

TELFORD & WREKIN COUNCIL

PLANS BOARD

21ST APRIL 2010

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W2010/0017

Land at, Isombridge Farm, Isombridge, Shropshire.

Conversion of redundant farm building into dwelling house and garaging

****Additional Plan Received****

Recommendation: Full Refuse

APPLICANT

Mr B Evans

RECEIVED

08/01/2010

PARISH

Rodington

WARD

Wrockwardine

CASE OFFICER

Anna Robinson

THIS APPLICATION WAS DEFERRED AT THE 31ST MARCH 2010 PLANS BOARD TO ENABLE MEMBERS TO CARRY OUT A SITE VISIT AND TO GIVE OFFICERS AN OPPORTUNITY TO CONSIDER THE AGENT'S LETTER SENT TO MEMBERS.

For clarification, your officers advise that there are no similarities between the proposal at Isombridge Farm and W2008/0059 Conversion of barns into 7no. residential dwellings at Tern Farm, Longden-on-Tern, which was allowed at appeal. The application was refused at Plans Board on 27th February 2008 as it was contrary to Policies CS1 and CS7 of the Core Strategy which had been adopted in December 2007. In the Planning Inspector's appeal decision dated 24th June 2008 it was stated that whilst the barns were not listed, they were deemed to be of historic and architectural merit, and the conversion scheme would be sympathetic to the original character and appearance of the buildings to merit conversion. It was the Inspector's opinion that in the circumstances of this particular case, the desirability of safeguarding the future of the buildings of architectural and historic merit justified an exception to Policies CS1 and CS7.

The Conservation Officer has advised that the Tern Farm buildings subject of W2008/0059 are of both considerable architectural and historic merit, erected between 1813 and 1820 under the Marquis of Stafford's (later the Duke of Sutherland) programme of agricultural improvements on his Shropshire Estate. The renowned James Loch was his surveyor for the agricultural improvement programme and the buildings are of such a high standard in both layout and construction that they were designed to last. They are of such architectural and historic merit that they would possibly merit consideration for listing. Thus, the Tern Farm buildings are totally different in quality and character and cannot be held as setting any precedent for approval of the ordinary buildings the subject of this application.

Furthermore the conversion of barns to form 5 no. new dwellings at Red House Farm, Longden-on-Tern (W2004/1511) which was approved in 2005 is very different to the current proposal at Isombridge Farm. Longden-on-Tern was one of the 13 suitable settlements within the rural area where development would be focussed, as set out in policy H9 of the Wrekin Local Plan, (superseded by CS7 of the Core Strategy in December 2007). Isombridge has never constituted a suitable settlement for new residential development. Moreover, the proposal was considered to conform with the criteria within Policy H18 of the Wrekin Local Plan. Officers would reiterate that the buildings at Isombridge Farm are not of historic or architectural merit and do not contribute to the local character of Isombridge to warrant retention and the

creation of a new residential dwelling outside the key suitable settlements within the rural area.

Officers have now had an opportunity to view Davies & Co's irregular letter sent directly to Plans Board Members dated 29th March 2010. This was not sent directly or copied to officers; however, a copy has been obtained and officers wish to address the points raised.

For clarification, the Council's Conservation Officer raised an objection to the proposal on the grounds that the building was not of sufficient architectural or historic merit, and the Council's Development Plans team did not support the development as it was contrary to policy; thus there were objections to the scheme from consultees within the Council.

Officers note that Rodington Parish Council support the application as it meets local need for housing and provides specialist facilities; however the local need for housing is determined by planning policy (in the Core Strategy) and no evidence has been submitted in the application with regard to the specialist facilities.

The fundamental part of policy H18 of the Wrekin Local Plan is that conversions to residential use will only be permitted where the building is in the Council's view to be of sufficient architectural or historic merit or makes a significant contribution to the character of the local area. The Conservation Officer does not consider the building to be of sufficient merit therefore the development is contrary to policy H18 and does not constitute a suitable exception. With reference to Davies & Co's assertion that the Core Strategy policies do not relate specifically to the proposal, officers have considered the development with regard to both CS1 and CS7 in conjunction with H18 of the Wrekin Local Plan. Safeguarding the future of the building is not necessary and preserving the building is in no way desirable as it has no special merit or character and therefore it is contrary to local planning policy.

Officers consider that the selected paragraphs from PPS1 quoted in the letter are not relevant to the application. Officers would reiterate that no evidence of need for specialist facilities has been presented in the application; and that whilst no viable alternative business use for the redundant farm building has been found by the Applicant, this does not constitute a reason for conversion to residential or warrant the retention of the building. The proposal is not fully supported by the advice contained within PPS1.

The context of PPS3 referred to in the letter is addressed through the Core Strategy with regard to providing housing in key rural settlements to meet local need, namely High Ercall, Tibberton and Waters Upton. "Local communities" in paragraph 14 does not refer to a single family/Applicant.

Reference to Policy EC12 of PPS4 and paragraph 17 of PPS7 is noted by officers; however in this case, residential conversion is not justified for this building, and "sustainable development objectives" would not be achieved by this development.

At the 31st March 2010 Plans Board, the reasons for refusal were updated and the RECOMMENDATION is still to REFUSE planning permission for the following reasons:

1. The erection of a dwelling in Isombridge lies outside the identified settlements of High Ercall, Waters Upton and Tibberton where new residential development in the rural area is expected to be sited. The development would not constitute an exceptional circumstance, in terms of providing an agricultural or forestry workers dwelling or affordable housing, nor constitute a building of sufficient architectural or historic merit, and the provision of a single dwelling away from the identified settlements would conflict with the purposes of the adopted Core Strategy. Hence the proposal is contrary to Local Development Framework Core Strategy policies CS1 and CS7, policy H18 of the Wrekin Local Plan and national guidance contained in PPS1, PPS3, PPS4 and PPS7.
2. The Local Planning Authority considers that the threshold of 170 dwellings in the rural area, as set out in the Development Plan Core Strategy CS1, has already been exceeded from dwellings built or having received planning permission since the start of the Plan period (2006). The proposed development would therefore further exceed the need identified for the rural area and would undermine sustainability objectives and therefore it is contrary to Policy CS1 and national guidance in PPS3.

A copy of the original report to Members at 31st March 2010 Plans Board is attached below.

COUNCILLOR SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of Development in Unsustainable Location, Effect of Further Exceeding Rural Housing Numbers, Historic and Architectural Merit of Buildings

THE PROPOSAL: The application seeks full planning permission for the conversion of a redundant farm building into a dwelling house and garaging at Isombridge Farm.

THE SITE AND SURROUNDINGS:

The application site comprises existing mid 19th Century two-storey brick and tile farm building and single storey pig sties. The buildings are currently used as storage and are located at Isombridge Farm. The buildings are positioned close to the main farmhouse and opposite the existing cattle sheds beyond the farm track/Definitive Right of Way. The farmhouse fronts the highway, with a 17th century row of timber-framed cottages adjacent and 2 detached properties opposite the site, located within the farm complex. The cottages and adjacent barn are Grade II listed buildings.

Isombridge Farm is located in the open countryside, and is not within one of the key rural settlements where limited housing development to meet local need will be focussed.

CONSULTATION RESPONSES:

Rodington Parish Council support the application, stating whether or not it is within Telford & Wrekin Council's Core Strategy, it is meeting the local need for housing and provides specialist facilities needed by the Applicant.

The Development Plans team advise national policy guidance in PPS3, PPS4 and PPS7 and development plan policies CS1, CS7 and H18 are the most relevant material policy considerations. With regard to CS1, the figure of 170 dwellings to be built in the rural area during the plan period has already been exceeded. CS7 states development in the open countryside shall be strictly controlled in order to support rural strategy of focussing development on key centres to help sustain the Borough's rural communities. Policy H18 reiterates new residential development shall be strictly controlled in the rural area and proposals shall be assessed against criteria listed and whether the buildings are deemed by the Council to be of sufficient architectural or historic merit or makes a significant contribution to the character of the local area. If the application does not fall within these criteria, the dwelling would need to be an exception, such as creation of affordable housing (as set out in H24 of the Wrekin Local Plan). In addition, the supporting documentation refers to policies H8 and E12 of the Wrekin Local Plan, which are no longer part of the Development Plan and are superseded by other policies. The Feasibility Study submitted with the application states that the buildings are not feasible for employment use and therefore should be used for residential. However, this is not a policy consideration and is not considered to be material to the determination of the application.

The Conservation Officer has assessed the buildings and confirms they are of no special architectural and of no historic character but the later 2 storey section and pig sties are well built with some stone detailing. The condition of the fenestration is poor with window frames irreparable. Notwithstanding the policy considerations of this application to convert these buildings to a separate dwelling, the conversion should retain the character of the pig sties and that the adjacent garage be used for this unit. The justification for this conversion is weak given the close proximity of several dwellings already owned by the applicant and the relationship of the proposed dwelling with an outlook right into a working farmyard. The cottages to the west of the farm house and barns are listed buildings. If the barns in this curtilage are suitable for sympathetic conversion, it would safeguard a curtilage listed structure and be a better option than the building submitted. This matter further weakens the justification for the current proposal.

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

The Environmental Planning Assistant considers the survey has been carried out to high standards by suitably qualified ecologists, and she is happy with the findings. There are considerable mitigation measures proposed in the report regarding timings of works, pre-development activity surveys, creation of roosting opportunities in the roof and the erection of bat and bird boxes and she requests that these are conditioned.

PLANNING HISTORY:

W2008/0420 Conversion of Barn to form 1 no. 2 Storey Dwelling, Withdrawn

The previous application was withdrawn as it was due to be refused, being contrary to planning policy. There was also some confusion as to whether the Applicant wished to retire but remain living on the farm, or the proposed dwelling would be for the Applicant as an essential agricultural worker, despite other members of his family living in the adjacent farm properties and being principally employed on the holding. On site, the case officer queried whether the adjacent farm cottages that were vacant, or Ashwood House, which would become vacant when the family members relocated to the main farmhouse, could be used, rather than the need for the creation of a new dwelling.

POLICY CONTEXT:

National Planning Policy:

PPS1 Delivering Sustainable Development

PPS3 Housing

PPS4 Planning for Sustainable Economic Growth

PPS7 Sustainable Development in Rural Areas

Local Development Framework Core Strategy:

CS1 Homes

CS7 Rural Areas

CS15 Urban Design

Wrekin Local Plan

UD2 Urban Design Criteria

H9 Location of New Housing

H18 Conversion of Non-Residential Buildings to Residential Use in Rural Areas

PLANNING CONSIDERATIONS:

The proposal is for conversion of existing farm buildings to a residential dwelling and garaging. The development would create a 3-bedroom dwelling and would be entirely self-contained. Whilst the application does not set out the reasons that the Applicant requires a new dwelling within the farm complex, the Agent has advised that the existing farmhouse is too large for the Applicant and his sister, who requires ground floor accommodation due to a disability.

With regard to national guidance contained in PPS1, PPS3, PPS4 and PPS7, new development shall be located in or on the edge of exiting settlements and service areas where housing, employment, services and other facilities are provided close together, in order to create sustainable communities.

Core Strategy Policy CS1 requires that the spatial distribution of new homes to be consistent with the spatial development strategy stating that housing needs in the rural area will be met by approximately 170 new dwellings. This figure is derived from evidence provided by the Telford & Wrekin Housing Needs Study. Its inclusion in local policy reflects both regional and national planning policy requirements to limit the number of new dwellings in rural areas. At the current time, the threshold has

been met from dwellings already built or having received planning permission. The proposal would therefore be contrary to Policy CS1 at this time.

Policy CS7 states that development within the rural area should be limited to meet the needs of the area, and be focussed on the 3 key settlements of High Ercall, Tibberton and Waters Upton. Outside these settlements development will be limited and within the open countryside strictly controlled. Isombridge is not one of the key settlements and did not constitute one of the 13 suitable settlements in policy H9 of the Wrekin Local Plan (superseded by CS7). Therefore any new residential development in Isombridge would be limited to agricultural, forestry or other occupational dwellings or affordable housing, having regard to national policy guidance. The proposal has not been identified as any of these exceptions.

Policy H18 of the Wrekin Local Plan asserts that the conversion of non-residential buildings to residential use in the rural area will be strictly controlled. Within the suitable settlements outlined in H9 and superseded by CS7 of the Core Strategy, H18 sets out criteria that all proposals must meet. The applications must demonstrate alternative business re-use has been sought (marketing etc.), be of permanent and substantial construction, not lead to dispersal of activity to the detriment of nearby villages, ensure form and design respect the setting, buildings are capable of conversion without significant reconstruction, conform with criteria in PPS7 and PPS23 (Planning and Pollution Control). Where the proposal is outside of the suitable settlements in the rural area, namely High Ercall, Tibberton and Waters Upton, the conversion of non-residential buildings will only be permitted where the Council considers the buildings to be of sufficient architectural or historic merit, or makes a significant contribution to the character of the local area, to justify conversion or retention, or the dwelling would be required to provide accommodation for an agricultural or forestry worker.

The application states that the buildings are of sufficient architectural or historic merit; however they are not listed or locally listed; and the Council's Conservation Officer has assessed the buildings and considers they are of no architectural merit and of no historic merit. Thus, whilst the application demonstrates marketing of the buildings, this would be to meet the criteria for conversions in the list of suitable settlements. Isombridge is not a suitable settlement and the buildings are not deemed to be of sufficient merit to justify conversion. Furthermore there are no exceptional planning circumstances for the conversion of the building to a dwelling.

Policy CS15 outlines design of development will create and sustain safe places and strengthen local identity, positively influencing the appearance and use of the local environment. In the Wrekin Local Plan, Policy UD2 asserts that development must respect and respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, proportions, materials and access etc.

Following discussions on site between the Architect and the Council's Conservation Officer, amended plans have been submitted. The amended scheme proposes the retention of the pig sties, with existing garage utilised. The revised design is an improvement to the original submission; however officers would still assert that the principle of new residential development in an unsustainable rural location and the

fact that the buildings are not of such significant architectural or historic merit to justify retention and conversion to residential use are the key issues for consideration; and revisions to the design will not overcome the fundamental policy issues.

CONCLUSION:

In conclusion, the threshold of 170 dwellings to be built in the rural area, principally in the three named settlements has already been exceeded significantly. Therefore the policy approach is to strictly limit further development unless there are exceptional circumstances (i.e. essential agricultural workers dwelling or provision of affordable housing). Furthermore, the site does not lie within one of the key settlements identified for new residential development and does not propose affordable housing, which might have constituted an exception. Whilst the local planning authority is sympathetic to the applicants' personal circumstances, these are not considered to be exceptional planning circumstances sufficient to justify overriding policy (examples would be limited to the creation of an agricultural or forestry worker's dwelling). The principle of the development in this location is unacceptable, and the proposal would be contrary to policies CS1 and CS7 of the Local Development Framework Core Strategy and national guidance contained in PPS1, PPS3, PPS4 and PPS7 whereby the location of new development would be in or close to existing settlements or service areas.

RECOMMENDATION: REFUSE planning permission for the following reason:

1. The erection of a dwelling in Isombridge lies outside the identified settlements of High Ercall, Waters Upton and Tibberton where new residential development in the rural area is expected to be sited. The development would not constitute an exceptional circumstance, in terms of providing an agricultural or forestry workers dwelling or affordable housing, and the provision of a single dwelling away from the identified settlements would conflict with the purposes of the adopted Core Strategy. Hence the proposal is contrary to Local Development Framework Core Strategy policies CS1 and CS7 and national guidance contained in PPS1, PPS3, PPS4 and PPS7.
2. The Local Planning Authority considers that the threshold of 170 dwellings in the rural area, as set out in the Development Plan Core Strategy CS1, has already been exceeded from dwellings built or having received planning permission since the start of the Plan period (2006). The proposed development would therefore further exceed the need identified for the rural area and would undermine sustainability objectives and therefore it is contrary to Policy CS1 and national guidance in PPS3.

W2010/0029

Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire.

Variation of (outline) condition no. 13 of W95/0969 and condition no. 21 of W97/0108 (reserved matters) to increase the maximum area of non-food retail floorspace to 21,019 sqm

Recommendation: Full Grant

APPLICANT

DSG International

RECEIVED

12/01/2010

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

CASE OFFICER

Anna Robinson

THIS APPLICATION WAS DEFERRED AT THE 31ST MARCH 2010 PLANS BOARD TO ENABLE OFFICERS TO RESOLVE THE ISSUES ASSOCIATED WITH VARIATION OF CONDITIONS ON W95/0969

OBJECTIONS RECEIVED: None

MAIN ISSUES: Retail impact on town centre

THE PROPOSAL: The application seeks to vary conditions on the outline and reserved matters applications increasing the total floor area for non-food retail to 21,019sqm on Telford Forge Retail Park. Condition No.13 of W95/0969 and Condition No.21 of W97/0108 restricted the non-food retail area to 18,580 sqm.

The associated application (W2010/0030) seeks planning permission for the erection of a mezzanine floor which would increase the floor area of Unit 10 (Currys) on Telford Forge Retail Park by 669sqm.

Planning permission has previously been granted to vary conditions on W95/0969 and W97/0108 to enable an increase in the floor area to 20,350sqm and the additional 669sqm would constitute a total increase on the retail park of 21,019sqm.

THE SITE AND SURROUNDINGS:

Telford Forge Retail Park comprises 14 retail units, 2 units with leisure use and 2 restaurants. The units include Sainsburys food store, DW gym, and non-food retail stores such as Tesco Home with mezzanine floor, Boots, Next and TK Maxx. The Forge Retail Park adjoins the Bridge Retail Park, where Unit 3, the former MFI has approval for a mezzanine level creating an additional 1,236 sqm gross floorspace.

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council has confirmed no objection to the proposal.

The Development Plans Team considers the key issues are the creation of entirely new floor space on what was originally permitted for the Forge. The level of non-food retail floor space at the Forge has been increased several times and now stands at 20,350 square metres. Key policy concerns relate to the impact of additional retail development in the out of centre location, and are based on the current development plan, PPS4 and the White Young Green (WYG) Retail Capacity Study. Judgements

about the extent and significance of any impacts should be informed by the development plan (where this is up to date), and other published local information (such as the WYG retail study) will also be a relevant material consideration.

PLANNING HISTORY:

W95/0969 Demolition of existing retail store and redevelopment for food and non-food retail development, leisure, fast food, car parking, alteration to existing petrol filling station and associated works at Land off Colliers Way, Town Centre, Outline Granted – Condition No.13 total floor area for non-food retail 18,580sqm

W97/0108 Submission of Reserved Matters VIZ: siting & design, external appearance & landscaping for new food store, non-food retail units & A3/leisure units together with associated car parking, servicing and pedestrian/cycle routes at Land off Colliers Way, Town Centre, Reserved Matters Granted - Condition No.21 total floor area for non-food retail 18,580sqm

W99/0916 Variation of Condition 21 of W97/0108 and 13 of W95/0969 to Allow Maximum Gross Retail Floorspace of 20,350m Sq and 4675m Sq Gross Floorspace for Ancillary Storage and Administrative Purposes

W2009/0169 Installation of a 669 sqm mezzanine floor, Withdrawn
The previous application was withdrawn to enable the Applicants to address the issues raised by the Council's Highways and Policy Officers.

POLICY CONTEXT:

National Planning Policy:

PPS4 Planning for Sustainable Economic Growth

Regional Spatial Strategy:

PA11 The Network of Town and City Centres

PA13 Out of Centre Retail Development

Local Development Framework:

CS4 Central Telford

Wrekin Local Plan

S1 Hierarchy of Service Centres

PLANNING CONSIDERATIONS:

The application is associated with W2010/0030 for the erection of a mezzanine floor, which is being presented to Members at Plans Board being subject to Section 106 for financial contributions towards highway infrastructure improvements.

This application seeks to vary condition 13 of W95/0969 and 21 of W97/0108 to allow an increase in the maximum gross retail floorspace for the Telford Forge Retail Park.

With reference to relevant national planning policy contained in PPS4, the proposal would need to demonstrate that it passes the appropriate tests, namely: a need is demonstrated; the sequential test is satisfied and all more central options are either

developed out or shown not to be suitable, available nor viable; and there would be no adverse impact on the vitality and viability of the Town Centre and District and Local centres within the Borough.

Within PPS4, policy EC17 refers to the consideration of planning applications for development of main town centre uses outside a town centre and not in accordance with an up-to-date development plan. The policy asserts that applications will only be accepted where the applicant has demonstrated compliance with the sequential approach requirements contained within policy EC15 and where the proposal has been assessed as not having adverse impacts, (the sequential approach).

Regional policy in PA13 advises smaller scale out-of-centre retail proposals should be considered in the light of policies and proposals in development plans and take full account of Government guidance including the requirement to demonstrate 'need' and the sequential test. No existing out-of-centre development should be redefined as town centres.

With regard to local planning policy, Policy CS4 of the Core Strategy outlines Central Telford for major retail development to meet the needs of the borough and the sub-region, and seeks to consolidate Central Telford and enhance it as the hub of the service centre hierarchy by recognising its role as a settlement of significant development and a strategic town centre (identified under RSS Policy PA11).

The proposal accords with Policy S1 of the Wrekin Local Plan which identifies The Forge Retail Park as Level 1, along with Telford Town Centre, Telford Bridge and Wrekin Retail Park within the hierarchy of centres where development will be focussed.

The WYG Telford & Wrekin Retail & Leisure Study identifies the Forge retail park as an out-of-centre location, as it is outside of the Town Centre Character Area boundary. WYG understands that there are a number of extant planning permissions relating to additional retail development at Telford Forge. The retail parks are almost complete and any additional floor space provided will be minimal.

The proposal would see a further increase in the non-food retail floorspace of Telford Forge Retail Park from 18,580sqm as originally approved to a total of 21,019sqm, (combined with previous planning permissions to vary the floorspace). Officers consider that this increase in the floorspace would not significantly impact on the vitality of the town centre and would enable improvements to the existing store to ensure the viability of the business. Furthermore, the application has demonstrated through the sequential approach, that there are no existing units that are currently suitable to accommodate the development. It is considered that the proposal would not undermine the policy objectives of the Core Strategy by virtue of the scale and nature of development in this location on the edge of the Town Centre. Thus, on balance, the proposal to vary the conditions and allow further expansion of the Forge Retail Park is considered acceptable.

RECOMMENDATION: Agree to vary Condition 13 of planning permission W95/0969 and condition 21 of W97/0108 to read:

The total gross external floor area of the development shall not exceed the following maxima:

226,247sqft (21,019sqm) non food retail; 75,000sqft (6967sqm) food retail;
60,000sqft (5574sqm) leisure (Classes A3 & D2 of which no more than 30,000sqft shall be for class D2 use)

Reason: To accord with the supporting information upon which the application is approved.

W2010/0030

Unit 10, Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire.
Installation of 669 sqm of mezzanine floorspace for retail sales
Recommendation: Full Grant

APPLICANT

DSG International

RECEIVED

12/01/2010

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

CASE OFFICER

Anna Robinson

THIS APPLICATION WAS DEFERRED AT THE 31ST MARCH 2010 PLANS BOARD TO ENABLE OFFICERS TO RESOLVE THE ASSOCIATED APPLICATION W2010/0029 VARIATION OF CONDITIONS

No changes have been made to the report or officer recommendation presented to Members at 31st March Plans Board for W2010/0030. A copy of the report is attached below.

OBJECTIONS RECEIVED: No

MAIN ISSUES: Retail impact on town centre, Access and parking

THE PROPOSAL: The application seeks planning permission for the erection of a mezzanine floor which would increase the floor area of Unit 10 (Currys) on Telford Forge Retail Park by 669sqm. The additional floorspace will be for the sale and display of primarily bulky electrical goods. The mezzanine and associated refurbishment of the existing store will enable improvements to the format and layout of the store, and provide increased consumer choice.

The associated application, (Ref: W2010/0029) seeks to vary conditions on the outline and reserved matters applications increasing the total floor area for non-food retail to 21,019sqm on Telford Forge Retail Park. Condition No.13 of W95/0969 and Condition No.21 of W97/0108 restricted the non-food retail area to 18,580 sqm.

THE SITE AND SURROUNDINGS:

The application site comprises Currys an existing non-food retail unit, retailing electrical appliances, with existing storage mezzanine floor, and is located within the Forge Retail Park, on the edge of the town centre. Car parking is shared with other units. The retail park comprises 14 retail units, 2 units with leisure use and 2 restaurants. The units include Sainsburys food store, DW gym, and non-food retail stores such as Tesco Home with mezzanine floor, Boots, Next and TK Maxx. The Forge Retail Park adjoins the Bridge Retail Park, where Unit 3, the former MFI has approval for a mezzanine level creating an additional 1,236 sqm gross floorspace.

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council has confirmed no objection to the proposal.

The Council's Highways Engineer states following analysis of the submitted transport assessment and consideration of the status of the Central Telford Area Action Plan (CTAAP) document, he confirms no highway objection subject to the Applicant entering into a Section 106 agreement to pay a contribution towards the Central Telford Area Action Plan of the value of £16,534 to be paid prior to the commencement of operation of the mezzanine. The CTAAP Contribution Strategy was adopted by Cabinet on 23rd February 2010.

The Development Plans Team considers the key issues are the creation of entirely new floor space on what was originally permitted for the Forge. The level of non-food retail floor space at the Forge has been increased several times and now stands at 20,350 square metres. Key policy concerns relate to the impact of additional retail development in the out of centre location, and are based on the current development plan, PPS4 and the White Young Green (WYG) Retail Capacity Study. Judgements about the extent and significance of any impacts should be informed by the development plan (where this is up to date), and other published local information (such as the WYG retail study) will also be a relevant material consideration.

PLANNING HISTORY:

W95/0969 Demolition of existing retail store and redevelopment for food and non-food retail development, leisure, fast food, car parking, alteration to existing petrol filling station and associated works at Land off Colliers Way, Town Centre, Outline Granted – Condition No.13 total floor area for non-food retail 18,580sqm

W97/0108 Submission of Reserved Matters VIZ: siting & design, external appearance & landscaping for new food store, non-food retail units & A3/leisure units together with associated car parking, servicing and pedestrian/cycle routes at Land off Colliers Way, Town Centre, Reserved Matters Granted - Condition No.21 total floor area for non-food retail 18,580sqm

W99/0916 Variation of Condition 21 of W97/0108 and 13 of W95/0969 to Allow Maximum Gross Retail Floorspace of 20,350m Sq and 4675m Sq Gross Floorspace for Ancillary Storage and Administrative Purposes

W2009/0169 Installation of a 669 sqm mezzanine floor, Withdrawn
The previous application was withdrawn to enable the Applicants to address the issues raised by the Council's Highways and Policy Officers.

POLICY CONTEXT:

National Planning Policy:

PPS4 Planning for Sustainable Economic Growth

Regional Spatial Strategy:

PA11 The Network of Town and City Centres

PA13 Out of Centre Retail Development

Local Development Framework:

CS4 Central Telford

CS15 Urban Design

Wrekin Local Plan
UD2 Urban Design Criteria
S1 Hierarchy of Service Centres

Central Telford Area Action Plan
Policy CT23 Developer Contributions for Delivering Infrastructure

PLANNING CONSIDERATIONS:

The proposal comprises the creation of an additional 669 sqm mezzanine floor at Currys on Telford Forge Retail Park. The Planning & Retail Statement asserts that the additional floorspace and associated refurbishment will increase employment, maintain trade within Telford, improve retail provision for customers, maintain levels of shop trading against internet competition, and meet predicted strong growth in electrical goods market. The mezzanine floor will be accessed via stairways and lifts, with new access points and fire escapes created, linking existing storage mezzanine to new mezzanine within unit.

With reference to relevant national planning policy contained in PPS4, the proposal would need to demonstrate that it passes the appropriate tests, namely: a need is demonstrated; the sequential test is satisfied and all more central options are either developed out or shown not to be suitable, available nor viable; and there would be no adverse impact on the vitality and viability of the Town Centre and District and Local centres within the Borough.

Within PPS4, policy EC17 refers to the consideration of planning applications for development of main town centre uses outside a town centre and not in accordance with an up-to-date development plan. The policy asserts that applications will only be accepted where the applicant has demonstrated compliance with the sequential approach requirements contained within policy EC15 and where the proposal has been assessed as not having adverse impacts, (the sequential approach).

Regional policy in PA13 advises smaller scale out-of-centre retail proposals should be considered in the light of policies and proposals in development plans and take full account of Government guidance including the requirement to demonstrate 'need' and the sequential test. No existing out-of-centre development should be redefined as town centres.

With regard to local planning policy, Policy CS4 of the Core Strategy outlines Central Telford for major retail development to meet the needs of the borough and the sub-region, and seeks to consolidate Central Telford and enhance it as the hub of the service centre hierarchy by recognising its role as a settlement of significant development and a strategic town centre (identified under RSS Policy PA11).

The proposal accords with Policy S1 of the Wrekin Local Plan which identifies The Forge Retail Park as Level 1, along with Telford Town Centre, Telford Bridge and Wrekin Retail Park within the hierarchy of centres where development will be focussed.

The WYG Telford & Wrekin Retail & Leisure Study identifies the Forge retail park as an out-of-centre location, as it is outside of the Town Centre Character Area

boundary. WYG understands that there are a number of extant planning permissions relating to additional retail development at Telford Forge. The retail parks are almost complete and any additional floor space provided will be minimal.

The other policies which are considered relevant in the consideration of the applications are CS15 of the Core Strategy and UD2 of the Wrekin Local Plan. Policy CS15 outlines design of development will create and sustain safe places and strengthen local identity, positively influencing the appearance and use of the local environment. Policy UD2 asserts that development must respect and respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, proportions, materials and access etc.

The CTAAP Development Plan Document is the Council's development vision for the town centre and provides a detailed planning framework for its future development. It also includes adjacent areas of Telford, including Old Park which comprises the out-of-centre retail parks. It is intended that The Area Action Plan will be flexible enough to ensure that development proposals come forward, and robust enough to ensure development helps to deliver the spatial vision for the area.

The CTAAP document asserts that the retail parks are no longer defined within the town centre boundary and would be considered as out of centre locations in the context of PPS4. To ensure the vitality of the town centre is maintained with the focus of retail and leisure use in this location, policy OP5 of the document states the Council will not support future expansion on the retail parks.

Policy CT23 of the CTAPP document asserts that development proposals in Central Telford must provide for delivery of infrastructure requirements arising from new development, both site-related and strategic through developer contributions. In this regard, the Highways Engineer has requested the developer pay a contribution of £16,534 towards the highway infrastructure in relation to the Central Telford Area Action Plan, in order to address the impact of proposed new trips the development will generate.

The proposal would see a further increase in the non-food retail floorspace of Telford Forge Retail Park from 18,580sqm as originally approved to a total of 21,019sqm, (combined with previous planning permissions to vary the floorspace). Officers consider that this increase in the floorspace would not significantly impact on the vitality of the town centre and would enable improvements to the existing store to ensure the viability of the business. The proposed mezzanine is similar to that approved at the adjacent unit (Tesco Home) on Telford Forge Retail Park, and approval has recently been granted for a mezzanine at Unit 3 (former MFI) on the Telford Bridge Retail Park subject to Section 106, although these applications were determined with regard to the criteria in PPS6. Furthermore, the application has demonstrated through the sequential approach, that there are no existing units that are currently suitable to accommodate the development. It is considered that the proposal would not undermine the policy objectives of the Core Strategy by virtue of the scale and nature of development in this location on the edge of the Town Centre. Thus, on balance, and with regard to the financial contributions for improvements to the highway infrastructure (CTAAP), the proposal to vary the conditions and allow

further expansion of the Forge Retail Park with the addition of a new mezzanine at Unit 10 is considered acceptable.

RECOMMENDATION: Approve subject to the Applicants entering into a Section 106 Agreement relating to financial contributions and the following conditions:

A3 Time limit

C118 Development in accordance with plans

REASON FOR APPROVAL

The proposal is considered acceptable by virtue of its scale and nature of development, as it would maintain viability of the existing business and would not be detrimental to the vitality of the town centre and the principles of CTAAP through the highway contributions.

W2010/0056

Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, Shropshire.
Erection of building for 4 indoor tennis courts and formation of 4 all-weather outdoor courts, with 10no. 10m high floodlights, formation of additional parking and associated works

Recommendation: Full Grant

APPLICANT

Telford & Wrekin Council

RECEIVED

02/02/2010

PARISH

Oakengates

WARD

Wrockwardine Wood and
Trench

CASE OFFICER

Phil Baker

OBJECTIONS RECEIVED: No

MAIN ISSUES: Design, Appearance, Parking, Floodlights, Green Network

THE SITE AND THE PROPOSAL:

This Council planning application relates to the development of a new tennis centre complex at the Oakengates Leisure Centre, New Road, Wrockwardine Wood. This development will comprise the erection of a building which would accommodate four indoor tennis courts, and the formation of four all-weather outdoor courts.

The facilities, which would be made available to the public on a pay-as-you-play basis, would also be suitable for playing netball, handball and basketball.

The development site, which extends to 85 metres long by 65 metres wide, is at present a flat unused piece of land that lies behind the Leisure Centre building and directly adjacent to an all-weather sports pitch. The whole recreation area, and site for the proposed tennis facilities, is designated as Green Network on the Wrekin Local Plan.

The tennis centre building would be 60 metres long, 45 metres wide, and rise to 10 metres at its highest point. Its external materials would comprise facing brickwork, profile sheeting, curtain walling, and a curved steel roof. Inside the building would be 4 tennis courts, a lobby, reception area, offices, equipment store, toilets, and a first floor viewing gallery. No changing rooms will be provided.

The outdoor tennis courts would be surrounded by 2.75 metre high weld-mesh fencing and ten 10 metre high floodlights.

The proposed hours of use of the proposed tennis centre are 7.00am to 11.00pm. However, the floodlights for the outdoor courts would only be switched on between 4.00pm and 10.15pm, the same hours as the adjacent all-weather sports pitch.

The existing car park at the Leisure Centre will be redesigned and reconfigured, and there would be a net increase of 20 parking spaces at the Centre. There are bus stops in Church Road, and the Silkin Way runs half a mile to the west. There are

cycle paths to the north and south of the site, and Oakengates railway station is a mile away to the south.

A few mature and semi-mature trees, mainly conifers, will need to be removed, but compensatory planting will be provided around the site.

The nearest residential property, on the southern side of Wrockwardine Wood Way, is approximately 100 metres from the proposed development.

CONSULTATION RESPONSES:

Oakengates Town Council has no objections but wants assurances that (a) the floodlights will not cause light pollution outside of the site, and (b) that the tennis courts will be designed to be suitable for disabled people to use.

Wrockwardine Wood and Trench Parish Council has no objections but is concerned about the likely increase in traffic on local roads and feels that the New Road/Wrockwardine Wood Way junction should be improved before this development is allowed.

Sport England has no objections, feeling that the loss of a small area of grass with a limited sporting value will be outweighed by the provision of enhanced recreational facilities for the residents of Telford.

The Council's Highways Engineer has no objections to the application, feeling that the proposed changes in the parking layout can accommodate the new development. However, he has expressed concern about the lack of parking facilities during the construction period and at other well attended events at the Athletics Stadium.

The Council's Geotechnical Engineer has no objections, subject to a condition relating to shallow mineworkings.

The Council's Scientific Officer, Environmental Health, has no objections subject to conditions relating to land contamination and soil gas mitigation measures.

The Council's Drainage Engineer has no objections subject to conditions relating to full details of drainage disposal from the site and the need for a soakaway test.

The Council's Trees Officer has no objections subject to a condition requesting replacement tree planting around the site.

PLANNING POLICY:

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

Wrekin Local Plan

OL3 Green Network

OL4 Development in the Green Network

LDF Core Strategy

CS5 District and Local Centres in Telford
CS10 Community Facilities
CS11 Open Space

PPG17 – Planning for Open Space, Sport, and Recreation

PLANNING CONSIDERATIONS:

The application site is shown as Green Network on the Wrekin Local Plan where new development would not normally be acceptable. However, Policy OL4 permits development in the Green Network if, amongst other things, environmental and community benefits are an integral part of the proposal. These proposed recreational facilities to provide new indoor and outdoor tennis courts are deemed to be a suitable community benefit that would meet the aims of the Green Network.

It is considered that the proposed development respects the context of the site, and its scale and design will not have a detrimental impact on the character and visual amenities of the surrounding area. It is considered that the design, appearance, and location of the tennis centre complex are all acceptable. The curved roof is 'softer' than a conventional pitched roof and allows the building to nestle more comfortably in its surroundings. The siting takes advantage of lower ground levels, so the building does not appear overly large in the wider setting.

The tennis centre will be situated on a site in north east Telford that is a highly sustainable location, accessible by a good range of transport. The site is well served by public transport, with bus stops in easy walking distance of the site. There are cycle paths to the north and south of the site, and the Silkin Way is a little further away to the west. Cycle stands will be incorporated in the scheme to encourage more sustainable methods of transportation to the facility. All this accords with the locational requirements contained in Policy CS10 – Community Facilities – of the LDF Core Strategy. The development would also be fully accessible to all disabled users.

The tennis centre will reinforce and enhance the range and choice of recreational facilities that are provided at not only this Leisure Centre but in Telford as a whole. The facility will provide increased and improved opportunities for community participation in sport through the provision of good quality sports facilities.

It is considered that the siting of the tennis centre will be sufficiently far enough away from any surrounding residential properties so as not to adversely affect the amenities that the occupants of these dwellings presently enjoy by virtue of any undue noise, disturbance, or glare and intrusive light from the floodlights. The proposed floodlights have been especially chosen for their good illumination and for the minimum amount of light spillage and glare that escapes outside the site. The floodlights are proposed to be switched off at 10.15pm each evening, and this would be conditioned accordingly.

Following the Highway Engineer's comments about the apparent lack of parking provision during the construction period and at other events at the Leisure Centre, agreement has now been reached with the owners of the adjoining Wrockwardine

Wood Recreation Ground to use their car park as an overflow facility as and when required during the construction period, and at other times once it is operational.

The Highway Engineer has no objection to the application, believing that an additional 20 parking spaces, plus the overflow parking referred to above, will be acceptable. He feels that the new facility will not generate an excessive amount of extra traffic, believing that the busiest hours for the tennis centre will not coincide with the peak periods for traffic on local roads, and that any increase in vehicular flows would not have a material impact warranting the prior improvement of the New Road/Wrockwardine Wood Way road junction.

In conclusion, the proposed tennis centre complex will provide recreational facilities and community benefits that accord with the aims of the Green Network. The centre will provide good sports facilities that enhance the range of recreational facilities available in Telford as a whole, and will be situated in a highly sustainable location, accessible by a good choice of transportation.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:-

1. Full permission
2. Development in accordance with submitted plans
3. External materials
4. Car parking provision
5. Shallow mineworkings
6. Land contamination
7. Soil gas mitigation measures
8. Drainage disposal
9. Soakaway test
10. Landscape design – new planting
11. Landscape implementation
12. Provision of cycle stands
13. Provision of car parking
14. Formation and marking out of roads and parking spaces
15. Minimising light pollution from the floodlights
16. Hours of use of the tennis centre – 7.00am to 11.00pm
17. Hours of operation of the floodlights – 4.00pm to 10.15pm

REASONS FOR APPROVAL:

Policy OL4 of the Wrekin Local Plan permits development in the Green Network if community benefits are an integral part of the proposal. These proposed recreational facilities are deemed to be a community benefit that accords with the aims of the Green Network.

The design, appearance, and location of the tennis centre building and outdoor courts are all acceptable. The proposed development respects the context of the site, and its scale and design will not have a detrimental impact on the character and visual amenities of the surrounding area. The tennis centre will be situated on a site in north east Telford that is highly accessible by a choice of transportation, making it a sustainable location.

The tennis centre will reinforce and enhance the range and choice of recreational facilities that are provided at not only this Leisure Centre but in Telford as a whole. The facility will provide increased and improved opportunities for community participation in sport through the provision of good quality sports facilities.

The siting of the tennis centre will be sufficiently far enough away from any surrounding residential properties so as not to adversely affect the amenities that the occupants of these dwellings presently enjoy by virtue of any undue noise, disturbance, or glare and intrusive light from the floodlights.

W2010/0131

Public open space adjacent to, Dawley Christian Centre, High Street, Dawley, Telford, Shropshire.

Removal of current bandstand and replacement with new bandstand plus relocation of existing telephone kiosk

Recommendation: Full Grant

APPLICANT

Telford & Wrekin Council

RECEIVED

24/02/2010

PARISH

Great Dawley

WARD

Dawley Magna

CASE OFFICER

Tom Lewis

OBJECTIONS RECEIVED: No

MAIN ISSUES:

Impact on the neighboring properties amenities; Impact on character and appearance of the area and Highway access.

THE PROPOSAL:

The removal of the current bandstand and replacement with a modern bandstand. This is to be sited within the same positioning and footprint. The proposal also included the relocation of a telephone kiosk adjacent to the bandstand.

THE SITE AND SURROUNDINGS:

The site is adjacent to the High Street in Dawley. The site is an open square which is paved. The open space is bounded by the High Street to the north, Dawley Christian Centre to the South and shops to the east. To the south west of the site there is a small alleyway which runs to the car park at the rear off Co-op which bounds the west of the site. The surrounding buildings are all two storey in height and the bandstand sits in the middle. Adjacent to the north east corner of the bandstand is the existing telephone kiosk.

CONSULTATION RESPONSES:

The Great Dawley Parish Council has raised no objections but has stated they would like the bandstand to reflect Dawleys history.

The Council's Geotechnical Engineers have raised no objections to the proposal subject to the placing of two informatives with regards to caution being exercised on all excavations.

PLANNING HISTORY:

No relevant planning history

POLICY CONTEXT:

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

CS 10 – Community facilities

CS 15 – Urban Design

Also the following Wrekin Local Plan 'Saved' policies are considered relevant:

UD2 – Design Criteria

LR1 – Provision of Community Facilities

PLANNING CONSIDERATIONS:

The bandstand currently at the site was constructed in the late 1980's and is now in need of modernising. The proposed bandstand is of a steel construction and will be raised by a single platform. The applicants are currently working with local history groups to identify theme for four decorative panels, a condition will be placed to ensure the designs of the panels are submitted prior to commencement of the building.

The proposed bandstand will be of a comparative size to that of the existing structure on the site. The proposal will also be sited within the same footprint of the existing structure and therefore will not dominate the area. The proposed development will have a slightly different design being of a modern construction. As this replacement bandstand is of a comparative design and size to that of the existing structure but will have a more modern design, the proposed development will be in keeping with the character and appearance of the surrounding area and the High Street.

The relocation of the telephone kiosk will move the telephone booth to the rear of the square away from the bandstand to improve accessibility. This will be of the same design and will therefore not be of detriment to the character and appearance of the surrounding area.

The proposals have no residential properties in close proximity and will still be an adequate distance from the neighbouring properties and therefore not of detriment to the neighbouring properties amenities.

In conclusion the proposed use improves a community facility and as such complies with policies CS10 of the Core Strategy and LR1 of the Wrekin Local Plan and will not have an adverse impact on the surrounding environment in accordance with policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 – Full with no reserved matters
2. C120 – Development to be done in accordance with plans
3. Design of the decorative panels to be submitted and approved prior to commencement
4. Informative - Conditions
5. Informative - Reasons for granting planning permission
6. Informative - SIE17 Exercise Caution
7. Informative - SIE20 Contaminated Land

REASON FOR APPROVAL:

The development would respect the context of the site and not be harmful to the street scene; also the development would not be harmful to the amenities of the nearby properties.

W2010/0134

44, 46, High Street, Hadley, Telford, Shropshire.

Erection of 2.1m high anti-climb fencing and double gates and construction of a new vehicular access to rear of site

Recommendation: Full Grant

APPLICANT

Mr Matlub Dadd

RECEIVED

23/02/2010

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

CASE OFFICER

Phil Baker

HADLEY AND LEEGOMERY PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION BE CONSIDERED BY THE COUNCIL'S PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Design and Appearance

THE SITE AND THE PROPOSAL:

This application relates to the erection of 2.1 metre high fencing and double gates, and the construction of a new vehicular access, at the rear of commercial premises at 44 and 46 High Street, Hadley.

The proposed wire mesh fencing and gates would be supported by galvanised steel posts, all of which would be coloured green.

This prominent corner site, directly opposite the main part of Hadley District Centre, is currently enclosed along its roadside boundary by rather dilapidated chain-link fencing between concrete posts and one timber-slatted wooden panel. There is also some hedge screening on the outside of the fencing.

CONSULTATION RESPONSES:

The Parish Council objects to the application on the grounds that the proposed fencing will look out of character at this highly visible location in the centre of Hadley, and would not complement any improvements made to the shopping centre as part of the proposed regeneration scheme for Hadley Centre. The Parish Council has no objections to the creation of a vehicular access to the rear.

The Council's Highways Engineer has no objections to the application. Although the access is a little close to the junction with the bus exit road he considers that visibility is good and vehicle movements would be low. Hadley High Street is an unclassified road, and as such, vehicular access can be made under permitted development rights with a licence from the Council's Highways Maintenance Team.

PLANNING POLICY:

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

Wrekin Local Plan

UD2 Design Criteria

PLANNING HISTORY:

In August 2009 planning permission was refused for the erection of 2.1 metre high palisade fencing and double gates, and the construction of a vehicular access, on the grounds that the palisade fencing and gates would appear as an incongruous and industrial feature in a prominent location in Hadley District Centre, thus detracting from the character of the area.

PLANNING CONSIDERATIONS:

The applicant requires the proposed replacement fencing in order to improve the security of the site, and he needs the new access in order to gain better access into the site.

The previous application was refused in August 2009 because it was considered that the use of industrial palisade fencing in a prominent District Centre location would be inappropriate as it appear as an incongruous feature in the street scene, and detract from the character of the surrounding area. (Palisade fencing has been used on the adjoining site, but it is understood that it has been erected for more than four years, and is therefore exempt from any planning enforcement action).

With this current application the applicant is proposing to use wire mesh fencing between galvanised steel posts. Such fencing is widely used in a variety of residential and commercial locations. Photographs of this type of fencing accompany this report. The new fencing would be set behind the highway verge and hedgerow, and this will lessen its visual impact in the street scene.

It is considered that the proposed wire mesh fencing is acceptable in this location and would not be visually intrusive in the street scene, and is more appropriate than the previously refused palisade fencing. The fencing would not have a detrimental impact on the visual amenities of the locality, or detract from the character and appearance of the site and the surrounding area.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:-

1. Full permission
2. Development in accordance with submitted plans
3. Retention of existing hedgerow

REASONS FOR APPROVAL

The proposed wire mesh fencing is considered acceptable in this location and would not be visually intrusive in the street scene. The fencing would not have a detrimental impact on the visual amenities of the locality, or detract from the character and appearance of the site and the surrounding area.

W2010/0165

St Matthews C of E Primary School, Church Road, Donnington, Telford, Shropshire.
Provision of additional tarmacadam hard play area
Recommendation: Full Grant

APPLICANT

Telford & Wrekin Council

RECEIVED

01/03/2010

PARISH

Lilleshall and Donnington

WARD

Muxton

CASE OFFICER

Phil Baker

OBJECTIONS RECEIVED: No

MAIN ISSUES: Loss of grass play area and provision of hard play area.

THE SITE AND THE PROPOSAL:

This application is for an additional hard play area at the rear of St Matthews C of E Primary School, Church Road, Donnington Wood. The play area, to be constructed in tarmacadam paving, would measure 30 metres by 21 metres, and is required by the school to provide additional hard play space for the increased number of students attending the school that can be used in all weathers.

The application site is located on the eastern side of the school buildings. To the north and south of the site are existing school grass play areas, and to the east of it is a wooded embankment. The nearest residential property is situated a further 100 metres away to the east.

CONSULTATION RESPONSES:

The Council's Geotechnical Engineer has no objections.

The Council's Drainage Engineer has no objections subject to a condition relating to the method of surface water disposal.

The Council's Ecologist has recommended that a buffer of 3 metres is kept between the new play area and the adjacent tree/scrub line in order to prevent the works damaging tree roots. (The applicant has confirmed that this will be the case).

Sport England has no objections to the application.

PLANNING HISTORY:

The school site has been the subject of a number of planning applications. In September 2009 a similar application to create a hard play area was withdrawn before being determined (ref:W2009/0594).

PLANNING POLICY:

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

Wrekin Local Plan
UD2 – Design criteria

LDF Core Strategy
CS10 – Community facilities
CS15 – Urban design

PPG17 – Planning for open space, sport, and recreation

PLANNING CONSIDERATIONS:

This planning application is identical in all respects to the one withdrawn in September 2009. The reason for its withdrawal was to enable a slope stability survey of the adjacent spoil mound to be carried out. This has now been undertaken and confirmation has been received that the proposed development will not compromise or be compromised by the spoil mound.

This piece of land is currently a grassed area that is used by the schoolchildren for informal recreational purposes, mainly during break periods between lessons, and at lunch times. However, it is often unusable because of poor drainage and waterlogging.

The proposal would not entail the loss of a formal marked out playing field as the school already has a formal playing field on the southern side of the school site which would remain unaffected by the proposed development, and Sport England have no objection.

The proposed hard play area would have a flat, tarmaced surface, capable of being used throughout the year, and be marked out for games and other sporting uses. It would not be enclosed by any fencing or enclosure. It would be visible but not overly prominent from the adjacent public footpaths, with grassed areas surrounding the development and the retention of existing screening.

The development will provide additional hard play space to accommodate an increase in students at the school, and will provide an all-weather facility and more effective use of the school grounds.

RECOMMENDATIONS: GRANT PERMISSION subject to the following conditions:-

1. Full permission
2. Submitted plans
3. Surface water disposal

REASONS FOR APPROVAL:

The development will provide additional hard play space to accommodate an increase in students at the school, and will provide an all-weather facility and more effective use of the school grounds.

The proposed hard play area would have a flat tarmaced surface, capable of being used throughout the year, and be marked out for games and other sporting uses. It would be visible but not overly prominent from the adjacent public footpaths, with grassed areas surrounding the development and the retention of existing screening.

W2010/0166

Duke of York, Trench Road, Trench, Telford, Shropshire

Erection of a single storey rear extension and erection of high fencing and gates to car park entrance

Recommendation: Full Grant

APPLICANT

Mr Pal Singh Atwal

RECEIVED

02/03/2010

PARISH

Wrockwardine Wood &
Trench

WARD

Wrockwardine Wood and
Trench

CASE OFFICER

Andrew Mackriell

COUNCILLOR BOB GROOM HAS REQUESTED THIS APPLICATION IS DETERMINED BY PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Design and appearance of the railings and gates in the street scene, highway safety.

THE PROPOSALS:

The application is for a single storey rear extension to the Duke of York restaurant building which would face onto the rear car-park area, and the erection of 1.8 metre high metal railings and associated gates along the currently open street frontage to the premises adjoining Trench Road.

SITE AND SURROUNDING AREA:

The Duke of York is a former traditional public house which has been converted to a restaurant. The main building fronts Trench Road and although the site is just to the east of the local parade of shops, the surrounding area is predominantly residential with a mixture of house types and road frontages, with other commercial shop premises in the vicinity.

PLANNING POLICY CONTEXT:

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

CONSULTATION RESPONSES:

Wrockwardine Wood & Trench Parish Council do not object to the rear extension, however the Parish does object to the proposed metal fencing and gates on the grounds that they would detract from the street scene, reduce visibility for vehicles exiting the pub car-park, and could cause congestion near a busy road junction.

The Council's Highways Officer does not object to the proposals but requires that the gates should be sited a minimum of 5 metres from the rear edge of the highway boundary, and the railings would be acceptable at 1.8metres high provided they are not installed within the visibility splay.

PLANNING CONSIDERATIONS:

The single storey extension to the rear of the building would be an acceptable addition which would have little impact on the amenities of the surrounding area.

Officers consider that the proposed metal railings and gates on the Trench Road frontage, provided that they are not of the palisade type, would be acceptable additions in the street scene. The applicant has been requested to submit further details specifying the type and appearance of the railings. The position and set-back of the gates is also to be amended in order to comply with the Highways Officer's recommendation. Members will be updated on any new plans submitted.

The street scene is generally mixed on this part of Trench Road with a variety of buildings and frontages. In this context the railings and gates, provided they are of an appropriate design and appearance, would not be unduly visually intrusive or out of character.

RECOMMENDATION: Delegate authority to the Head of Planning and Transport to GRANT PLANNING PERMISSION subject to the receipt of satisfactory plans showing an appropriate fence design and the gates set back 5 metres, and the following conditions:

1. A03 Time limit (3 years).
2. C01 External finishing materials of the extension to match existing building

REASONS FOR APPROVAL:

The proposed extension would be an acceptable addition to the rear of the building in terms of its design and appearance and would not have a significant detrimental impact on the amenities of the surrounding area. The railings and gates would be acceptable in the street scene, and their position would not detract from highway safety.

W2010/0167

6, Windsor Place, Dawley, Telford, Shropshire.

Proposed hard standing for parking and erection of new fence and gates

Recommendation: Full Grant

APPLICANT

Miss Jodie Brothwood

RECEIVED

02/03/2010

PARISH

Great Dawley

WARD

Dawley Magna

CASE OFFICER

Tom Lewis

CLLR ADRIAN WILLIAMS HAS REQUESTED THAT THIS APPLICATION IS BROUGHT BEFORE PLANS BOARD ON THE ISSUE OF HIGHWAYS SAFETY AND ON STREET PARKING.

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: The impact on the character and appearance of the area and the impact upon the highway.

THE PROPOSAL:

The construction of a new access to the rear of the property including the laying of hard standing for parking and the erection of new fence and gates.

THE SITE AND SURROUNDINGS:

The property is a flat fronting onto Windsor place with a modest rear garden which is adjacent to an unadopted track which leads onto Springhill. The rear garden of the property is bounded by the means of a timber fence of approximately 1.8m in height. The unadopted track serves four properties currently as their only vehicular access as the properties have no access onto the busy Springhill Road. The track is narrow poorly surfaced in hardcore and gravel. Further towards Springhill the track widens and is covered in tarmac with access to a number of garage. The track on the Windsor Road side is bounded by a variety of fences up to approximately 1.8m in height; the Springhill Road side is bounded by both fencing of a similar height and mature hedging.

CONSULTATION RESPONSES:

The Great Dawley Parish Council has raised no objections to the proposal.

The Councils Highways Officer has raised no objections to the proposal.

The Councils Engineers have raised no objections subject to a porous paving being used.

Two neighbour letters of objection have been received with regards to the lane being a private access, the track being narrow and unmade therefore dangerous, also the allowing of this access may set a precedent for other properties on Windsor Place to use it as an access.

PLANNING HISTORY:

No relevant planning history

POLICY CONTEXT:

In the consideration of the proposals, the following National Planning Guidance is considered relevant:

PPG13 – Transport

Along with the following core strategy policies are considered relevant

CS 15 – Urban Design

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

UD2 – Design Criteria.

PLANNING CONSIDERATIONS:

The proposed access will include a new fence to the rear of the property. The two centre panels will be hinged to form a gateway with a small parking area behind. The existing fence is in need of some repair and therefore the new fencing will improve the character and appearance of the area. The new fence will screen off the hard standing and therefore this will not impact upon the street scene.

The highways department have raised no objections to the proposal as the development will allow off street parking therefore alleviating any problems with on street parking and be of benefit to the highways user. They have also commented that the access meets with manual for streets guidance. Therefore the proposed access route is considered acceptable.

The issues of ownership and maintenance of the access track are a private civil issue and therefore cannot be taken into account in making the planning decision. Furthermore the proposed access is deemed to be of a safe nature, leading to improvements on the highway with fewer cars parked along the road and will visually improve the area.

CONCLUSION:

The proposal therefore complies with national policy guidance contained in PPG13, along with policies CS15 and UD2.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Full with no reserved matters
2. C120 - In accordance with amended plans
3. Porous material to be used
4. SIE22 – Conditions
5. SIE26 – Reason for approval

The proposed development will provide a safe access with improvements to the highways user. The proposed development will not be of detriment to the amenities of the neighbouring properties.

W2010/0195

Beveley Roundabout, Holyhead Road, Ketley, Telford, Shropshire.
Erection of 4no. non-illuminated 1200mm by 500mm sponsorship signs
Recommendation: Advertisement Grant

APPLICANT

Telford & Wrekin Council

RECEIVED

09/03/2010

PARISH

Oakengates, Ketley

WARD

Ketley and Oakengates

CASE OFFICER

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Visual amenity and highway safety.

THE PROPOSAL:

It is proposed to display four non-illuminated advertisement signs on the central island of Beveley roundabout in Ketley.

SITE AND SURROUNDING AREA:

Beveley roundabout is situated at the junction of Holyhead Road and Mossey Green Way in an urban area where there are some commercial uses in the vicinity of the roundabout, although the surrounding area is predominantly residential. The roundabout features planting on the central island, which provides visual amenity.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 'saved' Policy S31: Shopfronts, advertisements and Hoardings.
PPG 19 Outdoor Advertisement Control

CONSULTATION RESPONSES:

The Council's Highways Officer has no objections to the proposed signs subject to the dimensions of the signs and their position in relation to the highway conforming to previously agreed details for similar roundabout advertisements. Further approval from Highways will be required for the advertising text.

PLANNING CONSIDERATIONS:

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

The signs would be non-illuminated and would not result in an unacceptable amount of visual clutter. Therefore the proposed signs are considered acceptable in this location and would not detract from the amenity and character of the surrounding area.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

- 1.– 5. Standard advertisement consent conditions
6. Signs to be set back a minimum distance of 500mm from carriageway edge.
7. Total height of signs not to exceed 900mm.
8. Existing advert signs to be removed prior to the display of the signs hereby given consent.

W2010/0197

Roundabout, A41/A519, Newport, Shropshire.

Display of 4no. non-illuminated 1200mm by 500mm advertising boards

Recommendation: Advertisement Grant

APPLICANT

MediaLights Ltd

RECEIVED

09/03/2010

PARISH

Newport

WARD

Newport North

CASE OFFICER

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Visual amenity and highway safety.

THE PROPOSAL:

It is proposed to display four non-illuminated advertisement signs on the central island of the roundabout.

SITE AND SURROUNDING AREA;

The roundabout is situated north of the built-up area of Newport at the junction of the A41 with the A519 and Forton Road. The roundabout features planting in the central island with maturing evergreen trees providing a verdant appearance on the edge of a rural surrounding area.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 'saved' Policy S31: Shopfronts, Advertisements and Hoardings.
PPG 19 Outdoor Advertisement Control

CONSULTATION RESPONSES:

The Council's Highways Officer has no objections to the proposed signs subject to the dimensions of the signs and their position in relation to the highway conforming to previously agreed details for similar roundabout advertisements. Further approval from Highways will be required for the advertising text.

PLANNING CONSIDERATIONS:

The proposed signs would be 1200mm across with a total height of 900mm; the sign board would be 500mm deep. Roundabout advertisement signage of this size has been agreed with the Council's Highways Officer as an acceptable size which would not detract from highway safety. Similar sized signs which are intended to promote local businesses, are already a feature on many roundabouts in the District as part of the Telford & Wrekin Community Sponsorship scheme.

There is no existing advertisement signage on this roundabout and the proposals would not result in an unacceptable amount of visual clutter. Therefore the proposed signs are considered acceptable in this location and would not detract from the amenity and character of the surrounding area.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

- 1.– 5. Standard advertisement consent conditions
6. Signs to be set back a minimum distance of 500mm from carriageway edge.
7. Total height of signs not to exceed 900mm.

Informative: Further consent from the Council's Highways Officer will be required for the text of the advertisement.

W2010/0198

Ladygrove Primary School, Old Office Road, Dawley, Telford, Shropshire.
Erection of a single storey classbase extension and link corridor
Recommendation: Full Grant

APPLICANT

Telford & Wrekin Council

RECEIVED

09/03/2010

PARISH

Great Dawley

WARD

Dawley Magna

CASE OFFICER

Tom Lewis

OBJECTIONS RECEIVED: No

MAIN ISSUES:

Impact on the neighboring properties amenities and impact on the character and appearance of the area.

THE PROPOSAL:

The proposal consists of the erection of a single storey classroom extension at the end of the north-eastern wing of the primary school. This will include installation of a glazed corridor and lobby to the side.

THE SITE AND SURROUNDINGS:

The site is at the rear of the Ladygrove Primary School. The school building forms two wings in almost a 'V shape'. The proposed extension will be located to the rear of the building. This will be attached to the wing which runs adjacent to the footpath to the east of the site. The footpath is bounded from the site by large wrought iron gates set in between a large mature hedge boundary. The building itself has a large roof pitch facing the boundaries of the site with a much steeper roof facing inwards on the site. The site where the extension is proposed to be sited is currently a hard play area. An application last year referenced W2009/0621 was granted to extend the play area to facilitate the extension subject to this application. A further application to extend the school was granted under planning reference W2009/0805 in a similar siting to that proposed.

The site is surrounded by large grass playing fields which are bounded by residential development. The nearest properties to the proposed extension however some are 30m away. This is on the opposite side of the footpath and across the wooded mound adjacent to the site.

CONSULTATION RESPONSES:

No consultation response has been received from Great Dawley Parish Council.

The Councils Geotechnical Engineers have raised no objections to the proposal subject to the placing of some informatives with regards to caution being undertaken on all excavations and the presences of potential ground contamination.

No neighbour representations have been received as yet.

PLANNING HISTORY:

W77/0015 - Erection of primary school (Dawley North West) including four class rooms, hall, servery, boiler house and staff accommodation - Granted

W82/0269 - Extensions of existing school - Granted

W87/0259 - Erection of extensions - Granted

W2000/0067 - Proposed extensions to form main entrance, covered ways and I.T room - Granted

W2000/0806 - Siting of a single demountable classroom for use as an after school club - Granted

W2001/0821 - Replacement of existing covered walkway with new - Granted

W2004/0241 - Erection of a single storey extension - Granted

W2006/0689 - Proposed single storey library and PE store extension - Granted

W2009/0621 - Extension to hardplay area and re-location of play area – Granted

W2009/0805 – Erection of an extension including glazed corridor to side – Granted

POLICY CONTEXT:

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

CS 10 – Community facilities

CS 15 – Urban Design

Also the following Wrekin Local Plan ‘Saved’ policies are considered relevant:

UD2 - Design Criteria

LR1 - Provision of Community Facilities

PLANNING CONSIDERATIONS:

A previous application has been approved on the site for the erection of an extension in a similar positioning to that of the proposed extension. This application will be of a similar character and form but will be slightly wider to match that of the existing building.

The proposal consists of the erection of a timber framed extension with facing brickwork which will form one classroom and a glazed corridor to be used as a cloak area. The roof pitches and glazed corridor will therefore be in keeping with the form of the main building. Furthermore, with the use of materials to match that of the existing building, the proposal will not be of detriment to the character and appearance of the building or the surrounding area.

The nearest residential properties are located some 40m away, and benefit from substantial screening. It is therefore considered that the proposal will not have any

detrimental impact on the amenities of neighboring properties.

In conclusion the proposed use supports the existing school and as such complies with policies CS10 of the Core Strategy and LR1 of the Wrekin Local Plan and will not have an adverse impact the surrounding environment in accordance with policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Full with no reserved matters
2. C120 - Development to be done in accordance with plans
3. C68 - Materials to match that of existing building
4. Informative - Conditions
5. Informative - Reasons for granting planning permission
6. Informative - SIE17 Exercise Caution
7. Informative - SIE20 Contaminated Land

REASONS FOR APPROVAL:

The proposal would not adversely impact on neighboring properties amenities with regards to overlooking or overshadowing. The scale and design of the proposed extension will not have a detrimental impact on the architectural merit of the existing building, the visual amenities of the area and will provide key educational facilities.