considered acceptable and will enable community facilities to be provided in Wellington District Centre. The site is in a sustainable location, close to services and facilities in Wellington District Centre. The layout of the site and the scale and design of the 9 new dwellings and conversion of Highfield House with associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. The removal of the extensions to Highfield House will preserve and enhance the building. The proposal will not have a detrimental impact on the residential amenities of adjoining properties, highway safety, TPO trees nor the aims of the Green Network.

TWC/2010/0090 7 Hartshill Avenue, Oakengates, Telford, Shropshire, TF2 6AR
Demolition of existing garage and erection of a new dwelling with associated
vehicular access (outline)

APPLICANT

Ms Diana Lowe

RECEIVED

24/03/2010

PARISH

Oakengates

WARD

Ketley and Oakengates

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: No.

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

THE SITE AND PROPOSAL:

Outline planning permission is sought for the erection of a single dwelling on land adjacent 7 Hartshill Avenue with all matters reserved for consideration at a later date.

Number 7 Hartshill Avenue is privately owned however, the garage on the application site and the land immediately in front of the garage are owned by T&W Council. The garage is currently vacant and in a dilapidated state of repair.

The site is located in a predominantly residential area comprising mature semi-detached dwellings. There is a vehicular access to the right (north) of the site with an Electric Sub Station beyond. The vehicular access leads to two recently constructed detached dwellings.

CONSULTATION RESPONSES:

Oakengates Town Council supports the proposal and has no objections.

Severn Trent Water has no objections subject to conditions.

The Council's Drainage Engineer has no objections subject to a condition relating to both surface water and foul drainage arrangements.

The Council's Geotechnical Engineer has no objections subject to a condition relating to shallow mining. Informatives relating to stability and contaminated land are also suggested.

The Council's Contaminated Land Officer (Environmental Health) has no objections in principle.

The Council's Highway Engineer has no objections in principle subject to the provision of two off street parking spaces.

The Council's Ecologist no objections in principle, however, has requested an informative in relation to Protected Species.

Following the notification of 13 surrounding properties and the display of site notice, no comments or objections have been received.

PLANNING POLICY CONTEXT:

The following policies are considered relevant:

Wrekin Local Plan 'saved policies':

H6 Windfall Sites in Telford and Newport

UD2 Design criteria

EH2 Drainage

EH14 Land Stability

Core Strategy Policy:

CS1 Homes

CS5 District and Local Centres in Telford

CS15 Urban Design

CS12 Natural Environment

National guidance:

PPS1 Delivering Sustainable Development,

PPS3 Housing

PPS9 Biodiversity and Geological Conservation.

PLANNING CONSIDERATIONS:

The site is designated as 'whiteland' on the Wrekin Local Plan (WLP) proposals map; subsequently the site can be considered for residential development in accordance with policy H6 of the WLP.

Policy H6 states that housing development will be permitted on land under 0.4 hectare that is within the Telford built up area when the site can be adequately accessed and parking provided, when the site can be adequately drained, when the Council is satisfied that, where there are land stability and contamination issues, the developer has taken adequate remedial action, where the proposal does not have an adverse impact on the local environment, especially in its relationship with adjacent land uses and where the proposal shows a high quality of design. In addition, policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context.

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

Moreover, policy CS12 refers to the protection of the Borough's natural environmental and 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. PPS1 and PPG3 also guide LPA's to avoid the inefficient use of land through promoting higher density development whilst being mindful of the wider context.

The demolition of the garage does not require planning permission; nevertheless the LPA has no objection to its removal.

The application has all matters reserved; however, the proposed layout drawing indicates a rectangular footprint which respects the size and the building line of the neighbouring dwellings.

It is considered that a single unit could be accommodated on the site adversely affecting the existing visual amenity, and adequate private amenity space and car parking could be provided for both the existing and proposed dwelling. Furthermore, the reserved matters application will deal with the design of the dwelling to ensure that it is appropriate in context.

Given the separation distances of the existing dwellings, and the indicative layout of the proposed dwelling, it is considered that there would be no adverse impact upon the residential amenity.

PPS9 sets out the Government's vision for conserving and enhancing biological diversity in England. It includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible. It notes that the re-use of previously developed land for new development makes a major contribution to sustainable development by reducing the amount of countryside and undeveloped land that needs to be used.

All comments received from statutory and non statutory consultees are noted and are in support of the application and the suggested conditions and informatives will be imposed.

The principle of development on the site is considered appropriate and there will be no adverse impact upon residential amenity or within the locality. Furthermore, sufficient private amenity space and off street parking for can be provided within the site and the adjacent property.

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

1. A01– Standard Outline
2. A02 – Submission of reserved matters
3. B01 – General details required
4. B09 – Samples of materials
5. B14 – Landscaping scheme

6. B23 – Parking, loading and storage
7. B25 – Shallow mineworking
8. B33 – Drainage details
9. I34 – Reasons for grant of outline planning permission
10. I30. - Conditions
11. I16 – Minerals area
12. I19 – Contaminated land
13. I24 Protected species
14. I custom – tree and shrub removal
15. I custom – replacement planting
16. I custom – ramps in trenches overnight.

REASON FOR APPROVAL:

The principle of development on the site is considered acceptable as it is in a highly sustainable location and there will be no adverse impact upon residential amenity or within the locality. Furthermore, sufficient private amenity space and off street parking for can be provided within the site and the adjacent property.

TWC/2010/0099 Burton Borough School, Audley Avenue, Newport, Shropshire, TF10 7DS
Erection of new 2.4m high mesh fencing with automated vehicle and pedestrian gates

APPLICANT

Director Of Children & Young People

RECEIVED

15/04/2010

PARISH

Newport

WARD

Newport South

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, highway safety, visual amenity and security.

THE PROPOSAL:

The application seeks planning permission for the erection of two sections of fencing and two automated pedestrian and vehicular gates at three points within the grounds of the Burton Borough School.

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; the common boundary between the school and the cricket ground is bounded by 4.8m mesh fencing. The school tennis courts are located to the south of the school building, with sports hall beyond.

The school is located on Audley Avenue, in a mixed area of residential, recreation and industrial development. 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:

Newport Town Council has no adverse comments.

The Highway Engineer has no objections.

The Ecologist supports the proposal however, recommends that a 1m buffer zone around the Root Protection Area (RPA) if possible.

50 direct neighbour letters have publicised the application; no representations have been received.

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 and car park extensions.

POLICY CONTEXT:
Wrekin Local Plan :
UD2 Design Criteria

Core Strategy:
CS15 Urban Design

National Guidance:
PPS1 Delivering Sustainable Development

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, 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.

The proposed fencing is required to secure the school buildings and comprises 2.1m green mesh steel fencing and a single and double set of automated gates between the front right (northern) corner of the school building and the adjacent cricket ground. A 2.1m high single gate between the left hand (southern) corner of the school building and the tennis court, and a 2.4m high section of green mesh fencing between the rear corner of the tennis court and the corner of the sports hall.

The automated gates will be linked by intercom to the school reception and staff members will be provided with proximity tags to open the gates.

The green gates and fencing will match the existing boundary treatment at the school and as such will not appear out of character and will have no adverse impact upon the visual amenity of the area. The proposed development will improve the security of the building and the safety of staff and pupils and will have no detrimental effect upon highway safety. Accordingly, the proposal is considered acceptable and recommended for approval with conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A03 - Statutory time limit
2. C38 - In accordance with approved plans
3. I30 - Conditions
4. I31 - reasons for grant
5. I - custom Root protection area of trees

REASON FOR APPROVAL:

The proposed development is considered acceptable as it will provide improved and increased security and safety of the building and the users of the premises. The design, materials and finish are considered appropriate and in keeping with the existing boundary treatment. The development will not have a detrimental impact on the visual amenity of the school or the area, or highway safety.

TWC/2010/0105 Apley Woods, Dovecote, Apley, Telford, Shropshire, TF1 6RH
Replacement door

APPLICANT

Mr Adrian Corney

RECEIVED

16/04/2010

PARISH

Hadley and Leegomery

WARD

Apley Castle

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Effect on character and appearance of the listed building.

PROPOSAL:

Planning permission is sought for the replacement of the existing door on the Dovecote in Apley Woods.

A Listed Building consent application has also been submitted which will be decided once this planning application determined.

SITE LOCATION AND DESCRIPTION:

Formerly part of the Apley Castle complex the Dovecote is located in the Apley woods at the rear of no.9 Icehouse Road.

The dovecote dates back to the early/mid C18 and is a square shaped brick building is two storeys in height with a pyramidal plain tile roof surmounted by a 1980's lantern. The ground floor entrance comprises a large semi-circular brick arch with a poor quality plywood door.

It is noted that unauthorised works have been carried out on to the building done prior to application, principally being the re-pointing of the brick arch headers in cement mortar.

HISTORY:

This application and the listed building Consent has been submitted following consultation with the Council's Conservation Officer.

CONSULTATIONS:

No representations have been received following the publication of the applications.

The Council's Conservation Officer has no objections subject to conditions.

Hadley and Leegomery Parish Council has no objections.

Shropshire County Council Historic Environment officer has no objections to the proposal.

POLICY CONTEXT:

In the consideration of the proposal, the following Local Plan policies and national guidance are deemed relevant;

Wrekin Local Plan:

UD2 Design Criteria

HE16 Alterations and Additions to Listed Buildings,

Core Strategy:

CS14 Cultural, Historic and Built Environment.

CS15 Urban Design

National guidance:

PPS1 Delivering Sustainable Development.

PPG15 Planning and the Historic Built Environment.

PLANNING CONSIDERATIONS:

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

Policy HE16 states that alterations and extensions to listed buildings will only be permitted when amongst other issues; the essential form and character of the building are maintained and the historic interest of the building and its setting are not adversely affected, its architectural features are retained.

Policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment, and policy CS14 aims to protect and enhance the Borough's existing, unique built assets.

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

PPS5, gives Government advice on the protection of historic buildings and states that Local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets,
- and of utilising their positive role in place-shaping; and
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality.

The existing door opening is boarded up with a poor quality plywood which is wholly inappropriate and detracts from the historic interest and importance of the Listed Building.

The replacement door comprises a bespoke steel gate with an Oak door behind. The door will be hung on the original hinge post and the latch is styled on a medieval shoot bolt which respects the appearance of the hinges. The door furniture will be finished in black powder coating and the timber will be treated with linseed oil. The style and design was discussed with the Council's Conservation Officer prior to the submission of the applications and is clearly an improvement on the boarded up entry. The LPA accepts that this is not a re-instatement of the original door, however, the high quality of the design and construction method and the obvious improvement to the appearance of the building outweigh any concerns in this respect. Additionally the works will allow for the active re-use of the structure for the purpose of a general store for the Apley Woods community groups.

Accordingly, it is considered that the proposal complies with both national and local policy. The replacement door is an enhancement both on the appearance and on the physical restoration (by virtue of re-use) of the building and therefore it is recommended for approval with conditions.

Nonetheless, the unauthorised pointing which has previously been carried out on the building is physically harmful to the building and should be removed and re-pointed with lime mortar. Therefore, an informative will advise the applicant to contact the Conservation Officer for advice and guidance.

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

1. A03 – Time limit
2. C38 – in accordance with approved drawings and details
3. I30 – Conditions.
4. I31 – Reasons for the grant of planning permission

REASONS FOR APPROVAL:

The replacement door is an enhancement to both the appearance and the physical restoration and re-use of the building.

TWC/2010/0108 Crescent Farm, Waters Upton, Telford, Shropshire, TF6 6NP
Erection of 1no. 2 bed bungalow and detached garage

APPLICANT

Mr Henry Thornton

RECEIVED

08/04/2010

PARISH

Waters Upton

WARD

Ercall Magna

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: Yes:

MAIN ISSUES: Principle of development, Design, Character and appearance,
Impact on adjacent Listed Building

THE PROPOSAL:

The application seeks planning permission for the erection of 1no. two-
bedroomed bungalow with a detached garage at Crescent Farm in Waters
Upton.

THE SITE AND SURROUNDINGS:

The application site comprises an existing brick, timber and corrugated
outbuilding and small enclosed grassed area, bounded by sandstone wall and
metal gate. The application site is accessed from the narrow farm track and is
approximately 25m from the main highway, adjacent to cowsheds to the north
and Grade II Listed 16th/17th Century timber framed barn to the west, which is
currently being renovated and converted to residential use. The red brick
Grade II* Listed Hall is set back from the highway, with red brick properties,
No.29 and 29a and cream rendered Crescent House located to the south
fronting the highway. Row of mature trees protected by Tree Preservation
Order are located within the grounds of the Listed Building and separates the
site from The Hall. Listed sandstone boundary wall fronts the main highway,
adjacent to narrow vehicular access. The application site is in the historic
centre of Waters Upton, with the vehicular access located opposite the listed
St Michaels Church.

CONSULTATION RESPONSES:

The Council's Conservation Officer has raised no objections following receipt
of amended plans which have addressed and clarified previous concerns.
Conditions should be imposed regarding details to be submitted and sample
materials to be agreed, in addition to a landscaping condition showing the
retention of sandstone boundary walls.

The Highways Engineer has no objection to the proposal.

The Drainage Engineer has no objection subject to a condition regarding
soakaway. Any soakaway should be located no less than 5m from any
building or boundary and details on the location of the soakaway should be
submitted.

The Geotechnical Engineer makes no comment.

The Arboricultural Officer objects to the proposal, as he considers the tree to be retained on site is incorrectly plotted and stands atop the boundary wall of the site, which is slowly crumbling apart. However, if the application is recommended for approval, conditions should be imposed for a crown lift of the Sycamore, plans outlining service runs, tree protection and details of the wall reconstruction with regard to mortar types and method adopted. In addition, other trees along the access may require crown lifting to facilitate high sided vehicle access.

The Environmental Planner has recommended informatives regarding tree removal to avoid bird nesting season, replacement tree should be a native species and if any protected species are encountered in the farm building during removal, work must halt immediately and a suitably qualified ecologist and Natural England contacted for advice. Bat and bird boxes should be erected on the site, including alternative nesting sites for swallows, as a previous application at Crescent Farm for the conversion of a barn found roosting bats and nesting birds.

Waters Upton Parish Council has raised no objection in principle, but considers amendments to the design and materials used are required to ensure that it is in keeping with the rural (farm) location.

A neighbour letter of support was submitted with the application, stating the site is an ideal infill plot and will enable the farm to continue. Planning permission should be subject to the retention of sandstone walls.

PLANNING HISTORY:

W2008/0699 Conversion of Existing Farm building to Form a Single Dwelling with Creation of Private Amenity Space and Vehicle Parking (Planning Permission), Full Refused

W2008/0700 Conversion of Existing Farm building to Form a Single Dwelling with Creation of Private Amenity Space and Vehicle Parking, Listed Building Granted

W2008/1186 Conversion of Existing Farm building to Form a Single Dwelling with Creation of Private Amenity Space and Vehicle Parking, Full Granted

POLICY CONTEXT:

PPS1 Delivering Sustainable Development

PPS3 Planning and Housing

PPS5 Planning and the Historic Environment

PPS7 Sustainable Development in the Rural Area

Core Strategy:

CS1 Homes

CS7 Rural Area

CS14 Cultural, Historic and Built Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H10 Scale of Development

PLANNING CONSIDERATIONS:

The proposal comprises the erection of a two-bedroomed bungalow and detached double garage located within the farm complex, adjacent to existing farm buildings and residential properties, and replacing an existing outbuilding.

With regard to relevant national planning policy, PPS1 asserts that planning should enable sustainable and inclusive patterns of development in both urban and rural areas, with regard to social, economic and environmental aspects. Development should be of a high quality design, and where it is inappropriate in its context or fails to improve the character and quality of an area, it should not be accepted.

PPS3 states that the planning system should provide sufficient numbers of dwellings of a mix of tenure to meet need and demand. PPS3 reflects policy in PPS1 referring to the requirement that development should be of good design and appropriate in its context, enhancing the distinctive character. It should be well integrated and complementary to neighbouring buildings and the locality with regard to scale, density, layout and access.

With regard to national planning policy contained in PPS5, the principle aim of the policy is to ensure that the historic environment and its heritage assets are conserved for future generations. Local Planning Authorities (LPAs) must consider whether proposed development makes a positive contribution to the character and local distinctiveness of the historic environment; and consideration of design should include scale, height, massing, alignment, materials and use.

PPS7 outlines that most new development should be focussed in or near to local service centres where there is access to public transport, services and facilities. In addition LPAs should ensure that development respects and where possible, enhances the qualities of the rural settlements which have historic and architectural value, or make an important contribution to local countryside character. A supportive approach to farm diversification should not result in excessive expansion and encroachment of building development into the countryside. LPAs should encourage the re-use or replacement of existing buildings where feasible and have regard to the amenity of any nearby residents or other rural businesses.

In local planning policy, CS1 of the Core Strategy DPD asserts that the spatial distribution of housing in the Borough to 2016 will be concentrated on the urban area of Telford and market town of Newport, with local needs within the rural area being met by approximately 170 new dwellings over the plan period. At the current time, the threshold has already been met from dwellings already built, under construction or having received planning permission. A single dwelling would not constitute a significant increase in the number of houses already committed within the rural area by itself; although

the cumulative effect of single dwellings across the Borough would further exceed the rural housing numbers and would be contrary to Policy CS1.

In Policy CS7, the limited number of dwellings to meet local needs within the rural area as outlined in CS1, will be focussed on three settlements in the Borough, namely High Ercall, Tibberton and Waters Upton, which have a range of local services and facilities. In this regard, the proposed dwelling would be located within one of the key suitable settlements, within the centre of the village and close to local services and facilities, thus complying with Policy CS7.

Policy CS14 of the Core Strategy considers the Cultural, Historic and Built Environment of the Borough helps to underpin the overall quality of life for the community and visitors alike. This policy aims to protect and enhance the Borough's existing unique built and cultural assets to deliver new development. Policy CS15 states the design of development will strengthen local identity and positively influence the appearance and use of the local environment.

Policy UD2 of the Wrekin Local Plan asserts that development must respect and respond positively to the context, and enhance the quality of the local environment through high quality design, and will be assessed in relation to its scale, massing, form and materials etc.

Within the suitable settlements referred to in CS7, saved policy H10 of the Wrekin Local Plan states that development will be permitted where the proposal involves one of two dwellings on a suitable infill plot and would not lead to the loss of open space or an extension of the village into open countryside.

Whilst the threshold of 170 dwellings in the rural area has already been exceeded from dwellings built or having received planning permission since the start of the Plan period and the proposed development would further exceed this threshold, Waters Upton is one of the key service centres in the rural area identified to receive new housing. It should also be noted that housing numbers specified for the Borough within the West Midlands RSS no longer hold any weight in decision making in accordance with the new Government's statement dated 27th May 2010. The site is considered to be a suitable infill plot within the centre of the village within an existing built up frontage. The site would be large enough to accommodate the modest bungalow. There will be sufficient amenity space and parking provision to the property, and the proposal will not have an adverse impact on adjoining residential amenity. The site can also be adequately drained and accessed without prejudicing the safety of highway users.

Whilst it is noted the Parish Council have raised concerns to the original design, amended plans have been submitted following discussions between the Agent and the Conservation Officer to devise a development which relates better to the context of the adjoining buildings, including the listed buildings in terms of the design and materials. The amendments include simplified

fenestration, reduction in size of windows, addition of lantern detail to provide natural ventilation and light, and the use of local red sandstone. The Applicant intends to retain and make good the existing stone wall. The proposal is considered appropriate to the character and appearance of the area, and will not affect the setting of the adjoining listed buildings and other historic properties.

With regard to the Arboricultural Officer's concerns, whilst the proposal will lead to the loss of a tree and the position of the tree to be retained is closer to the boundary wall than indicated on the site layout, the proposed tree works and tree protection methods etc. can adequately be controlled by condition. Furthermore a landscaping condition is recommended to ensure that the sandstone boundary walls are retained, as requested by the Conservation Officer and the neighbour comments.

In conclusion, it is considered that the proposal is acceptable in principle as the site is an infill plot located within one of the identified suitable settlements. The proposed siting, scale and design are considered acceptable and would preserve and enhance the setting of the adjacent Listed Buildings. Subsequently the proposal complies with policies CS1, CS7, CS14 and CS15 of the Core Strategy, policies UD2 and H10 of the Wrekin Local Plan and national guidance contained in PPS1, PPS3, PPS5 and PPS7.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Time limit
- 2) Samples of materials
- 3) Details of doors/windows
- 4) Landscaping – retention of sandstone boundary walls
- 5) Details of boundary treatment
- 6) Details of service runs and tree protection methods/ tree works
- 7) Soakaway
- 8) Development in accordance with amended plans
- 9) Removal of permitted development rights
- 10) Garage shall not be converted to residential

Informatives:

- 1) Conditions
- 2) Reason for Permission
- 3) Ecology
- 4) Trees

REASON FOR APPROVAL:

The proposed dwelling would be located on a suitable infill plot within Waters Upton, one of the key settlements where housing to meet local needs will be permitted. The site can be adequately accessed, with sufficient parking and amenity space, and will enhance and preserve the setting of adjacent listed buildings or the residential amenities of adjoining properties.

TWC/2010/0120 Land north of Brookside Primary School, Beaconsfield, Brookside, TF3 1LG
Outline application for residential development

APPLICANT

Telford & Wrekin Council

RECEIVED

05/05/2010

PARISH

Stirchley and Brookside

WARD

Brookside

CASE OFFICER

Emma Green

THIS APPLICATION WAS DEFERRED FROM PLANS BOARD FOR A MEMBERS SITE VISIT

OBJECTIONS RECEIVED: Yes.

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

PROPOSAL:

This application is the first phase of a joint venture between Telford and Wrekin Council and Homes and Communities Agency (HCA) to bring forward sites for 100% affordable housing to meet local housing needs.

This is an outline application for residential development with all matters reserved for later consideration. A zoning plan has been submitted which identifies the maximum area for built development, whilst identifying area for access, parking and gardens. This plan also shows an indicative layout with 8 properties with a mix of scale, size and style of properties. 1 x 4 bed detached house, 4 x 3 bed semi detached properties and 3 x 2 bed terraced properties.

There is a mix of parking arrangements demonstrated, with on plot parking, garaging and a parking court adjacent to properties. The layout shows at least 24 car parking spaces, can be accommodated along with this scale of development.

SITE AND SURROUNDINGS:

The application site is 0.3 ha, currently used as open space with a small purpose built car park with space for 9 vehicles.

The site is located within a densely residential area, which is a Radburn estate, and is substantially two storey in scale with some three storey flatted development. There is a primary school and community centre to the south of the site. Beyond these is a children's playground, Multi use games area (MUGA), skate park and open space.

The site is bounded by footpaths on all boundaries. The primary school to the south has palisade fencing and hedging. The western boundary has rear gardens to properties in Briarwood. Side gables to properties and gardens

adjoin the northern boundary. Access roads to school with three storey flatted development beyond is adjacent to the eastern boundary.

The site is generally flat with a gentle slope falling from west to east. There are a number of trees to the eastern and western boundaries.

CONSULTATIONS:

The Council's **Ecology Officer** has no objections to the proposal subject to conditions and informatives. The habitat survey found no evidence of protected species, but recommends retention of trees, however, if tree removal occurs, replacement planting of native species is recommended to be secured by condition, with an informative relating to best time for tree felling.

The Council's **Drainage Engineer** has no objections subject to conditions. This is a Brownfield site and therefore surface water discharge should be restricted to runoff rates. Details of how this is to be achieved to be submitted with reserved matters.

Shropshire Fire Service has no objections subject to informatives relating to access for emergency vehicles, water supplies and sprinkler systems.

The Council's **Highways Engineer** has no objections to the proposal subject to conditions requiring the layout of the development to provide at least 9 car parking spaces to retain the level of parking provision available for peak school times, and details of layout and parking for proposed dwellings.

Brookside and Stirchley Parish Council objects to the application, it considers that the proposal is inappropriate for the area in terms of, over development, poor existing road infrastructure, parking pressures, road safety issues, access for emergency vehicles would be restricted, loss of open space and loss of visual amenity. The parish appreciates the need for housing but believes efforts should be directed towards re-use of existing vacant properties.

51 letters of neighbour consultation have been sent out and 22 letters of objection and a petition of 147 signatures have been submitted on the following grounds:

- Loss of car parking for school and residents
- Increased on road parking
- Health and safety issues relating to school children
- Loss of open space/play space
- Creation of more alley ways and trouble spots
- Loss of trees
- Highly populated area that does not require additional development
- Impact on drainage system
- Damage to properties during construction
- where will the monies for outdoor recreation be spent?
- loss of property values;
- compromise the open aspect of the area

The applicants have submitted a letter of support to address issues raised by local residents and the Parish Council: comments can be summarised as follows:

- Need for development; fundamental to this application is the local need for affordable housing in area. This scheme would assist in delivering the Council's objectives to provide every household in the Borough with an affordable, decent and appropriate home.
- Principle of development, the proposal accords with the Development Plan and is considered acceptable in principle.
- Car parking, concern has been raised over anticipated loss of parking. The indicative layout shows 22 parking spaces. 13 spaces would be allocated to the dwellings. The 9 others would be available for public use. As no net loss in spaces is proposed, there would be no material change to the existing parking situation.
- Open space/ trees, a small area of unequipped open space would be lost when the scheme is built. However, there are other equipped play spaces in immediate vicinity; furthermore, the developer will contribute to the maintenance and improvement of local leisure facilities. The existing trees are not of significant value; however, the developer will be obliged to incorporate new trees into the scheme.
- Alleyways and trouble spots. The layout has been carefully considered to open up the area and increase the natural surveillance of existing alleyways. This would make them more visible and reduce crime and perceived fear of crime.
- Health and Safety, with the regards to the safety of the building works adjacent to the school. The developer's will be obliged to comply with all relevant safety laws and regulations.
- A building for life assessment has also been submitted in support of the application.

PLANNING POLICY CONTEXT:

National Policy:

PPS1 Delivering sustainable development

PPS3 Housing

PPS9 Biodiversity and geological conservation

LDF Core Strategy

CS1 Homes

CS9 Accessibility and Social Inclusion

CS11 Open Space

CS13 Environmental Resources

CS15 Urban Design

'Saved' policies Wrekin Local Plan

UD2 Design Criteria

H6 Windfall sites in Telford and Newport

H22 Community Facilities

H23 Affordable Housing

OL11 Woodlands and Trees

LR6 Developers Contributions to outdoor recreational open space provision within new residential developments.

PLANNING CONSIDERATIONS:

The proposal is for outline planning permission, with all matters reserved. The master plan submitted with the application indicates maximum horizontal parameters set out in zones and limits the vertical parameters to 2.5 stories.

Principle of development:

The site is designated as 'white' land within the Wrekin Local Plan, where development is permitted in principle. Policy H6 relates to residential development within the built up area, which is to be supported if issues of access, parking, drainage, land contamination and stability, impact on adjacent properties, and design can be adequately addressed. Each of these issues is considered below to determine if the principle of residential development is acceptable.

Highways:

The site currently includes a car park for the school and residents. It is laid out with nine spaces, and is well used especially for peak school periods. The Council's Highways Engineer has raised concerns that loss of this parking would have a detrimental impact on highway safety at peak school periods, with increased on street parking. However, if the consent is restricted with a condition to ensure that at least 9 spaces are retained in any proposed layout, this would be sufficient to overcome highway safety implications.

The master plan submitted with the proposal demonstrates that an acceptable layout of development can be accommodated on the site with adequate levels of parking provision for the new development and retain the nine existing spaces. Officers therefore recommend a condition for provision of at least 9 visitor spaces, over and above the provision for new dwellings.

Open space and trees:

The site is also an area of open space for informal play as well as car parking. Objectors have raised issues over loss of play space, this site is not protected. However, the play space, including MUGA, Skate Park, and playground adjacent to the school is within the green network and is therefore afforded sufficient protection to ensure that there is adequate long term play provision, without the retention of this site.

The masterplan indicates that all of the trees on site would be removed. Whilst from an ecological perspective retention would be beneficial. The size of these trees is of concern and removal is recommended along with a replacement planting scheme, to ensure there is no long term adverse impact on ecology, and to soften the visual appearance of the site. This is proposed to be secured via condition. The development therefore accords with policy CS11 of the core strategy and policy OL11 of the Wrekin Local Plan

Character and appearance and impact on neighbours.

The masterplan indicates two development zones located to the east and west of the site and continues the form of development of the surrounding area in terms of building lines. The main difference from the surrounding Radburn estate is this development has principal elevations facing out on to the road and footpaths, to give natural surveillance of public spaces, rather than private spaces. Rear gardens can be located back to back to give clearly defined private spaces.

This configuration of development zones will allow for a wide variety of affordable housing types, of a scale, which respects the character and appearance of the surrounding area. The location of the development zones would ensure that there is sufficient separation from existing and proposed dwellings to preserve residential amenities. The proposal accords with policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

Drainage and ground conditions:

The site can be adequately drainage and levels of run off can be adequately controlled through conditions. There site has no issues of ground stability or land contamination.

Other issues:

Objectors have raised issues relating to damage and disturbance during the construction period for any development. This is not a material planning consideration, and therefore has not been considered in the determination of the proposal.

Planning obligations:

The proposal is for 100% affordable dwellings and this is to be secured through a memorandum as this is a Council owned site, and the Council can not enter into a Section 106 agreement with its self. However, the sale of the land will require the new owners to enter into a Section 106 agreement.

In addition to the affordable housing there is to be a financial contribution of £600 per dwelling for maintenance and improvement of local leisure facilities and £1000 per dwelling contributions for local primary school education.

Conclusion:

The scale and layout of development is in keeping with the character and appearance of the surrounding area. The masterplan demonstrates that the site can accommodate an acceptable mix of dwellings, with adequate parking provision for the proposed dwellings and retention of parking for the school. The site can be adequately drained; there are no issues of land contamination of stability. There is adequate alternative open space and play provision adjacent to the site, with financial contribution for on going maintenance and improvement. Accordingly, the proposal complies with requirements of policy H6 and is acceptable in principle.

RECOMMENDATION: delegate to the Head of Planning and Environment to GRANT OF OUTLINE PLANNING PERMISSION subject the Council as landowner agreeing that the land will be bound by the obligations in respect of

the provision of 100% affordable housing, and £600 per dwelling for leisure and £1000 per dwelling for primary education and the following conditions:

1. A01 - Outline planning permission
2. A02 - Reserved matters submissions
3. B01 - Standard outline
4. B03 - General details required
5. B29 - Site management Plan
6. BNS - Drainage
7. BNS - Highways details of roads, parking and turning.
8. BNS - replacement tree planting
9. C38 - development in accordance with submitted plans
10. CNS Development in accordance with development zones on masterplan
11. CNS Layout to provide 9 public car parking spaces
12. DNS Hours of operation
13. I30 - Conditions
14. I34 - Grant of Outline planning permission
15. I25 - Fire Service

REASON FOR APPROVAL:

The site can adequately accommodate a mix housing scheme, with adequate parking to ensure no adverse impact on highway safety. The scale of development is acceptable and in keeping with the character and appearance of the surrounding area, the loss of trees can be mitigated with a replacement planting scheme.

TWC/2010/0133 Watkins Nursery, Apley Castle, Telford, Shropshire,
Erection of 2no. dwellings with demolition of 4.1m section of wall to allow vehicular
access to site

APPLICANT

Shropshire Homes Limited

RECEIVED

26/04/2010

PARISH

Hadley and Leegomery

WARD

Apley Castle

CASE OFFICER

Phil Baker

THE PARISH COUNCIL AND COUNCILLOR BLUNDELL HAVE
REQUESTED THAT THIS APPLICATION IS DETERMINED BY MEMBERS
AT PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development and Impact on Listed Wall.

THE SITE AND THE PROPOSAL:

This application, and the accompanying Listed Building application, relates to the erection of two dwellings and the demolition of a 4.1 metre section of the wall of the former garden of Apley Castle to allow vehicular access, at Watkins Nursery, Apley Castle, Apley.

The proposed development site lies to the south of the former walled garden of the now demolished eighteenth century Apley Castle. The wall is approximately four metres in height and is Grade II Listed. The land to the south is heavily wooded, with all the trees protected by a group Tree Preservation Order. This area forms part of Apley Woods, a large area of public open space that is freely used by local residents for informal recreational purposes.

The two houses face each other and are identical in design and appearance. They are both two-storey four-bedroom houses, with an attached single garage. There is additional parking on the driveways. The houses match in style and appearance those that have already been approved within the walled garden.

The rear gardens of the proposed houses will be enclosed by 1.8 metre high walls. When the application was submitted it was intended to erect a 900mm high metal fence along the remainder of the site boundary. However, in view of the comments and objections made by some consultees about access into the woodland to the south of the site (mentioned in the next section of this report) it is now proposed to continue the 1.8 metre high wall along the whole site boundary.

The stability of the wall will be protected by the introduction of piers to the inner face adjacent to the opening. The salvaged bricks from the demolition will be re-used to replace damaged areas of brickwork elsewhere in the wall.

CONSULTATION RESPONSES:

Councillor Blundell objects to the application on the grounds that a further breach of the Listed Wall will detract from its appearance, and also affect its character and the view from inside Apley Woods. As this wall is Listed in its own right it should be afforded protection. One breach has already been allowed and another one is not warranted for two extra houses.

Six letters and e-mails have been received from local residents, objecting to the application. These can be summarised as follows:

- Lack of respect for the historical importance of the whole area
- Would destroy the character, appearance and setting of the site and the walled garden
- Lack of concern for the conservation of the built heritage
- The proposal will not improve or enhance the setting of the walled garden
- A precedent has not been set by the previous permission as this proposal is outside the wall
- Will have a detrimental impact on wildlife in the area
- The habitat survey is worthless because it was carried out after the site was cleared of all wildlife and protected species
- Will prejudice security for future residents of the walled garden, increasing the risk of crime and anti-social behaviour
- Metal gates are not a local feature (these have now been deleted)
- Inaccurate statements in the Design and Access Statement

The Parish Council objects to the application on the following grounds:

- The length of wall to be demolished is 6 metres, not 4.1 metres (it has been confirmed that only 4.1 metres of wall will be demolished)
- The proposed development would destroy the whole character and setting of the walled garden area
- The proposals are contrary to Policy CS14 of the Core Strategy and Policies HE15 and HE16 of the Wrekin Local Plan

The Council's Conservation Officer is not objecting to the application, subject to conditions to agree external materials, mortar mix, and repointing.

The Council's Arboricultural Officer objects to the application on the grounds that the trees bordering the application site will create heavy shading of the proposed houses, which will lead to pressures from the residents to prune these trees back.

The Council's Environmental Maintenance Officer objects to the application because it would encourage the use of an area of Apley Woods which people are being discouraged from using for conservation reasons.

The Council's Ecologist has no objections but is recommending that an Informative is attached to any permission stating that if any protected species are encountered during building works, that development is halted and a licensed ecologist and Natural England are contacted for advice.

The Council's Drainage Engineer has no objections subject to a condition restricting the run-off rates of surface water from the site.

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

Shropshire Wildlife Trust objects to the application on the grounds of degrading an area of green space which is already grappling with issues of visitor pressure. The proposals do not offer any mitigation measures or enhancements to offset these negative impacts.

West Mercia Police Crime Risk and Architectural Liaison Officer objects to the application on the grounds that another access into and out of the site, albeit pedestrian only, will increase the risk of crime and anti-social behaviour. (This access gate has now been deleted from the application).

PLANNING POLICY:

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

Wrekin Local Plan:

H6 – Windfall Sites in Telford and Newport

UD2 – Design Criteria

HE15 – Demolition of Listed Buildings

HE16 – Alterations and Additions to Listed Buildings

LDF Core Strategy:

CS1 – Homes

CS5 – District and Local Centres in Telford

CS14 – Cultural, Historic and Built Environment

PPS1 – Delivering Sustainable Development

PPS5 – Planning for the Historic Environment

PLANNING HISTORY:

In April 2010 planning permission and Listed Building Consent was granted for the erection of 18 dwellings, and the construction of a new vehicular and pedestrian access through the wall of the former kitchen garden of Apley Castle (ref:W2010/0011).

PLANNING CONSIDERATIONS:

The application site is shown as 'white land' on the Wrekin Local Plan, where residential development is acceptable in principle. As the site is within the Telford boundary and is under 0.4 hectare it can be classified as a windfall site, and therefore complies with Policy H6 of the Wrekin Local Plan.

The Council's Conservation Officer does not raise any objection to the proposed development. She states that the development inside the Listed wall, which involves alterations to, and loss of part of the northern wall for access, has already been approved. Accordingly, a further breach of the southern wall to allow a small vehicular access will not be so detrimental to the Listed structure so as to warrant refusal of Listed Building Consent. The

amount of wall to be demolished only amounts to 1.5% of the wall's total length, and is the minimum deemed necessary to provide the vehicular access.

Similarly, the Conservation Officer considers that the setting of the wall has already been compromised by all the other development around the wall. The Listed walls to the north of the gardens have already been incorporated into new development, and parts of the Listed walls have been incorporated into actual dwellings. In addition, there is an existing dwelling to the south of the wall, adjacent to the location of the proposed dwellings.

It is considered that the proposed development is of an appropriate design in terms of form, scale, massing, proportions, details, and materials, reflecting the character of the adjacent Listed Buildings, respecting the context of the surrounding area, and responding to this unique setting outside the walled garden. It is considered that the development will maintain the essential character and appearance of the Listed wall, and not adversely affect its historic interest and setting.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. Full permission
2. Development in accordance with submitted plans
3. Samples of materials
4. Window details
5. Provision of parking
6. Drainage details
7. Repairing of external brickwork
8. Joints and re-pointing

REASONS FOR APPROVAL:

The application site is shown as 'white land' on the Wrekin Local Plan, where residential development is acceptable in principle. As the site is within the Telford boundary and is under 0.4 hectare it can be classified as a windfall site, and therefore complies with Policy H6 of the Wrekin Local Plan.

The proposed development is of an appropriate design in terms of form, scale, massing, proportions, details, and materials, reflecting the character of the adjacent Listed Buildings, respecting the context of the surrounding area, and responding to this unique setting outside the walled garden. The development will maintain the essential character and appearance of the Listed wall, and not adversely affect its historic interest and setting.

TWC/2010/0134 Watkins Nursery, Apley Castle, Telford, Shropshire,
Erection of 2no. dwellings with demolition of 4.1m section of wall to allow vehicular
access to site

APPLICANT

Shropshire Homes Ltd

RECEIVED

26/04/2010

PARISH

Hadley and Leegomery

WARD

Apley Castle

CASE OFFICER

Phil Baker

THE PARISH COUNCIL AND COUNCILLOR BLUNDELL HAVE
REQUESTED THAT THIS APPLICATION IS DETERMINED BY MEMBERS
AT PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development and Impact on Listed Wall

This is the Listed Building application in relation to TWC/2010/0133 which is
the previous item on the Plans Board agenda.

RECOMMENDATION: GRANT PERMISSION subject to the following
conditions:

9. Listed Building Consent
10. Development in accordance with submitted plans
11. Samples of materials
12. Window details
13. Repairing of external brickwork
14. Joints and re-pointing

REASONS FOR APPROVAL:

The proposed development is of an appropriate design in terms of form,
scale, massing, proportions, details, and materials, reflecting the character of
the adjacent Listed Buildings, respecting the context of the surrounding area,
and responding to this unique setting outside the walled garden. The
development will maintain the essential character and appearance of the
Listed wall, and not adversely affect its historic interest and setting.

TWC/2010/0248 Town Park, Hinkshay Road, Malinslee, Telford, Shropshire,
The creation of new ecological habitats at Town Park including 3no. habitat ponds
and 4no. ephemeral pools

APPLICANT

James Dunn

RECEIVED

02/06/2010

PARISH

Stirchley and Brookside

WARD

The Nedge

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and
appearance on area, highways implications.

PROPOSAL:

The creation of three habitat ponds 10m long by 5m wide by 0.9m deep
(maximum measurements). Four ephemeral ponds to be roughly round in
shape and 3.7m wide with a depth of 0.3m

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration
works for Dawley and Malinslee at the meeting of Plans Board held on 23
June 2010. The outline proposals include substantial earthworks, remediation
of the land and treatment of mineshafts and were considered to have
significant impacts on ecology, with the total loss of vegetation and species.
The Environmental Impact Assessment which accompanied the outline
application considered options to avoid, reduce or offset these impacts to
comply with relevant legislation and would require off site compensation as
several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four
sites require planning permission due to the scale of earthworks to create
ponds and mounds etc. These receptor sites need work to be carried out to
create new or enhanced habitats which are to be established prior to the loss
of the existing habitat.

SITE AND SURROUNDINGS:

The site is located to the south of Telford town centre, within Telford Town
Park. There are residential properties to the east and parkland surrounding
the rest of the site, including pools to the west..

The town park is 170ha of former industrial land, and approx 62ha of the park
is designates as a Local Nature reserve, although this site is outside this
designation. The site is within the green network. The site is 1.31ha, and is
undeveloped grass land with access from Stirchley Road through Dawley
Way; this route is already used for Town park maintenance vehicles. There
are a number of formal and informal pathways across the site.

The Churchyard of St. James's Church is a scheduled ancient monument and is situated approx 500m to the south of the site.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION RESPONSES:

Shropshire Fire Service: no comments

Shropshire Council Archaeologist – No comments

The Council's Drainage Engineer – No comments

The Council's Geotechnical Engineers – Support subject to following informatives I16, I17 and I19.

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

Comments are awaited from: Stirchley and Brookside Parish Council
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer

Five direct neighbours have been notified and no comments have been received.

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits.

Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land form development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore consider to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area

The site is to remain open, and the introduction of new smaller ponds within this wetland area will enhance and reinforce the existing character, there is no adverse impact on visual appearance of the area. The wetlands and ponds will create habitat for amphibians, and this increase of habitat and enhancement to the open space accords with polices CS11 and CS12 of the LDF Core Strategy.

Highways Implications

Access to the site is via an existing route and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Other issues

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding or surface water run off. Given the distance from St James's Church, approx 500m, the proposed development will not impact on the scheduled ancient monument.

No activities are proposed within 20m of known mineshaft locations. There are no issues relating to land contamination, gas or other minerals, informatives are recommended to raise applicant's awareness of such issues.

It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties, as these properties are in excess of 100m from the proposal and there is substantial woodland between the site and properties which is adequate mitigation of noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

1. A03 - Time Limit
2. BNS – Details of access and construction methodology including hours of operation.
3. C38 – Development in accordance with deposited plans
4. CNS – Repair to public highway as necessary
5. CNS – Repair to public rights of way as necessary
6. I30 – Conditions
7. I31 – Reasons for Grant of Planning Permission
8. I16 – Minerals Area
9. I17 – Landfill Gas
10. I19 – Contaminated Land
11. INS – Public Rights of Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0249 Mannerly Wood, Rock Road, Ketley, Telford, Shropshire,
The creation of new ecological habitats including a ephemeral pool and importing soil
to create a mound

APPLICANT
James Dunn

RECEIVED
02/06/2010

PARISH
Ketley

WARD
Ketley and Oakengates

CASE OFFICER
Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and
appearance on area, highways implications.

PROPOSAL:

The creation of new habitats new ephemeral pool which is to be roughly round
in shape and approx 3.7m wide, with an overall depth of 0.3m and import of
spoil to re-grade the existing mound changing levels with an maximum
increase in 1.5m and to cover some existing hardstanding to create habitat for
dingy skippers.

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration
works for Dawley and Malinslee at the meeting of Plans Board held on 23
June 2010. The outline proposals include substantial earthworks, remediation
of the land and treatment of mineshafts and were considered to have
significant impacts on ecology, with the total loss of vegetation and species.
The Environmental Impact Assessment which accompanied the outline
application considered options to avoid, reduce or offset these impacts to
comply with relevant legislation and would require off site compensation as
several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four
sites require planning permission due to the scale of earthworks to create
ponds and mounds etc. These receptor sites need work to be carried out to
create new or enhanced habitats which are to be established prior to the loss
of the existing habitat.

SITE AND SURROUNDINGS:

The site is located in the Red Lake area of Telford, and approx 0.5km to the
east of Junction 6 M54. The site is bounded by the M54 to the south, school
grounds to the north, Waterloo Road to the west and open land to the east.

The application site is 0.39ha within the larger site of approx 4.6ha of
woodland and grassland and includes an area of hard standing and an
existing small pond. There is a farm track across the site which can be used
for access. A number of footpaths cross the site.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION REPOSES:

The Council's Geotechnical Engineers has raised concerns that the information submitted is not sufficient to ensure that the development is 20m from the unrecorded mineshaft on site.

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

Comments are awaited from: Ketley Parish Council
Drainage Engineers
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer
Environmental Health Officer

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land from development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore consider to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area:

The site is to remain open, and whilst the two new mounts do change the topography of the land, there is no adverse impact on visual appearance of

the area. The trees and existing vegetation adjacent to the site is to remain and will maintain views into and out of the site. The regraded mound is to create habitat for Dingy Skippers, the site will also provide suitable habitat and this increase of habitat and enhancement to the open space accords with policies CS11 and CS12 of the LDF Core Strategy.

Highways Implications:

Access to the site is via a track and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Tree issues:

The proposed works to the existing slope will result in the removal of small trees and shrubs. It is considered that there would be no adverse impact in visual amenity terms to the surrounding area and accords with policy OL11 of the Wrekin Local Plan.

Other issues:

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties as these properties are situated at least 15m from the proposal and screened by the existing mound and trees, which is considered adequate to mitigation for noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion:

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

12. A03 - Time Limit
13. BNS – Details of access and construction methodology
14. C38 – Development in accordance with deposited plans
15. CNS – Repair to public highway as necessary
16. CNS – Repair to public rights of way as necessary
17. I30 – Conditions
18. I31 – Reasons for Grant of Planning Permission
19. INS – Public Rights of Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0250 Rough Park, Woodside Avenue, Woodside, Telford, Shropshire, TF7 5PG

The creation of new ecological habitats including 3no. habitat ponds, 4no. habitat ditches and 3no. ephemeral ponds

APPLICANT

James Dunn

RECEIVED

02/06/2010

PARISH

Madeley, The Gorge

WARD

Ironbridge Gorge,
Woodside

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and appearance on area, highways implications.

PROPOSAL:

The creation of three habitat ponds, one 13m long by 6m wide by 0.9m deep (maximum measurements), one 6m wide by 14m long by 0.9m deep (maximum measurements), and one 6m wide by 10m long by 0.9m deep (maximum measurements), 4 habitat ditches all 2m wide and 0.6m depth, and 24m, 25m, 34m and 35m long respectively. Three ephemeral ponds to be roughly round in shape and 3.7m wide with a depth of 0.3m

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration works for Dawley and Malinslee at the meeting of Plans Board held on 23 June 2010. The outline proposals include substantial earthworks, remediation of the land and treatment of mineshafts and were considered to have significant impacts on ecology, with the total loss of vegetation and species. The Environmental Impact Assessment which accompanied the outline application considered options to avoid, reduce or offset these impacts to comply with relevant legislation and would require off site compensation as several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four sites require planning permission due to the scale of earthworks to create ponds and mounds etc. These receptor sites need work to be carried out to create new or enhanced habitats which are to be established prior to the loss of the existing habitat.

SITE AND SURROUNDINGS:

The site is located in the Coalbrookdale area of Telford, the A4169 runs to the north of the site. The northern and southern boundaries are formed by public footpaths. There are residential properties to the east and open wooded land to the west.

The application site is 0.41ha and is open grass land at the bottom of existing slopes, with some bushes, and adjacent to a public footpath. There are a

number of other rights of ways and bridleways across and encircling the site. Newcomen Way is an existing surfaced track adjacent to the site.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION REPOSES:

Shropshire Fire Service: no comments

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

The Council's Geotechnical Engineers considers that as the site is an area of opencast backfill, unlined watercourses would not be acceptable, as water getting into this material is likely to cause significant settlement in the fill. Recommend condition to line all the watercourses.

The Council's Drainage Engineers has no objection subject to condition on details to ensure no overtopping.

Comments are awaited from: Madeley Parish Council
Gorge Parish Council
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land

form development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore considered to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area:

The site is to remain open, and the introduction of wetland areas and ponds will enhance the character and add interest to the grass space which is enclosed by woodland, there is no adverse impact on visual appearance of the area. The trees and existing vegetation adjacent to the site is to remain and will maintain views into and out of the site. The wetlands and ponds will create habitat for amphibians, and this increase of habitat and enhancement to the open space accords with policies CS11 and CS12 of the LDF Core Strategy.

Highways Implications:

Access to the site is via an existing surfaced track and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Tree issues:

There are a number of hawthorn trees within the site which are to be retained. A number of young trees and saplings are to be removed along the access track for habitat/woodland maintenance purposes. It is considered that there would be no adverse impact in visual amenity terms to the surrounding area and accords with policy OL11 of the Wrekin Local Plan.

Other issues:

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. Drainage Engineer has requested a condition for details to ensure no overtopping occurs with the new pools.

No activities are proposed within 20m of known mineshaft locations. The site is opencast back fill and to ensure that the proposed development and creation of water courses does not result in water penetrating this land, it is considered appropriate to condition the water courses to be lined. This will ensure that there is no significant settlement in the fill.

It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties, as these properties are in excess of 100m from the proposal and there is substantial woodland between the site and properties which is adequate mitigation of noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion:

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

20. A03 - Time Limit
21. BNS – Details of access and construction methodology
22. BNS – Details to mitigate the impact of overtopping
23. C38 – Development in accordance with deposited plans
24. CNS – Repair to public highway as necessary
25. CNS – Repair to public rights of way as necessary
26. CNS – Watercourses to be lined
27. I30 – Conditions
28. I31 – Reasons for Grant of Planning Permission
29. INS – Public Rights of Way
30. INS – Access of Newcomen Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0251 M54, Land south of , Rock Road, Ketley, Telford, Shropshire,
The creation of new ecological habitats at Newdale including 3no. habitat ponds,
6no. ephemeral pools and 2no. mounded areas creating a south facing slope

APPLICANT
James Dunn

RECEIVED
02/06/2010

PARISH
Lawley and Overdale

WARD
Lawley and Overdale

CASE OFFICER
Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and appearance on area, highways implications.

PROPOSAL:

Creation of three habitat ponds, with maximum measurements of 5m wide, 10m long and 0.9m deep, six ephemeral ponds to be roughly round with a width of 3.7m and 2 mounds with a maximum measurements of height of 1.2m, length of 40m and width of 22m, mounds are to create south facing slopes for dingy skipper habitat using imported spoil from Dawley site.

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration works for Dawley and Malinslee at the meeting of Plans Board held on 23 June 2010. The outline proposals include substantial earthworks, remediation of the land and treatment of mineshafts and were considered to have significant impacts on ecology, with the total loss of vegetation and species. The Environmental Impact Assessment which accompanied the outline application considered options to avoid, reduce or offset these impacts to comply with relevant legislation and would require off site compensation as several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four sites require planning permission due to the scale of earthworks to create ponds and mounds etc. These receptor sites need work to be carried out to create new or enhanced habitats which are to be established prior to the loss of the existing habitat.

SITE AND SURROUNDINGS:

The application site is located between Newdale and Overdale, to the south of Junction 6 of the M54 motorway. Ironbridge way adjoins the larger site to the east. The nearest residential properties are situated to the south and east of the site.

The application site is 0.89ha of semi-natural grass land adjacent to a wooded area, on a former spoil mound. There is a man made track across the south of the site to be used for access purposes. The wider site has tree boundaries to the north and west.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION REPOSES:

Shropshire Fire Service: No comments

The Council's Geotechnical Engineers – Support subject to following informatives I16, I17 and I19.

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

The Council's Drainage Engineers no comments

Comments are awaited from: Lawley and Overdale Parish Council
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the Local Plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land from development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore consider to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area:

The site is to remain open and, whilst the two new mounts do change the topography of the land, there is no adverse impact on visual appearance of the area. The trees and existing vegetation adjacent to the site is to remain and will maintain views into and out of the site. The new mounds are to create habitat for Dingy Skippers and this increase of habitat and enhancement to the open space accords with policies CS11 and CS12 of the LDF Core Strategy.

Impact on trees:

The proposed works do not include works to any trees, but due to the close proximity care will need to be taken to ensure that plant and machinery do not impact on existing trees, so suitable protective fencing is conditioned for installation. The proposal is considered to accord with Policy OL11 of the Wrekin Local Plan.

Highways Implications:

Access to the site is via a track and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Other issues:

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. No activities are proposed within 20m of known mineshaft locations. There are no issues relating to land contamination, gas or other minerals, informatives are recommended to raise applicant's awareness of such issues.

It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties as these properties are in excess of 250m from the proposal for mitigation of noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion:

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

31. A03 - Time Limit
32. BNS – Details of access and construction methodology
33. C07- Trees - protective fencing

34. C38 – Development in accordance with deposited plans
35. CNS – Repair to public highway as necessary
36. CNS – Repair to public rights of way as necessary
37. I30 – Conditions
38. I31 – Reasons for Grant of Planning Permission
39. I16 – Minerals Area
40. I17 – Landfill Gas
41. I19 – Contaminated Land
42. INS – Public Rights of Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0258 Lilleshall County Primary School, Limekiln Lane, Lilleshall, Newport, Shropshire, TF10 9EY
Erection of a single storey extension to rear, relocation of existing fence and replacement of 2no. existing windows

APPLICANT

Telford & Wrekin Council

RECEIVED

01/06/2010

PARISH

Lilleshall and Donnington

WARD

Church Aston and Lilleshall

CASE OFFICER

Phil Baker

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design and Appearance

THE SITE AND THE PROPOSAL:

This planning application relates to the erection of a single storey rear extension, the relocation of an existing fence, and the replacement of two existing windows with new double glazed windows, at Lilleshall County Primary School, Limekiln Lane, Lilleshall.

The proposed development comprises a general purpose classroom, measuring 6.87 metres long by 4.77 metres wide, at the rear of the school building on a site that is now part of an open courtyard. External materials would comprise brown bricks and roof tiles that match the materials used on the existing building. The windows and doors are to be aluminium double glazed and powder coated, and white in colour.

Two single glazed windows in an adjacent existing classroom are to be replaced with aluminium double glazed and powder coated windows, also white in colour. The replacement windows will be in the same position as the existing windows, and of an identical shape and size.

CONSULTATION RESPONSES:

To date, no consultation responses have been received.

PLANNING POLICY:

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

Wrekin Local Plan:

UD2 – Design Criteria

LDF Core Strategy:

CS15 – Urban Design

PLANNING CONSIDERATIONS:

The proposed extension is necessary to provide an area for focused teaching to small groups or individual students. It would be located 20 metres from the

site boundary of the school and 50 metres away from the nearest residential property.

The relocated one-metre high picket-style fence will allow the school garden area to be extended and enlarged. It will be moved 3 metres further away from the school building, but would not be encroaching into any existing playing field or sports pitch.

It is considered that the design and appearance of the extension would not be detrimental to the character and appearance of the school building, or to the surrounding area.

The development would not adversely affect the residential amenities of any dwellings in the vicinity of the school by virtue of any overlooking, loss of light, or any overbearing effect.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Full permission
2. Matching external materials
3. Development in accordance with deposited plans

REASONS FOR APPROVAL:

The design and appearance of the extension would not be detrimental to the character and appearance of the school building, or to the surrounding area.

The development would not adversely affect the residential amenities of any dwellings in the vicinity of the school by virtue of any overlooking, loss of light, or any overbearing effect.

TWC/2010/0279 The Stables Flat, Greenacre Farm, 13 Crudgington Green,
Crudgington Green, Telford, Shropshire, TF6 6JY
Change of use of part of agricultural land to residential use

APPLICANT

Mr Ian Craddock

RECEIVED

07/06/2010

PARISH

Waters Upton

WARD

Ercall Magna

CASE OFFICER

Anna Robinson

THIS APPLICATION IS PRESENTED TO MEMBERS TO BE CONSIDERED
IN ASSOCIATION WITH W2009/1078

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact of change of use on character of area.

THE PROPOSAL:

The application seeks planning permission for change of use of part of the agricultural land to residential use at Greenacres Farm in order to accommodate the proposed detached garage subject of W2009/1078 to provide parking and storage space to the separate residential unit at The Stable Flat.

As the majority of the garage would be located on land outside the existing curtilage of the replacement dwelling on planning permission W2007/0506, the application has been submitted to resolve the designation of the land.

THE SITE AND SURROUNDINGS:

The application site comprises existing agricultural land adjacent to a wildlife pond and a former Stable block which has established residential use at first floor with ancillary use/storage at ground floor. Adjacent to the Stable Flat is a large replacement dwelling with a detached garage comprising accommodation above. The existing access point is from the lane to the east of the site, with W2009/1078 seeking planning permission to reinstate an access point to the north of the site, adjacent to the red line area.

CONSULTATION RESPONSES:

The consultation period expires on 12th July; therefore any comments from standard and neighbour consultees shall be reported in an update to Members.

PLANNING HISTORY:

W90/0099 Mobile home, Full Granted (FG);
W2000/0360 Replacement livestock/stable block, FG;
W2004/0775 Dwelling, Outline Refused (OLR);
W2004/1395 Dwelling, OLR;
W2006/1023 Temporary conversion of stable block to residential accommodation, Full Refused (FR);
W2006/1176 Replacement dwelling, FR;

W2007/0506 Demolition of existing dwelling and erection of new dwelling and detached garage, FG;
W2007/1211 Detached dwelling with detached garage/tractor store (Amendment to W2007/0506 to add conservatory), FG;
W2007/1272 Certificate of Lawful Use, FR;
W2007/1568 Detached dwelling and detached garage/tractor store, FG;
W2008/0837 Certificate of Lawful Use, granted;
W2009/0274 Conversion of roof space over garage to private cinema/gym room, FG;
W2009/0418 Change of use of stables at ground floor to storage ancillary to the residential unit existing at first floor FG;
W2009/0442 Proposed fish pool and nature reserve FG;
W2009/0737 Attached double garage and covered vehicle access, FR;

Associated application: W2009/1078 Erection of detached garage and new vehicle access

Enforcement 2006 - 2008 – unauthorised fence, unauthorised use of stable block for commercial storage on ground floor and residential use of first floor

POLICY CONTEXT:

National Planning Guidance:
PPS1 Delivering Sustainable Development

Core Strategy:
CS15 Urban Design

Wrekin Local Plan:
UD2 Design Criteria

PLANNING CONSIDERATIONS:

The application seeks planning permission to change the use of part of the agricultural land to residential use to accommodate the proposed detached garage subject of W2009/1078. The area of land is adjacent to the proposed new vehicular access. The application plans indicate the position of the vehicular access subject of W2009/1078 and demonstrate that the majority of the garage and turning space would be located within the red line area. There are no alterations to the site area other than the designation of the land from agricultural to residential use in order to accommodate the garage.

In terms of national policy guidance, PPS1 asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. In the Core Strategy, CS15 states that development should positively influence the appearance of the local environment. Policy UD2 of the Wrekin Local Plan provides guidance to assess whether proposals are of an appropriate design quality and relate positively to their context. The Local Planning Authority (LPA) assesses development in relation to its scale, form, landscape elements etc.

The change of use of the small area of agricultural land is considered acceptable and will enable the site to accommodate the detached garage, but will ensure the majority of the land at Greenacres Farm will remain agricultural. The adjacent wildlife pond at Greenacres Farm and agricultural setting and surroundings will not be affected by the proposal, with no changes to the boundary treatment and maintaining the overall character of the area.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Time limit
- 2) Development in accordance with plans

REASON FOR APPROVAL:

The proposal is considered acceptable as the change of use of the land will enable the new garage to be accommodated to provide parking and storage to the Stable Flat whilst maintaining the agricultural use of the remainder of Greenacres Farm and the character of the area.