

TELFORD & WREKIN COUNCIL

PLANS BOARD

30TH MARCH 2011

Schedule 1 - Planning applications for determination by Board

TWC/2010/0518 75a Regent Street, Wellington, Telford, Shropshire, TF1 1PE Erection of Two Storey Side Extension	2
TWC/2010/0589 Little Dawley Snooker Club, Holly Road, Little Dawley, Telford, Shropshire, TF4 3HA Change of use of existing Snooker Club (Use Class D2) to convenience retail store (Use Class A1) **** Amended Plans Received ****	5
TWC/2010/0637 Land adjacent, 34 Rhodes Avenue, Dawley, Telford, Shropshire, TF4 2EE Erection of 1no. detached 2 bedroom dwelling *** Amended Plans Received ***	11
TWC/2011/0011 The Old Lodge, School Road, Donnington, Telford, Shropshire, TF2 8HT Erection of part first floor and part two storey side and rear extensions to existing block of 4 no. flats to create 8no. flats with parking and associated alterations	15
TWC/2011/0053 27 Heath Hill, Dawley, Telford, Shropshire, TF4 2JT Erection of 6 Residential Dwellings (Outline application)	19
TWC/2011/0060 Tree Tops, 45 Paradise, Coalbrookdale, Telford, Shropshire, TF8 7NW Erection of new front porch and balcony, new white cladding, formation of hardstanding for parking, landscaping at front with erection of walls and railings, decking to rear with fencing and installation of replacement windows (Part Retrospective)	24
TWC/2011/0084 Aqueduct Pharmacy, Majestic Way, Aqueduct, Telford, Shropshire, TF4 3RB Removal of condition no.3 on Planning Permission W2006/0477 to allow the pharmacy to sell grocery items	29
TWC/2011/0101 St Lukes Catholic Primary School, Church Road, Trench, Telford, Shropshire, TF2 7HG Erection of an external canopy .	34

TWC/2010/0518 75a Regent Street, Wellington, Telford, Shropshire, TF1
1PE
Erection of Two Storey Side Extension

APPLICANT
Asia Begum

RECEIVED
16/09/2010

PARISH
Wellington

WARD
College

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The impact of the proposed extension on the amenities of the adjoining properties, the visual impact of the extended dwelling in the street scene, and the principle of parking on the existing front amenity area.

THE PROPOSAL:

The application is for a two-storey side extension to the dwelling, with car-parking to be provided on the existing front garden.

SITE AND SURROUNDINGS:

75A Regent Street is a traditional inter-war, two-storey semi-detached house with bay windows and gable on the front elevation and a hipped roof. The external elevations have a rendered finish although there is a single storey rear extension in brick. The front amenity area consists of hard standing behind a rendered, one metre high front boundary wall, with vehicular access to the side driveway provided by a gated opening in the wall. A 1.2metre timber fence acts as the side boundary adjacent to No.77 Regent Street, and this boundary is further screened by maintained mature hedge approximately 2 metres in height. There is a one metre high brick wall on the front boundary of No.77. This property is a detached house in red brick with a strong front gable feature and is positioned approximately one metre from the side boundary. The application site is situated in a predominantly residential area characterised by properties of a similar era to this dwelling. Similar extensions to that proposed are also evident, eg. at 'Glenlyn' and 'Durban' opposite.

PLANNING HISTORY:

No relevant planning history.

PLANNING POLICY CONTEXT:

LDF Core Strategy: Policy CS15 Urban Design

Wrekin Local Plan 'saved' Policy UD2

National Planning Guidance

PPS1 Delivering Sustainable Development

CONSULTATION RESPONSES:

Wellington Town Council have objected to the application on the grounds that the proposal would be located too close to the property boundary.

Highways: No objection to the revised drawings which show additional on-plot parking. Recommends a condition to ensure that parking spaces indicated on Drawing No.3a are provided.

Drainage: No comments

Ecology: Bats and birds informative.

Adjacent properties have been consulted and no comments have been received.

PLANNING CONSIDERATIONS:

The dwelling is a traditional inter-war semi-detached property within a predominantly residential area. The proposed extension would be a little over 2.5 metres in width and set back from the existing front elevation. This will ensure that the proposal falls subservient to the original dwelling and the adjoining semi-detached property. The proposed design reflects the original architectural features of the dwelling, including a hipped roof at the same pitch, matching window and rendering details. Overall, it is considered that the extension would be sufficiently subservient in its scale and massing, and the design would respect the character of the existing house. There are no windows indicated on the side elevation, so it would not cause overlooking or unacceptable loss of privacy. Furthermore the proposal would not result in the loss of usable private amenity area.

The Town Council are concerned that the extension would be too close to the boundary, however Telford & Wrekin Council does not apply a 'one metre' rule for two-storey side extensions, preferring to look at each case on its merits.

The extension would adjoin the boundary with No.77, however this is a detached two-storey property of a different design, and it has a single storey element to the side with a flat roof which is approximately one metre from the boundary with No.75a; this, in combination with the existing hedge would prevent any 'terracing' effect which would harm the street scene. By virtue of not having any side windows, the extension would not have a detrimental impact on the residential amenities of No.77 which has only one obscure-glazed window on the side elevation.

The issue of providing parking on the front garden should be looked at in the light of 'saved' Wrekin Local Plan Policy UD2 and whether the result would significantly detract from the character of the street scene and the amenities of the area. On balance, it is considered that the criteria of UD2 would be satisfied. Approximately half of the existing front wall would remain, thereby retaining an element of enclosure in keeping with surrounding properties. There would not be a detrimental impact on the residential amenities of adjacent properties.

Although the parking provision leaves little room for manoeuvring vehicles on the site, the Council's Highways Officer does not consider this an issue by virtue of the traffic calming measures in place on Regent Street, and it is not a

main road. Subsequently the proposal will not prejudice the free flow of traffic or the safety of highway users.

In conclusion it is considered that the extension would be of a satisfactory design, subservient to the existing house and would cause little harm to the amenities of the adjoining properties. Converting the front garden is a common solution to provide on-site parking in suburban areas and while it may not be the ideal solution; in this case a section of the existing front boundary wall would be retained, mitigating the impact of the works on the street scene. Accordingly the proposal complies with the relevant Core Strategy Policy CS15 and 'saved' Policy UD2 in the Wrekin Local Plan.

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

1. A04 Time limit
2. C01 Finishing materials to match
3. C19 Car-parking spaces
4. C38 Development in accordance with plans
5. D09 No windows on side elevation

REASONS FOR APPROVAL:

The proposed two-storey extension would be an acceptable addition to the side of the dwelling in terms of its design and appearance and the development would not have a detrimental impact on the amenities of the adjoining properties. The resultant extended dwelling would be acceptable in the street scene and would not detract from the character of the surrounding residential area.

TWC/2010/0589 Little Dawley Snooker Club, Holly Road, Little Dawley, Telford, Shropshire, TF4 3HA
Change of use of existing Snooker Club (Use Class D2) to convenience retail store (Use Class A1) **** Amended Plans Received ****

APPLICANT
SEP Properties

RECEIVED
12/10/2010

PARISH
Dawley Hamlets, Great Dawley

WARD
Dawley Magna

THIS APPLICATION WAS CONSIDERED BY MEMBERS OF PLANS BOARD ON THE 9TH MARCH AND DEFERRED FOR SITE VISIT.

COUNCILLOR A. WILLIAMS HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, Highways issues, Impact on residential amenity, Design and appearance

THE PROPOSAL:

The application seeks planning permission for the Change of use of the existing Snooker Club (Use Class D2) to a convenience retail store (Use Class A1) at Little Dawley Snooker Club on Holly Road.

SITE AND SURROUNDINGS:

The application site comprises an existing flat roofed c.1960s building constructed in brick and cladding with ramp access to front entrance. The building is set back from the highway with hardstanding to the front and side; vehicular access is directly on to Holly Road. The building is slightly elevated from the highway, which slopes down towards the junction with Trinity Road. The site is open at the front of the building with the parking area to the side bounded by metal railings and garden fencing adjacent to 1 Trinity Road, a detached bungalow. There is an area of landscaping on the corner of the Trinity Road outside the application site.

A Definitive Right of Way runs across the site at the side of the building and continues to the rear of properties in Trinity Road. The application site is located in an established residential area with a number of local facilities located along the highway such as Public Houses, Chinese takeaway and an existing small convenience store. The site is approximately 1km from the edge of Dawley District Centre. Holly Road is on a main bus route.

The building operated as a Snooker Hall from the mid-1980s until the end of 2010 and is currently vacant. Prior to its use as a Snooker Hall, it was Holly Road Stores (A1 retail use).

PLANNING HISTORY:

W81/0310 Use of Premises for Storage with Ancillary Office Accommodation, Authorisation under New Towns Act

W84/0211 Change of Use to Unlicensed Snooker Hall, Full granted

W86/0227 Renewal of Permission for Unlicensed Snooker Hall, Full granted

W2001/1018 Residential development (Outline), Outline granted

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS1 Delivering Sustainable Development

PPS4 Planning for Sustainable Economic Growth

PPG13 Transport

PPG17 Planning for Open space, Sport and Recreation

Saved Wrekin Local Plan Policies

UD2 Design Criteria

S1 Service Centre Hierarchy

LR1 Provision of Community Facilities

LDF Core Strategy

Policy CS9 Accessibility and Social Inclusion

Policy CS10 Community Facilities

Policy CS15 Urban Design

CONSULTATION RESPONSES:

Dawley Hamlets Parish Council initially raised no objection, subject to the owner ensuring litter is kept to a minimum around the site. However since reconsultation on additional information and amended plans, the Parish Council objects to the proposal and makes the following comments:

- Concerns over safety in regard to access and egress on to Holly Road
- Proposal would create unacceptable volume of additional traffic on Holly Road
- Not convinced that the applicant will be able to persuade wholesales to deliver using small to medium sized vehicles
- Applicant will be unable to secure Post Office at shop
- No safe storage for LPG to be sold as too close to residential properties
- Impact on other local businesses and facilities if store opens

Councillor Adrian Williams has raised concerns on behalf of residents.

Great Dawley Parish Council has no objection to the proposal.

Highways: no objection subject to conditions that no development shall take place until details of access improvements, including layout, construction and sightlines have been submitted and approved; further details for the parking of vehicles have been submitted and approved; and specific details delineating the Public Right of Way from the car park and vehicular access are submitted and approved; and standard Highways informative.

Geotechs: no comment

Drainage: no comment

Sport England: objects to the loss of the site used for sports and leisure, and makes the following comments:

- It is evident that information has been provided which seeks to justify the use of the site as a convenience store in the context of PPS4 but it does not appear that the application gives consideration to the loss of the existing snooker hall and the subsequent loss of opportunities for sport and leisure pursuits.
- It is understood that prior to the recent change of ownership, the snooker club was a successful, sustainable business with 17 snooker tables, serving a membership in excess of 300. There does not appear to be any information provided in support of the change of use proposal to indicate that alternative provision is available to meet this demand for snooker facilities.
- Without any evidence to indicate that there is no demand for this site to be retained for sport and leisure, Sport England consider that such sites should not be lost to alternative uses. This principle is also contained within Planning Policy Guidance Note 17 (Par 10). Rather than evidence indicating the site to be surplus to requirements, the club membership figures appear to indicate a significant local demand for snooker facilities. Even in the event that there is other available provision to meet the local demand for snooker, it is our view that the need for the site to be used for other sport and leisure uses should be explored before opportunities for alternative use as considered.

5 individual neighbour letters of objection, 107 duplicate letters and a petition containing 186 names have been received, with their comments summarised:

- Building was once operated as a supermarket until 1980s – high volume of traffic
- Existing problems with speeding traffic along Holly Road
- Insufficient parking provision/ disabled parking space, and reversing on to Holly Road
- Highways safety issues due to excess traffic/ bus route/ proximity to junction with Trinity Road/ position of Right of Way through site
- Delivery vehicles to Snooker Club park on frontage of site which, if continued would cause problems for customer parking
- Impact of opening hours and congregation of youths/ anti-social behaviour on residential amenity
- Further convenience store in Little Dawley not required – existing Premier store is well run with adequate parking facilities, and there are other convenience stores within walking distance/ larger supermarkets in the wider South Telford area
- Noise and pollution
- Newspaper distributors will not consider further outlets in area, and despite repeated attempts to reinstate Post Office, this has been

unsuccessful. Also lack of suitable storage for LPG, so queries what store will provide

- Loss of leisure amenity within neighbourhood – Snooker Hall still needed

PLANNING CONSIDERATIONS:

The proposal comprises the change of use of the existing Snooker Hall to a convenience store selling general grocery items, newspapers, entertainment items such as CDs and DVDs, and alcohol, subject to gaining a licence. Amended plans have been provided indicating that the floor area would comprise 598m² of retail floor area, with office, storage and w.c. to the rear of the building.

To the front and side of the property, existing hardstanding parking areas would be formally laid out to provide 19 car spaces and parking space for delivery vehicles. A clear route is indicated across the site for the Definitive Right of Way. The existing access arrangements are to be utilised with access and egress on to Holly Road.

It is intended that the store will seek to use local suppliers and businesses, and will provide full and part-time jobs which will equate to 6 full-time equivalent jobs. The site is in a sustainable location within an established residential area; on a bus route, and the applicant intends to provide employment to local residents, thus benefiting the local community and economy.

Policy CS10 of the Core Strategy asserts that local shops along with public houses and other local facilities form part of the fabric of a community, and this store would improve access to essential services. The supporting information makes reference to the possibility of having a Post Office within the shop; however the plans do not indicate specific layout of retail floor area. The addition of a Post Office would be supported and would be a benefit to the local community. Thus whilst a sporting facility (snooker club) would be lost though the change of use, community benefits would be maintained, with the addition of a local shop and potentially a Post Office.

The supporting information states that the proposal has been submitted to change the use of the premises as the site is currently unoccupied and in a state of disrepair due to economic trends. No information has been submitted with regard to marketing of the premises.

In accordance with requirements in PPS4 which outlines that a sequential assessment is required for planning applications for main town centre uses which are not within existing centres, additional justification has been submitted outlining the reasons that this unit is most suitable for the proposed use and why other available units within the locality would not be suitable due to their size, buildings located over two floors, insufficient parking provision etc. Officers consider that sufficient information has been provided to comply with this policy.

In considering the change of use of the site, officers have had regard to the existing Use Class D2 and the other activities that could operate from this site without planning consent and there would be no control over hours of use if activities changed within the same Use Class. This includes various other sport and recreation facilities such as swimming baths or gym, and cinema, music and concert hall, bingo hall. Such businesses could also see an intensification of use and parking requirements; therefore the change of use to a shop is considered acceptable. In addition, given the site's highly accessible location within a residential area, the shop would be located within walking distance of the local community.

The application states that deliveries to the facility will be made by small and medium-sized vehicles rather than articulated lorries, and in this regard the Highways Engineer has assessed that the access and turning arrangements for delivery vehicles are sufficient to maintain highway safety. In terms of parking provision, the Highways Engineer considers the provision of 19 spaces and associated layout is acceptable; furthermore 3 of the spaces at the front of the site are designated as staff parking in order to reduce the number of vehicles reversing on to Holly Road from these spaces. As existing vehicle spaces are not marked on the site, subsequently with this proposal, parking facilities and arrangements can be improved. Consequently it is considered the proposal will not prejudice the free flow or safety of highway users.

In addition the supporting information outlines that the existing building is in a poor condition and requires renovation to ensure it is weather proof and to improve the building's appearance. In this regard, the proposal includes alterations to the front elevation to create a new shop front with additional glazing and sliding double doors, and signage above. Also to the frontage, a new roller shutter door is proposed as an entrance for deliveries. In this regard, the design and appearance of the proposed development is considered acceptable and in keeping with the existing building and the area. The proposed development therefore accords with design policies.

The hours of opening are not indicated on the application form; however the supporting information states the proposed hours are 6am to 10pm. These hours are considered to be inappropriate due to the impact on adjoining residential amenity and it is asserted that more appropriate hours would be 7am to 10pm Mon to Sat and 9am to 6pm on Sun/Bank Hol. Taking account of the availability to change the use and the lack of control of opening hours for development within Use Class D2, it is considered the proposal will not adversely affect residential amenity through condition.

The Parish Council and neighbour objections are noted; and whilst the supporting information outlines certain items will be sold at the site (such as LPG), officers recommend a planning condition to ensure that there is no external storage and all items for sale or storage shall be located within the building which will control how the store operates and protect adjoining residential amenity. The proposed convenience store would be located within an area with an existing small local shop and close to Dawley District Centre;

however given the size of the unit, this could provide a complimentary business and more choice to the area, and increase local shopping facilities.

Sport England's comments are noted; however the applicant has advised that the Snooker Club closed and due to the costs in renovating the building, retention of the former use was not viable. Whilst a sporting facility will be lost, it is maintained that a community facility will still be provided. Policy CS10 has been tested at appeal. The Inspector concluded that there is no requirement for marketing of the site, but the fact the site is vacant indicates a lack of need for the facility. Furthermore, specialist uses will attract people from a wider area of Telford and Wrekin, and such provision exists within Central Telford. A snooker hall does not form a day to day need, whereas a local shop does. Subsequently, whilst the loss of the snooker hall is unfortunate, it is considered that the proposal is not contrary to policy CS10 of the Core Strategy, or national guidance in PPG17.

On balance, the proposal to change the use of the Little Dawley Snooker Hall to a convenience store is considered acceptable. The design and appearance of the frontage is in keeping with the building. Furthermore, the change of use would not be detrimental to the residential amenities of the adjoining properties in Little Dawley, subject to appropriate opening hours, and there will be sufficient parking provision for the convenience store.

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

1. Time limit
2. Details of access improvements, including layout, construction and sightlines to be submitted and approved
3. Further details for parking of vehicles to be submitted and approved
4. Specific details delineating Public Right of Way from car park and vehicular access to be submitted and approved
5. Details of bin storage to be provided
6. Details of any lighting/security devices to be submitted and agreed
7. Hours of opening
8. No external storage – all items for sale or storage to be retained within building

REASON FOR APPROVAL:

The proposal to change the use of the Little Dawley Snooker Hall to a convenience store is considered acceptable. The design and appearance of the frontage is in keeping with the building. Furthermore, the change of use would not be detrimental to the residential amenities of the adjoining properties in Little Dawley, and there will be sufficient parking provision for the convenience store.

TWC/2010/0637 Land adjacent, 34 Rhodes Avenue, Dawley, Telford,
Shropshire, TF4 2EE
Erection of 1no. detached 2 bedroom dwelling *** Amended Plans Received

APPLICANT

Winthorn Developments Ltd

RECEIVED

04/11/2010

PARISH

Great Dawley

WARD

Malinslee

COUNCILLOR SAHOTA HAS REQUESTED THAT THIS APPLICATION IS
CONSIDERED BY MEMBERS OF PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Scale and design, Character and appearance, Impact on
adjoining residential amenities, Highways safety

THE PROPOSAL:

The application seeks full planning permission for the erection of 1no.
detached 2 bedroom dwelling at land adjacent to 34 Rhodes Avenue, Dawley.

SITE AND SURROUNDINGS:

The application site comprises garden land to the side of No.34 Rhodes
Avenue and is bounded by timber fencing and a hedgerow, with Rhodes
Avenue and a narrow access track to the north and west of the plot. The
existing dwelling is an established red brick end-terrace property, with its rear
elevation facing the garden area of No.33. No.34 has a door at ground floor
and 2 windows at first floor on the side elevation, but these are not habitable
room windows, serving landing and bathroom.

The arrangement of the gardens for the row of properties is such that No.34
has only a side garden with no rear garden area; and the entire garden area
to the rear of No.33 and 34 serves No.33 only. This is the same arrangement
for No.31 and 32 at the other end of the terrace. Opposite the site are the
rear garden areas/ parking for properties in Alma Avenue; no properties front
the development site. The access track to the side provides vehicular access
to garages at the rear of No.s 28 to 30, but is principally a pedestrian access
to the nearby school.

The site is located in an established residential area, close to services and
facilities. The area comprises a mix of 1930s-40s hipped 2-storey buildings,
semi-detached or rows of 4 terraced properties.

PLANNING HISTORY:

Pre-application enquiry regarding the erection of a detached dwelling on the
site. Officers advised that there were some reservations to the proposal as
there was limited amenity space available for the existing property and due to

the existing arrangement of garden land in Rhodes Avenue. The Applicant's Agent sought to address these concerns in the formal application.

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing

Core Strategy:

CS1 Homes
CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria
H6 Windfall Sites

CONSULTATION RESPONSES:

Great Dawley Parish Council: no objection

Highways: no objection subject to condition regarding car parking.

Drainage: No objection subject to details of foul and surface water drainage and greenfield runoff rates. The applicant must provide details on the location of the system and must have permission from properties in Alma Avenue to discharge into the private foul system before connection can be made.

Geotechs: no comments

Ecology: no objection subject to informatives regarding Nesting birds (vegetation), Replacement planting, and Bird boxes

Contaminated Land (Environmental Health): no comments

Shropshire Fire Service: no objection subject to informatives regarding access and sprinkler systems.

2 neighbour letters and a petition containing 11 names have been submitted, with the following comments:

- Design and character of proposal not in keeping with prevailing form of development
- Existing narrow road access
- Insufficient parking
- Safety of children walking to and from school during construction
- Inconvenience to residents accessing properties, parking and manoeuvring vehicles
- Silver Birch tree removed from site
- Dispute garden would become 'derelict land'
- 'Garden grabbing' should be discouraged

PLANNING CONSIDERATIONS:

The site is located in a residential area within the built up area of Telford. The site has no land allocation within the Wrekin Local Plan and can therefore be considered for development. The proposal comprises a small detached property with 2 bedrooms and a kitchen/diner and lounge area. The existing garden area to No.34 Rhodes Avenue would be subdivided to create the new plot and a reduced garden area to No.34. The garden area to the new property would be located on the triangular piece of land to the front and side, with bin storage to the rear. Garden land to No.34 would be located between the existing and proposed dwellings and to the front.

The plans have been amended following discussions with officers to ensure sufficient amenity space is provided for both the existing and proposed dwellings and to minimise problems of overlooking/ loss of privacy of adjoining properties in Rhodes Avenue given the existing arrangement of development and garden land. The building has been repositioned away from No.34 to provide usable amenity space to the side of the property. There are now no habitable room windows at first floor on the rear elevation of the new dwelling following the relocation of the bedroom window to the side elevation, thus there will be no overlooking of properties to the rear. It is now considered that there will be no detrimental impact on adjoining residential amenities following these amendments to the plans. Furthermore, a condition can be imposed to ensure no additional windows are added to the development (within the condition regarding the removal of permitted development rights).

Whilst the new property would be of a different form and design to the terraced row, the materials and detailing would match the prevailing character and appearance, with matching roof eaves and ridge height and window proportions. Materials are proposed to match the existing properties in Rhodes Avenue with multi red facing brickwork, feature bonding and red plain tiles. The proposal is considered acceptable in terms of the scale, design, form and materials and would comply with policies UD2 and CS15 and planning guidance contained in PPS1 and PPS3.

One parking space would be provided at the front of the site and a space for No.34. It is considered that the new property can be adequately accessed with sufficient parking provision for the existing and proposed properties, thus the proposal is in accordance with planning policy H6.

In response to the other neighbour comments, whilst it is noted that it is a narrow access road, the proposal includes offstreet parking provision and a single space is sufficient for a 2-bedroom dwelling. A condition can be imposed to ensure that details are provided of parking of construction traffic and storage of materials in order to minimise inconvenience to adjoining residential properties and protect highway safety users on the pedestrian access to the side of the site. The loss of the silver birch tree could be addressed by suitable replacement landscaping scheme controlled by condition. 'Garden grabbing' is a reference to the updated PPS3 whereby private residential gardens no longer constitute previously developed/brownfield land, enabling Councils to protect gardens from

inappropriate development by rejecting planning applications for development that is objected to by the local community and spoils the character of neighbourhoods. In this regard, officers note that local residents have raised concerns about the proposed development; however officers consider the development is acceptable on balance and that sufficient garden land will remain and will not adversely impact on the character of the area or on residential amenity.

The Applicant's Agent has also sought to respond to the neighbour concerns:

- Imposition of conditions could control deliveries and construction programme in relation to school times etc.
- When No.34 was renovated, there were no problems between residents and contractors
- Prior to renovation of 34, no off road parking provided
- Suitable materials and detailing to match existing properties will ensure development is in keeping
- Silver Birch was damaged and leaning over access road – danger to pedestrians

In conclusion, the proposed scale, design, form and materials of the development is considered acceptable in regard to the context of the site and area and there will not be a significant impact on adjoining residential amenity. The scheme proposes sufficient amenity space and parking to existing and proposed dwellings. Accordingly the proposal accords with national and local planning policy.

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

1. A04 Time limit
2. B06 Samples of materials
3. B07 Sample brick panel
4. B14 Landscaping design
5. B23 On-site construction
6. B24 Mud on road
7. B33 Foul and surface water
8. Bcustom Greenfield runoff rates
9. C19 Car parking
10. C38 Development in accordance with plans
11. D01 Removal of all permitted development rights

REASON FOR APPROVAL:

The principle of residential development is considered acceptable within this location in the built up area of Telford. It is considered the scale, design, form and materials is acceptable in terms of the context of the site and area, with provision of sufficient amenity space and parking. Furthermore, the development will not have a significant impact on the residential amenity of adjoining properties.

TWC/2011/0011 The Old Lodge, School Road, Donnington, Telford, Shropshire, TF2 8HT
Erection of part first floor and part two storey side and rear extensions to existing block of 4 no. flats to create 8no. flats with parking and associated alterations

APPLICANT

David Marsh

RECEIVED

05/01/2011

PARISH

Lilleshall, Donnington and Muxton

WARD

Donnington

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, Green Network, Design, Parking

THE PROPOSAL:

The proposed development relates to the erection of two storey side and rear extensions to an existing block of 4 flats to accommodate 4 new flats at the Old Lodge, School Road, Donnington.

The existing two storey building presently comprises three 1-bedroom flats and one 2-bedroom flat, with shared laundry facilities, external amenity space, and communal parking area.

The resulting scheme of 8 flats would comprise six 1-bedroom and two 2-bedroom flats. The external materials comprise contrasting facing bricks, white render, and red stained timber cladding for the walls, and matching concrete tiles on a monopitched roof.

Vehicular access to the site is gained from School Road via a public car park which serves the adjoining recreation facilities. 10 car parking spaces will be provided.

SITE AND SURROUNDINGS:

The site lies on the eastern side of School Road on the edge of Donnington, and is designated as Green Network on the Wrekin Local Plan. It lies within the grounds of the Donnington Recreation Ground. The external materials of the building are predominantly facing bricks and concrete roof tiles.

The application site is surrounded by public open space and a new children's ball court has recently been provided on the site of a former tennis court to the east of the site. Most of the site is surrounded by a wire mesh fence.

The Old Lodge dates from the mid-1960s and formerly accommodated the caretaker of the Recreation Ground.

PLANNING HISTORY:

In 2007 planning permission (ref: W2006/1380) was granted to convert The Lodge into 4 self-contained apartments.

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 –Delivering Sustainable Development
PPS3 - Housing

Saved Wrekin Local Plan Policies
Policy H6 – Windfall sites in Telford and Newport
Policy OL3 – Green Network
OL4 – Development in the Green Network
Policy UD2 – Design Criteria

LDF Core Strategy
Policy CS1 - Homes
Policy CS5 – District and Local Centres in Telford
Policy CS11 – Open Space
Policy CS15 – Urban Design

CONSULTATION RESPONSES:

The Parish Council objects to the application for the following reasons:

- Overdevelopment of the site by increasing the footprint of the building
- Insufficient car parking
- Concerns over the close proximity of a popular children’s play area
- Anti-social behaviour emanating from the property will increase
- This would set a precedent for more development at the site
- Any development would be contrary to a covenant on the land

The Council’s Highways Engineer has no objections subject to the provision of one extra visitor parking space. (This is now shown on the amended plans)

The Council’s Drainage Engineer has no objections subject to a condition relating to the disposal of foul and surface water.

The Council’s Geotechnical Engineer has no objections subject to informatives relating to minerals and contaminated land.

The Council’s Ecologist has no objections subject to wildlife informatives relating to bat and birds.

PLANNING CONSIDERATIONS:

The application site is designated as Green Network on the Wrekin Local Plan where new residential development would not normally be permitted unless there are exceptional circumstances, or the development brings community or environmental benefits. However, it is considered that there are extenuating circumstances appertaining to this proposed development.

The Green Network designation in this area has been applied in a very ‘broad brush’ fashion. For instance, some of the Recreation Ground is shown within the Green Network and some of it is outside it. However, your officers consider that the application site itself possesses very limited amenity, ecological, recreational or landscape merit, and does not fulfil any of the

original aims of the Green Network. Furthermore, the proposed development does not take place outside the existing curtilage of the site, or encroaches into the surrounding open space.

It is considered that the site is large enough to accommodate the extension and the resulting 8 flats, together with their amenity space and parking provision. The proposed development has been designed to match the size and scale of the existing flats on the site, and it compliments and enhances the appearance of the original building which is now looking very dated. The modern contemporary design and appearance of the new development respects the two storey dwellings on the adjacent School Road, and the massing is intended to reflect the character of the original building with its low roof pitch.

It is considered that the development will not have a detrimental impact on the character and appearance of the site and will not have an adverse effect on the playing facilities within the Recreation Ground. The extension and extra parking to be provided will result in the loss of some amenity space within the curtilage of the plot. However, the resulting car parking and re-landscaped grounds will still provide amenity space of adequate size and function so as not to be detrimental to the residents living in the flats.

Originally 9 parking spaces were shown for the resulting 8 flats. Following concerns from the Council's Highways Engineer one additional visitor space has been provided, resulting in 8 residents' spaces and 2 visitor spaces. The Highways Engineer considers that this number of spaces is adequate for the development.

This development will not set a precedent for more development because it is unlikely that the site could accommodate any more development, and any encroachment outside of the site boundaries would undoubtedly impinge upon the integrity of the Green Network.

Any restrictive covenant relating to this site is not a material consideration in the determination of this planning application. The release of a covenant and the determination of planning applications are altogether separate matters.

In conclusion, it is considered that the proposed development is acceptable and the contemporary design of the extension will compliment and enhance the appearance of a 1960s building which is now looking very dated. The application site is large enough to accommodate the additional four flats, and the additional parking spaces, and the new development matches the size and scale of the existing flats on the site. The design and appearance of the new development respects the two storey dwellings in the vicinity of the site. The site does not fulfil any of the original aims of the Green Network, and the development will not have a detrimental impact on the character and appearance of the surrounding area or have an adverse effect on the playing facilities within the Recreation Ground.

Whilst the proposal involves building on designated Green Network, there is an existing block of flats on the site and the extension is confined to within the existing curtilage of the site, and does not encroach into the wider Green Network beyond the existing fenced site boundaries. Also, this parcel of land which is currently in residential use, does not contribute to the open space standards for the Borough, and the proposal does not result in the loss of any adjacent recreational land or provision.

Therefore, whilst the proposal is contrary to the Green Network and open space Policies OL4 and CS11, officers consider that the proposed extension of the building to provide flats within an existing residential curtilage already accommodating flats, is acceptable in this instance.

The application has been advertised as a departure from the development plan, and this consultation expires on 7th April. Therefore the recommendation would require delegation to the Head of Housing and Planning for approval, subject to no new issues being raised.

RECOMMENDATION: Delegate to the Head of Housing and Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A03 Time limit
2. C38 Approval of submitted plans
3. B06 Samples of materials
4. B33 Foul and surface water drainage
5. C19 Car parking
6. B23 On-site construction
7. B24 Mud on road

REASON FOR APPROVAL:

The contemporary design and scale of the proposed development will compliment and enhance the appearance of a 1960s building which is now looking very dated. The application site is large enough to accommodate the additional four flats and additional parking, and the new development matches the size and scale of the existing flats on the site. The design and appearance of the new development respects the two storey dwellings in the vicinity of the site. The site does not fulfil any of the original aims of the Green Network, and the development will not have a detrimental impact on the character and appearance of the surrounding area or have an adverse effect on the playing facilities within the Recreation Ground.

TWC/2011/0053 27 Heath Hill, Dawley, Telford, Shropshire, TF4 2JT
Erection of 6 Residential Dwellings (Outline application)

APPLICANT

Andrew McCurdy

RECEIVED

24/01/2011

PARISH

Great Dawley

WARD

Dawley Magna

COUNCILLOR TONKS HAS REQUESTED THAT THIS APPLICATION IS
CONSIDERED BY MEMBERS OF PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, Impact on character and
appearance of area, Highways safety, Drainage issues, Loss of open space,
Impact on residential amenities

THE PROPOSAL:

The application seeks outline planning permission for the Erection of 6
Residential Dwellings at 27 Heath Hill. All matters are reserved for a further
planning application except access, which is proposed on to Heath Hill.

Whilst the siting and scale of development is not being considered at this
stage, the indicative plan proposes a row of 3 terraced dwellings fronting
Heath Hill between the existing access to Burton Close and the proposed site
access, with a further row of 3 terraced units at the rear of No.27 Heath Hill.
The proposal indicates rear private amenity space to each unit and 9 parking
spaces for the 6 units with 2 parking spaces for the existing property, No.27.

SITE AND SURROUNDINGS:

The application site comprises existing garden land to No.27 Heath Hill and
open space to the rear of the property. The site area is in an elevated
position above the properties on Heath Hill, and is roughly 'L' shaped. The
existing dwelling is a traditional cream rendered detached property, with side
gable fronting Heath Hill and frontage facing inwards overlooking side garden
area. It has a blank rear elevation facing No.24 Heath Hill. A timber garage
structure is located on the southern corner of the site adjacent to Burton
Court. No.24 is a similar detached property to No.27 but faces Heath Hill,
with windows to front, side and rear and a conservatory adjacent to the site
boundary.

Planning permission has previously been granted for part of the open space
to be enclosed and used as garden land to No.27 Heath Hill, which remains
open. The original garden area is bounded by large conifers, hedgerows and
wall, with timber fencing along the boundary with Burton Close. Other garden
boundaries facing the area of open space comprises a mix of fencing and
hedgerows. The site adjoins the access road and car parking area to Burton
Close to the east, further open space with Captain Webb Drive beyond to the
north and residential property and garden land to the south and west.

Heath Hill is a one-way street and leads to Captain Webb Drive to the northwest. On the opposite side of Heath Hill there is a single bungalow, Dulce Domum, with planning permission for new dwellings on either side of the property. The site is located on the edge of Dawley District Centre.

PLANNING HISTORY:

W2003/0124 Erection of Two Storey Side and Single Storey Front Extensions, Full granted (FG)

W2004/0565 Erection of a First Floor Extension, FG

W2007/0452 Change of Use from Open Space to Private Garden Land, FG

Pre-application enquiries regarding the principle of residential development on this site. An initial scheme for 8 dwellings was considered unacceptable; however it was advised that it may be possible to develop a reduced site area following the boundary line of the garden land belonging to No.21 Heath Hill. Subsequently a further enquiry was submitted for 6 dwellings and officers advised that this was a more appropriate scheme and was considered acceptable in principle.

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS1 Delivering Sustainable Development

PPS3 Housing

Saved Wrekin Local Plan Policies

UD2 Design Criteria

H6 Windfall Sites in Telford & Newport

LDF Core Strategy

CS1 Homes

CS5 District and Local Centres

CS15 Urban Design

CONSULTATION RESPONSES:

Great Dawley Parish Council has not objected to the proposal but considers there are sewage issues in the area.

Councillor Tonks has raised concerns regarding drainage issues, whether the site can accommodate 6 dwellings and potential overlooking of Burton Close.

Highways: No objection subject to conditions regarding New access and Parking and standard highways informative.

Geotechs: Support subject to a condition requiring an investigation to be undertaken to determine a suitable foundation design.

Drainage: Support subject to a condition regarding a Soakaway test. As part of the Reserved Matters application, details will be required of foul and surface water drainage.

Ecology: No objection subject to informatives regarding Trenches, Enhancement planting and Bat, bird and invertebrate boxes.

Contaminated Land (Environmental Health): No objection subject to condition regarding land contamination.

Shropshire Fire Service: no objection subject to informative regarding access and sprinkler systems.

PLANNING CONSIDERATIONS:

The application site has no formal designation within the Wrekin Local Plan and can therefore be considered for development. This application is for outline planning permission including access and all other matters to be reserved for later approval. The access would be located in the centre of the site fronting Heath Hill.

The site is located within a highly sustainable location on the edge of Dawley District Centre in a predominantly residential area, therefore the principle of development is considered acceptable in this location. The existing dwellings in Heath Hill are traditional detached properties, although there is no distinct character of development in this part of Dawley, with modern higher density housing in Burton Close (flats) and Chiltern Gardens, off Captain Webb Drive to the northeast. Therefore whilst the addition of 6 properties in this location would increase the density of development, it is not considered that it would significantly nor detrimentally alter the character of the area. It is noted that the proposal would lead to a loss of some of the open space; however planning permission has already been granted for change of use of part of the land to private garden area. The additional land would follow the extent of the existing garden boundary line of 21 Heath Hill. An area of open space will remain between the application site and No.21 and Captain Webb Drive.

With regard to the creation of the new access to serve the new properties and 27 Heath Hill, this is considered to be acceptable and is a sufficient distance away from the entrance to Burton Close. The Highways Engineer has no objection to the proposed access arrangements subject to conditions. Whilst in indicative form, the proposal can sufficiently accommodate on site parking for both the new and existing dwellings. Subsequently it is considered the site will not adversely affect highway safety.

Whilst Great Dawley Parish Council and Councillor Tonk's concerns are noted regarding existing drainage problems in the Heath Hill area, officers have established that the site is adjacent to a main sewer system, therefore whilst this application is for outline consent only; it is considered that the site can be adequately drained. In this regard, it is suggested that appropriate drainage conditions are imposed.

With regard to ground conditions in the area, Geotechs require a site investigation to aid design of suitable foundations for the development, which can be dealt with by condition. It is likely that the development will require the removal of some trees and shrubs within the existing garden area of No.27

Heath Hill and adjacent land. Therefore, within the landscaping design proposals, details of suitable replacement trees and hedges would be required to address the loss of existing screening to protect character and amenity. Ecology has also proposed informatives, including enhancement planting to safeguard biodiversity.

As the plans are indicative only, there are no details of elevations and floor plans of the dwellings; however it is considered that the 6 dwellings can be accommodated within the site with associated amenity space without having a detrimental impact on adjoining or proposed residential amenities.

On the proposed site layout plan, there is reference to 'possible access to open green area'. As the remaining open area is outside the application site, and in order to protect the open area from future development, it is considered that there should not be an access point into this area. The layout of development is not being considered at this stage; therefore it is suggested that a condition is imposed to state that this layout is not approved and further details will be required at Reserved Matters.

In conclusion, the principle of residential development is considered acceptable in this location and the proposal for 6 residential units would be appropriate, in keeping with the character and appearance of the area, and will not have a detrimental impact on the residential amenities of adjoining properties. The proposed new access can be accommodated without detriment to highway safety. Subsequently the proposal complies with both Local and National Planning Policy.

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

1. A01 Time limit Outline
2. B02 Standard outline some matters reserved
3. B03 General details required
4. B06 Samples of materials
5. B07 Sample brick panel
6. B11 Details of doors and windows
7. B13 Details of enclosure
8. B14 Landscaping design (including replacement tree and hedge species)
9. B19 New access
10. B22 Parking
11. B30 Land contamination
12. Bcustom Further investigation for suitable foundation design
13. C40 No approval of layout
14. D01 Removal of all permitted development rights

REASON FOR APPROVAL:

The principle of residential development is considered acceptable in this location and would be appropriate, in keeping with the character and appearance of the area, and will not have a detrimental impact on the

residential amenities of adjoining or proposed dwellings. The proposed new access can be accommodated without detriment to highway safety.

TWC/2011/0060 Tree Tops, 45 Paradise, Coalbrookdale, Telford, Shropshire, TF8 7NW Erection of new front porch and balcony, new white cladding, formation of hardstanding for parking, landscaping at front with erection of walls and railings, decking to rear with fencing and installation of replacement windows (Part Retrospective)

APPLICANT

Mrs Jodie Lamont

RECEIVED

18/01/2011

PARISH

The Gorge

WARD

Ironbridge Gorge

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Design and appearance, residential amenity, impact on World Heritage Site and Conservation Area.

THE PROPOSAL:

This application seeks retrospective planning permission for the erection of new front porch and balcony, new white cladding, decking to rear with fencing and installation of replacement UPVC windows. The work to the front garden for formation of hard standing for parking, landscaping and erection of walls and railings has not been completed.

SITE AND SURROUNDINGS:

The property is a 1970's detached dwelling situated on a steep slope elevated above the road side. It overlooks woodland both to the front and rear. A partly buried detached garage is sited to the front left hand side, adjacent to the road. Access to the property from the highway is via steps through the steep garden area. White cladding and UPVC windows are installed on the front elevation. The frontage has paving and entrance through a recently built white clad porch with a wooden effect UPVC door. Both the left and right hand side of the dwelling has a recessed area with high brick/breeze block walls between the adjoining neighbours. The rear of the dwelling is accessed via steps at the side leading to the steep rear garden bounded by trees. Decking with railing and fencing has been installed along the rear of the property and UPVC windows. The property is located within the World Heritage Site and The Gorge Conservation Area. It is within a predominantly residential area with several properties located to the south and adjacent properties reflecting the 1970's architecture similar to this dwelling. The property along with the majority on Paradise is well screened from the main thoroughfare through the Gorge due to its location and surroundings.

PLANNING HISTORY:

TWC/2010/0479 Erection of a two storey extension, installation of front balcony, formation of hard standing for parking, landscaping at front with erection of walls and railings and installation of replacement windows (Part Retrospective)
Withdrawn 20th October 2010.

Relevant appeal decision – W2009/0207 Replacement windows to front and rear with UPVC in Jackfield – refused 30th April 2009, allowed on appeal 20th October 2009

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 –Delivering Sustainable Development
PPS5 Planning for the Historic Environment

Saved Wrekin Local Plan Policies
SG1 World Heritage Site
UD2 Design Criteria
HE3 Development in Conservation Areas

LDF Core Strategy
CS14 Cultural, Historic and Built Environment
CS 15 Urban Design

CONSULTATION RESPONSES:

The Gorge Parish Council object on the grounds that UPVC windows have been used however they note that other properties along Paradise that have UPVC. There is no detail about the retaining wall or how the slope to the neighbouring property will be supported. The green roof on half of the garage will not be in keeping with the other half and neighbouring garage. The proposal of the railings around the green area on the garage ie half of the garage roof will look odd and again not in keeping.

Highway's has raised no objections.

The Council's Ecology Officer supports subject to conditions.

Built Heritage Conservation objects to the use of UPVC as appropriate for use in a Conservation Area or World Heritage Site, however, the contents of PPS5 S.9.5 acknowledges that not all elements of the Heritage Asset (WHS) positively contribute to its setting. Given that it is not in an overlooked area and is a late 20thC build of no historical interest or architectural value then there is not a clear cut case for resisting in this particular case. They do not support the design of the windows as they appear oversized by comparison to the original and other existing windows and the result is that the windows appear too dominant. No concerns are raised to other elements of the proposal.

Environmental Engineers have commented that there are no signs of instability at the site or its local surroundings. There are some concerns with the 'backfill' to the garage retaining wall and it has been suggested that this is conditioned to prove that the garage wall is able to support the weight.

Cllr Louise Lomax has raised concerns about the principle of UVPC windows in an article 4 designated area. She further comments that whilst many houses in the street have UVPC windows, most were in place before the

designation. It will be very difficult to get residents who wish to install UPVC windows in the future to use wood if they know that other residents have got away with cheaper windows.

A site notice and 5 direct neighbour's letters have publicised the application. Two letters of objection have been received from a neighbouring property.

The issues raised are:

- the replacement of wooden windows and doors with upvc, on the grounds of consistency with the local authority's own previous decision applied to an identical property next door
- the porch and balcony not in harmony with general architecture style of the locality and invades their property
- the porch extends the building line and materials used are inappropriate
- additional car parking spaces requiring removal of an attractive hedge by the road side and providing excessive car parking spaces.

PLANNING CONSIDERATIONS:

Previous application TWC/2010/0479 for erection of a two storey extension, installation of front balcony, formation of hard standing for parking, landscaping at front with erection of walls and railings and installation of replacement windows (Part Retrospective) was withdrawn following concerns the Officer had with the two storey side extension which they felt would adversely affect the character and appearance of the existing spacing between the properties within Paradise and the brick pillars on the porch which they suggested be replaced by railings. This new application has introduced the suggested amendments with the omission of the two storey element and pillars replaced with railings. The main concerns with this application relates to the use of PPVC windows within the World Heritage Site. Properties along Paradise are a mixture in terms of age, design and appearance and it is noted that the majority of these properties have UPVC windows and doors. Although installed without planning permission the design of the proposed windows and doors are fairly basic and the applicant proposes similar to that along Paradise.

Adjoining property no. 45a has a balcony with railings on the front elevation and no. 44 has railings across the first floor windows and white cladding to the front elevation.

The porch was built to provide additional space and the applicant wishes to form a balcony over this porch. The existing brick pillars will be removed and replaced with metal railings. It is noted that other properties have balcony designs to the front of their properties to take advantage of the views.

The position of the dwelling means that there are no properties to the front and the rear has a private outlook due to existing trees and hedges. Paradise is not a main thoroughfare within the World Heritage Site and adjoining property no. 45a has a balcony with railings on the front elevation and no. 44 has railings across the first floor windows and white cladding to the front elevation.

Part of the front garden will be dug back and a retaining wall of red brick to match the property will be erected to create a grassed area. This will result in an additional 2no. car parking spaces. The driveway will be in grey patterned concrete to match the adjoining property. There is currently a detached garage built into the garden area but the existing corrugated sheeting covering the roof leaks. It is intended to replace these sheets with a waterproof covering covered by a green roof which will lead onto garden area. Black metal railings will go around the perimeter of the garage roof and along the top of the retaining wall for safety reasons. This element will not prejudice the safety of highway users, and the proposed design is acceptable and will not adversely affect residential amenities.

Comments from the Conservation Officer, the Parish Council, Ward member and neighbours are noted and the council has continually resisted the installation of such materials within this World Heritage Site. However, recent appeal decisions are material considerations to this application. In 2009 the Inspectorate found that whilst a property in Jackfield would be sited within the World Heritage Site and Conservation Area the combination of the properties design, age and siting would mean that the replacement windows would not be a prominent or materially harmful feature within the area. Nor would the UPVC windows be out of keeping with the character of the existing property or the surrounding dwellings. Consequently the appeal was allowed.

Since this decision the Council has been unable to apply a blanket refusal to UPVC windows within the Gorge Conservation Area and World Heritage Site.

This application has similar characteristics to the allowed appeal. The properties design, age and siting would not be prominent or a materially harmful feature within this Conservation Area and World Heritage Site, nor would these windows be out of character with the existing property or surrounding dwellings. Consequently it is reluctantly considered the proposal is satisfactory and would accord with local and national policies.

The porch, railings and white cladding to the front elevation match neighbouring properties which have white cladding and Juliet styled balconies and a balcony with railing on the front elevations; therefore it is considered in keeping with the surrounding character and will not adversely affect residential amenity.

The works to the front garden will provide a level grassed area and 2 additional car parking spaces. The works will improve the amenity space to the front with additional parking spaces which will be welcome on this narrow highway.

The surface of the driveway and retained steps will be covered in grey patterned imprinted concrete to match the neighbouring property; therefore it is considered acceptable within the surrounding area and will not adversely affect residential amenity.

In conclusion, the proposed UPVC windows and doors, whilst reluctant are considered acceptable. The proposed alteration to the garage, porch and installation of railings is considered acceptable in design and would not adversely affect residential amenities. The works will improve the amenity space to the front with additional parking spaces which is welcomed on this narrow highway. Consequently it is considered the proposal accords with local plan policies UD2, SG1, HE3 and SG4 of the Wrekin Local Plan and Core Strategy policies CS14 and CS15 and guidance confirmed in PPS1 and PPS5.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 Standard Time limit
2. C38 Devt in accordance with deposited plans
3. Capacity of garage wall
4. B06 Samples of materials
5. D03 Domestic garages: restriction on residential use urban area

REASON FOR APPROVAL:

The development is considered to be of an acceptable design and appearance; it would not have a significant detrimental effect on the residential amenities of adjoining properties or the character and appearance of the Severn Gorge Conservation Area and Ironbridge World Heritage Site.

TWC/2011/0084 Aqueduct Pharmacy, Majestic Way, Aqueduct, Telford, Shropshire, TF4 3RB
Removal of condition no.3 on Planning Permission W2006/0477 to allow the pharmacy to sell grocery items

APPLICANT

Mr Maz Iqbal

RECEIVED

04/02/2011

PARISH

Dawley Hamlets

WARD

Dawley Magna

COUNCILLOR WILLIAMS HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED AT PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, Design and appearance, Highway safety, Impact on residential amenity

THE PROPOSAL:

The application seeks planning permission to remove condition 3 of Planning Permission W2006/0477 to allow the pharmacy to sell grocery items at Aqueduct Pharmacy, Majestic Way, Aqueduct. The application is retrospective.

SITE AND SURROUNDINGS:

The application site comprises an existing red brick detached building approved in 2006 for use as a pharmacy adjacent to the existing Surgery in Aqueduct. The pharmacy has recently been partly converted to a convenience store. The layout of the building is now principally a grocery shop (approx. two thirds of the floor area), with an area towards the rear of the shop used as a pharmacy with private consultation area and storage beyond (indicated as office on plans). There is further storage space at first floor. New signage has been added to the building with Costcutter branding and there are a number of 'A' boards and smaller adverts around the building. The site is fenced to the rear, with semi-mature trees beyond.

The pharmacy is located within the community centre/ local centre of Aqueduct adjacent to a car parking area with approx. 15 spaces, Aqueduct Education Centre, (a Telford & Wrekin Council facility) and Aqueduct Primary School located some 50 metres to the east. The site is located within a predominantly residential area.

An established convenience store, Majestic Stores is located approximately 200 metres to the north of the application site, also on Majestic Way. This store has been in situ for approximately 30 years and was formerly a residential property. It was granted change of use to the convenience store in 2006 following several temporary planning permissions. It is a small shop with no designated parking other than space for owner's vehicle, but onstreet

parking is on Majestic Way. There are a number of small signs on the building and at the front of the site.

PLANNING HISTORY:

W2000/1071 Erection of a New Pharmacy Adjoining Existing Surgery, Full granted

W2006/0477 Erection of a Pharmacy, Full granted

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS1 Delivering Sustainable Development

PPS4 Planning for Sustainable Economic Growth

Saved Wrekin Local Plan Policies

UD2 Design Criteria

S1 Service Centre Hierarchy

OL3 Green Network

OL4 Development in the Green Network

LR1 Provision of Community Facilities

LDF Core Strategy

Policy CS9 Accessibility and Social Inclusion

Policy CS10 Community Facilities

CS15 Rural Area

CONSULTATION RESPONSES:

Dawley Hamlets Parish Council objects to the proposal and asserts Telford & Wrekin Council must remind itself of the initial reason the condition was imposed. Insufficient evidence has been provided to indicate a material change which would permit the removal of the condition. There is considerable local opposition to the removal of the condition, mainly based on the perceived negative impact it would have on existing grocery outlets in the area.

Councillor Adrian Williams has raised concerns on behalf of residents.

Asset & Property Management have not raised any formal comments.

Highways: support the proposal.

Geotechs: no comments

50 neighbour letters have been received from residents in Aqueduct (many submitted prior to the planning application being registered). Their comments are summarised below:

- Lack of planning permission or advert consent for proposal – retrospective
- Pharmacy section of store reduced in size and pharmacy products not always in stock (no non-prescription medicine available)– insufficient storage space for pharmacy

- Health and safety issue – lack of space within building to accommodate shop and pharmacy
- Pharmacy should be reinstated
- Proximity to existing convenience store
- Majestic Stores has been established for 30 years
- No justification for further convenience store in this area
- Costcutters putting Majestic Stores out of business
- Pharmacy didn't open on Saturdays
- Opening hours til after 9pm inappropriate
- Risk of antisocial behaviour and litter
- Conflict of uses – sale of tobacco products in store whilst pharmacy promoting items to stop smoking
- Planning permission would set precedent for other traders

PLANNING CONSIDERATIONS:

The pharmacy is located within an area designated as 'Green Network' and is consequently protected from development. Planning permission was approved in 2001 and 2006 for the erection of a pharmacy as it was considered that the development was a community benefit and therefore met the criteria of the Wrekin Local Plan policy regarding new development within the Green Network. To ensure the community benefit was retained, a condition was imposed on W2006/0477 to prevent the pharmacy from being used for any other purpose. The current proposal comprises the removal of this condition to enable the pharmacy to be converted to a convenience store and pharmacy, enabling the premises to meet demand from the local community to provide grocery items and newspapers etc. as well as prescriptions. The premise has been operating as such for several months.

Policy LR1 of the Wrekin Local Plan does not specify what uses constitute community facilities; however since the approval of planning permission in 2006, the Core Strategy has been adopted (December 2007) and within Policy CS10, it specifies that both doctors' surgeries (in this case a pharmacy) and local shops, amongst other uses constitute community facilities, and that these should be located within local centres, where there is good accessibility by foot and public transport. Majestic Way is the route of several regular bus services. In addition, the community centre car park which serves the Aqueduct Surgery and Pharmacy can be utilised by the customers of the shop.

Officers would dispute the Applicant's assertion that the pharmacy is now the core service of the premises as only a small area is assigned to the pharmacy function and the main use is evidently the convenience store; however there is still a pharmacy within the building, and both the pharmacy and local shop constitute community facilities as set out in Policy CS10 of the Core Strategy. Thus, the development would still meet the criteria set out in the Green Network policies through the retention of the pharmacy and the use as a shop which would constitute community benefits. Therefore the principle of development is acceptable and the use as a shop and pharmacy would accord with national and local planning policy.

Whilst the pharmacy is located approx. 200m from the existing convenience store, Majestic Stores, it is not the role of the planning authority to stifle competition; however it is the role of the Local Planning Authority to ensure such facilities are located appropriately, to ensure the vitality and viability of Town/District Centres. Furthermore, the proposal would not set a precedent for further changes of use of other premises, as the area is predominantly residential.

In response to the concerns raised by local residents, officers have discussed the issues of the reduced size of the pharmacy and availability of products with the General Pharmaceutical Council's Standards Advisory Team. They have confirmed that there is no minimum area but that it is essential that the pharmacy is providing an effective service. In some cases, insufficient stock is due to supply issues; however in some instances, this can be a safety issue to patients, and this may be something that requires investigation. The important issue is the set up and systems of working in the pharmacy and the outcomes and safety to patients. In this regard, one of the pharmacists at Aqueduct Pharmacy has confirmed that an Inspector visited the site within the last month and was happy with the system of working and availability of stock, which he states has not significantly changed from when the premises was only a pharmacy.

With regard to the conflict between the sale of tobacco products and the role of a pharmacy, the General Pharmaceutical Council has confirmed there are standards and a pharmacist should not be selling/displaying products that are dangerous to health; however, if such products are located outside the area registered by the General Pharmaceutical Council and the pharmacist is not involved in selling these products, they can be sold from another part of the premises. There is a clear distinction between the role of the pharmacists/dispensers and the shop staff. However, Members are reminded it is not the role of the Local Planning Authority to control specific elements which are sold in this regard; there are alternative guidelines and governing bodies which consider this acceptable.

The approved application did not condition hours of use. The current opening hours of the convenience store are 7am – 9pm 7 days a week, with the pharmacy opening hours of 9am – 6pm Mon to Fri, closed for an hour at lunchtime. The proposed opening hours of the shop are later than the hours at Majestic Stores, and given the proximity of the pharmacy/shop to residential properties, it is considered that more appropriate closing time would be 8pm on weekdays and Saturday and 6pm on Sunday. Thus a suggested hours condition would be 7am – 8pm Mon – Sat, 7am – 6pm Sun.

It is considered that existing parking provision at the community centre is sufficient, and given that off-street parking is available within the existing car parking area, the proposal will not have a detrimental impact on highway safety. The Council's Highways Engineer supports the proposal.

Officers do not consider that the shop and pharmacy will lead to problems of antisocial behaviour in the area, as there do not appear to be such problems

at the existing shop, Majestic Stores. Majestic Stores has a litter bin at the front of the shop; therefore it is suggested that a condition is imposed that details of a litter bin are provided at the front of the shop and pharmacy to address potential litter problems.

In conclusion the proposal to remove the condition and allow the pharmacy to be used as a pharmacy and shop is considered acceptable as both uses constitute community facilities and the use will not have a detrimental impact on the character and appearance of the area, adjoining residential amenities or highways safety.

Thus it is suggested by officers that planning consent W2006/0477 is reissued with the removal of condition 3 to allow the pharmacy to be used as another use within A1, including shop. It is also proposed to add a new condition to ensure that the element of Pharmacy within the shop is not reduced or removed, and a condition regarding appropriate opening hours to protect adjoining residential amenities given the proximity of the site to residential properties.

The signage would require separate advertisement consent; however the number and ad hoc arrangement of signs is considered unacceptable and detrimental to the character and appearance of the building and area. Therefore this would require amendment.

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

1. A04 Time limit
2. C01 Materials to match
3. B14 Landscaping design (including details of litter bin)
4. C27 Foundation design - landfill gas
5. D11 Hours of opening 7am – 8pm Mon – Sat, 7am – 6pm Sun
6. Dcustom The pharmacy element shall be retained and shall not be reduced or removed from the premises

REASON FOR APPROVAL:

The proposal to remove the condition and allow the pharmacy to be used as a pharmacy and shop is considered acceptable as both uses constitute community facilities within the Green Network. The proposal will not have a detrimental impact on the residential amenities of the surrounding area, nor adversely affect the safety of highway users.

TWC/2011/0101 St Lukes Catholic Primary School, Church Road, Trench,
Telford, Shropshire, TF2 7HG
Erection of an external canopy

APPLICANT

Telford & Wrekin Council

RECEIVED

04/02/2011

PARISH

Wrockwardine Wood and Trench

WARD

Wrockwardine Wood and Trench

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Visual Impact.

THE PROPOSAL:

This is a Council application for the erection of an external glazed canopy over an external play area to the West side of the school, set in a recess between the main school buildings. The canopy will be a steel framework in a dark 'moss green' colour (RAL 6005) with a curved roof with polycarbonate glazing panels. The structure will be supported by 6 steel uprights with two steel downpipes.

SITE AND SURROUNDINGS:

St Luke's Catholic Primary School is located in the centre of Trench, adjacent to Wrockwardine Wood Infant School. The school is set back a good 40m from Pinewood Avenue and a good 90m from Church Road – the school is accessible from both roads. The school buildings are located to the North East of the site, with extensive grounds to the South and West.

External materials consist mainly of red brick, concrete roof tiles and white upvc windows. There is a small car park to the Northern boundary with vehicular access off Church Road and a good sized concrete playing area to the East side of the school.

Several residential houses overlook the school from Pinewood Avenue (West) and Broadway Avenue (North) however are set back a good distance. Mature hedgerows and trees enclose the main school building.

PLANNING HISTORY:

No relevant history.

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 –Delivering Sustainable Development

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria

LDF Core Strategy
Policy CS7 – Rural Area

CONSULTATION RESPONSES:

A site notice and 4 direct neighbour letters have publicised this application. Awaiting expiry of neighbour consultation period – Members will be updated.

Wrockwardine Wood & Trench Parish Council: No Objection

PLANNING CONSIDERATIONS:

The school has an existing external play area which serves the reception class and the school have a requirement to provide an external play area that can be utilised all year round in all weather conditions.

The proposal is to erect a new external freestanding canopy measuring 11.5m x 6.5m and 3.83m in height covering the external play area located to the West side of the school, facing on to Pinewood Avenue.

The canopy will be a steel framework in a dark 'moss green' colour (RAL 6005) with a curved roof with polycarbonate glazing panels. The structure will be supported by 6 steel uprights with two steel downpipes.

With relation to the whole site, the proposed canopy covers a small recessed area and will not protrude beyond the line of existing school buildings and therefore will have little visual impact. The colour of the steel framework, a dark 'moss green', will be sympathetic to the site and will not be imposing.

Nearby residential properties on Pinewood Avenue and Broadway Avenue are set back a good distance and therefore the proposal will not have a significant impact on amenities currently enjoyed by these residents.

It is considered that the proposal is acceptable and will not have any seriously detrimental impact in terms of visual character or residential amenity. The works will be a valuable improvement for the school.

RECOMMENDATION: Delegate to Head of Housing & Planning to GRANT PLANNING PERMISSION once the neighbour consultation period has expired, subject to the following conditions:

1. A04 Time limit
2. C38 Development in accordance with plan Nos.

REASON FOR APPROVAL:

The proposal will not adversely affect the character and appearance of the school buildings or the surrounding area. The development will not have a significant effect on nearby properties and will have no detrimental impact on residential amenities presently enjoyed by the occupants. The proposal will improve outdoor all-weather play provisions and will be a valuable addition to the school's facilities.