

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 14th July, 2010 at 6.00 p.m. in the Civic Offices, Telford, Shropshire

PRESENT: Councillors N.A. Dugmore, J.A. Francis, D.R. Chaplin, G.M. Green, R.T. Kiernan (Vice-Chairman), F.R. Picken, H. Rhodes and M.J. Smith

ALSO PRESENT: Councillor S. Bentley (for planning application W2010/0108)

PB-13 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on the 23rd June, 2010 be confirmed and signed by the Chairman.

PB-14 APOLOGIES FOR ABSENCE

None.

PB-15 DECLARATIONS OF INTEREST

None.

PB-16 DEFERRED/WITHDRAWN APPLICATIONS

The Chairman informed the Board that officers had requested that planning applications W2010/0133 and W2010/0134 be deferred as further conservation appraisal was being sought.

He further informed the Board that the applicant had withdrawn planning application W2010/0120.

RESOLVED – that determination of planning application W2010/0133 and W2010/0134 be deferred.

PB-17 PLANNING APPLICATIONS FOR DETERMINATION

- (a) W2010/1078 – The Stables Flat, Greenacre Farm, 13 Crudgington Green, Crudgington, Shropshire

The application sought planning permission for the erection of a detached double garage measuring 8m by 6m, 2.4m to the eaves and 5.7m to the ridge of the roof on the site of the former stable block, which had established residential use at first floor with ancillary use/storage at ground floor.

The application had originally been submitted to the Plans Board meeting on 31st March, 2010 but, following it being brought to officers' attention that the siting of the proposed garage would not be fully within the domestic curtilage of the property, as indicated on planning permission W2007/0506, the applicant had been requested to

submit a further application for the change of use of the agricultural land to residential in order to accommodate the proposed garage (application W2010/0279, was considered in conjunction with W2010/1078.) The planning considerations and recommendation for approval remained unchanged from March 2010 apart from an additional condition to restrict the use of the garage to parking and storage for The Stable Block and not to be a separate unit of accommodation.

The proposed scheme followed a previous refusal of planning permission for an attached garage with storage above with an archway over a reinstated drive access, as detailed in the report. This resubmission proposed a detached garage set back from the highway adjacent to the stable block with the existing hedgerow being maintained. The repositioning of the garage within the plot had addressed the previous highway objections.

Whilst the garage represented additional built form and was a relatively large structure within the rural area, officers considered, on balance, that the development was acceptable and had addressed the previous reasons for refusal. The development was appropriate in terms of the scale, design and form and reflected the character and appearance of built form within the former farm complex, thus being in keeping with the character of the area and conforming to national and local planning policy. Due to the rural location of the development, it was considered necessary to request samples of materials to ensure that the development was in keeping with the context of the existing buildings and enhanced the character and appearance of the rural area.

The update report tabled at the meeting set out the objections to the proposal made by Waters Upton Parish Council. Parish Councillors had had concerns regarding the development of the site over many years, as outlined in the report and they wished to make the Board aware of the inappropriate overdevelopment of the site. These concerns were reiterated to the Members by Parish Councillor Christopher Turves. Ms. Alison Sergeant of SBC Manby Bowdler spoke in support of the applicant. Officers noted the Parish Council's comments; however the change of use of land and associated application for garaging were considered modest in scale and did not constitute overdevelopment or adversely affect the character of the area.

RESOLVED – that with regard to planning application W2010/1078 planning permission be granted subject to conditions as set out in the report and to a condition restricting the use of the garage to parking and storage for the Stable Block but not to be a separate unit of accommodation.

(b) W2010/0201 – Plot 14, Park Court, Hadley, Telford, Shropshire

This was a Tree Preservation Order application for works to a large ash tree situated on this residential development site which was currently nearing completion. The applicants were concerned that, as the ash tree continued to grow, its future health could be put at risk due to its proximity to the dwelling at Plot 14 and, therefore sought approval for works to secure the future of the tree and the amenity it provided.

Hadley & Leegomery Parish Council had objected to the application on the grounds that the proposed significant reduction works could not be justified. They considered

that this matter should have been considered at the design stage of the development and, if necessary, the layout of the site adjusted to ensure that this mature tree could remain undisturbed.

The Council's Arboricultural Officer had inspected the tree and agreed that a maximum crown reduction of 25% would be acceptable rather than the 30% reduction originally proposed. The tree had two limbs that were over extended and growing towards the new dwelling and these could be removed to growth points to 50% of the overall length of the limb. He also recommended that the ivy growing on the tree be removed.

RESOLVED – that with regard to planning application W2010/0201 Tree Preservation Consent be granted for a reduced amount of crown reduction to the Ash tree (25%) subject to the conditions as set out in the report.

(c) W2010/0089 – Highfield House, 47 Wrekin Road, Wellington, Telford, Shropshire

The application by Telford & Wrekin Council sought full planning permission for the demolition of the modern flat-roofed extensions to this building, change of use to form 4 residential units, and the erection of 9 new residential units within the grounds together with associated landscaping and infrastructure. The existing vehicular access was to be retained with parking provision of integral garaging and a communal parking area with 12 spaces at the front of Highfield House to serve the flats and terraced properties. A further 3 spaces would be located in the central area of open space to the north of Plot 4.

The Council's Highways Engineer had no objection in principle but had expressed concerns that the proposed layout would not meet the Authority's adoptable road standards. The update report tabled at the meeting informed the Board that additional plans had now been submitted demonstrating the tracking for a refuse vehicle on the proposed layout plan with additional hammerhead areas, which would enable the access road to be adopted. The Highways Engineer had also advised that the standing space in front of the garages for units 10 and 11 should be a minimum of 5.5m; whilst did not appear to be the case on the architect's site plan the correct space was shown on the tracking drawing.

The Arboricultural Officer had also raised concerns that insufficient consideration had been given to the future growth of the trees and to their shading effects on the properties and the update report tabled at the meeting informed Members that he had further advised of concerns regarding the impact of alterations in the soil levels. The extension to the turning head was very close to the base of a large protected tree and it was likely that this could be damaged by large refuse vehicles. However this could be overcome by the installation of a barrier between the kerb edge and the tree stem. The protected trees would be retained and the position of the dwellings and garaging had been dictated by their positions to ensure that their amenity value to the area was maintained. In addition, the removal of permitted development rights would ensure no extensions or outbuildings were located within the Root Protection Area of the trees.

The Council's Parks & Open Space Officer had advised that all new developments should make full provision for the infrastructure/amenities and services which they created and had requested a sum of £600 per property to be provided prior to commencement of the development. The School Organisation Officer had requested that a contribution of £21,254 towards primary school facilities be provided. As the Council, as applicant, could not enter into a Section 106 Agreement with itself, these contributions had been confirmed by means of a memorandum and would be paid following completion of the sale of the site.

The principle of residential development had been accepted in pre-application discussions. Whilst the development did not meet the principles of the Green Network policies in that the site was being developed for market housing, substantial areas of green open space and the majority of trees were to be retained and there would be community benefits in the wider area through the release of funds to enable the redevelopment of the Civic Centre in Wellington.

Neighbour objections had been received relating to the scale of development, access arrangements and volume of traffic, privacy issues and retention of the trees, as set out in the report.

The application site was self-contained and located in a mixed residential area. Therefore, the layout, scale and design of the new properties were considered to be acceptable and materials could be conditioned to ensure the buildings were in keeping with Highfield House and the setting of the area. The principle of residential development was considered acceptable given its sustainable location close to services and facilities in Wellington District Centre. It was considered that the proposal would not have a detrimental impact on the residential amenities of adjoining properties or on highway safety. Furthermore the existing protected trees and majority of open space would be maintained which would preserve the character of the area and meet the aims of the Green Network.

RESOLVED – that with regard to planning application W2010/0089 the Head of Planning & Transport be authorised to grant planning permission subject to written confirmation from Property & Design to provide financial contributions of £21,254 towards primary school facilities and £6,600 towards the upgrading of community use recreation facilities, to the resolution of the highways and arboricultural issues resulting from the submitted tracking plans, and to the conditions as set out in the update report.

(d) W2010/0090 – 7 Hartshill Avenue, Oakengates, Telford, Shropshire

This application requested outline planning permission for the erection of a single dwelling on land adjacent to 7 Hartshill Avenue with all matters reserved for consideration at a later date, however, the proposed layout drawing indicated a rectangular footprint which respected the size and the building line of the neighbouring dwellings.

The site was designated as 'whiteland' on the Wrekin Local Plan proposals map and, subsequently, could be considered for residential development in accordance with Policy H6, which stated that housing development would be permitted on land under

0.4 hectares within the Telford built-up area when the site met the criteria set out in the report.

It was considered that a single unit could be accommodated on the site without adversely affecting the existing visual amenity and that adequate private amenity space and car parking could be provided for both the existing and proposed dwelling. The reserved matters application would deal with the design of the dwelling to ensure that it was appropriate in context. Given the separation distances of the existing dwellings and the indicative layout of the proposed dwelling, it was considered that there would be no adverse impact upon the residential amenity.

RESOLVED – that with respect to planning application W2010/0090 planning permission be granted subject to the conditions as set out in the report.

(e) W2010/0099 – Burton Borough School, Audley Avenue, Newport, Shropshire

This application by Telford & Wrekin Council sought planning permission for the erection of two sections of fencing and two automated pedestrian and vehicular gates at three points within the grounds of the school.

The proposed fencing comprised 2.1m green mesh steel fencing and a single and double set of automated gates between the front right (northern) corner of the school building and the adjacent cricket ground. In addition, a 2.1m high single gate would be installed between the left hand (southern) corner of the school building and the tennis court, and a 2.4m high section of green mesh fencing between the rear corner of the tennis court and the corner of the sports hall. The automated gates would be linked by intercom to the school reception and staff members would be provided with proximity tags to open the gates.

The green gates and fencing would match the existing boundary treatment at the school and, as such, would not appear out of character and have no adverse impact upon the visual amenity of the area. The proposed development would improve the security of the building and the safety of staff and pupils and have no detrimental effect upon highway safety.

RESOLVED – that with respect to planning application W2010/0099 planning permission be granted subject to the conditions as set out in the report.

(f) W2010/0105 – Apley Woods Dovecote, Apley, Telford, Shropshire

This was an application by Telford & Wrekin Council for planning permission to replace the existing door on the Dovecote, which dated back to the early/middle eighteenth century. It was a square brick building, two storeys in height, with a pyramidal plain tile roof surmounted by a lantern dating from the 1980s. The ground floor entrance was a large semi-circular brick arch currently boarded up with a poor quality plywood door. It was noted that unauthorised works had been carried out on to the building prior to application, being principally the re-pointing of the brick arch headers in cement mortar. As this was physically harmful to the building, it would need to be removed and re-pointed with lime mortar. Therefore, an appropriate informative should be attached to any planning approval. A Listed Building Consent

application had also been submitted, which would be determined following determination of this application.

The existing door was wholly inappropriate and detracted from the historic interest and importance of this Listed Building and its replacement would comprise a bespoke steel gate with an oak door behind. It would be hung on the original hinge post with a latch styled on a medieval shoot bolt which respected the appearance of the hinges. The door furniture would be finished in black powder coating and the timber would be treated with linseed oil. This style and design had been discussed with the Council's Conservation Officer prior to the submission of the applications. Whilst the Local Planning Authority accepted that this is not a re-instatement of the original door, the high quality of the design and construction method and the clear improvement to the appearance of the building outweighed any concerns in this respect. Additionally, the works would allow for the active re-use of the structure for the purpose of a general store for the Apley Woods community groups.

RESOLVED – that with regard to planning application W2010/0105 planning permission be granted subject to the conditions as set out in the report, and to an appropriate informative.

(g) W2010/0108 – Crescent Farm, Waters Upton, Telford, Shropshire

The application sought planning permission for the erection of a two-bedroom bungalow with a detached garage on a site comprising an existing brick, timber and corrugated outbuilding and small enclosed grassed area, bounded by a listed sandstone wall and metal gate. The application site was accessed from a narrow farm track and was approximately 25m from the main highway, adjacent to the cowsheds to the north and to a Grade II Listed 16th/17th Century timber framed barn to the west, which was currently being renovated and converted to residential use.

The Conservation Officer had raised no objections following receipt of amended plans, which had addressed and clarified previous concerns, and had requested conditions regarding details to be submitted and sample materials to be agreed, and the retention of the sandstone boundary walls. The Arboricultural Officer had requested conditions should be imposed for a crown lift of the sycamore tree on the site, plans outlining service runs, tree protection and details of the wall reconstruction with regard to mortar types and method adopted. In addition, other trees along the access might require crown lifting to facilitate high sided vehicle access. The Environmental Planner had recommended informatives regarding the trees, bats and birds on the site, as set out in the report.

Whilst the threshold of 170 dwellings in the rural area had already been exceeded, Waters Upton was one of the key service centres in the rural area identified to receive new housing. It was also noted that housing numbers specified for the Borough within the West Midlands Regional Spatial Strategy no longer held any weight in decision making following the Government's statement of 27th May 2010. The site was considered to be a suitable infill plot within the centre of the village within an existing built up frontage and would be large enough to accommodate the proposed modest bungalow. There would be sufficient amenity space and parking provision to the property and the proposal would not have an adverse impact on

adjoining residential amenity. The site could also be adequately drained and accessed without prejudicing the safety of highway users.

Whilst it was noted that the Parish Council have raised concerns regarding the original design, amended plans had been submitted following discussions between the Agent and the Conservation Officer. The amendments included simplified fenestration, reduction in the size of windows, the addition of a lantern detail to provide natural ventilation and light, and the use of local red sandstone. In addition, the applicant intended to retain and make good the existing stone wall. Therefore, the proposal was considered appropriate to the character and appearance of the area and would not affect the setting of the adjoining listed buildings and other historic properties.

With regard to the Arboricultural Officer's concerns, whilst the proposal would lead to the loss of a tree and the position of the tree to be retained was closer to the boundary wall than indicated on the site layout, the proposed tree works and tree protection methods, etc. could adequately be controlled by condition.

Councillor S. Bentley, Ward Member, spoke in support of the application and assured the Board that the applicant would adhere to all requirements of the planning permission.

RESOLVED – that with regard to planning application W2010/0108 planning permission be granted subject to the conditions as set out in the report.

- (h) TW2010/0248 – Town Park, Hinkshay Road, Malinslee, Telford, Shropshire
TW2010/0249 – Mannerly Wood, Rock Road, Ketley, Telford, Shropshire
TW2010/0250 – Rough Park, Woodside Avenue, Woodside, Telford, Shropshire
TWC2010/0251 – Land South of M54, Rock Road, Ketley, Telford, Shropshire

These four applications had been submitted by Telford & Wrekin Council following the granting of outline planning permission by the Board at its meeting on 23rd June, 2010 for the regeneration works for Dawley and Malinslee. These included substantial earthworks, remediation of the land and treatment of mineshafts, and would have significant impacts on the ecology with the total loss of vegetation and species. The Environmental Impact Assessment which accompanied the outline application had considered options to avoid, reduce or offset these impacts to comply with relevant legislation and would require off site compensation as several species would require translocation to suitable habitats on receptor sites.

Eight suitable receptor sites had been identified but only four required planning permission due to the scale of the earthworks to create ponds and mounds, etc. These receptor sites needed work to be carried out to create new or enhanced habitats which were to be established prior to the loss of the existing habitat.

It was considered that the proposed works would not have an adverse impact on the amenities of occupiers of nearby properties given their distance from the proposed sites and the adequate mitigation of noise or dust impact during the construction works. In the long term their visual amenities would be enhanced through the

development and the schemes would have a positive impact on the area in terms of visual amenity and environmental benefits and accorded with the aims and principles of the Green Network.

Town Park, Hinkshay Road, Malinslee, Telford, Shropshire

This application was for the creation of three habitat ponds with maximum measurements of 10m long by 5m wide by 0.9m deep together with four ephemeral ponds roughly round in shape and 3.7m wide with a depth of 0.3m.

Stirchley & Brookside Parish Council had been unable to comment on the application as its Councillors considered that they had not been able to view the application in sufficient detail. The Planning Officer had responded that this was one of four similar applications and other Parish Councils had been able to view and comment on the submitted drawings without difficulty.

Shropshire Wildlife Trust and the Council's Ecology Officer both welcomed the ecological enhancements proposed and felt that, on balance they could compensate for the impacts associated with the development of the Dawley and Malinslee Regeneration Project site. The Wildlife Trust had commented that 20 years as considered the minimum acceptable period for management and monitoring and should be secured through planning obligations. In addition, at least one site should be designated as a Local Nature Reserve and all sites should be included in the Telford & Wrekin Green Infrastructure Strategy. The Planning Officer responded that the management and monitoring of these receptor sites was controlled through conditions and obligations relating to the regeneration scheme TWC/2010/0036, and did not require further control on each individual application. With regards to designations, this could only occur on sites in that use and of a suitable standard, therefore consideration of designation would be undertaken in due course following completion of the works. The Council's Ecology Officer had commented that habitat works should be carried out at the appropriate time of year under supervision from a qualified ecologist and should be managed for biodiversity in accordance with a management plan and protected from future development. The Planning Officer responded that this would be controlled through conditions and obligations attached to the outline consent TWC/2010/0036 but an informative relating to timing, supervision and lined to the outline was considered appropriate to make the decision document transparent. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

Mannerly Wood, Rock Road, Ketley, Telford, Shropshire

This application was for the creation of new habitats and a new ephemeral pool roughly round in shape and approximately 3.7m wide, with an overall depth of 0.3m and the import of spoil to re-grade the existing mound changing levels with a maximum increase in 1.5m and to cover some existing hardstanding to create habitat for dingy skippers. The update report tabled at the meeting informed the Board that an amended plan had been received following comments from the Council's Geotechnical Engineer and would ensure that the imported material would be sited to provide a 20m standoff from the unrecorded mineshaft. The

Geotechnical Engineer was satisfied with this amendment and had recommended informatives 16 and 19 relating to minerals areas and land contamination.

The comments from Shropshire Wildlife Trust and the Council's Ecology Officer were as for the Town Park application. The Council's Environmental Health Officer had commented that the proposed development was situated over a former licensed landfill site. 1450m³ of colliery spoil from the Dawley regeneration site would be imported for use on the site and would need to be chemically tested to ensure its suitability for use. He had also requested that site operations and reporting should be carried out in accordance with relevant guidance and legislation and construction hours of working should be restricted to 08:00 am to 17:00 Monday to Friday in order to prevent noise nuisance at local residential receptors. The Planning Officer had commented that the works were acceptable subject to testing which could be secured through conditions together with hours of working during the construction period. An informative was recommended to cover safety issues whilst working as this was a former landfill site. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

Rough Park, Woodside Avenue, Woodside, Telford, Shropshire

This application was for the creation of three habitat ponds with maximum measurements of 13m long by 6m wide by 0.9m deep, 6m wide by 14m long by 0.9m deep, 6m wide by 10m long by 0.9m deep, and four habitat ditches all 2m wide and 0.6m depth, and 24m, 25m, 34m and 35m long respectively. In addition, there would be three ephemeral ponds roughly round in shape and 3.7m wide with a depth of 0.3m.

Madeley Parish Council had indicated its support for the proposal. The comments from the Shropshire Wildlife Trust and the Council's Ecology Officer were as for the previous applications. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

(i) Land south of M54, Rock Road, Ketley, Telford, Shropshire

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

Lawley & Overdale Parish Council had queried the kind of spoil to be used, the security fencing during works and timing of works for minimal disruption for local residents, particularly given that Rock Road was to be resurfaced in August. The Planning Officer responded that the imported soil would come from the Dawley site and would be subject to appropriate treatments, the specific details of which were covered under the outline application TWC/2010/0036. This soil would be suitable for the Dingy Skipper habitat.

The comments from the Shropshire Wildlife Trust and the Council's Ecology Officer were as for the previous applications. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

RESOLVED – that with regard to planning applications **TWC2010/0248/02480250 and 0251** planning permission be granted subject to the conditions and informatives as set out in the update reports.

- (j) W2010/0258 – Lilleshall County Primary School, Limekiln Lane, Lilleshall, Newport, Shropshire

This planning application by Telford & Wrekin Council was for the erection of a single storey rear extension, the relocation of an existing fence, and the replacement of two existing windows with new double glazed windows. The extension would provide a general purpose classroom, measuring 6.87 metres long by 4.77 metres wide, on a site that was currently part of an open courtyard. External materials would comprise brown bricks and roof tiles that matched the materials used on the existing building. The windows and doors would be aluminium double glazed and powder coated and white in colour. Two single glazed windows in an adjacent existing classroom were to be replaced with aluminium double glazed and powder coated windows, also white in colour. These would be in the same position as the existing windows and of an identical shape and size.

The proposed extension would be located 20 metres from the school's site boundary and 50 metres away from the nearest residential property. The relocated 1m. high picket-style fence would allow the school garden area to be extended and enlarged. It would be moved 3 metres further away from the school building but would not encroach into any existing playing field or sports pitch.

It was considered that the design and appearance of the extension would not be detrimental to the character and appearance of the school building or to the surrounding area. The development would not adversely affect the residential amenities of any dwellings in the vicinity of the school by virtue of any overlooking, loss of light, or any overbearing effect.

RESOLVED – that with regard to planning application **W2010/0258** planning permission be granted subject to the conditions as set out in the report.

- (k) W2010/0279 – The Stables Flat, Greenacre Farm, 13 Crudgington Green, Crudgington, Shropshire

This application was considered in conjunction with planning application W2010/1078 (see (a) above).

RESOLVED – that with regard to planning application **W2010/0279** planning permission be granted subject to the conditions as set out in the report.

PB-18 **SITE VISITS**

None.

PB-19 URGENCY RESOLUTION – SECTION 100B(4), LOCAL GOVERNMENT ACT 1972

The Chairman of the meeting made the following statement:

“I am of the opinion that the following items of business should be dealt with as a matter of urgency at this meeting in order to avoid any unnecessary delay.”

PB-20 PLANNING APPLICATION W2010/0172 – LAND ADJACENT TO 78 WELLINGTON ROAD, LILLESALL, SHROPSHIRE

This application sought planning permission for a change of use from garden land to provide allotment plots together with the erection of fencing and sheds and the provision of a new vehicular access and 3 parking spaces. 35 allotment plots, 25 measuring approximately 20 x 10m and 10 measuring approximately 10 x 5m, would be provided all with 1.8 x 1.3m timber ship lap sheds. Alterations to the existing gated access included a small area of hedge removal and its replacement with 2m high black vertical bar railings and matching double gates. The drawings indicated a hardstanding access road leading to 3 parking spaces and a possible water stand pipe within the site.

The land was currently under-utilised and the Habitat Survey had concluded that the site was not significant from a biodiversity point of view. However, the creation of allotments could present opportunities to enhance the site for the benefit of wildlife as well as its users. The Habitat Survey had included a list of recommendations including improvements and times when the work should be carried out and the application would be referred to an appropriate condition.

In accordance with the principles of sustainable development community facilities should, preferably, be located within District or Local Centres. However, it was recognised that was not always possible, in which case the applicant needed to demonstrate that a sequential approach to site selection had been followed. The applicant had confirmed that there was a waiting list of 44 potential tenants and had satisfactorily demonstrated that the site was the best/only site available in the area. In addition, the site was on a bus route and, once the allotments were in operation, there would opportunities for car sharing amongst the tenants.

Based upon the submitted application, the Highways Engineer had no objections to the principle of off-road parking and, following peak time traffic counts, meant it was not possible to object on any particular highway safety grounds, as set out in the report. In addition, the Parish Council had advised that the tenancy agreements would contain a clause whereby users' vehicles must not obstruct the properties of adjacent residents or access to the farmer's fields otherwise they might be revoked. The site was well screened by the existing hedge and, therefore, the proposed change of use would have no significant impact upon the visual quality of the area. As a result it was deemed necessary to impose a condition to retain the hedging.

Comments raised by nearby residents had been noted but it was considered that these did not justify a refusal of the application which could be successfully substantiated at a subsequent Appeal.

RESOLVED – that with regard to planning application W2010/0172 planning permission be granted subject to the conditions as set out in the report.

PB-21 **PLANNING APPLICATION W2010/0235 – THE LORD HILL INN,
DAWLEY HIGH STREET, DAWLEY, TELFORD, SHROPSHIRE**

This application by Telford & Wrekin Council was for full planning permission for the permanent change of use of the first floor of the Lord Hill Public House from A4 (Drinking Establishment) to C3 (Dwelling Houses) with the creation of a new separate access at the rear of the building.

The redevelopment of the Lord Hill Public House was part of the wider regeneration scheme for Dawley and Malinslee and, at its meeting on 2nd June, 2010, the Board had granted outline planning permission for the retention of this Local Interest Building. In addition, at its meeting on 31st March, 2010 the Board had granted a temporary change to office use for two years to enable the building to be used as a base from which to manage the regeneration and works to Dawley High Street and the use proposed under the current application was intended for implementation following expiry of the business use in two year's time.

The ground floor of the building, following the end of the temporary use, would revert back to A4 use. The upper floor prior to the temporary consent was residential accommodation but ancillary to the public house use and this proposal for self-contained accommodation would allow a greater flexibility in securing long term occupancy of the building. No external private amenity space was proposed as it could not be integrated with the wider regeneration layout and it was common for properties in centre locations not to have gardens. In the long term the property would benefit from being in short walking distance of the new nature park and recreational and leisure spaces created by the wider regeneration scheme, and there would be no detriment to the occupier in terms of ability to access open space.

There was existing parking associated with the building and the wider master plan indicated 3 small retail units and a public square to the rear of the Lord Hill Public House in place of the current parking provision. New parking was expected to be provided to the rear of the retail units which could be utilised by occupants/users of the Lord Hill Public House. As this use was not expected to be implemented for at least two years, there would be adequate opportunity to provide the new car parking prior to occupation, which would be secured through conditions.

There would be no external alternations to the building and, therefore, no adverse impact on the character and appearance of the building. The proposal would have no adverse impact on the amenities of the adjacent properties. No objections or comments had been received during the consultation period.

RESOLVED – that with regard to planning application W2010/0235 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 6.58 p.m.

Chairman:

Date: