

TELFORD & WREKIN COUNCIL

PLANS BOARD

4TH AUGUST 2010

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W2006/0608
Land off, Church Walk, Donnington, Telford, Shropshire.
Erection of 18 dwellings

APPLICANT

Dordale

RECEIVED

22/05/2006

PARISH

Lilleshall and Donnington

WARD

Donnington

CASE OFFICER

Kate Stephens

PURPOSE OF REPORT

To amend a S106 agreement to allow provision of fewer affordable units on a residential development that has commenced but building work has come to a halt due to the recession.

BACKGROUND

Members will recall at Plans Board on 15th October 2009 agreeing to a relaxation in the S106 affordable housing provision on this site from 7 units (38%) to 4 units (22%) for a six month period until the end of April 2010. This was to enable the applicant (Mr Gaughan) to progress the development during difficult economic times.

However, the scheme has not progressed and still remains partly constructed and vandalised and is an eyesore for the local community that immediately surrounds the site. In addition the applicant still owes the Council outstanding S106 money (£47,101 plus interest) that should have been paid on commencement of the development.

The applicant has recently approached officers again to ask for a further extension of time until February 2011 in which to finish the scheme but to still benefit from a reduction in the affordable housing provision to 4 units.

At the request of officers the applicant has provided a letter from his bank that confirms that the RBS bank will fund the finishing of the scheme and will pay the outstanding S106 money to the Council. Whilst the bank will not release funds immediately, the payment of the Council's S106 money will be the first cheque the bank writes once various conditions have been discharged.

There are still outstanding planning pre-commencement conditions that the applicant needs to discharge, namely drainage and ground investigation works and release of funds is dependant on these being addressed satisfactorily.

PLANNING HISTORY

Planning permission W2006/0608 was granted by members at Plans Board on 9th August 2006 for 18 dwellings. The design of the dwellings, at the suggestion of the Council officers, are contemporary with mono pitched roofs and render to reflect the highly planned and designed form of the flat roofed dwellings and their geometric orientation that surrounds this "island" site. The new development takes the form of an echelon arrangement with terraced blocks of two and three storey dwellings.

A S106 agreement was signed that required 1) not less than 38% affordable housing (of which 23% social rented and 15% shared ownership), 2) £500 per dwelling for leisure, 3) £28,101 towards primary education and 4) £10,000 towards bus shelters in the vicinity. Financial contributions now amount to £47,101 plus interest.

During the life of the application the developer has sought 2 separate amendments that have resulted in the creation of additional units on site, but which are not the subject of the S106.

W2007/0968 – Erection of 4 dwellings (amendment to W2006/0608) Granted 6/9/07. This effectively sought a substitution of house types by horizontally subdividing two of the 4bed houses into four 2bed flats, with no new buildings on site. This took the overall number of units on site to 20, but there was no change to the S106, which still applied to the 18 units.

W2007/1441 – Erection of 6no. 1 bed flats (amendment to W2006/0608) Granted 18/12/07. This effectively sought another substitution house types by horizontally sub-dividing 2 of the three storey houses in to 6 flats, with no physical change or increase to the buildings. This took the overall number of units on site to 24, but there was no change to the S106, which still applied to the 18 units.

PLANNING CONSIDERATIONS:

Members are aware of the difficulties facing developers in this current down turn in the economy, with some developers stopping building on site all together, and on some new sites affordable housing provision being negotiated at lower levels. Whilst the Council wishes to be constructive and ensure development continues, it must also still try and deliver affordable housing.

This site was fairly well advanced before the economy down turned – construction on this site came to halt in May 2009. Officers concur with the aspirations of the developer that to finish off this site would help secure the deliverability of 24 units including affordable housing. In addition, local residents and the local area would benefit from a finished development rather than looking at a boarded-up unfinished site.

Now that the applicant has the backing of the banks and the Council has seen written confirmation of their assistance, on condition that the affordable units are reduced to 4 units, officers are happier to agree to a reduction in affordable housing for another 6 months until the end of February 2011.

The banks are prepared to give funding for a nine month period (six months to complete the scheme and three months for sales). The RBS bank has also insisted that an independent Bank Monitoring Surveyor is appointed to monitor the development and the bank hopes to be able to give officers a monthly progress report on the scheme to ensure that the February timeframe is met.

Officers therefore consider that in this instance, with the assurances of the applicant's bank, that a reduction in the number of affordable units to be provided on site can be reduced to 4 units (i.e.22%) until end of February 2011, after which time the affordable housing provision reverts back to the 38%. This would enable the

development to continue to completion (that would benefit the local area and residents surrounding the site), the scheme would still deliver affordable housing, and the S106 financial contributions for leisure (£500 per dwelling), education (£28,101) and Highways (£10,000) would still be provided.

To this end the S106 needs to be amended to revise the affordable provision to 22% (equates to 4 units) rather than original 38% and this situation will apply until the end of February 2011, after which time the 38% affordable provision will apply again. The bank would like a clause that allows the matter to be reviewed at that time should the scheme not be fully complete by then.

RECOMMENDATION: amend the S106 that the % of affordable housing be reduced to 22% (4 units) of the 18 approved units, but that if the development is not completed by 28th February 2011 the affordable provision reverts back to 38%, with a review clause.

TWC/2010/0053

27 High Street, Hadley, Telford, Shropshire, TF1 5NL

Change of use from residential and commercial use to residential use with external alterations

APPLICANT

Mr Sarwar Ayub

RECEIVED

09/04/2010

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Principle, impact on the character and appearance of the area, residential amenity, loss of shop.

SITE AND PROPOSAL:

The application site is located within the Secondary Zone as defined in the Wrekin Local Plan and consists of a vacant former Post office with living accommodation behind and above. The property is a traditional style two storey building with a forward projecting single storey element which historically served as the Post Office.

The building is finished in white painted render with a plain clay tiled gable roof and is in a poor state of repair and is partially boarded up. The property is set back from the highway by 10m or so and there is a large overgrown garden to the rear extending to almost 40m in length and is bounded with timber panel fencing. The property is an end terrace in a row of three (the other two properties being residential) and there is an unmade track to the right (west) and a Hot Food take away and restaurant beyond.

The proposal is to refurbish and re-roof the building and replace the existing doors and windows with white Upvc units, replace the 'shop entrance' with a standard sized window, demolish an outbuilding in the back yard and change the whole building in to residential.

POLICIES:

The relevant policies are:

Wrekin Local Plan 1995-2006 (saved policies)

UD2 Design Criteria

S21 Hadley Secondary Zone

Local Development Framework 2007

CS1 Homes

CS5 District and Local Centres in Telford

CS8 Regeneration

CS15 Urban Design.

National guidance

PPS1 Delivering Sustainable Development

PPS4 Planning for Sustainable Economic Growth - (EC13: Determining planning applications affecting shops and services in local centres and villages)

CONSULTATIONS: No neighbour comments or objections have been received.

Hadley and Leegomery Parish Council support the proposal to bring back into residential use this long empty former post office accommodation.

The Council's Geotechnical engineers have no objections but have advised that there is an historic well in the rear garden and as such recommend an informative advising that no development should take place over the well.

The Council's Highway Engineers have no objections; however recommend an informative to advise the applicant to contact the Council regarding a dropped kerb.

PLANNING CONSIDERATIONS:

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

Policy S21 advises that beyond Hadley's main primary shopping centre area a flexible approach is required, aimed at securing the beneficial use of any vacant units, including housing.

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

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

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

PPS4 - Policy EC13.1 states that, when assessing planning applications affecting shops, or services in local centres local planning authorities should:

- take into account the importance of the shop or service to the local community or the economic base of the area if the proposal would result in its loss or change of use,
- refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs.

The site is designated as 'white land' in the Wrekin Local Plan and is in a sustainable location, within walking distance of amenities and public transport.

The principle of the property being wholly a residential use is considered to be acceptable. The site can provide adequate private amenity space and off-street parking. It is in a row of existing residential properties and is sufficiently distant from the existing Hot Food takeaway on the opposite side of the unmade access track to ensure that the residential amenity of any future occupiers is not compromised. That said, it should be noted that the majority of the building is already a residential property.

The site has been in a semi-derelict state for in excess of seven years; indeed it has been necessary on a couple of occasions for the Council's Planning Enforcement officer to serve a Section 215 - Untidy Land Notice requiring the site to be tidied up. Therefore, it is considered that the proposed works and refurbishment of the building and bringing the property back into functional use will have a positive visual effect on the premises and the character and appearance of the streetscene and the area. The outbuilding has no particular merit and its removal is deemed minor.

The loss of the retail use will have a nil impact upon the vitality and viability of Hadley as a Local Centre, has a full range of services and amenities (including a post office) can be found within the nearby Primary Retail Zone.

Recommendations raised by the consultees are noted and will be added as informatives.

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

1. A03 - Full with no reserved matters.
2. C01 – Materials to match
2. C38 – In accordance with submitted plans.
3. I22 – Informative – dropped kerb
4. I30 - Informative - Conditions.
5. I31 - Informative - Reasons for the grant of planning permission.
6. ICustom – Informative - Well in rear garden.

The proposed development and refurbishment of the building and bringing the property back into functional use will have a positive visual effect on the premises and the character and appearance of the streetscene and the area. The loss of the retail use will have a nil impact upon the vitality and viability of Hadley as a Local Centre, as a full range of services and amenities (including a post office) can be found within the nearby Primary Retail Zone.

TWC/2010/0072

9 Anstice Square, Madeley, Telford, Shropshire, TF7 5BD

Change of use from use class A1 to pizza takeaway (use class A5)

APPLICANT

Domino's Pizza Group Ltd,

RECEIVED

12/04/2010

PARISH

Madeley

WARD

Madeley

CASE OFFICER

Rob Price

CLLR GILL GREEN HAS REQUESTED THAT THIS APPLICATION COME BEFORE PLANS BOARD MEMBERS ON AMENITY GROUNDS

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, effect on setting of a Listed Building and Conservation Area and impact on neighbouring properties

THE PROPOSAL

The proposal is a full application for the permanent change of use of unit 9 Anstice Square, Madeley from A1 (retail) to A5 (takeaway) with the creation of a new shop front and extract duct.

BACKGROUND

A planning application for the regeneration of Madeley district centre was approved by Plans Board members under a detailed planning application on 11th April 2007. The application created a new 4380 sq m supermarket, 15 retail units, 16 residential units, with car parking, landscaping and servicing together with a new library access and a link road and was made and led by a national supermarket chain which opened just before Easter this year.

SITE AND SURROUNDINGS

The application site is a contemporary two storey building constructed of brick, cladding, glazing and steel. A high level projecting canopy with column supports fronts the majority of the building. There is a service area and access to the rear of the property. The building is within the primary retail zone of Madeley but is currently vacant.

The unit is located on the edge of the newly created Anstice Square and link road opposite the new supermarket. An extensive parking area is available adjacent the new supermarket.

The site is situated within the setting of the Grade II Listed Anstice Building and the setting of a Conservation Area.

PLANNING HISTORY

W2006/0938 - Demolition of existing factory, retail units and residential accommodation and erection of new supermarket, 15 retail units, 16 residential units with car parking, landscaping and servicing, together with new library access and highway works.

CONSULTATION RESPONSES

Madeley Parish Council: Objects to the proposal on the following grounds:

- Loss of retail units
- Anti-social behaviour
- Hours of operation
- Loss of amenity
- Traffic generation
- Highway safety

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

The Council's Conservation Officer originally objected to the proposal given it included 0.5m x 1m high flue atop the building and would affect the setting of a Listed Building (the Anstice Memorial Institute) and the setting of a Conservation Area (Severn Gorge). Amended plans were submitted showing the flue removed from the roof top to the rear elevation of the property which faces a service yard, therefore the Conservation Officer has no objection to the proposal.

The Council's Environmental Health Officer has no objection to the proposal.

Following notification 3 letters of objection have been received regarding the following matters:

- Traffic generation
- Hours of operation
- Loss of amenity
- Anti-social behaviour
- Highway safety
- Loss of retail units

POLICY CONTEXT

National Planning Guidance

PPS1 - Delivering Sustainable Development

PPS4 - Planning for Sustainable Economic Growth

Wrekin Local Plan

UD2 - Design Criteria

S1 - Service Centre Hierarchy

S14 - Madeley Primary Retail Zone

S24 - Changes within Local Centres and Local Shops

S31 - Shops Fronts, Advertisements and Hoardings

SG1 - World Heritage Site

Core Strategy

CS2 - Jobs

CS5 - District and Local Centres in Telford

CS14 - Cultural, Historic and Built Environment

CS15 - Urban Design

PLANNING CONSIDERATIONS

The existing use of the vacant premises is A1 retail and was conditioned to remain so under the extant planning permission for the regeneration of Madeley District Centre to protect the viability of the District Centre.

This application seeks to secure a A5 use for a takeaway pizza unit and the prospective tenants Domino's Pizza Group Ltd have served notice on the owners of the unit Tesco Stores Ltd that they wish to take on the A1 unit which has remained empty since it was constructed earlier this year.

Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) was published in December 2009, supersedes Planning Policy Statement 6: Planning for Town Centres.

PPS4 provides advice and objectives for achieving sustainable economic growth that will promote the vitality and viability of town and other centres as important places for communities. It notes that the aim of existing centres should be to offer a wide range and choice of services to communities in an attractive and safe environment.

The policies contained within the Wrekin Local Plan Local were written well in excess of a decade ago and although they still form part of the development plan should be read in conjunction with more recent policy advice such as that contained within PPS4 and taken in context as Madeley District Centre has been through some what of a renaissance recently.

The effect on the setting of the Listed Building and on the setting of the Conservation Area gave some initial concerns as the Local Planning Authority have worked to make sure that the roofline of the approved retail units remains clean of commercial clutter and paraphernalia. There is an opportunity to locate such matter in the service yard to the rear of the units. Given the amended plans now show the flue to the rear of the unit rather than out of the roof the Conservation Officer has no objections to the proposal.

Highways Engineers have fully considered the proposal and have no objections. Deliveries will be made to and from rear of unit and your Officers wish to draw members' attention to the extensive parking area adjacent to the supermarket that is available for the public to use.

In terms of amenity it is suggested, given its district centre location, but close proximity of residential properties, the hours of operation should be limited by condition to 09:00 - 22:00 Sunday to Thursday and on Public Holidays but 10:00 - 23:00 on a Friday and Saturday.

The proposal indicates that 8 full time and 28 part time jobs will be created providing investment and employment for the local area.

There are some minor external alterations to the building, including a slight change to the shopfront and the introduction of a flue, intake duct and air conditioning unit to

the rear. Therefore your Officers do not consider that there is any adverse impact on the character and appearance of the building. An application for advertisement consent is to be submitted to the LPA under separate cover.

CONCLUSION

The planning application is considered to be acceptable in terms of principle based on the fact that the site is within an established centre and will provide a mix of uses. The proposal will not affect heritage assets and it is considered that adequate parking is available. A time limiting condition will protect local amenity therefore it is considered that the application should be granted planning permission.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A03 - Full Time Limit
2. C37 - Extraction in accordance with approved details
3. C38 - In accordance with approved drawings
4. D10 - Hours of operation
5. I30 - Conditions
6. I31 - Reasons for granting approval

Reasons for approval

The site is within a sustainable location, within the new district centre of Madeley. The proposed change of use will not adversely impact on the setting of a listed building. Adequate parking provision for the proposed use is available within close proximity. Furthermore, the use will not adversely impact on the amenities of nearby properties.

TWC/2010/0130

Ground Floor, Euston House, Euston Way, Telford Town Centre, Shropshire, TF3 4LY

Change of use from offices (use class B1) to PCT Clinic

APPLICANT

Telford and Wrekin Council

RECEIVED

22/04/2010

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Principle of development, Loss of office space, Parking provision

THE PROPOSAL: The application seeks planning permission for the change of use of the ground floor offices at Euston House to a Primary Care Trust Clinic, with the relocation of a variety of services from the Princess Royal Hospital, such as ophthalmology, relieving pressure on the Hospital and reducing theatre waiting lists.

An associated application TWC/2010/0204 for alterations to the ground floor, compounds and concrete base for the scanner/ x-ray unit should be considered in conjunction with this application.

THE SITE AND SURROUNDINGS:

The application site comprises the ground floor of an existing modern three-storey office block with car parking area containing 20 spaces. The building is situated in a central and highly accessible location, close to the railway station and bus routes, and adjacent to the station car park. It is located in a predominantly commercial area of Central Telford; however there is a mix of uses adjacent to the site on Stafford Park such as a dental practice and day nursery etc.

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council has no comments regarding the proposal.

The Council's Highways Engineer initially raised some concerns regarding the parking provision available for the staff and patients at the clinic. However, following further discussions with the Applicants to resolve the matter, he now raises no objection on the understanding that all employed staff will have annual parking permits for the station pay and display car park, thus leaving the on site parking area for patients only. The Highways Engineer also requests that signage is installed to each on site allocated car parking space to prevent unauthorised parking.

Development Plans have advised that the proposal would result in the loss of B1 office space, therefore the Applicant must demonstrate that no demand exists for such a use. With regard to the Central Telford Area Action Plan (CTAAP), Southwater has been identified as the preferred location for a new medical facility, and this is stated in the document under Policy SA2 Southwater as a 'community/civic' use. Whilst CTAAP is not yet adopted and therefore does not have significant weight in determining planning applications, the scheme is contrary to the

CTAAP policy, seeking a medical facility in the Town Centre/Southwater area, and therefore undermines the policy approach supported by Members. In addition, the recent approval in Southwater included an element of community use.

The Geotechnical Engineers have made no comments.

Environmental Health (Contaminated Land) has no comments.

PLANNING HISTORY:

C2002/0003 Office development comprising 4 units, Authorisation under New Towns Act

Associated application TWC/2010/0204 Alterations to the ground floor office space to include new windows and external door, 2no. air conditioning compounds, 2no. waste stores and concrete base for mobile MRI scanner and x-ray diagnostic unit

POLICY CONTEXT:

Local Development Framework:

CS4 Central Telford

CS9 Accessibility and Social Inclusion

CS10 Community Facilities

Wrekin Local Plan:

E9 Non Employment Use within Employment Areas

LR1 Provision of Community Facilities

PLANNING CONSIDERATIONS:

The application proposes the change of use of from office accommodation to clinic. The proposal would comprise consulting rooms and an assessment area for general examination and assessment purposes, as well as a theatre for cataract surgery and associated facilities. The opening hours of the clinic will be 8am until 8pm Monday to Saturday, with no opening on Sundays or Bank Holidays.

With regard to relevant planning policy, CS4 of the Core Strategy outlines that the Central Telford area will be the focus for major new development with a range of services and mixed-use development to serve the needs of the Borough and the sub-region. The policy states that the detailed policies and development proposals will be outlined in CTAAP (the document is currently in draft form).

Policy CS9 aims to improve social inclusion and accessibility asserting that everyone should be able to access homes, work, schools and healthcare facilities amongst other services. Development should be located in existing centres, which are accessible by public transport, walking and cycling. In this regard, policy CS10 iterates that the provision of new community facilities and improvements to existing facilities shall be supported. Furthermore these facilities shall be situated in highly accessible locations. The proposal would therefore accord with these principles in the Core Strategy.

Policy LR1 of the Wrekin Local Plan outlines community facilities to serve the needs of the Borough, such as surgeries will be permitted where they are located on a

public transport route, with suitable access arrangements and adequate provision for car parking, occupy land allocated for development, do not adversely impact the character of the area, does not adversely affect employment growth and satisfy environmental health and design criteria. The proposed change of use is in general conformity with this policy.

Policy E9 of the Wrekin Local Plan asserts that alternative uses (within use classes A and D) can be permitted on allocated employment land where it can be demonstrated that the proposal will not adversely affect the sufficient supply of employment land and premises in the Borough, where there is a need for the facility and the proposal is in keeping with other policies with regard to environmental and transport issues etc. Whilst the proposal falls within use class C2, the criteria of policy E9 are still considered relevant, and in this regard, the Applicant has submitted evidence of marketing of the commercial premises to demonstrate that the unit has been vacant since 2008 and marketed for at least 12 months in local newspapers. It is therefore considered that there is not a demand for office space and the loss of the unit would not adversely affect the existing supply of office space. The Highways Engineer's concerns regarding parking provision have been resolved and the 22 allocated parking spaces to the ground floor of the unit shall be available for patients, with staff parking in the station car park. The on site parking provision is deemed sufficient and the unit can also be accessed by public transport.

Officers have advised the Applicant that the Southwater development would be a more appropriate location for the clinic; however, given Southwater will not be completed for a number of years, and the vacant office space is available and constitutes a highly accessible location, on balance the change of use of the existing ground floor office space is considered to be acceptable. Furthermore, the proposal would reduce the pressure on the Princess Royal Hospital enabling the services that are considered to be low risk to be relocated from the hospital to the clinic. Officers have suggested that the facility could be relocated to Southwater on completion of the development and would grant a 5 year temporary planning permission for the change of use, in order that the designated employment area is maintained. The Applicant has requested a longer consent of 10 years as the Primary Care Trust has sought a lease of the building for this period. It is considered that 10 year permission is acceptable in this instance given the nature of the proposal and the benefits it will provide, along with the accessible location.

In conclusion, the proposal is considered acceptable as it will provide additional facilities for the Primary Care Trust. Information has been submitted to demonstrate marketing of the unit and that the proposal will not adversely affect the supply of office space in the area thus the principle of development is acceptable. The site is located in a central location and is accessible with public transport and sufficient parking provision available. Subsequently the proposal complies with policies in the Core Strategy and the Wrekin Local Plan.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. Time limit
2. 10 year temporary permission

3. Details of signage to car park to be submitted and agreed
4. Development in accordance with plans
5. Highways condition – all staff to park in station car park
6. Hours of opening 8am to 8pm Mon to Sat, no opening on Sun/ Bank Hol unless agreed by LPA

Reason for Approval

The proposal is considered acceptable as it will enable relieve pressure on the Princess Royal Hospital with the relocation of low risk services. The site is in a highly accessible location, with sufficient parking provision and close to public transport, and will not adversely affect supply of office space.

TWC/2010/0147

Ketley Filling Station, Holyhead Road, Ketley, Telford, Shropshire
Erection of 50no. dwellings and associated access

APPLICANT

Bromford Group, Ms Joanne Noakes

RECEIVED

30/04/2010

PARISH

Ketley

WARD

Ketley and Oakengates

CASE OFFICER

Phil Baker

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, Design, Appearance, Access, Parking, Traffic, Dust, and Noise

THE SITE AND THE PROPOSAL

This full planning application relates to the erection of 50 dwellings on the site of the former Ketley Filling Station, Holyhead Road, Ketley.

To the north of the site, beyond Holyhead Road, lies the Sandbrook housing estate, to the east is a tyre and exhaust centre, to the south west is the Aga Rayburn/St Gobain industrial complex and foundry, and to the south is an old spoil mound partly covered by trees.

The development comprises 8 one-bedroom flats, 4 two-bedroom flats, 16 two-bedroom houses, 15 three-bedroom houses, and 7 four-bedroom houses. The developer intends to provide 32 (64%) affordable units (27 rented and 5 shared ownership), and 10 would be for outright sale. The remaining units, the one-bedroom flats, would be built specifically for people with learning disabilities, with associated support facilities. All the dwellings will be constructed to "Lifetime Homes" standard, and the two storey houses will have 'knockout panels' in the ceilings to enable the possibility for lifts to be installed at a later date

The dwellings fronting Holyhead Road comprise a series of terrace cottages with a variety of roof heights. There are no individual driveways onto Holyhead Road – all the parking takes place in parking courts at the rear of the properties. Elsewhere, the development comprises mainly semi-detached houses with parking down the sides of the units.

All the dwellings are two storey in height, with pitched roofs, although the four bedroom units have rooms and windows in the roofspace. External materials comprise red and brown brickwork, and grey and red tiles. The dwellings all have casement windows, either panelled or cottage style front doors, and simple canopies over the front door. Many of the dwellings have chimneys.

All the houses have a private rear garden area and the flats have a communal amenity space. 75 parking spaces are provided within the site, enabling every three and four bedroom house to have two parking spaces each and every two bedroom dwelling to have one parking space. 8 visitor parking spaces are also provided

around the site. 58 of the parking spaces are covered 'carports', predominantly constructed in brick with pitched and tiles roofs, and the remaining 17 are uncovered.

There would be one vehicular access road into the site which would entail the provision of 2.4 by 70 metre visibility splays and the relocation of an existing pedestrian refuge in the middle of Holyhead Road. The development proposes the use of 'Home Zones', which entails shared surface areas for cars, pedestrians, and cyclists to encourage lower vehicle speeds.

CONSULTATION RESPONSES

The Parish Council is keen to see the site developed but has a number of concerns relating to the application:-

- There is no space for young children to play
- Section 106 money should be used to support the refurbishment of the youth centre on Holyhead Road
- It is very difficult to get onto Holyhead Road from Sandbrook, and this development will make matters worse
- The proposed tree species would not support insect life

The Council's Highways Engineer has no objections subject to conditions relating to access details; highway drainage; traffic calming; provision of car parking; lighting; visibility splays; junction layout; relocation of pedestrian refuge on Holyhead Road; and provision of pavement along site frontage.

The Council's Pollution Control Officer, Environmental Health, has concerns about the proposed development, feeling that a foundry and residential development are not compatible neighbours.

The Council's Geotechnical Engineer has no objections to the application, subject to a condition relating to soil gas protection measures.

The Council's Scientific Officer, Environmental Health, has no objections subject to a condition relating to land contamination.

The Council's Drainage Engineer has no objections subject to a condition relating to surface water run-off rates.

The Council's School Organisation Officer has requested a financial contribution of £28,940.66 towards the provision of additional primary educational facilities in the Ketley area.

The Council's Outdoor Recreation Officer has confirmed that he is not insisting on the provision any play or recreational facilities within the site, but has requested a financial contribution of £25,200 towards the provision of additional off-site play/recreational facilities in the Ketley area, probably at the existing play area north of Sandbrook, approximately 200 metres north of the application site.

PLANNING HISTORY

In 1997 planning permission (ref: W96/0941) was granted for a change of use of part of the site to vehicle sales and repairs, an MOT station, and the sale of parts, accessories and consumables.

In 2006 a planning application (ref: W2006/0488) was submitted for the erection 60 dwellings, and the construction of new estate roads. Although the application was approved by Plans Board the associated Section 106 Agreement has never been signed, and therefore the application has not been determined.

PLANNING POLICY

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

Wrekin Local Plan

H6 – Windfall sites in Telford and Newport

H22 – Community Facilities

H23 – Affordable Housing

LR6 – Developers contributions to outdoor recreational open space provision within new residential developments

UD2 – Design Criteria

UD6 – Major transport corridors and gateways into Telford

LDF Core Strategy

CS1 – Homes

CS5 – District and Local Centres in Telford

CS15 – Urban Design

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PLANNING CONSIDERATIONS

Most of the application site is shown as ‘white land’ on the Wrekin Local Plan where residential development is acceptable in principle. A small part of the site is shown as Green Network, but in reality this piece of land has been concreted over for many years now.

The layout of the site has certain similarities to the one agreed in the previous application (W2006/0488). It respects the scale and density of residential properties in the surrounding area, and creates a defined street frontage to Holyhead Road. Issues relating to design, appearance, access, parking, drainage, noise, and ground contamination have been resolved to the satisfaction of the relevant Council Officers.

The application site lies adjacent to Holyhead Road, the former A5 road through Telford, and this is shown as a major transport corridor on the Wrekin Local Plan. Policy UD6 considers that these corridor routes are important priorities for improving the image and quality of the town. It is considered that the development of this site with a well designed housing scheme that relates positively to its context and respects the immediate area will not only portray an enhanced image of the town but will also make a more positive contribution to the townscape of the surrounding area.

However, as before, the issue which is causing most concern to Environmental Health officers relates to the dust which periodically falls on the site which originates from the Saint Gobain foundry which is located approximately 100 metres south west of the application site.

The dust contains iron oxide which causes pitting to the surface of metal objects such as cars, window cills, garden furniture etc when it falls back to earth. Because ferrous particles are heavy they fall out of the atmosphere within a short distance of their source. It has, however, been established that these deposits are in no way harmful to the health of human beings, or to plants and animals.

The foundry fully complies with the permit granted by the Council under the Pollution Prevention and Control (England and Wales) Regulations 2000, and whilst it is acknowledged that an air pollution problem existed as far back as the year 2000, this has been rectified to a significant extent by the introduction of an improved filtration system.

When dealing with the previous application the applicants submitted a plan depicting the prevailing wind direction for the area. This showed that any dust deposits that may be present in the air are more likely to fall on and around the Ketley Business Park rather than on the application site itself. However, the applicants subsequently proposed mitigation measures which they felt would further reduce the harmful effects of the dust within the application site, namely the introduction of car ports to cover 77 of the 104 external parking spaces within the scheme, and the installation of brick cills throughout the development. The current application proposes car ports over 58 of the 75 spaces. Financial reasons preclude any more car ports being provided.

The whole of this prominent site has lain derelict for some considerable time and is becoming rather an eyesore in this part of Ketley. Because of problems of vagrancy, theft, vandalism, and squatters all the former buildings have now been demolished.

It is considered that the advantages of redeveloping this 'brownfield' site and providing a high proportion of affordable dwellings outweigh any possible risk that the ferric dust might have if it lands within the site. Moreover, the provision of 58 covered parking spaces will go a long way to alleviating any potential problems that might arise.

Members should bear in mind that the previous application for the site (ref:W2006/0488) was approved at Plans Board (although the associated Section 106 Agreement has not been signed) and this can be considered to be a material consideration in relation to this current application, particularly in view of the fact that there have been no change in circumstances over the past four years, and the basic footprint of the scheme is the same.

In conclusion, the scheme is considered to be acceptable in all design and access respects, and taking everything into account, and balancing all the elements of risk, it is believed that the overall negligible effect from the dust deposits are far outweighed by the benefits of the redevelopment of this urban 'brownfield' site, the removal of an eyesore, and the provision of much needed affordable housing.

RECOMMENDATION: Subject to the applicants entering into a Section 106 Agreement relating to (a) the provision of 64% social/affordable housing, (b) the payment of £28,940 towards primary educational facilities in the area, and (c) the payment of £25,200 towards off-site recreational facilities in the area, then delegate to the Head of Planning to GRANT PERMISSION, subject to the following conditions:-

1. Full permission
2. Development in accordance with submitted plans
3. External materials
4. Landscaping scheme and its implementation
5. Materials storage/personnel parking
6. Mud on road
7. Soil gas protection measures
8. Land contamination
9. Surface water run-off rates
10. Provision of car parking before occupation of the dwellings
11. Full access details
12. Highway drainage
13. Traffic calming
14. Lighting
15. Visibility splays
16. Junction layout
17. Relocation of pedestrian refuge on Holyhead Road
18. Provision of pavement along site boundary
19. Removal of permitted development rights
20. Hours of working
21. Provision of cycle parking facilities before occupation of the dwellings

REASONS FOR APPROVAL

Most of the application site is shown as 'white land' on the Wrekin Local Plan where residential development is acceptable in principle. The layout of the site has certain similarities to the one agreed in the previous application. It respects the scale and density of residential properties in the surrounding area, and creates a defined street frontage to Holyhead Road.

The development of this site with a well designed housing scheme that relates positively to its context and respects the immediate area will not only portray an enhanced image of the town but will also make a more positive contribution to the townscape of the surrounding area.

The advantages of redeveloping this 'brownfield' site and providing a high proportion of affordable dwellings outweigh any possible risk that the ferric dust might have if it lands within the site. Moreover, the provision of 58 covered parking spaces will go a long way to alleviating any potential problems that might arise.

The scheme is acceptable in all design and access respects, and taking everything into account, and balancing all the elements of risk, it is believed that the overall negligible effect from the dust deposits are far outweighed by the benefits of the

redevelopment of this urban 'brownfield' site, the removal of an eyesore, and the provision of much needed affordable housing.

TWC/2010/0157

Land opposite Pear Tree Bridge Inn, Holyhead Road, Oakengates, Telford, Shropshire, TF2 6BE

Erection of 4no. 2 bed flats, 4no. 2 bed houses and 4no. 3 bed houses

APPLICANT

J Gaughan Developments

RECEIVED

21/04/2010

PARISH

Oakengates

WARD

Ketley and Oakengates

CASE OFFICER

Phil Baker

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Design, Appearance, Access, Parking, Traffic

THE SITE AND THE PROPOSAL

This planning application relates to the erection of 4no two-bedroom flats, 4no two-bedroom houses, and 4no three-bedroom houses, on the corner of Holyhead Road and Charlton Street, opposite the former Pear Tree Bridge Inn. The site, which extends to 0.169 hectare, has been vacant for many years.

To the north of the application sites lies the Maddocks Sports and Social Club, to the east and west is existing residential development fronting onto Holyhead Road, and to the south, on the opposite side of Holyhead Road, is the former Pear Tree Bridge Inn which is being converted into apartments.

The development comprises 4 flats on the corner of Holyhead Road and Charlton Street and four pairs of semi-detached houses facing onto Holyhead Road. All the buildings are two storey in height (although four of the semis have rooms in the roof) and have pitched roofs and brick walls. There are simple canopies above all the front doors.

There are two vehicular accesses into the site, one from Holyhead Road and the other from Charlton Street. In total 19 car parking spaces are provided, mainly along the rear boundary of the site. The pavement along Holyhead Road will be widened to 1.8 metres. A low wall will be constructed along the back edge of the pavement and pedestrian gates will be set into this wall. 1.2 metre high vertical timber palisade fencing will enclose the private rear garden areas. Shrub planting will be provided around the part of the site to soften the edges of the hard paving.

CONSULTATION RESPONSES

The adjacent Sports and Social Club has concerns relating to:-

- the change in ground level between the two sites (in response, the applicant is now proposing to construct a retaining wall between the two sites)
- flooding of a bowling green close to the common boundary by the surface water soakaways (in response, the applicant has confirmed that the soakaways would be at least 6 metres from the rear boundary)

- the need for tree screening along the northern boundary (in response, the applicant is now proposing a wall and fence to a total height of 1.8 metres along the rear boundary of the site)

The Council's Highways Engineer has no objections, subject to (a) a contribution of £5,000 towards drawing up a Traffic Regulation Order that would prohibit any on-street parking around the perimeter of the site, and (b) the imposition of conditions relating to the provision of visibility splays, increasing the width of the pavement fronting the site, and ensuring the parking spaces are surfaced in a bound material and delineated.

The Council's Geotechnical Engineer has no objections, subject to conditions relating to landfill gas, shallow mineworkings, and land contamination

The Council's Drainage Engineer has no objections, subject to conditions relating to foul and surface water, land drainage, and soakaways.

The Council's Environmental Health Officer has no objections, subject to a condition relating to soil gas mitigation measures.

The Council's School Organisation Officer has requested a contribution of £18,072 towards the provision of additional primary educational facilities in the Oakengates area.

The Council's Outdoor Recreation Officer has requested a contribution of £600 per dwelling towards the provision of additional play/recreational facilities at Hartshill Park.

PLANNING HISTORY

In 1999 outline planning permission was granted for residential development (ref: W99/0539).

In 2001 approval of reserved matters was given for 6 houses and 2 flats (ref:W2001/0493) on part of the site, and in 2002 planning permission was granted for 2 houses and 2 flats (ref:W2002/0007) on the remainder of the site.

PLANNING POLICY

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

Wrekin Local Plan

H6 – Windfall sites in Telford and Newport

H22 – Community facilities

LR6 – Developers contributions to outdoor recreational open space provision within new residential developments

UD2 – Design criteria

LDF Core Strategy

CS1 - Homes

CS5 – District and Local Centres in Telford

CS15 – Urban design

PLANNING CONSIDERATIONS

The application site is a 'brownfield' site located within an established residential area within the built-up urban area of Telford. The site is shown as 'white land' on the Wrekin Local Plan, where residential development is considered acceptable in principle.

Discussions and negotiations have been taking place between the applicant and the Council's Highway and Planning Officers over the past few months. Amendments to the scheme have included reducing the number of units within the site, enhancing the elevational treatment of the buildings, and improving the access arrangements. It had been suggested to the applicant that it might be better to "square off" the front of the flats to make a more conventional square block, but he has declined to change the drawings, feeling that the submitted footprint addresses the splayed junction of Holyhead Road and Charlton Street.

However, even though your officers did not secure all the changes that they would have liked, taking the scheme as a whole, it is considered that the design, layout and density of this small housing development is acceptable. The design and appearance of the dwellings relate positively to their context in this part of Oakengates, and the units respect the existing and adjacent dwellings along this stretch of Holyhead Road.

The two vehicular access points are acceptable to the Council's Highways Engineer and the total provision of 19 parking spaces is considered adequate.

The proposed development will overall enhance the appearance of a prominent site that has been vacant for many years, and will positively contribute to the street scene and townscape of not only this site but of the surrounding area.

The proposed development would not adversely affect the residential amenities presently enjoyed by the occupants of adjoining existing development by reason of any undue overlooking, loss of light, or any overbearing effect.

RECOMMENDATION: Subject to the applicants entering into a Section 106 Agreement relating to financial contributions of (a) £7,200 towards recreational facilities, (b) £18,072 towards primary educational facilities and (c) £5,000 towards drawing up a Traffic Regulation Order prohibiting on-street parking around the site, the delegate to the Head of Planning to GRANT PERMISSION, subject to the following conditions:-

1. Full permission
2. Development in accordance with submitted plans
3. Samples of external materials
4. Provision of car parking
5. Materials storage/ personnel parking

6. Mud on road
7. Landscape design and implementation
8. Foul and surface water
9. Land drainage
10. Soakaways
11. Soil gas mitigation measures
12. Landfill gas
13. Shallow mineworkings
14. Land contamination
15. Provision of visibility splays
16. Increasing the width of the pavement at the front of the site
17. Parking spaces surfaced in a bound material and delineated
18. Removal of permitted development rights
19. Hours of working
20. Details of bin collection for the flats

REASONS FOR APPROVAL

The application site is a 'brownfield' site located within an established residential area within the built-up urban area of Telford. The site is shown as 'white land' on the Wrekin Local Plan, where residential development is considered acceptable in principle.

The design, layout and density of this small housing development is acceptable. The design and appearance of the dwellings relate positively to their context in this part of Oakengates, and the units respect the existing and adjacent dwellings along this stretch of Holyhead Road.

The proposed development will overall enhance the appearance of a prominent site that has been vacant for many years, and will positively contribute to the street scene and townscape of not only this site but of the surrounding area.

The proposed development would not adversely affect the residential amenities presently enjoyed by the occupants of adjoining existing development by reason of any undue overlooking, loss of light, or any overbearing effect.

TWC/2010/0183

Grooms Alley, Wellington, Telford, Shropshire,
Application to replace extant Planning Permission W2008/0087 for variation of
condition 17 of Planning Permission W2007/0354 for the amendment of the access
into the site

APPLICANT

JVC Properties

RECEIVED

07/05/2010

PARISH

Wellington

WARD

Haygate

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, design principles/layout, open space and
highways.

PROPOSAL:

This application seeks to renew extant outline planning permission for residential
development with all matters except access reserved including the amended wording
to condition 17 which is for a single vehicle access point adjacent to No. 20 Saville
Close, with a pedestrian and cycle only access opposite 66 Saville Close, and a
footpath link over the railway bridge to the north west.

HISTORY

Planning permission W2007/1509, was considered by Plans Board on the 16th
January 2008, and refused on grounds that the proposed alteration to the access,
failed to provide a scheme including ease of movement, promote accessibility and
local permeability; as the footpath shown on the drawings could not be provided.

The site was originally used as railway sidings related to wider industrial uses on the
adjoining site, and includes a number of sheds and other structures which have all
been demolished and cleared from the site. A recent outline planning application for
residential development on the site was refused in February 2007. This was on the
grounds that the proposal did not adequately provide the relevant planning
obligations in relation to social infrastructure, including levels of affordable housing,
and financial contributions towards local primary education and maintenance of on
site open space.

Outline planning permission (W2007/0354) was granted in June 2006, which
included a plan indicating the access to the site and creation of a linked road, joining
with the existing estate roads.

Further consent (W2008/0087) was considered and granted by Plans Board for a
variation to condition 17 to change the access from two points to a single vehicular
access and a secondary pedestrian and cycle access. This change came following
unsuccessful negotiations with adjacent developers to secure the second vehicular
access. It was considered acceptable, as an acceptable level of connectivity to the
surrounding development was achieved.

SITE AND SURROUNDINGS:

The application site consists of 1.07ha of land, which is broadly a shallow rectangle shape and lies along the southern side of the railway line to the west of Wellington train station. It is located off Grooms Alley and forms the final parcel of land for redevelopment in this area.

The site is situated on the edge of Wellington District Centre in the Secondary Zone. The majority of the site has been derelict for a number of years, the site is clear and of open relief, with no features of any special merit.

The site is bounded by Aldi supermarket and associated car parking to the east, to the south by residential development, which consists of two and three storey dwellings and to the west by open space and a BMX track. To the north of the site is the railway line between Wolverhampton and Birmingham and beyond that Morrison's supermarket and associated car parking.

CONSULTATION RESPONSES:

Wellington Town Council, no objections.

Shropshire Fire Service: No comments

Shropshire Archaeology: No comments

The Councils Highways Engineer supports the proposal.

Environmental Health Officer: No comments

Network Rail: Support subject to ensuring that all roads, paths and ways providing access to any part of the railway undertakers land shall be kept open at all times during and after the development.

Comments are awaited from: National Grid
Strategic Housing
Leisure
Severn Trent Water

43 notification letters have been sent and 1 letters of objection received, raising issues of: noise from proposed road due to proximity to property, and new buildings will cast shadow and impact on natural light.

POLICY CONTEXT:

National Policy Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
PPG17 Open space, sport and recreation
UD2 Design Criteria

LDF Core Strategy
CS1 Homes

Cs5 District and Local Centres in Telford
CS15 Urban Design

'saved' Wrekin Local Plan Policies

- H6 Windfall Sites in Telford and Newport
- H22 Community Facilities
- H23 Affordable Housing
- S11 Wellington Secondary Zone
- S30 Design Policy: District Centres
- LR4 Outdoor Recreation and open space
- LR6 Developers contributions to outdoor Recreation Open Space Provision
- EH7 Contaminated Land
- EH8 Remedial Action on Contaminated Land

PLANNING CONSIDERATIONS

The principle of redeveloping the Grooms Alley area for residential use has long been accepted by the Council. Outline planning permission was first granted in June 2007 (W2007/0354) for residential development on the site. Access was agreed at this stage, and included a through road, linking to the existing estate roads adjacent to 20 and 66 Saville Close. Condition 17 of W2007/0354 sought to ensure that access to the site was in accordance with the submitted details, as this gave an acceptable level of permeability and linkage with the existing development.

Application W2008/0087 sought to vary condition 17. The vehicular access to the site was proposed to be only gained adjacent to 20 Saville Close. This amendment has been proposed following legal issues with the land owner of the adjacent site. When the existing housing was sold for development, there was a clause to ensure one access point for development of the remainder of the land at a future date.

Whilst it is considered two access points would be the preferred option for choice permeability and connection, given that all vehicular traffic needs to exit the site along Grooms Alley, it is considered that two access points is not necessary for vehicular traffic, although, given the proximity of the second access to the play facilities and network of footpaths which link to the wider area, it is considered necessary for both pedestrian and cycle routes to be maintained adjacent to 66 Saville Close.

A second footpath link opposite the frontage of 66 Saville Close is proposed. In order for the footpath to link to the highway of the earlier phase, the new footway will need to cross land in third party ownership. This land is to be transferred to the Council under a Section 106 agreements, by Persimmon (the developer), for use as public open space. As this land will be within Council control, a footpath link can be secured in the future. The applicants are prepared to enter into a Section 106 agreement to provide a fund of money for the footpath link to be installed following the transfer of land.

The land is covered by a restrictive covenant, which prevents a public highway and footpath link crossing this land. This land is to be hard surfaced in materials to distinguish the land from the adopted highway and a row of bollards is to be erected together with signage to demonstrate that this is not a public right of way. This will

ensure that this land is incorporated into the overall scheme, is appropriately designed reflecting the character and appearance of the area, while conforming to the covenant on the land.

The indicative layout specifies a footpath link from the shared surface, west, past the BMX track, linking to existing footpath network to the north west of the site, which crosses the railway line and links to the existing housing estate to the west.

Due to the former nature of the site as a railway siding there are concerns relating to land contamination. A variety of reports have been prepared and submitted with regards to this issue, and the council's Environmental Health Officer is satisfied that the site can be remediated and is suitable for residential development subject to conditions.

The indicative layout uses a varying form and type of building and management of car related activities to provide important activity within public spaces. The proposal provides for a development that is legible by design i.e. without the monotony of similar house types and ratio of spaces to buildings. The layout shows 50 dwellings and is sufficient to demonstrate that this number of dwellings can be accommodated on the site without having a detrimental impact on amenities of occupiers of neighbouring properties in terms of overlooking or loss of privacy.

The development will place demands of existing facilities and these are to be mitigated through planning obligations to be secured through a Section 106 agreement. This is to include transfer of open space and BMX track land to Council a commuted sum for maintenance (sum to be agreed once detailed landscaping submitted), £52,459.20 for primary education 20% affordable housing and footpath provision near to 66 Saville Close.

In conclusion, having regard to local objections and planning guidance, officers consider that on balance, the principle of redeveloping this site for residential use is acceptable subject to conditions, mitigation works and planning obligations.

RECOMMENDATION: Head of Planning and Environment be given delegated powers to GRANT OUTLINE CONSENT subject to the applicant entering into a Section 106 agreement to provide financial contributions of £52,459.20 for primary education, 20% Affordable Housing, sum of monies for maintenance of on site open space, and provision of footpath on open space and subject to the following conditions:

1. A08 Standard Outline
2. A02 Submission of Reserved Matters
3. B01 Standard Outline
4. B03 General Details Required
5. B09 Samples of Materials
6. B11 Details of Windows and Doors
7. B13 Details of enclosure
8. B14 Landscape Design
9. B20 Road Design
10. B22 Details of Parking

- 11.B29 Site Environmental Management Plan
- 12.B31 Contaminated Land
- 13.B33 Foul and Surface Water Drainage
- 14.B38 Protection of New Dwellings from Noise
- 15.C38 is accordance with deposited plans on W2008/0087
- 16.BCustom No buildings within 5 or 7.5 m of the sewers
- 17.CCustom Access to be as indicated on the plans 392/01 L 392/SK/08/01 A and 392/LOC A.
- 18.CCustom Provision of adequate safety fencing adjacent to railway
- 19.Non-standard Scheme for external lighting to ensure no adverse impact on railway users.
- 20.CCustom Drainage
- 21.CCustom Details of bollards and hard standing
- 22.I06 Section 106 Agreement
- 23.I19 Contaminated Land
- 24.I30 Conditions
- 25.I34 Reasons for Granting Approval
- 26.Icustom works to be carried out in vicinity of railway to be designed and executed in a fail safe manner so as not to interfere with railway property.

Reason For Approval

The proposed development as indicates demonstrates that the site can be developed with an acceptable mix of units with a suitable layout to reflect the context of the surrounding area. The proposal incorporates and element of affordable housing. The traffic movements generated by the development can be accommodated without detriment to highway safety. Furthermore, the proposed development will not adversely impact on amenities of occupiers of nearby properties.

TWC/2010/0204

Euston House, Euston Way, Telford, Shropshire

Alterations to the ground floor office space to include new windows and external door, 2no. air conditioning compounds, 2no. waste stores and concrete base for mobile MRI scanner and x-ray diagnostic unit

APPLICANT

Telford & Wrekin PCT

RECEIVED

20/05/2010

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Scale and design, Character and appearance

THE PROPOSAL: The application seeks planning permission for alterations to the ground floor office space to include new windows and external door, 2no. air conditioning compounds, 2no. waste stores and a concrete base for a mobile MRI scanner and x-ray diagnostic unit at Euston House.

The application is associated with the change of use of the ground floor offices to a Primary Care Trust Clinic TWC/2010/0130 and the applications should be considered together.

THE SITE AND SURROUNDINGS:

The application site comprises the ground floor of an existing modern three-storey office block with car parking area containing 20 spaces. The building is situated in a central and highly accessible location, close to the railway station and bus routes, and adjacent to the station car park. There is an access road for buses to the south of the unit and grass verge areas to the boundary.

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council has no comments regarding the proposal.

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

The Geotechnical Engineers recommends approval subject to Informatives I16 (Minerals Area) and I19 (Contaminated land). Furthermore any enclosed structures will need to incorporate gas protection measures and as the site lies in an area of shallow mining, future applications may be subject to a shallow mining condition.

PLANNING HISTORY:

C2002/0003 Office development comprising 4 units, Authorisation under New Towns Act

Associated application TWC/2010/0130 Change of use from offices (use class B1) to PCT Clinic

POLICY CONTEXT:

Local Development Framework:
CS9 Accessibility and Social Inclusion
CS10 Community Facilities
CS15 Urban Design

Wrekin Local Plan:
UD2 Design Criteria
LR1 Provision of Community Facilities

PLANNING CONSIDERATIONS:

The application proposes alterations to the ground floor, as well as compounds, storage areas and a concrete base for the MRI scanner/x-ray unit which will be brought to the site on an articulated lorry. The development is required in association with the change of use of the unit to the PCT clinic, which is subject of TWC/2010/0130.

The alterations to the building comprise the addition of a door to the north elevation, new windows to the west (front) elevation along with modifications to the windows to conceal internal partitions. The alterations are considered very modest and will not significantly alter the character and appearance of the building.

The Design & Access Statement asserts that the scanner will visit the premises on a weekly basis and the x-ray unit will be on site once or twice a week, and that they will arrive in the early hours of the morning to minimise disruption to users of the premises and adjacent offices and located on site for 24 hours. The concrete base will be located at the front of the building; the air conditioning compounds and waste storage will be positioned to the side elevations of the building on existing grass verges. The proposal will maintain the existing 22 spaces allocated to the ground floor of the unit as the location of the mobile units will be sited on a landscaped area to the frontage. The Highways Engineer has confirmed there are no objections to the proposal. The air conditioning and waste storage areas will be screened by 1.8 metre high timber fencing, in keeping with existing fencing on site and partly screened by landscaping to the boundary of the site. Subsequently the scale and design of the compounds are deemed acceptable.

With regard to relevant planning policy, CS9 of the Core Strategy aims to improve social inclusion and accessibility asserting that everyone should be able to access homes, work, schools and healthcare facilities amongst other services. Development should be located in existing centres, which are accessible by public transport, walking and cycling. In this regard, policy CS10 iterates that the provision of new community facilities and improvements to existing facilities shall be supported. Furthermore these facilities shall be situated in highly accessible locations. Policy LR1 of the Wrekin Local Plan outlines community facilities to serve the needs of the Borough, such as surgeries will be permitted where they are located on a public transport route, with suitable access arrangements and adequate provision for car parking, occupy land allocated for development, do not adversely impact the character of the area, does not adversely affect employment growth and satisfy environmental health and design criteria. The proposal would therefore accord with these principles in the Core Strategy and in policy LR1 of the Wrekin Local Plan.

Policy CS15 of the Core Strategy expects development to assist in strengthening local identity and projecting a positive local image. Wrekin Local Plan Policy UD2 asserts that development must respect and respond positively to its context, and enhance the quality of the local environment through high quality design. It also states the development will be assessed in relation to its scale, massing, form, proportions and materials etc. In this regard, the proposal is considered to be in keeping with the character and appearance of the existing building and site and is in accordance with planning policy.

The proposed alterations to the building and additional compounds, along with the concrete base to the frontage of the site are considered appropriate and will not adversely impact on the character and appearance of the site or area, or on parking provision.

Officers consider the movements of the articulated vehicle transporting the MRI scanner/ x-ray unit should be conditioned to ensure it is not during the working day (7am – 7pm) which could adversely affect the free flow of vehicles and highway safety. A further condition should be imposed to limit the siting of the units at the front of the clinic to a maximum of 48 hours in a 7 day period.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. Time limit
2. Development in accordance with plans
3. No articulated vehicle movements (transporting MRI scanner/ x-ray unit between 7am and 7pm)
4. Siting of MRI scanner/ x-ray unit for maximum 48 hours in 7 day period

Reason for Approval

The proposed alterations to the building and the site are considered acceptable in terms of the scale and design, in keeping with the character and appearance of the area, and will not impact on existing parking provision.

TWC/2010/0286

3 Farm Meadow Close, Horsehay, Telford, Shropshire, TF4 2NU
Single storey rear extension to form summer room

APPLICANT

Mrs Barker

RECEIVED

18/06/2010

PARISH

Dawley Hamlets

WARD

Horsehay and Lightmoor

CASE OFFICER

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: The impact of the proposed extension on the residential amenities of the adjoining property.

THE PROPOSALS:

The application is for a single storey ground floor extension to the rear of the dwelling. The extension would be of brick and tile construction to match the house, however the inner side elevation and part of the rear elevation are predominantly glazed. The main part of the extension would be 6.6 metres long, with an overall length of 7 metres including the inglenook chimney on the rear elevation.

SITE AND SURROUNDING AREA:

No.3 Farm Meadow Close is a large detached dwelling situated in a relatively secluded position at the end of a residential cul-de-sac. The surrounding properties are of similar size. The dwelling is stepped back from the adjacent No.2 Farm Meadow Close, resulting in the whole side elevation being visible from the rear garden of No.2. In addition, No.3 is set at a slightly lower ground level (approximately 0.5 metre) than No.2. There is a 1.8 metre high close-boarded fence separating the rear gardens of these two properties and some planting within the boundary of No.2 adds to this screening.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS15 Urban Design
Wrekin Local Plan 'saved' Policy UD2
PPS1 Delivering Sustainable Development

CONSULTATION RESPONSES:

There are no comments from Dawley Hamlets Parish Council, and Telford & Wrekin Council's Geotechnical Engineer has made no comments on the application. The Council's Arboricultural Officer advises that the Ash tree on the plans is in fact a Laburnum and there are no objections to its removal. To date, no neighbour representations have been received.

PLANNING CONSIDERATIONS:

The main issue in this case is the effect of the proposed extension on the living conditions of the adjoining property, No.2 Farm Meadow Close.

The outlook to the rear of No.2 is already partly affected by the visual impact of the gable end side elevation of No.3's integral garage and kitchen/utility room, due to the

orientation of the two dwellings. The overall height of this existing gable end is 7 metres compared to a height of 4.5 metres to the roof ridge of the proposed extension.

The proposal would project 7 metres from the existing rear elevation, however the rear garden length is approximately 17 metres. It is considered that the house occupies a good-sized plot which is adequate to accommodate the extension, without resulting in a cramped development. The side of the extension would be approximately two metres from the boundary with No.2 and there is a difference in ground level between the two dwellings with No.3 being lower. This drop in ground level between the two dwellings combined with the distance would further mitigate against the visual impact of the extension.

A small velux window is proposed on the side elevation adjacent to the boundary with No.2. However, the proposed location in the roof slope, significantly above head height, would not cause overlooking of the adjacent rear garden.

To conclude, it is considered that the scale, siting and design of the proposed extension is acceptable; the plot is of an adequate size to accommodate the extended dwelling, and the extension would not have a significant detrimental impact on the amenities of the adjoining No.2 Farm Meadow Close. Therefore in the context of the site and its relationship with the adjoining dwelling the proposal is considered to be in accordance with the general aims of 'saved' policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A03 Standard time limit
2. C01 External materials to match the existing dwelling.
3. C38 Development to be carried out in accordance with approved drawings
4. D08 No further windows in the side elevation or roof slope

REASONS FOR APPROVAL:

The proposed extension would be an acceptable addition to the rear of the dwelling in terms of its design and appearance which would harmonise satisfactorily with the existing dwelling. The extension would not have a significant detrimental impact on the amenities of the adjoining property. There are no street scene issues and the resultant extended dwelling would not detract from the character of the surrounding residential area.