

TELFORD & WREKIN COUNCIL

PLANS BOARD

LATE ITEM

14<sup>TH</sup> JULY 2010

Schedule 1 - Planning applications for determination by Board

**W2010/0172 Land adjacent to, 78, Wellington Road, Lilleshall,  
Shropshire.** Change of use from garden land to allotments with erection of  
fencing and sheds and provision of new vehicular access and 3 parking  
spaces ..... **2**

W2010/0172 Land adjacent to, 78, Wellington Road, Lilleshall, Shropshire.  
Change of use from garden land to allotments with erection of fencing and sheds and provision of new vehicular access and 3 parking spaces

**APPLICANT**

Lilleshall & Donnington PC

**RECEIVED**

30/04/2010

**PARISH**

Lilleshall and Donnington

**WARD**

**CASE OFFICER**

Elizabeth Attwood

**OBJECTIONS RECEIVED:** Yes.

**MAIN ISSUES:** Impact amenity and character and appearance of the area and biodiversity. Provision of community facilities, sustainability of the location, flooding, highway safety.

**PROPOSAL:**

This application seeks planning permission for a change of use from garden land to allotments with erection of fencing and sheds and provision of new vehicular access and 3 parking spaces.

**POLICIES:**

The following policies are considered relevant in determining this application;

**Wrekin Local Plan:**

UD2 Design Criteria.

LR1 Provision of Community Facilities.

**Core Strategy:**

CS9 Accessibility and social Inclusion,

CS10 Community Facilities,

CS11 Open Space,

CS12 Natural Environment.

CS15 Urban Design,

**National guidance:**

PPS1 Delivering Sustainable Development

PPS7 Sustainable Development in Rural Areas

PPS9 Biodiversity and Geological Conservation

PPG17 Open Space, Sport and Recreation.

**SITE AND LOCATION:**

The is located in the open countryside as defined in the WLP and is approximately 230m long and no greater than 30m wide and is lies within a rural agricultural area dominated by arable fields, and is bounded by native hedging and comprises scrubby grassland. The land is sandwiched between the existing and former routes of the A518 a busy main road running between Telford and Newport and the quieter and narrower old road which now provides access to several dwellings, Cheswell Drive, Brockton Leasowes Manor and Cheswell Grange (farm) and Cheswell Nurseries.

The plot is approximately 0.67 hectares and is 300m south west of the Red House PH located just off the traffic island, and is one of three similar pieces of land. When the new road was constructed it was necessary to realign the route slightly to avoid a property referred to as a squatter's cottage. Hence the areas of under-utilised land.

#### PLANNING HISTORY:

Planning permission W2003/1105 was granted for a change of use to private garden land.

Planning application W2009/1027 for a change of use to allotments was withdrawn in January 2010 to enable the applicant to obtain the necessary Habitat Survey.

#### CONSULTATIONS:

A Site Notice and 13 direct neighbour letters have publicised the application; two representations have been received. The issues raised are:

- Highway safety issues.
- Insufficient parking provision,
- The lane will be used as additional parking,
- Lane already used as HGV stop over place, lovers lane and drug taking,
- Loss of residential amenity,
- No consideration is being shown to residents,
- A revenue exercise is taking priority,
- No prior public consultation has taken place,
- Insufficient water pressure,
- Fences to deter rabbits will drive them into nearby gardens,
- Why are sheds necessary?
- If successful it may lead to houses on the site,
- Flooding,
- Impact on wildlife,
- Access for emergency vehicles.

Lilleshall and Donnington Parish has no objections, however they are the applicant.

The Highway Engineer has raised no objections in principle subject to conditions and the access has been increased to improve the visibility splay.

Highway Drainage Engineer has no objections in principle.

The Ecologist has no objections but recommends informatives.

The Sports and Recreation officer supports the proposal.

Severn Trent Water has confirmed that a single stand pipe serving the proposed allotments would not adversely impact upon the water pressure in the locality.

#### PLANNING CONSIDERATIONS:

Amended plans have been received to ensure that all of the proposed development falls within the application boundary and the requisite visibility splays provided.

The proposal is to cultivate the land and provide 35 allotment plots; 25 measuring approximately 20 x 10m and 10 measuring approximately 10 x 5m all with 1.8 x 1.3m timber ship lap sheds. Alterations to the existing gated access are proposed; these include a small area of hedge removal and replacement with 2.0m high black vertical bar railings and matching double gates. Inside the site the drawings indicate a hardstanding access road leading to 3 parking spaces and a possible water stand pipe.

Policy UD2 of the adopted Wrekin Local Plan is the key reference point for the Council in considering the design quality of all development. In making its assessment the Council are guided to test it against adopted urban design principles ensuring that development, respects and responds positively to its context, enhances the quality of the local environment. Policy LR1 states that the Council will permit proposals for community facilities to serve the needs of the District providing certain criteria are met including, the provision of nearby public transport, suitable car parking, it will not have an adverse impact on the local area.

Policy CS9 amongst other issues aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access recreation and open space, with CS10 stating that the provision of new community facilities to meet the needs of local residents will be supported. Both of the above policies expect development to be located in sustainable locations.

Policies CS11 and CS12 state that development on open space will only be permitted if it can be demonstrated that there will be community and environmental benefits delivered by the proposal, whilst protecting biodiversity, including habitats.

Additionally, Policy CS15, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

National guidance contained in PPS1, states that design which is inappropriate in its context, or which fails to improve the character and quality of an area, should not be accepted.

PPS7 directs planning authorities to secure environmental improvements and maximise a range of beneficial uses of this land, whilst reducing potential conflicts between neighbouring land uses. This should include improvement of

public access and facilitating the provision of appropriate sport and recreation facilities.

PPS9 informs that the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests.

Paragraph 25 of PPG 17 specifically deals with Urban Fringe Areas. It notes that the countryside around towns provides a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land in urban areas to meet provision. Where planning permission is to be granted for such land uses, local planning authorities should ensure that facilities are accessible by walking, cycling and public transport as alternatives to the use of the car.

The site is well screened by the existing hedging and therefore the proposed change of use will have no significant impact upon the visual quality of the area. With this in mind it is deemed necessary to impose a condition to retain the hedging.

The land is currently under utilised and the Habitat Survey has concluded that the site is not significant from a biodiversity point of view and there is no botanical interest within the site. The grassland is poor quality semi-improved grazed by rabbits. There are no signs of badger or any European protected species or notable species, and the lack of standing water and presence of the A518 make the likelihood of reptiles unlikely. The site could potentially provide foraging for bats or raptors however, there are no suitable on site bat roosts. However, the creation of allotments presents opportunities to enhance the site for the benefit of wildlife as well as its users including compost heaps from hedgehog habitation and the provision of bird boxes. The Habitat Survey includes a list of recommendations including improvements and times when work should be carried out. Therefore, a condition will refer the applicant to these recommendations. It should be noted that the council's Ecologist concurs with the finding of the survey and its recommendations.

The Landscape & Recreation officer has confirmed that they operate a number of allotments for the Borough. These allotments are now at capacity with long waiting lists to gain access to this increasingly popular activity. Therefore, they support this development to increase the capacity of this popular environmental friendly community activity.

In accordance with the principles of sustainable development preferably community facilities should be located within District or Local Centres. However, the Council recognises that it may not always be possible to identify suitable sites within the District or Local centre. Where this is the case, the applicant must be able to demonstrate that a sequential approach to site selection has been followed and what other sites have been considered and how site the application has been chosen.

With the above in mind the applicant has confirmed that they have a waiting list of 44 potential tenants and have satisfactorily demonstrated that the site is

the best/only site available in the area, the Parish Council have been searching for land for allotments since 2006 following requests from the electorate. During this search the following locations have been investigated:

- Land near to Lilleshall Abbey was considered a too rural location and did not have close links to the public transport network.
- Land adjacent to the White House, Muxton. Due to issues with a local farmer, access to this site was required from the A518 which was considered to not be feasible by the Parish Council and the Highways officer had concerns.
- Land by Entry Bank, Wellington Road, Muxton. This land appeared promising at first however the land owner was unwilling to agree terms with the Parish Council.
- Land by the junction of Wellington Road and the A518 Lilleshall. This appeared to be an ideal piece of land, however upon further investigations it was noted that this land was been leased by one farmer to another to gain maximum use of payments from the Government for "set aside".

Given that most of the other land around the parish is either owned by farmers, English Partnership or Telford and Wrekin Council. The Parish Council have advised that obtaining land near to a District Centre is virtually impossible due to these sites being earmarked for development in the future, therefore they consider that given the above details and a four year search that the application site is the best/only site available for this usage.

With the above in mind the proposed site is considered acceptable; furthermore it is on a bus route and within 100m or so of a bus stop. The applicant has also stated that once the allotments are in operation there would be the opportunity to consider car sharing amongst tenants.

The Highway Engineer wishes to note that he has always requested a comprehensive breakdown of the financial circumstances as to why no additional on plot parking has been made. In his opinion it would be in the 'interest of good design' that a higher level of onsite parking be provided but was always advised that this was not possible due to the financial viability of the proposal having to maximize the number of allotment plots instead. However, based on the submitted application he makes no objections to the principle of off road car parking provision and has carried out peak-time traffic counts on the road. The volume of traffic using the road was extremely minimal being between just 6 and 11 vehicles on a peak AM hour between 8.00am – 9.00am. This coupled with the fact that the carriageway is of good width and that the northern section (in front of No's 81 & 83) makes no through route would make it difficult to object to the proposed development on any particular highway safety grounds. Moreover, the parish Council has advised that the Tenancy Agreements will contain a clause whereby vehicles belonging to users of the allotments must not obstruct adjacent resident's properties or access to farmer's fields; otherwise their tenancy may be revoked.

The Highway Drainage engineer has confirmed that the Council have installed new gulleys in the locality to alleviate previous drainage issues and flooding. The surface water flows from the A518 and down the 'old' road from the direction of Cheswell Nurseries. The change of use from grassland to allotment is not deemed significant in terms of the availability of permeable surfaces and as such will have a nil impact on flooding. Nonetheless, a condition will require details of hardsurfacing and drainage of the site to be submitted prior to commencement of works on site to ensure that it does not cause additional flooding.

Comments raised by nearby residents are noted; however they do not justify a refusal of this application which could then be successfully substantiated at any subsequent Appeal.

Accordingly, the proposal is considered acceptable as there will be no significant impact on the amenity, character, appearance or biodiversity of the area, as well as drainage or highway safety. The development is considered to contribute to the provision of community facilities and it has satisfactorily been demonstrated that a more sustainable location is not available. Therefore, the proposed development is considered compliant with both local and national policy and recommended for approval with conditions.

**RECOMMENDATION: GRANT PLANNING PERMISSION** with the following conditions:

1. A03 Time limit.
2. B05 details of hardsurfacing
3. B33 details of surface water drainage
4. Bcustom details of sheds
5. C12 hedges retained
6. C19 provision of car parking
7. C21 visibility splays
8. C38 in accordance with approved plans and recommendations stated in the Extended Phase 1 Habitat Survey report (BC Ecology January 2010).
9. C23 gates to open inwards
10. Ccustom Access shall be surfaced in a bound material for a minimum distance of 5m from the rear of the highway boundary
11. Ccustom sheds for storage of ancillary gardening equipment only
12. I22 Highways
13. I30 conditions
14. I31 reasons for grant

**REASON FOR APPROVAL:**

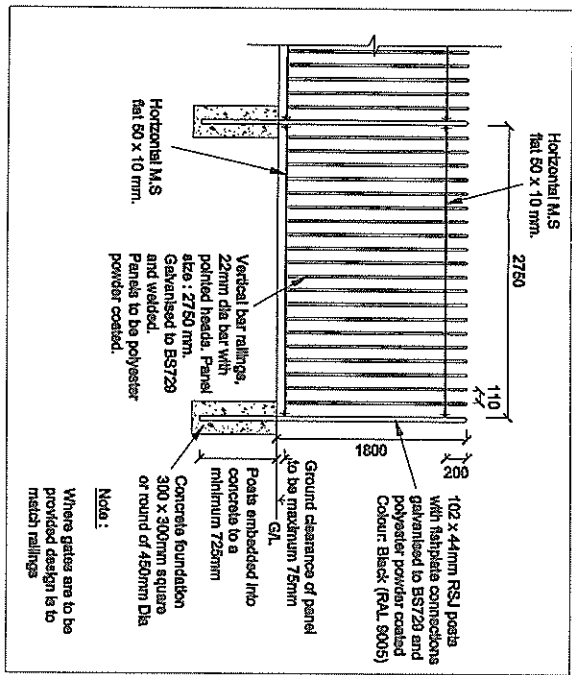
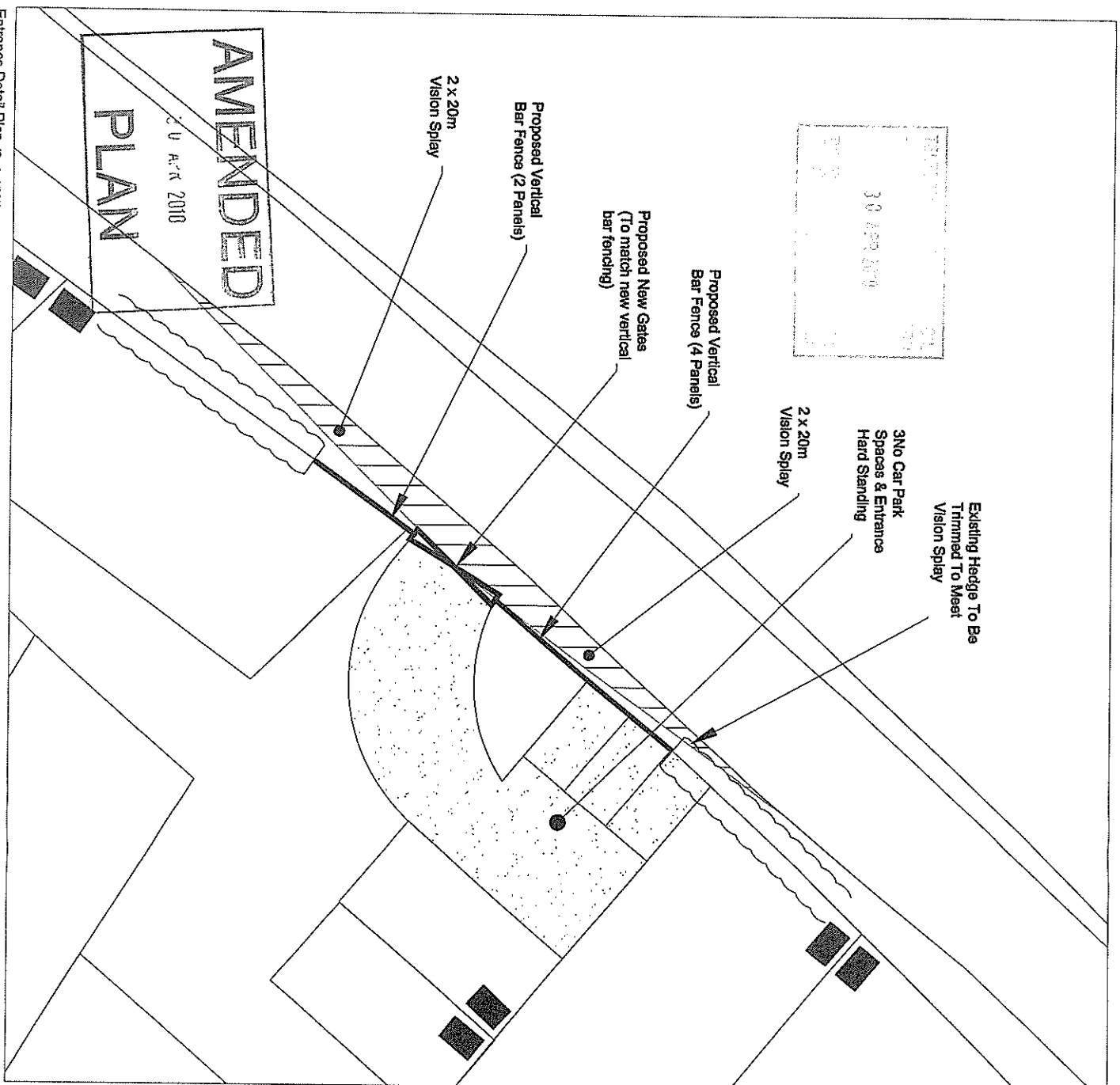
The proposed development will result in an improvement to the area in terms of biodiversity. There will be no significant impact on amenity or the character and appearance of the area or drainage or highway safety. The development is contributing to the provision of community facilities, and it has satisfactorily been demonstrated that a more sustainable location is not available.



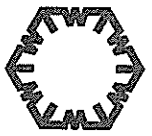
DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT, PLEASE ASK.

All dimensions in millimetres.

Dimensions shown to structural faces, NOT finished surface



Fence Elevation (Not To Scale)



**Telford & Wrekin**  
C O U N C I L

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**PROJECT**  
Proposed Allotments On Land Adjacent T  
Wellington Road, Lilleshall, Shropshire

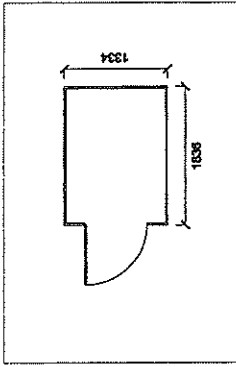
**DWG TITLE**  
Proposed Entrance Plan

<b>SCALE</b>	Various @ A3	<b>DRAWN</b>	M.Venables
<b>DATE</b>	October 2009	<b>DWG NO.</b>	09BC300/P003

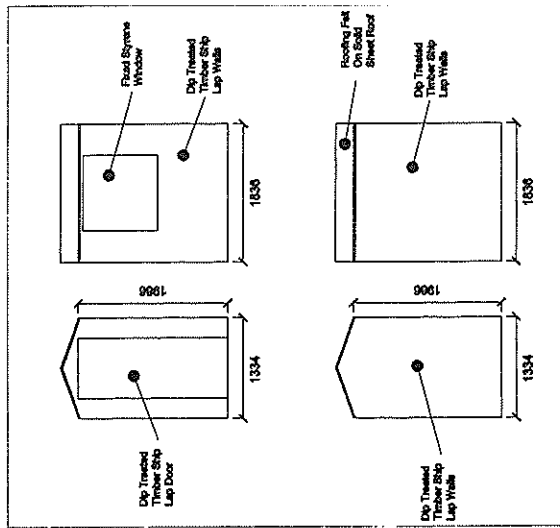
Entrance Detail Plan (Scale 1:200)

PLEASE ASK

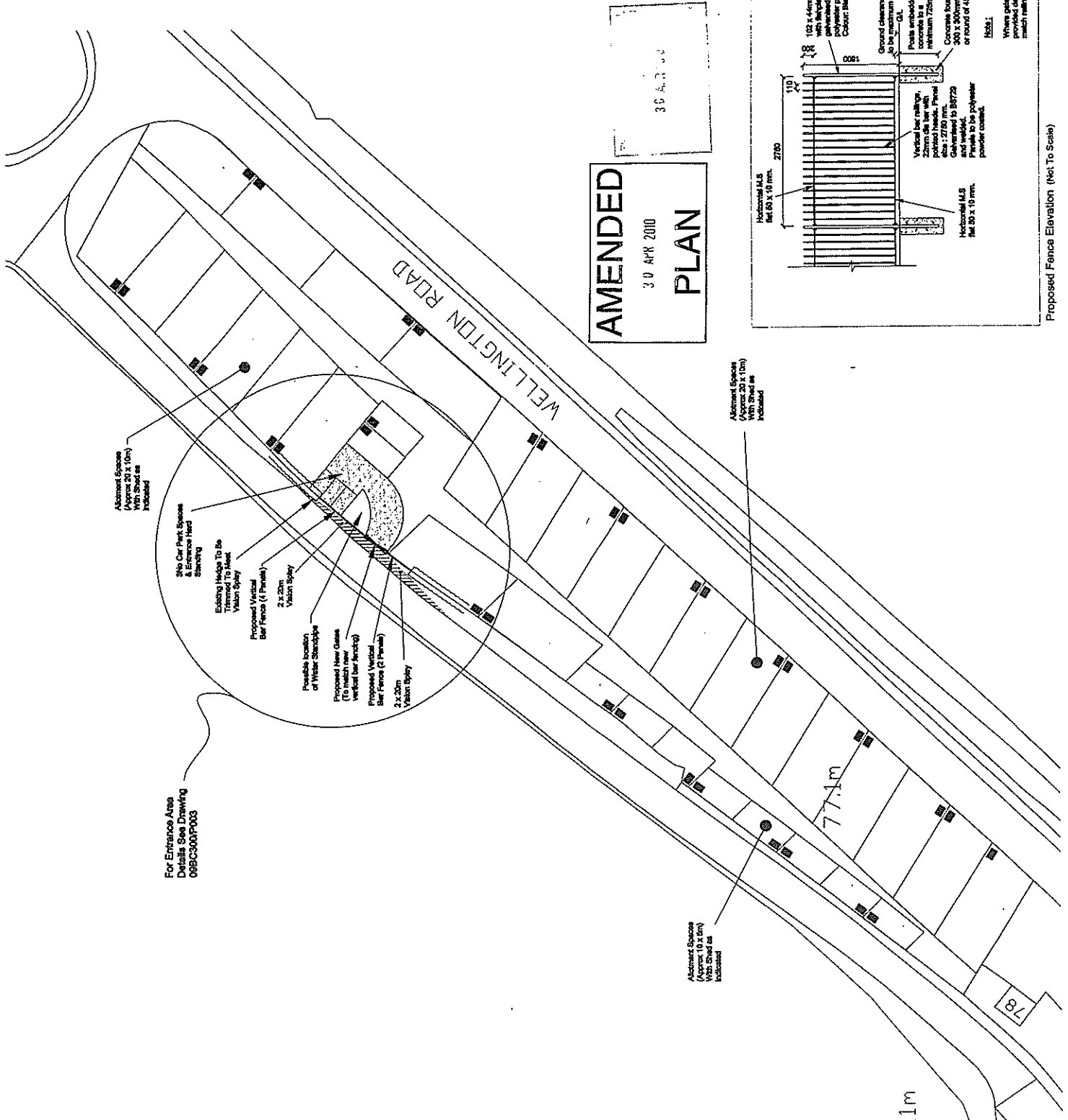
All dimensions in millimetres.



Proposed Typical Floor Plan of Sheets (Scale 1:50)



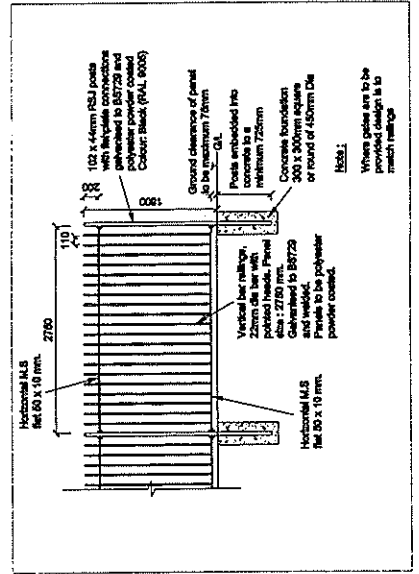
Proposed Typical Elevations of Sheets (Scale 1:50)



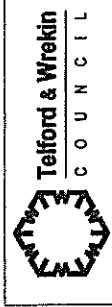
For Entrance Area Details See Drawing 069C300F003

Aligned Spaces (Approx. 20 x 10m) With Shed as Indicated

Aligned Spaces (Approx. 10 x 10m) With Shed as Indicated



Proposed Fence Elevation (Not To Scale)



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PROJECT  
**Proposed Alotments On Land Adjacent Wellington Road, Lleshall, Shropshire**

DWG TITLE  
**Proposed Blockplan**

SCALE	DATE	BY	APP'D
Various @ A2	October 2009	ML Venables	

PROJECT NO: 069C300F003

C - Alteration to proposed fencing & entrance details.  
B - Addition | Proposed vision display and vertical bar fence