

TELFORD & WREKIN COUNCIL

PLANS BOARD

27TH OCTOBER 2010

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TWC/2010/0208 Land at, Cedar Close, Telford, Shropshire, TF3 5BN
Erection of a two storey building containing 2no. two bed flats

APPLICANT

J Gaughan Developments, Mr John Gaughan

RECEIVED

19/04/2010

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

CASE OFFICER

Phil Baker

THIS APPLICATION WAS DEFERRED AT THE LAST PLANS BOARD MEETING PENDING A MEMBERS' SITE VISIT

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Design, Appearance, Access, Parking, Loss of Open Space.

THE PROPOSAL:

This application relates to the erection of a two storey building on land off Cedar Close, Overdale, which would contain two 2-bedroom flats. External materials would comprise facing brickwork and concrete tiles that matched those being used on the adjoining housing development.

The application site extends to 425 square metres, and comprises a rectangular piece of land 40 metres long and between 8 and 10 metres wide. The land slopes down to Oak Road at the northern end of the site.

The two storey building would be situated near to the top of the site. The front of the property would face down the site towards Oak Road. All the windows would be placed on the front and rear elevations apart from kitchen and bathroom windows on the ground floor, and landing and bathroom on the first floor.

The footpath down the western boundary of the site, which provides rear access to six existing dwellings, will be retained and improved, and will be extended down to Oak Road.

Each flat would have its own garden/amenity area, and each would also have two allocated parking spaces off Oak Road.

THE SITE AND ITS SURROUNDINGS:

The site lies in the centre of the Overdale housing estate within the existing built-up urban area of Telford. To the west of the site is existing residential development, to the south is a housing scheme that is currently being implemented, and to the east is the Sure Start Centre, also known as the Carpenter Centre. The site is a sloping area of public open space, comprising short grass, which runs up from Oak Road

PLANNING HISTORY:

A similar application (ref:W2009/0639) for a two storey building containing two flats was withdrawn in September 2009 before being determined.

PLANNING POLICY

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

Wrekin Local Plan

H6 – Windfall Sites in Telford and Newport

UD2 – Design Criteria

LDF Core Strategy

CS1 – Homes

CS5 – District and Local Centres in Telford

PPS1 – Delivering Sustainable Development

PPS3 - Housing

CONSULTATION RESPONSES:

Councillor Greenaway objects to the application on the following grounds:

- Loss of privacy to existing properties in Cedar Close and the Sure Start Centre
- Loss of public open space which is used by younger children. This is the only open space serving the centre of Overdale
- Would block fire escape exit gate from Sure Start Centre
- Would be out of line with existing properties
- Footpath would become an unlit alleyway which would be a public safety issue

Three letters of objection have been received. The grounds of objection relate to:

- Loss of light and privacy to the rear of their property
- Loss of an area of open space
- Increase in traffic
- Fire risk to existing properties
- Rear accesses to existing houses will be reduced
- Increased noise, disturbance and pollution
- Increase in drainage and flooding problems
- Would block fire escape exit gate from Sure Start Centre
- There has been enough development in the past
- Will be unable to get trailer in and out of the property

A petition objecting to the development has been signed by 267 people. The grounds of objection relate to the loss of open space.

The Sure Start Centre objects to the application on the grounds that the new building would encroach on its playground area and block the designated fire exit gate.

The Parish Council believes that the area is already overbuilt, and that this additional build will take away the only remaining green space. In addition, there are concerns over the volume of traffic already using the access roads.

The Council's Highways Engineer has no objections, subject to conditions relating to the provision of the requisite visibility splays, and the parking area being surfaced in a bound material.

The Council's Outdoor Recreation Officer has stated that the application site has no formal designation for recreational use due to the proximity of existing dwellings adjacent to the site. The area which is designated for this use is less than 1000 metres away at Rock Road, and is shortly due for a major upgrade. If the application site was to be developed he would be looking for a financial contribution of £5,000 to upgrade the recreational facilities in Rock Road, and the applicant has agreed to pay this sum to the Council.

The Council's Geotechnical Engineer has no objections, subject to conditions relating to the footprint of the building being drilled and grouted, and reinforced foundations being provided.

The Council's Drainage Engineer has no objections, subject to conditions relating to foul and surface water drainage, the use of a private drainage system, and surface water run-off rates.

The Fire Officer has no objections to the application.

PLANNING CONSIDERATIONS:

This site is shown as 'white land' on the Wrekin Local Plan where residential development is acceptable in principle. The site lies in the centre of a predominantly residential area within Telford, and it is considered that the site is large enough to accommodate a new property which would accommodate two flats.

The building is very similar in size and design to the one currently being constructed on an adjoining site, and the external materials would match those being used on that property.

Although the proposed property would be situated at the bottom of gardens of existing houses in Cedar Close, it would be set at 90 degrees to them, and the side elevation would be a gable end. All the windows of habitable rooms such as a bedroom, kitchen, and lounge would either be at the front or rear of the property, and either face down to Oak Road or up to the current housing development, apart from four windows which are all to non-habitable rooms. The only first floor windows on the side elevations comprise a landing window that faces existing houses to the west and a bathroom window that faces the Sure Start Centre to the east. The landing window is 12 metres from the rear elevation of the nearest house, and the bathroom window would be obscure glazed. In these circumstances it is considered that there would be no significant loss of privacy to adjoining properties, and no appreciable loss of light.

The applicant has agreed to relocate the Sure Start Centre's emergency fire exit gate. This gate would be moved to the front of the Centre's site and would

be installed and available for use before any development commenced on site.

The Council's Outdoor Recreation Officer has stated that this site is not designated as a formal recreation area and he would have no objection to its development providing that a financial contribution is made to the Council to upgrade the recreational facilities in Rock Road. The applicant has agreed to pay a sum of £5,000, which the Outdoor Recreation Officer feels is adequate.

The Council's Highways Engineer has no objections to the application, believing that two additional flats will not make a noticeable difference to the amount of traffic that presently uses the roads in Overdale.

The Council's Drainage Engineer has no objections, and subject to the submission of additional drainage details, considers that the site can be satisfactorily drained of both foul and surface water.

The boundary fencing down the side of the footpath would be no higher than 1.2 metres in height. This would ensure that the footpath did not feel unsafe or oppressive for the people using it, and did not prejudice public safety.

To summarise, it is considered that the application site is suitable for residential development, and that the proposed development would be acceptable. The design and appearance of the property would relate positively to its context, and would respect the adjacent dwellings in the immediate area. Furthermore, the development would not be detrimental to the character and appearance of the site or the surrounding area. The proposed dwellings would not be harmful to the residential amenities presently enjoyed by the occupants of adjoining and existing development by virtue of any undue overlooking, loss of light, or any overbearing effect.

RECOMMENDATION: Subject to the applicants entering into a Section 106 Agreement relating to a financial contribution of £5,000 to upgrade the recreational facilities at Rock Road, then delegate to the Head of Planning to **GRANT PERMISSION**, subject to the following conditions:

1. Full permission
2. Amended plans
3. External materials
4. Reveals
5. Use of reinforced foundations
6. Footprint of the building being drilled and grouted
7. Provision of visibility splays
8. Provision and retention of parking area
9. Surfacing of parking area
10. Foul and surface water drainage
11. Use of private drainage system
12. Surface water run-off rates
13. Boundary treatments
14. Obscure glazing to first floor bathroom window
15. Improvement and extension of footpath down to Oak Road

16. Provision of alternative fire escape exit gate before any development commences

REASONS FOR APPROVAL:

This site is shown as 'white land' on the Wrekin Local Plan where residential development is acceptable in principle. The site lies in the centre of a predominantly residential area within Telford, and the site is large enough to accommodate a new property which would accommodate two flats.

The design and appearance of the property would relate positively to its context, and would respect the adjacent dwellings in the immediate area. The development would not be detrimental to the character and appearance of the site or the surrounding area. The proposed dwellings would not be harmful to the residential amenities presently enjoyed by the occupants of adjoining and existing development by virtue of any undue overlooking, loss of light, or any overbearing effect.

TWC/2010/0305 109, 110 Parkdale, Hadley, Telford, Shropshire TF1 6PF
Change of use from open space to car parking area

APPLICANT

Guru Nanak Sikh Gurdwara

RECEIVED

28/06/2010

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Character and appearance and biodiversity of the area, residential amenity and highway safety.

PROPOSAL:

This is a retrospective application for a car park extension to the rear of Guru Nanak Sikh Temple using the bottom half of the rear gardens previously belonging to no's 109 and 110 Parkdale, to provide additional off street parking for visitors to the Temple during large events and take parking off the highway.

SITE AND SURROUNDINGS:

Guru Nanak Sikh Temple is situated in a predominantly residential area and is located off Hadley Park Road. It is accessed via a cul-de-sac with double yellow lines on both side of the carriageway.

The existing car parking is located to the rear of the building and accessed via the drive located to the left (north) of the temple building, and provides approximately 23 spaces. The access also leads to the car parking to the rear of the adjoining Children's Nursery. The Temple is on a regular Bus route and within 300m of Hadley District Centre and within 5 minutes walk from four public car parks.

PLANNING HISTORY:

Informal planning advice was provided by the LPA in respect of the change of use of the gardens to car parking; Officer advice at the time was that the proposed development was considered inappropriate.

During a site visit the Case Officer observed that the car parking was in the process of being constructed and advised the applicants and their contractors to cease work and any work which had been undertaken was at the applicant's own risk and that commencement of work was not a guarantee that planning permission would be granted.

A second retrospective application (TWC/2010/0304) for additional 10 parking spaces on land opposite the Temple and adjacent to 1 & 2 Hadley Park Road has been submitted. The original submission included a piece of dedicated public highway land; following the receipt of amended drawings it was necessary to re consult. The consultation period has not yet expired and

therefore the application will be presented to Plans Board on 17th November with a likely recommendation for approval.

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 – Delivering Sustainable Development
PPG24 - Planning and Noise

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria

LDF Core Strategy
Policy CS12 – Natural Environment
Policy CS15 – Urban Design

CONSULTATION RESPONSES:

A Site Notice and 12 direct neighbour letters have publicised the application.

1 letter of objection has been received; the issues raised are:

- Residents have not been consulted,
- Residents already suffer noise abuse with children playing balls games in the car park at weekends,
- The development has already started,
- Many trees have been felled destroying birds nests and their young.

The Parish Council has no objections.

The Council's Highway Engineer has no objections.

The Council's Ecologist has advised that land has some ecological value, including connectivity to other parts of the landscape, therefore suggests informatives in respect of Protected Species which are protected under the Wildlife and Countryside Act 1981 (as amended), and replacement planting.

The Police have confirmed that there are no reported parking problems and they have suggested that the nearby public car parks are utilised when demand arises.

PLANNING CONSIDERATIONS:

The car park extension comprises the wedge shaped areas of the rear gardens of two dwellings no's 109 and 110 Parkdale; the gardens were laid to lawn with various trees and shrubs and bounded by Leylandi trees. The shape of the newly created car park is irregular and bounded by 2.0m high timber panel fencing with concrete posts and gravel boards, and gravel board fencing, and membrane and hardcore laid. (The submitted drawings show timber panel fencing to all of the boundaries and not the mixture of fencing which has actually been erected on site).

The existing mature gardens have been ripped up, cleared and trees felled.

The Temple is open from 6:00am until 9:00pm for prayers and community uses. On Fridays and during the weekend prayers are held continuously 24hrs a day. As well as worship, weddings and funerals the Temple is also used for a number of classes including English, Tae Kwando and Health & Well Being taking place during the week. The applicants have stated that the existing congregation comprises 150-200 worshippers using the Temple for various purposes mentioned above and during various times of the day. They require additional car parking facilities to accommodate visitors when they have large events such as weddings and funerals which can generate up to 200 mourners at funerals and between 250-300 wedding guests at any one time. On average there are 2 funerals and 4 weddings per year.

The applicants have also stated that regular worshippers and visitors to the Temple are not prepared to use the nearby public car parks due to personal safety fears and visitors from further a field attending weddings and funerals have difficulty finding the public car parks. This is because they enter the Temple address to their Sat Navs and they do not know where the public car parks are located. The temple has the use of the adjoining Nursery car park when the Nursery is closed (after 4:00pm) and at weekends that provides approximately 20 spaces depending how cars are parked. However, the applicants consider that this does not provide the necessary space to accommodate the additional visitors to the Temple.

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

Planning Policy Guidance 24 Planning and Noise (PPG24) is considered relevant to this application; it gives guidance to local authorities in England on the use of their planning powers to minimize the adverse impact of noise and builds on the advice previously contained in DOE Circular 10/73. Amongst other issues, it outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which will generate noise.

Policy UD2 provides guidance to assess whether or not proposals are appropriate; development is expected to respect adjacent buildings and respond positively to the context, both visually and functionally, whilst enhancing the quality of the local environment through high quality design.

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

The proposed car park for the number of vehicles proposed, situated in the rear gardens of residential dwellings is considered unacceptable and would have a detrimental impact on the character and appearance of the residential amenity and well as the residential amenities of the occupiers of the adjacent dwellings.

Noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities. It is therefore important to minimise the adverse impact of noise without placing unreasonable restrictions on development. With this in mind the additional comings and goings of vehicles (of the 200 – 300 visitors to large events), engine noise and door slamming within 20m or so of the rear of the nearby residential properties, and potentially 24 hours a day over the weekend, including late at night is considered unacceptable and would result in an increase in noise and disturbance experienced by the occupiers of the dwellings. In addition, it is considered that the car park fails to reinforce local distinctiveness, relate positively to its context or positively influence the appearance of the local environment.

Officers consider that as the extra parking is only required for large events and these events do not appear to be held on a regular basis according to the applicant's submission; this is not justification for the creation of this additional car parking and the loss of the garden land and adverse effect on residential amenity.

Furthermore, West Mercia Police have checked their 'Command and Control system' and confirm that they have received no reports relating to parking problems in Hadley Park Road in the last 6 months, and no neighbour representations in respect of on-street parking have been received in response to this planning application. Moreover, even if there was a parking problem as stated by the applicant, the LPA is not convinced that only 32 extra spaces will satisfactorily address the situation when large events generate up to 300 visitors even with people car sharing.

The LPA appreciates that the Sikh Temple Management Committee are seeking to alleviate parking problems around the temple associated with large events and have acquired land to effect a solution. However, from a planning point of view the preferred alternative would be to explore better usage of the numerous nearby public car parks in Hadley centre to provide extra car parking when necessary and possibly improve signage and visitors awareness of these car parks, to their proximity to the Temple. This is considered a more sustainable approach to the problem.

The application form states that there were no trees on site; this was confirmed by the applicants during the registration process. This does not appear to be the case as the drawing accompanying the application indicates the trees on the site, as do recent photographs and the aerial photographs of the area. The pre-application advice also advised that a Tree Survey would be required to assess the impact of the proposed development on the trees. Policy CS12 states that biodiversity, including habitats will be protected from development. It is therefore, unfortunate that garden land has been lost with little regard to the local biodiversity of the area. Nonetheless, it is considered that the area should be re-instated and returned to its original use.

The applicant has advised that the proposal is an attempt to alleviate ongoing parking problems. However, if the large events only occur occasionally (up to

6 times a year for weddings and funerals) this does appear not justify the creation of a car park using the rear gardens of no's 109 and 110 Parkdale, which in the opinion of your Officer's will have an adverse impact upon the character and appearance of the residential area, the detrimental impact on residential amenity and local diversity. Although it is a balanced decision, bearing in mind there is no evidence from the Police or neighbours, it is considered that the change of use is unacceptable for the reasons outlined above. The development is therefore considered contrary to policies UD2 of the Wrekin Local Plan, policies CS12 and CS15 of the Core Strategy and national guidance contained in PPS1 and PPG24 and therefore recommended for refusal.

RECOMMENDATION: to REFUSE PLANNING PERMISSION for the following reason(s):

The increased vehicular movement within close proximity to the residential dwellings will result in loss of residential amenity by way of noise and nuisance. The creation of additional car parking is considered unsustainable and unjustified given the close proximity of numerous public car parks. The development has resulted in an adverse impact upon the character and appearance and the biodiversity of the area.

TWC/2010/0335 Former Reservoir Opposite, 4 Hillside East, Lilleshall,
Shropshire, TF10 9HG
Conversion of former reservoir to garage/store

APPLICANT

J Taylor

RECEIVED

30/06/2010

PARISH

Lilleshall and Donnington

WARD

Church Aston and
Lilleshall

CASE OFFICER

Elizabeth Attwood

MEMBERS WILL RECALL THAT THIS APPLICATION WAS DEFERRED ON
6th OCTOBER 2010 FOR A SITE VISIT.

In response to the Plans Board report prepared for the above Plans Board the applicant has provided additional information which is summarised below:

- The reservoir was backfilled with mainly soil and hardcore.
- Storage is required for the applicant's vehicles and left over materials from house which may be needed for maintaining the property (e.g. spare roof tiles).
- The storage is for residential purposes only and not business or commercial use.
- Works associated with the conversion will only be carried out Monday to Saturday between 8am and 6pm.
- There is no evidence that there has been any problems with emergency vehicles reaching houses beyond the application site and cannot understand why it would appear to be a farm yard when there are no animals.
- The proposed change of use will not change the appearance of the structure other than the change to the concrete wall fronting the road.
- There will be no deliveries of goods to the converted structure as it is for residential use only and not business.
- The turning point is at the end of the road for all vehicles etc., delivering or collecting from all properties, but this has become more difficult since the erection of the fence by Telford & Wrekin Council.
- Mount Building Services ceased trading several years ago and the materials on site are for the erection of my house and not the Mount Building Services.
- The application was submitted following a suggestion by Telford & Wrekin Council to provide additional storage and garaging.
- On reflection the top of the building would be reinstated to its present natural state rather than a 'green roof'.
- Clearance work to the top of the structure would be sympathetic when wildlife is breeding.
- The road would be kept clear of mud.

The applicant believes that the conversion will be of benefit to all the residents. It will enable him to tidy up the existing building site of his house and store his vehicles off road and not in view of neighbouring properties.

The condition of the road is not solely down to him. For example the new bungalow which has recently been built on land adjacent 6 Hillside East (W2009/0315 approved on 05.06.09), required heavy plant to be driven up and down the road and also extensive deliveries of materials and ready mix concrete. Alterations have also made to a property lower down in Hillside East, which necessitated delivery vehicles to use the road. Another resident who lives at the end of the road uses a commercial vehicle to travel to and from work on a daily basis. The applicant has always tried to be neighbourly even loaning his plant/machinery to the person at 6 Hillside East when their new bungalow at the top of the road was being built because he was having problems getting his deliveries up the road. In the past, neighbours adjacent the application site have also used the applicant's land to store their own building materials whilst they were having alterations done to their own home.

The applicant has never deliberately tried to annoy his neighbours and cannot understand why they cannot appreciate that materials will be on site while building work is occurring. The house is nearing completion and the remaining work will be carried out as quickly as possible.

The Council's Ecologist has previously advised that the building lies within Lilleshall Hill Wildlife Site; however the development would not have any significant effect on the Wildlife Site. The Officer recommended that the species chosen for the green roof need to be appropriate to the setting, i.e. they need to be of the same species composition as those found in the wildlife site. Following discussions with the LPA the applicant has confirmed that his intention is to now allow the roof to regenerate naturally. Moreover, if planning permission is granted the three self set Gorse bushes which will be affected by development will be removed as soon as possible (outside the nesting/breeding season). Members are respectfully advised that this does not actually require planning permission. Nevertheless, it is considered that there will be no adverse impact upon the ecology or visual amenity of the area.

Accordingly, the proposal is considered acceptable and will result in a positive impact upon the character and appearance of the area, and no significant or long lasting detrimental impact upon the residential amenity of the neighbouring properties. The reuse of a redundant structure is a sustainable use of a Brownfield site and will provide additional residential related storage facilities, and will have no adverse impact upon the biodiversity of the area. Therefore, the proposed development is considered compliant with both local and national policy and recommended for approval with conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 Time limit.
2. B24 mud on road
3. C01 materials and doors to match existing garage doors opposite
4. C38 in accordance with approved plans
5. Ccustom reinstate roof to match surrounding area
6. DCustom restrictions on business use

7. D12 restrictions on hours of excavation work
8. I23a bat boxes
9. I25 nesting season
10. I25c bird boxes

REASON FOR APPROVAL:

The proposal is considered acceptable and will result in a positive impact upon the character and appearance of the area, and no significant or long lasting detrimental impact upon the residential amenity of the neighbouring properties. The reuse of a redundant structure is a sustainable use of a Brownfield site and will provide additional storage facilities, and will have no adverse impact upon the biodiversity of the area.

CLLR ANDREW EADE HAS REQUESTED THAT THE APPLICATION IS DETERMINED BY THE MEMBERS OF PLANS BOARD.

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Highway safety, residential amenity and character and appearance, and biodiversity of the area.

PROPOSAL: This application seeks planning permission for a change of use from a former Severn Trent Water reservoir to a garage/store for use by the applicant for the storage of various plant and equipment he owns (digger, trailers and vans, all vehicles except for his own personal car).

SITE AND SURROUNDINGS

The site is located in the open countryside as defined in the Wrekin Local Plan. The village of Lilleshall lies approx. 6kms north east of Telford Town Centre, and comprises a predominantly linear form with built development around the monument hill. The application site lies on the east side of the hill, and is a disused Severn Trent Water (STW) reservoir and is backfilled with unknown material. . The applicant is currently in the final stages of construction of a large detached Duke of Sutherland style dwelling and double garage on the former Builder's Yard belonging to his father opposite the former reservoir, (Mount Building Services ceased trading when planning permission was granted for the new dwelling). The site still resembles a building site with pallets and crates of facing bricks, roofing materials, rock, timber, a circular saw, mini digger and trailer etc.

The former reservoir is roughly rectangular in shape and is a concrete construction situated opposite the aforementioned double garage on the opposite side of the road and built into the hillside. The structure is rectangular in shape and comprises concrete walls which have been in filled with inert rubble material; the top of the structure is rough ground with mainly scrub vegetation. There is a section of metal chain link fencing along the south east edge of the top wall.

PLANNING HISTORY

Outline planning permission W2005/0819 was granted for the erection of a detached dwelling and garage, with the Reserved Matters application W2007/0174 finally approved in April 2007.

PLANNING POLICY CONTEXT:

The following policies are considered relevant in determining this application:

National guidance:

PPS1 Delivering Sustainable Development

PPS7 Sustainable Development in Rural Areas.

PPS9 Biodiversity and Geological Conservation.

Core Strategy:

CS12 Natural Environment,

CS15 Urban Design.

Wrekin Local Plan:

UD2 Design Criteria.

CONSULTATION RESPONSES:

A Site Notice and 10 direct neighbour letters have publicised the application; 3 representations have been received. The issues raised are:

- Support for the application providing any approval is limited for storage accommodation to the owners vehicles and building materials during the construction of the new dwelling
- planning approval should include a condition preventing future use of the area for anything other than the storage of the owner vehicles.
- It should include a condition that prohibits the area being used in association with any current or future commercial activity or business.
- A condition should relate to the times and method of emptying the rubble forming the backfill of the reservoir.
- Hillside East is a single track unadopted lane with responsibility for maintenance resting with the frontagers (the predominant one of whom is Telford and Wrekin Council).
- Emptying the rubble should be limited to Monday to Friday during normal working hours (say 8am to 6pm)
- Appearance and visual amenity,
- Proposed use,
- Noise and disturbance of operation,
- Traffic generation and road damage,
- Highway safety/road access, lack of passing places
- Traffic access danger/safety hazard,
- Hazardous construction process,
- Concerns that the use will be commercial,
- Time frame for completion of works,
- Fences should be erected around applicants land to define ownership,
- Emergency service vehicles have difficulty reaching houses beyond the application site, as they believe the lane ends at the 'farm yard',
- Will the development be in-keeping with Lilleshall beauty spot?

Lilleshall and Donnington Parish Council has objected to the application for the following reasons:

- It will be intrusive to the view from Lilleshall hill.
- As the reservoir to the rear of proposed site will become landlocked there would be a likelihood of a further application to this already large site.
- Increased garage/storage area would lead to increased deliveries of goods and vehicles which is unacceptable on such a narrow road where access is currently generally very poor. There is also no turn around points along the road.

The Highway Engineer supports the application.

Shropshire Wildlife Trust has not responded.

Drainage Engineer has no comments to make.

The Ecologist has no objections subject to conditions.

The Sustainability Officer has no comments to make.

The Contaminated Land Officer has confirmed that there are no Environmental constraints, therefore has no comments to make.

PLANNING CONSIDERATIONS

The proposal is to convert the disused reservoir to a garage/store with an entrance in the form of side hung timber ledge and braced double doors cut into the south east concrete face of the structure, facing the road. The proposal also includes replacement steel hooped fencing along the top of the south east edge, and a Polyroof Green Roof.

The newly created store and garage would then enable majority of vehicles belonging to the applicant to be parked off road. The applicant discussed the possibility of the change of use of the reservoir as a garage/store with the Local Planning Authority prior to the submission of this application.

Policy UD2 of the adopted Wrekin Local Plan is the key reference point for the Council in considering the design quality of all development. In making its assessment the Council are guided to test it against adopted urban design principles ensuring that development respects and responds positively to its context, enhances the quality of the local environment. Policy CS15, expects development to assist in creating and sustaining safe places, and positively influencing the appearance of the local environment.

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

PPS7 states that priority should be given to the re-use of previously-developed 'Brownfield' sites in preference to the development of Greenfield

sites, and all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

It is considered that a scheme to utilise an existing redundant structure as a storage building is sustainable use of a Brownfield site. In addition the alterations of the face of the structure fronting Hillside East from the current large slab of concrete to side hung timber garage doors with small brickwork pillars and a tiled canopy with materials to match the new garage and new dwelling opposite is appropriate and will not detract from the character and appearance of the area. This elevation cannot be viewed from the hilltop; any views from the top of the hill on to the roof of the structure will be of the new "Green roof" and as such will not look significantly different from the rough land, Gorse and other self set trees and shrubs. In your Officer' view, when viewing the reservoir from a distance, the view of garage doors/piers and tiles is much preferred to a large slab of concrete. There will be very little discernable difference as the proposal is effectively re-using an existing structure and not erecting a new one and the external changes to the structure are essentially cosmetic. Furthermore, suitable planting to both sides of the doors and the 'living' roof above would further compliment the general view of the hill area. Indeed the applicant could remove all of the existing vegetation from the reservoir without the need for planning permission, and as such the LPA would have no control.

The use of the reservoir as a garage/store would then enable vehicles and machinery belonging to the applicant to be parked off road and materials stored as part of the new build house could be removed from the present location and stored out of site thus improving the visual amenity of the area and alleviating complaints from residents about the untidiness of the site.

Highway issues raised by neighbours are noted however, the Council's Highway Engineer supports the application as it would enable vehicles currently parking along the road to be parked off road. However, it should be noted that the road is unadopted and therefore the Council (Highway Authority) has no jurisdiction over its use. Furthermore, the Highway Engineer is not in a position to object to any traffic movements during the removal of the infill rubble as this does not require planning permission. Nevertheless, a condition restricting the time in which vehicle movements in respect of the removal of rubble and construction could be imposed to protect residential amenity during the most noise sensitive hours.

PPS9 informs that the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests, and policy CS12 states that the natural environment of the Borough will be protected and enhanced.

The Council's Ecologist has advised that the building lies within Lilleshall Hill Wildlife Site; but that the development would not have any significant effect on the Wildlife Site. Nevertheless, she has recommended that the proposed vegetation planted beside the new entrance and up the walls and the species chosen for the green roof need to be appropriate to the setting, i.e. they need

to be of the same species composition as those found in the wildlife site. She has provided a list of potential species to use based on the Wildlife Site species list, which will be made available to the applicant if the application is approved. The proposed green roof comprises a waterproof membrane being laid on the new concrete roof, followed by a drainage control layer, a filter fabric layer and then finished off with a live 'growing layer of either vegetation or turf.

Additionally, she has advised that work should not take place between April and August unless the trees and shrubs in the area have first been assessed by a suitably qualified ecologist for their potential to support nesting birds. Therefore, an informative in this respect will be imposed.

Furthermore, under PPS9, sites should be enhanced for biodiversity. To achieve this, bird, bat and invertebrate boxes could be erected on the building.

Accordingly, the proposal is considered acceptable and will result in a positive impact upon the character and appearance of the area, and no significant or long lasting detrimental impact upon the residential amenity of the neighbouring properties. The reuse of a redundant structure is a sustainable use of a Brownfield site and will provide additional storage facilities, whilst presenting an opportunity to enhance the biodiversity of the area. Therefore, the proposed development is considered compliant with both local and national policy and recommended for approval with conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

11. A04 Time limit.
12. B24 mud on road
13. C01 materials and doors to match
14. C14 soft landscape implementation
15. C38 in accordance with approved plans
16. DCustom restrictions on use
17. D12 restrictions on hours of work
18. I23a bat boxes
19. I25 nesting season
20. I25c bird boxes
21. I30 conditions
22. I31 reasons for grant
23. Icustom list of suitable grass and plant species
24. Icustom no PD on land

REASON FOR APPROVAL:

The proposal is considered acceptable and will result in a positive impact upon the character and appearance of the area, and no significant or long lasting detrimental impact upon the residential amenity of the neighbouring properties. The reuse of a redundant structure is a sustainable use of a Brownfield site and will provide additional storage facilities, whilst presenting an opportunity to enhance the biodiversity of the area.

TWC/2010/0377 St Lukes Roman Catholic Primary, Church Road, Trench, Telford, Shropshire, TF2 7HG
Erection of ball stop fencing & construction of new footpath ****amended plans received****

APPLICANT

Children & Young People Services, Mr Mal Yale

RECEIVED

05/10/2010

PARISH

Wrockwardine Wood and Trench

WARD

Wrockwardine Wood and Trench

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Character and appearance of the area, health, residential amenity, accessibility and social inclusion.

PROPOSAL:

It is proposed to erect 1.2 - 3.0m high mesh ball stop fencing around the football pitch on the school field, and the formation of a new grass reinforced footpath linking Pinewood Avenue to the football pitch. The proposal also includes new goal posts, 3.5m wide double gate for maintenance access and a wheelchair accessible Kissing Gate.

SITE AND SURROUNDINGS:

The whole site is approximately 100m x 95m and comprises a grassed open space with a football pitch marked out towards the northern half of the field. The area which is the subject of this application is approximately 50m x 90m and is located to the south of the school building and screened from the building by substantial and well established hedging. There is existing 2.4m high security fencing along this boundary which continues around the school complex. The site faces Pinewood Avenue; the southern boundary of the whole field abuts the rear gardens belonging to properties along Richmond Avenue. To the rear of the site is a scrub mound with Wrockwardine Wood C of E Junior School and the associated playing field beyond.

The land on which the fencing, path etc is proposed belongs to the school, the remaining half of the land (adjacent the rear gardens of the properties in Richmond Avenue) belongs to the Council and is Public Open Space and used as a Village Green.

PLANNING POLICY CONTEXT:

National guidance:

PPS1 Delivering Sustainable Development.

PPS17 Planning for Open Space, Sport and Recreation.

Wrekin Local Plan:

UD2 Design Criteria,

LR4 Outdoor recreational open space,

OL6 Open Land.

Core Strategy:
CS9 Accessibility and Social Inclusion,
CS10 Community Facilities,
CS11 Open Space,
CS15 Urban Design.

CONSULTATION RESPONSES:

41 direct neighbour notification letters and a site notice have publicised the application based on the original drawings. One letter of objection was received, the issues raised are:

- This field is currently accessible to all, and is used as a playing field, dog walking area and general area of use for all local residents. If this application is successful the field size that is currently open to all will be severely reduced.
- Since before 1980 this field has always been open for all to use and has never belonged or been used by the Catholic school, it is stated on the application a 'School Field' but is used as a village green.
- Should this application be successful it will close off an area that is open to all and reduce its access to Catholics only.
- It is ironic that the Catholic school is planning to rip up a large area of green field in order to put in a road and car park, and then wants to practically steal land from local residents.

Additional consultation letters (41) were sent following the submission of revised drawings altering the site boundary. No further representations have been received at the time of writing this report and any comments received will be reported to Members at Plans Board.

The Council's Highway Engineer supports the proposal.

The Council's Leisure and Recreation Officer has no objections.

No comments have been received from Wrockwardine Wood and Trench Parish Council.

PLANNING CONSIDERATIONS:

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

PPG17 acknowledges that open spaces, sport and recreation all underpin people's quality of life, well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives.

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. Policy LR4 seeks to achieve National Playing Fields Association minimum targets for outdoor recreational open space. The Council will refuse applications for any new development if it would result in the loss of existing recreational open

space, and policy OL6 states that the Council will protect open land that has a value as recreational importance.

Policy CS9 aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access recreation and open space and sports facilities. Policy CS10 inter alia, asserts that new community facilities or improvements to existing community facilities to meet the needs of local residents will be supported, and policy CS11 seeks to protect and enhance areas of formal and informal open space. Furthermore, policy CS15, amongst other issues, states that development should assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

The land is currently within recreational / play use for the adjacent school with the adjoining land owned by the Council and designated as a Village Green for the informal use by the residents both for recreation and dog walking, and it is recognised that this is an important area in the locality.

The proposed fencing will ensure that the dog walking use does not have an adverse impact upon the school playing pitches in the form of dog fouling and the obvious inconvenience and potential health issues. The fencing will not impact upon the existing use of, and access to the Village Green, and therefore will not affect the public amenity of the adjacent land.

The proposed fencing is not out of keeping with the current usage designation. The proposed fencing is sufficiently set back from the public highway/footway to ensure that it does not appear overly strident and the higher section directly behind the new goal posts will help to contain balls within the pitch area.

The fencing is over 50m away from the front windows of the nearest houses situated on the opposite side of Pinewood Avenue and therefore will have no adverse impact on the residential amenity of these properties. Furthermore, no representations have been received from the occupiers of the dwellings. Accordingly, the proposed fencing is considered compliant with policy UD2 and national guidance contained in PPS1.

The proposed pathway leading from the public highway to the sports pitch will improve access for disabled users and thus will have a positive impact on social inclusion.

With the above in mind, it is considered that the proposed development should be supported. The new fencing will protect the users of the pitch from the unpleasant consequences of dog walking on the field without adversely affecting the current use of the Village Green. The new pathway will improve accessibility and social inclusion, and there will be no adverse impact upon the character and appearance of the area or residential amenity. Therefore, the proposed development accords with both local and national policy and is compliant with policies UD2, LR4, OL6, CS9, CS10 and guidance contained in PPS1 and PPG17.

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

1. A04 Time limits for development
2. C38 in accordance with approved plans.

REASON FOR APPROVAL:

The new fencing will protect the users of the pitch from the unpleasant consequences of dog walking on the field without adversely affecting the current use of the Village Green. The new pathway will improve accessibility and social inclusion, and there will be no adverse impact upon the character and appearance of the area or residential amenity.

TWC/2010/0420 Sytch Lane, Waters Upton, Shropshire TF6 6NT
Change of Use of land to provide Sewage Pumping Station (including the provision of new access, hardstanding, erection of a kiosk and associated fencing and landscaping).

APPLICANT

Severn Trent Water Limited

RECEIVED

02/08/2010

PARISH

Waters Upton

WARD

Ercall Magna

CASE OFFICER

Anna Robinson

WATERS UPTON PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Design, Character and appearance, Impact on residential amenity, Highways issues, Loss of hedge

PROPOSAL:

The application submitted by Severn Trent Water seeks planning permission for the change of use of existing agricultural/ grazing land to a sewage pumping station with associated access on to Sytch Lane, hardstanding (turning head), kiosk, fencing and landscaping.

SITE AND SURROUNDINGS:

The site comprises an area of agricultural land adjacent to established residential properties off Sytch Lane to the north of Waters Upton. It is bounded by substantial hedge screening to the highway boundary, as well as timber and wire fencing. There is currently no vehicular access, only a farm gate at the entrance of the adjacent land. The nearest residential properties are located approx. 20 metres to the north, 50 metres to the south, with further properties in East View located opposite the site to the west. The River Tern is located more than 200 metres to the east of the site.

PLANNING HISTORY:

W92/0498 Erection of Two Dwelling Houses, Outline Refused (OLR)
W93/0375 Erection of One or Two Dwellings with Construction of New Vehicular/Pedestrian Access, OLR

Pre-application advice was sought; however no formal response was given.

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS1 Delivering Sustainable Development

Saved Wrekin Local Plan Policies
UD2 Design Criteria

LDF Core Strategy

CS7 Rural Area
CS15 Urban Design

CONSULTATION RESPONSES:

Waters Upton Parish Council objects to the development and has requested that they and Councillor Bentley the Ward Councillor speak at the Plans Board meeting. They were prepared to support a proposal for mains sewage in Sytch Lane; however they state the Environment Agency has confirmed that it is not a necessity and the Parish Council believes there are alternative sites where the development would be located further from residential properties (eg. on Sytch Bank).

The Council's Highways Engineer has requested that visibility splays of 2m x 43m are provided. This visibility splay cannot be achieved to the south of the site access; however the Agent and Highways Engineer have discussed and agreed a revised splay of 2m x 30m to the south.

The Geotechnical Engineers have no objections to the proposal.

The Environmental Planner has no objections to the proposed development.

Environmental Health has not formerly commented on the application; however they consider as there is a sufficient distance between the development and adjacent properties, the pumping station will not have an adverse impact on adjoining amenity in terms of noise and odour.

Seventeen letters of objection (including duplicates) have been received from local residents; their comments are summarised below:

- The dwellings in Sytch Lane have existing septic tanks and do not require the sewage pumping station for 12 properties
- No residents have requested their septic tanks be replaced
- Substandard effluent draining into River Tern could be improved by more regular emptying and maintenance of existing septic tanks
- River quality is good and wildlife is flourishing
- Distance from River
- Cost of upgrade
- Intention to dispose of 'grey water' only
- Eyesore on open land in quiet residential area
- More suitable alternative locations elsewhere
- Scale of development – facility at Long Lane more compact than proposed development
- Adverse impact on character of area with some historic buildings
- Limited visibility
- Increased traffic – problems to other highway users
- Proposal does not appear to be in response to Environment Agency (EA) requirements nor problems with water quality
- Is intention to build new large residential development?

- Delays in consultation process and no green notice – insufficient time for residents to properly consider application and manipulation of democratic process
- Other development refused on site for residential properties in 1990s
- Further development on site would not require planning permission
- Removal of hedgerow – loss of wildlife and impact on character and appearance of area
- Smell and noise from pumps

PLANNING CONSIDERATIONS:

Severn Trent Water has statutory responsibilities for the provision of water and sewerage services and proposes improvements to pumping stations and a pipeline along a 4km area from the proposed site at Sytch Lane to an existing pumping station further south on A442. The improvement scheme includes the proposed new pumping station at Sytch Lane leading to an established sewage treatment works 0.7km to the south in Waters Upton where a new pumping station is proposed, which will in turn pump flows to Long Lane pumping station and onwards to Rushmoor sewage treatment works. There are other current planning applications in association with the upgrades at Waters Upton and Rushmoor. The new pumping stations are required by Severn Trent to provide adequate sewerage services in the local area.

As a statutory sewerage undertaker, Severn Trent Water does have permitted development rights for much of the underground works, such as the chambers that are part of the proposed pumping station and the pipeline which would link the new pumping station to existing facilities. Planning permission is required for the change of use of the land, the kiosk, access and hardstanding, fencing.

The policies that are considered relevant in regard to this application are design guidance contained in Planning Policy Statement 1 (PPS1), and local planning policies. National guidance contained in PPS1 states that development should be of a high quality design and should reinforce local distinctiveness, and where it is inappropriate in its context or fails to improve the character and quality of an area, it should not be accepted. CS15 of the Core Strategy 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 of the Wrekin Local Plan states that development must respect and respond positively to the context, and enhance the quality of the local environment through high quality, and it will be assessed in relation to its scale, design, form and materials etc.

The kiosks constitute glass reinforced plastic boxes set on concrete plinths, of a design, materials and finish in keeping with other Severn Trent Water kiosks in the area and approved in other parts of Telford. The main kiosk measures 2200mm x 600mm with a height of 2300mm, with the smaller adjacent kiosk measuring 500mm x 500mm with height of 1750mm and would be coloured holly green to help blend the development with its rural setting within the village. The access, measuring nearly 35 metres in length, would be

tarmaced at the entrance to the site and the remaining area surfaced in concrete. The proposed post and rail fencing would measure 1.2 metres in height. The applicants' agent has advised that the lighting column indicated on the plans would be used only when emergency maintenance is required. It would measure a maximum of 3 metres in height and would be orientated so the light illuminates the chambers and wet wells and does not lead to dispersal of light to adjoining properties. The details are still being prepared; therefore this additional information would need to be conditioned. However given its position and orientation towards the site, the lighting column should not impact on adjoining amenity.

The existing site is relatively well screened along the boundary to the highway and whilst much of the existing hedge will be removed to provide new access and visibility splays, replacement planting to the front on a new line set back from the highway, and rear of the site is proposed. Officers also consider that the boundaries adjacent to residential properties should also be screened to minimise the impact of the development in the area and will impose a condition. The proposed kiosks will be set back from the highway and will not be prominent from the highway.

In response to some of the neighbour concerns, whilst Waters Upton is listed in Policy CS7 as one of the key settlements where new development in the rural area will be focussed, officers can clarify that Sytch Lane is not currently allocated to receive new housing. Local residents have raised concerns about the impact of the development on amenity, in terms of traffic generation, noise and odour and the character of the area. Whilst it is acknowledged that the proposed pumping station will lead to the loss of a small area of agricultural land, it will not generate a significant increase in vehicle movements. Its design and materials and the associated landscaping will minimise its impact in the semi-rural location. It is also considered that there will not be a significant impact on the amenity of nearby residential properties. The upgrade to the treatment works is intended to improve sewerage services in this part of Telford and given the scale, design and materials of the proposed development, the proposal is considered acceptable.

Severn Trent Water's Agents have responded to the Parish Council concerns as follows:

- STW is unable to comply with the EA discharge as they cannot get to the tank in the field to maintain it and there is no sampling point on it.
- If the pumping station is located outside the village STW would be required to lay sewers to another pumping station site. A pumping station is required to cross the river as it cannot be achieved with a syphon (due to the flow being too small). This is therefore not a feasible option. Furthermore, such a solution, if it was feasible would be very expensive due to sewers being much more expensive and would likely have to be laid down the road, potentially requiring a road closure and great disturbance to residents.

In response to the neighbour objections, Severn Trent Water's Agents have responded as follows:

- **Future housing development** - scheme not designed for future housing development in the vicinity, and not aware of any such development in locality. Scheme proposed is at a capacity to accept sewage from properties in Sytch Lane and East View, meeting design standards of STW of a minimum 100mm pipe to prevent potential blockages, and reduce maintenance requirements.
- **Existing water quality** - no specific water quality tests of river undertaken. Whilst habitat survey found wildlife along river, does not prove water quality is of any particular quality. With regards to discharge levels into the watercourse this is a separate issue.
- **Manipulation of democratic process** - no manipulation of democratic process. Delays occurred in validation of the application, but have not impacted on compliance with respective statutory legislation or notification/consultation periods.
- **No proper consultation** - No statutory requirement for STW to hold consultations prior to submission of planning application. However meeting requested by the Parish Council also attended by local residents and STW representatives prior to submission of the proposal to LPA; and at request of the Parish Council, a Public Consultation event was carried out on 7 July 2010, attended by large number local residents.
- **Hedgerow removal** - Required to provide visibility splays and adequate and safe access to, and egress from the site. Hedgerow is of no special value, and replacement native hedgerow proposed to be provided to rear of visibility splay, likely to increase ecological value of the area.
- **Noise/Odour** - Pumping station will be self contained and constructed of impermeable concrete construction fitted with sealed covers, minimising odour. With regards noise, kiosk will only contain electrical control and telemetry equipment. All pumps and pipework will be located underground and secured on resilient mountings to suppress noise and vibration. It is unlikely that any noise will be heard above the existing background noise levels.
- **Will only deal with grey water** - Existing septic tanks and STW continuation does not deal solely with 'grey water' but all sewerage discharge from the properties.
- **Location of pumping station** – Site identified as most suitable location for the pumping station and relates to potential for gravity feed from the existing septic tanks, and a requirement to pump the waste to the Sewage Treatment Works as a gravity fed system is not acceptable to serve the settlement. The proposed pumping station is located over the existing sewer, creating less disturbance, and being a further reason for the choice of location to which this application relates.
- **Economic/Commercial Sense** - The scheme is required to ensure compliance with the descriptive consent (from EA), and has been subject to consideration of optioneering and life costings. The cost/economics of the scheme however is not a material planning consideration.

- **The Environment Agency (EA) would not grant permission to continue with current levels of discharge into river from East View/Sytch Lane** - STW already holds permission in respect of a Consent agreed by the EA in 2007; however STW are unable to meet the level of treatment, or other requirements such as sampling points that the discharge requires.
- **Does STWL have an ongoing policy to convert septic tank systems to mains sewerage via pumping stations?** - STW has number of these small septic tank replacements. Most are being converted to pumping stations, others, where it is possible, are being sewered directly into an existing system for treatment at an existing Sewage Treatment Works. In this instance, it is not possible to connect into an existing system.
- **No desire for residents to connect to the STW sewerage network** - The residents of East View have been looking after their septic tanks for a number of years at their own cost, which is why the other septic tank in the field (STW ownership) has never blocked and has never been maintained as a result. Under the Drainage Act 1937, Severn Trent as sewerage undertaker (and its predecessors) became responsible for sewerage infrastructure from a 'set point of connection' for properties constructed prior to 1937. This is the reason for the scheme.
- **Regular increase in traffic** - The vehicle movements for a pumping station, once built, will be limited. The pumping station will be monitored remotely so only if there is a problem will the station be attended. Normal attendance, besides cutting grass etc., is approx maintenance visits up to 4 times a year (a small van) and a tanker visit twice a year for cleaning the well. Besides that any further visit will be created only if there is a problem at the works. No highway objections have been received with regards to the above proposal, although a request for visibility splays has been requested. The proposed layout will enable any service vehicles to be located off the highway, ensuring no negative impact on highway safety.

In conclusion, whilst officers note Waters Upton Parish Council's and local residents' concerns, the proposed pumping station is considered acceptable in this location as it will enable improvements to existing Severn Trent Water sewerage services in the area and is appropriate in terms of the scale, design, form and materials, considered in keeping with development at other pumping stations and the proposal will not be overly prominent in the area, with suitable landscaping. The proposal will not have a detrimental impact on adjoining residential amenities.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to resolving the provision of visibility splays and the following conditions:

- | | | |
|---|----------|--|
| 1 | A04 | Time limit – Full with no reserved matters |
| 2 | B14 | Landscaping design – including planting to northern boundary |
| 3 | B custom | Details of site lighting column to be submitted and agreed |

- 4 C21 and shall only be used for emergency maintenance
Visibility splays
- 5 C38 Development in accordance with deposited plans

REASON FOR APPROVAL:

The proposed pumping station is considered acceptable as it will enable improvements to existing Severn Trent Water sewerage services in the area and is appropriate in terms of the scale, design, form and materials in keeping with development at other pumping stations and will not be overly prominent in the area, with suitable landscaping. The proposal will not have a detrimental impact on adjoining residential amenities.

TWC/2010/0432 Unit 11B, Telford Bridge Retail Park, Colliers Way, Old Park, Telford, Shropshire, TF3 4PB

Installation of mezzanine floor, new entrance doors and shopfront, provision of replacement plant compound including plant

APPLICANT

Aberdeen Property Investors UK LTD

RECEIVED

02/08/2010

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: No.

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

PROPOSAL:

The application seeks planning permission for the addition of a new larger mezzanine floor which would increase the floor area of Unit 11b (formerly Allied Carpets) on Telford Bridge Retail Park. The additional floorspace will be for the sale and display of Next homeware.

There is an existing mezzanine with floor area of 373sqm. This proposal will see the removal of the existing mezzanine and replacement with a larger mezzanine measuring 643sqm. As a result the floor area of the unit will be increased by 270sqm. For information, under permitted development, the existing mezzanine could be extended by up to 200sqm, therefore this application is effectively considering an increase of 70sqm.

In addition to the new mezzanine, other external changes to the building include a new shopfront, additional glazing, entrance doors and windows to the rear as well as replacement plant and compound.

SITE AND SURROUNDINGS:

The application site comprises an existing vacant retail unit, formerly an Allied Carpets store with existing mezzanine floor comprising 373sqm located at the rear half of the unit. The unit is located within the Bridge Retail Park, on the edge of the town centre. Pedestrian access linking the retail park to the civic and commercial functions within the town centre is located directly to the south of the unit. There is a large car parking area shared with other units. The retail park comprises 15 units, 14 of which are retail units and 1 restaurant (Pizza Hut). The units include Maplin Electronics (in adjoining unit), Dreams beyond pedestrian access to footbridge, furniture stores, a large unit comprising B&Q, and Smyths Toystore with new mezzanine level providing additional storage.

The Bridge Retail Park adjoins the Forge Retail Park, where Tesco Home has a mezzanine floor and Unit 10 (Currys) has approval for a mezzanine level creating an additional 669sqm floorspace. The new mezzanine at Currys was subject to a Section 106 to pay a highways infrastructure contribution.

PLANNING HISTORY:

W2000/0772 Demolition of Unit 11 and Erection of 3 New Retail Units with Associated Reconfiguration of Car Park and Landscaping Areas, Full granted

Associated application TWC/2010/0433 Erection of internally illuminated fascia signs

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS4 Planning for Sustainable Economic Growth

Saved Wrekin Local Plan Policies
UD2 Design Criteria
S1 Hierarchy of Service Centres

LDF Core Strategy
CS4 Central Telford
CS15 Urban Design

Central Telford Area Action Plan
Policy C21 Developer Contributions for Delivering Infrastructure

CONSULTATION RESPONSES:

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

The Council's Highways Engineer has no objection to the development if a CTAAP highway infrastructure Section 106 contribution of £8702 is made prior to first use of the mezzanine. This has been calculated using 5 new vehicular trips on the adjacent highway network as a result of this development as outlined in the applicants' Transport Statement. Each new trip is valued at £1740.37 as per the principles in the CTAAP document and successfully applied on previous applications.

The Geotechnical Engineer advises that the site lies in an area with complex geotechnical ground constraints. Thus a condition is required that the developer must demonstrate that the current foundations are suitable to take an additional load before any development can commence.

PLANNING CONSIDERATIONS:

The proposal comprises the creation of an additional mezzanine floor and external changes to the building at the proposed Next Home store on Telford Bridge Retail Park. The proposed mezzanine would extend across the majority of the building, set back approx 5m from the frontage and would provide additional sales and display area. The changes to the shop front and additional glazing along with the new signage subject of the associated advertisement consent will redesign the unit in line with Next home format and branding.

With regard to the principle of the new mezzanine and additional floorspace, the following policies are considered most relevant. The proposal accords with the retail hierarchy set out in 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. 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. This is a general policy and it advises that more detailed policies will be contained in the Central Telford Area Action Plan (CTAAP) which has recently been heard by the Planning Inspector at an examination; and the Planning Inspector will present their draft report imminently.

The draft 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. Within this document, the retail parks would no longer be 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 of the retail parks for additional retail or leisure uses.

In national planning policy contained in PPS4, the proposal would need to demonstrate that it passes the appropriate tests, such as a 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 and where the proposal has been assessed as not having adverse impacts, (the sequential approach). Supporting information has been submitted with the application in this regard. The supporting information outlines 5 sites within Telford Centre and 8 edge of centre sites identified in a study by retail consultants White Young Green. They have considered each in turn and have concluded that given the size of unit required for Next Home and constraints on each of the sites, the existing vacant unit on Telford Bridge Retail Park with links to the main shopping centre is most suitable.

Policy CT21 of the draft 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 £8,702 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, which the developer is prepared to pay.

With regards retail impact, the proposal would see an increase in the retail floorspace of the unit at Telford Bridge Retail Park of effectively 70sqm. No restrictive conditions were imposed with regard to increasing retail floorspace on planning consent W2000/0772 for Unit 11b and adjoining units. The application site (Unit 11b) could be increased by up to 200sqm without planning permission as permitted under the GPDO taking the existing floor area to 573sqm. This proposal adds another 70sqm on to the permitted development allowance totalling 643sqm.

Officers consider that this is effectively a small increase in the floorspace above the permitted development allowance and would not significantly impact on the viability and vitality of the town centre. The proposed mezzanine is similar to those approved at other units on Telford Bridge Retail Park and Telford Forge Retail Park, including the recent approval at Currys on Telford Forge which was subject to Section 106 for highway infrastructure contributions. 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, the proposed addition of a new mezzanine at Unit 11b is considered acceptable.

The other policies which are considered relevant in the consideration of the application 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.

With regard to the proposed external changes to the building, the development is considered acceptable in terms of the design, form and materials. The changes to the shopfront will enhance the appearance of the unit. The plant and compound will not appear overly prominent, and the development is considered appropriate in the context of the Bridge Retail Park and the area.

RECOMMENDATION: Subject to the Applicants entering into a Section 106 Agreement relating to financial contributions towards strategic highway infrastructure to be delegated to the Head of Planning and Sustainability to
GRANT PLANNING PERMISSION subject to the following conditions:

- 1 A04 Time limit – Full with no reserved matters
- 2 B Custom Prior to commencement, it shall be demonstrated that

- 3 C38 existing foundations can take additional load
Development in accordance with deposited 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. Furthermore, the external changes to the building are considered acceptable in terms of the design, form and materials in the context of the Retail Park and area.

TWC/2010/0446 Southwater Regeneration, Telford Centre, Telford, Shropshire, TF3 4HS

Engineering operations comprising foul and surface water drainage works and the draining of Southwater lake, earthworks to facilitate a Main Street and new Southwater lake, demolition of Spout Farm House and the Town Park Ranger Base, Highways improvements to existing and reconfigured accesses, replacement and creation of surface car parking, landscaping, retaining structures and all associated and ancillary works

APPLICANT

Telford & Wrekin Council

RECEIVED

18/08/2010

PARISH

Great Dawley

WARD

Malinslee

CASE OFFICER

Gareth Thomas

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Highway and drainage, economic development and town centre regeneration, impact on adjoining uses.

PROPOSAL:

This application is for extensive engineering operations comprising engineering operations including surface water drainage works, highway improvements, car parks and access, landscaping and retaining structures. These works will provide the infrastructure from which sites within Southwater can be bought forward for development following outline permission for a mixed use development issued under planning permission ref W2009/0914 and granted 17th June 2010.

The proposal is to construct a new "Main Street" linking the various elements of Southwater in a west-east axis against which new buildings can be constructed. Two squares will be created at each end of Main Street, at Southwater Square and a new "International Square" forming the eastern nodal point. The proposals comprise:

- The straightening of the existing winding and unattractive route around the existing buildings leading from Southwater Square to link the two squares described above
- The accommodation of existing frontages to existing buildings, such as the Ice Rink, Mecca Bingo Club
- Provide an interim solution for existing premises before the wider proposals are implemented, for example, Meeting Point House
- The reprofiling of existing levels to achieve improved gradients while respecting existing premises and their respective frontages and entrances
- Creation of a southern edge to provide future development plots at a position currently taken up by Southwater Lake.
- Engineering operations involving proposed highway connection to Southwater Way to provide the western egress from the new Main Street involving a gradual lowering by 2 metres over an existing 70 m length of Southwater Way that will serve a new car park at the western

edge of the site. This will involve a maximum 2.1 metre high retaining wall adjoining Maxwell Gardens and removal of an existing route across into the Town Park.

- 83 space car park on land to west of Southwater Square
- Off-site drainage works, including the creation of surface water attenuation features within the Town Park to manage surface water flows from Southwater; enhancements to the area north of Spout Pool to provide surface water drainage pipework etc.
- Draining of existing Southwater Lake and excavation to provide proposed future (replacement) lake. The detailed design of the lake is not part of this planning application and will be developed alongside the proposals for the new civic office building that will 'sit' alongside the new lake (forming a separate Reserved Matters application lodged on 13th October 2010).
- Various demolition works including demolition of Spout Farm, electricity sub-station and provision of new footways/cycleways
- Ancillary works to include the laying of ducting and other conduits to facilitate the installation of services

SITE AND SURROUNDINGS:

The majority of the Application Site is located within the defined Telford Town Centre as defined in the Adopted Local Plan, and is located between the Telford Shopping Centre to the north and Telford Town Park to the south. The Telford Shopping Centre, Library, Meeting Point House, Bingo, Bowling and Ice Rink all provide a built form against the northern site boundary. The site also includes the tired "public realm" (open spaces and pedestrian accesses) situated to the south of these buildings. The site is bordered to the east by the car parking areas associated with The International Centre (TIC), and includes the existing access road that links Southwater with the Cherry Pink traffic light junction. The site boundary along its eastern edge abuts the TIC car parking areas, before wrapping around the southern edge of the Arena.

The southern part of the application site is located within the Green Network.

The application site extends to 4.33 hectares and does not follow exactly the outline application site (thus the need for a separate full planning application rather than one that seeks Reserved Matters approval), as it now extends into the Town Park and land at Southwater Way to enable drainage infrastructure in particular to be provided and to achieve satisfactory access. The application site does not extend into the Southwater Events Group area of Southwater but the architects of both areas have been closely working so that each development area interrelates and interacts well in terms of access.

Vehicular access from the east of the site is gained from Southwater Way, via the Malinslee Roundabout and, from the north, via St Quentin's Gate through the Cherry Pink traffic controlled junction. There is also pedestrian access across the site, provided by an east-west pathway that connects Southwater Square and the TIC.

PLANNING HISTORY:

W2009/0914 – “Outline planning application with means of access (part) for a mixed use development comprising Offices (B1a); Residential (C3) (up to 330 units); Retail, Cafes/Restaurants, Financial and Professional Services, Drinking Establishments (A1,A2,A3,A4); Learning and Media Centre (to include the replacement of Meeting Point House), Leisure Pool, Cinema, Hotels, Energy Centres, Conference and Event facilities including outdoor events space and a Medical Centre (C1, D1, D2 and sui generis); associated landscape improvements to the public realm, replacement and construction of Southwater Lake, boundary treatment and new and reconfigured access; construction of basement, undercroft, surface and multi storey car parking; and all associated and ancillary works.

Retention, refurbishment and extension of the existing ice rink building and extension to bowling and bingo building. Retention of existing hotels (the Holiday Inn and International Hotel) and Event Centre facilities (The International Centre)."

- Granted June 2010.

A planning application to replace the Spout Farm Visitor Centre within the Town Park has been approved by Plans Board (TWC/2010/0349).

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS 1 –Delivering Sustainable Development: Paragraph 33 to 39 refer specifically to design. The guidance encourages planning authorities to plan positively for the achievement of high quality and inclusive design for all development and states that good design should contribute positively to making places better for people. It recognises that good design ensures attractive, useable, durable and adaptable places and is a key element in achieving sustainable development.

PPS4 Planning for Sustainable Economic Development (2009)

PPG13, Transport (2001)

PPS25, Flood Risk (2006): The site has been classified as having the lowest risk of fluvial flooding. PPS25 requires re-development proposals such as the proposal to make improvements to the existing drainage systems on site to further reduce the risk of flooding. The engineering proposals achieve this by using a flow control device and off site attenuation, and satisfy the requirements of PPS25.

LDF Core Strategy

Policies: CS3 Telford – focus for Borough’s spatial development
CS4 Telford Town centre

Saved Wrekin Local Plan Policies

Policies TC1 - Town centre
OL3 and 4 developments in Green Network
UD4 – Landscape design
EH3 – Flooding
EH7 – Contaminated land

T14 – Parking and servicing requirements
Deposit Version Central Telford Area Action Plan (September 2010) Policies
TC1b – West Southwater: development proposals should bring forward a range of uses...development should be high quality...
TC1c – Central Southwater: development proposals need to create a vibrant mix of uses (sic)....establish a strong and recognisable urban townscape...create a central high street connecting West Southwater and the Conference Quarter....establish Southwater Square as the primary public space in town....improve visual and physical connections to the Town Park, International Centre and the Shopping Centre.

CONSULTATION RESPONSES:

Great Dawley Parish Council: No Objection

Geo Technical: Proposals show a reinforced earth retaining wall along Southwater Way/Spout Mound – the information demonstrates that this is appropriate. The infilling of the lake must be carried out in a manner sufficient to provide a suitable development platform. Recommend condition for earthworks and mining informative.

Land Contamination Officer: recommends condition relating to remediation of land that may be found to be contaminated following investigation.

Drainage Section: No Objection.

THIRD PARTY REPRESENTATIONS:

Rank Group : Lack of public access to Mecca Bingo Club from the existing front entrance (during construction works); no access from fire exit linking with Meeting Point House and service road to rear; 2.4 m high hoardings will completely obscure Bingo Club; greater details required of pedestrian access and lighting from town centre/bus station; greater detail necessary in relation to noise activities – excavation will create noise nuisance and disruption; temporary lighting should be provided. Signage should be erected at developer's expense to indicate presence of existing businesses.

Meeting Point House Trustees: Initial concerns relating to management of construction and engineering process. Concerned engineering operations may impede MPH operations; noise and dust – note that MPH contains a chapel. Inadequate details of materials, landscaping etc. MPH and others must not be left for significant period with unsatisfactory environment. 2.4 m high hoardings inappropriate treatment.

PLANNING CONSIDERATIONS:

There are a number of Development Plan policy aspirations that are likely to be achieved through these proposals. The enabling works actually “enable” future appropriate development to occur. While CTAAP is moving through the adoption processes, the weight that can be attached to its policies are increasing with completion of each stage; it is useful that there appears to be support for aspects of CTAAP policies, including TC1b and c.

These proposals are important elements in the Council's efforts to regenerate Southwater and the fact that a separate application has been lodged for engineering and enabling works is commendable as it provides certainty as to intended future reprofiling and levels and technical infrastructure requirements deemed necessary to serve future development. The retention of existing buildings in Southwater (Bingo Club, Ice Rink etc) has established a series of fixed points in terms of finished levels for the new Main Street, while the two access points from Southwater Way and St Quentin Gate also provide fixed access positions for connecting the new street to the existing highway network. The prospect of providing a new high street that will become the primary focus for the regenerated town centre is particularly exciting. The design to provide a 12 m corridor (Main Street) is sufficient to create a good typical high street. The details are considered to be acceptable.

The two proposed Squares – 'Southwater' and 'International', are new public spaces that will be relatively flat, and will act as nodal points either end of Main Street, with the latter International Square providing a gateway for pedestrians accessing the TIC. The achievement of levels to link these spaces is fundamental and will be achieved without undue detriment to existing premises and businesses operating in the area. The question of hoardings around future development plots has been raised by some occupiers of businesses in the area; there will need to be a balance to be struck between the need to screen plots from public view and avoid vandalism and the need to protect amenity. There are no details of hoardings accompanying the application; this will need to be conditioned.

The applicants confirm that existing businesses will not be adversely affected by the development and that adequate access will be maintained and temporary lighting will be provided. The applicant proposes a phasing scheme to help reduce disruption and this is detailed below:

- Phase 1 (January - March 2011): The works will focus on the Southwater Way end of the site, and will see junction improvements where this road meets the Site, complete with levels change, retaining wall completion and footway alterations. The new surface car park adjacent to the Range outdoor shopping outlet will be constructed and made available for use. The extraction of earth at Southwater Way will be used to fill the existing Southwater Lake, which will be drained during this phase. The storm water sewer to the Arena area will also be constructed. Above ground; temporary street lighting principally to ensure patrons visiting the retained leisure uses on site, will be provided, and temporary fencing and hoarding will be used to secure plots and assist in the safety of those using the area over the construction period.
- Phase 2 (April – June 2011): The drainage system between the two proposed Squares and the Main Street will be completed and the excavation of the new lake will commence. Permanent hoarding will be erected to the surface car park and the development plot overlooking the new Southwater Square. The demolition of Spout Farm House and the Ranger Base will be undertaken. The phasing drawing also

indicates that the new street lighting to Main Street and Southwater Square will be positioned. It should be acknowledged that this lighting is not part of this application and this indication is given for information purpose only. Permanent street lighting will form part of the future public realm planning application in Autumn 2010. Roadwork's for the creation of the Southwater Square and Main Street will be undertaken.

- Phase 3 (July – September 2010): The site clearance will be completed, with fencing erected around the new excavation for the lake, International Square and the Cherry Pink Link. Roadwork's for the creation of the Square, and Main Street will be completed. Drainage associated with the Cherry Pink Link will be positioned.

This phased approach to the works ensure that access from the town centre to the Town park remains at all times – when the phase 1 area is under construction, access can be achieved through the area within phase 2, and then vice versa. The applicants have met with existing land owners who operate businesses in the application site and have offered further meetings to explain the phasing of this application and to ensure that visitors can continue to use them. These measures are considered sufficient.

The southern part of the application site is located within the Green Network. The existing Southwater Lake and a strip to the south of Arena are in the Green Network, to which Policies OL3 and OL4 apply. Policy OL4 states that the Council may permit development in the Green Network provided that it demonstrates:

- a. there are exceptional circumstances;
- b. it contributes or is complimentary to the aims of the Green Network;
- c. environment and community benefits are an integral part of the proposals

The provision of a new lake and green “lungs” provide a greatly enhanced gateway and introduction to the park. The new water body, complete with planting and habitat creation around the perimeter, will add to biodiversity interest. Further proposed environmental improvements through new public realm and improvements to the interface with the Town Park are positive environmental, community and recreational benefits that the scheme will help deliver in future development phases once these engineering works are in place.

In terms of ecology, the original outline planning application for Southwater was supported by numerous reports, including a Phase 1 Habitat Survey and Arboricultural Surveys. These have been supplemented by new reports that cover the extended site area. There are potentially two issues for consideration arising from the reports – the loss of trees and the potential for adverse impacts on bats. Both these issues are addressed and mitigation offered to reduce impacts. Overall, ecological impacts are being addressed through a mitigation strategy that is a condition of the outline planning application and must be submitted and approved prior to development pursuant to that permission commencing.

It is considered that Green Network policies will not be prejudiced by these proposals.

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

- 1 A04 Time limit – Full with no reserved matters
- 2 C38 Development in accordance with deposited plans
- 3 NS No development shall take place until a comprehensive scheme for the reprofiling of the ground levels across the site required during the earth moving, preconstruction and construction phases has been submitted to and approved by the Local Planning Authority. The agreed scheme shall include the method of working, phasing, mitigation measures, maintenance and restoration proposals including a programme of works. The approved scheme shall be implemented in full. A validation report will need to be submitted once the works have been completed.

Reason: To ensure that the excavation works are carried out appropriately in accordance with Policy EH14 Land Stability

- 4 B06 Samples of materials
- 5 B30 Land Contamination
- 6 NS Highway Condition
- 7 NS Ecological Mitigation Strategy
- 8 NS Details of screen hoardings to be approved
- 9 B80 Site Environmental Management Plan

REASON FOR APPROVAL:

The application is supplemented by environmental reports. The impacts arising from the development have been fully assessed by the Local Planning Authority and the conclusions reached that any outstanding environmental effects can be satisfactorily mitigated with the use of planning conditions. The proposals have been fully considered and assessed against Development Plan policies and it is considered that the proposals will help achieve the Council's ambitions to create a sustainable new town centre. The proposals will also enhance biodiversity and enhance the public realm. The Design and Access Statement prepared for the Outline Planning Application demonstrates the principles and concepts on which the Southwater development proposals are based in order to ensure high quality design. These engineering works respond to those principles, and introduce a series of linkages and spaces, around which the future buildings can 'lock into'. From here, the public realm will evolve, and form the next phase of proposals from the Council later in 2010. Good design appears to be at the heart of the proposals, and ensuring the very basic aspects of infrastructure are in place in a planned and comprehensive way will positively influence the future build of Southwater. Infrastructure has been sized to accommodate future development approved within the outline approval and positioned in such a way so as to minimise future disturbance to the site and users.

TWC/2010/0459 Land off St Georges By Pass, Snedshill, Telford, Shropshire, TF2 9QQ
Application for residential development with all matters reserved for subsequent approval.

APPLICANT

Telford and Wrekin Council

RECEIVED

06/09/2010

PARISH

St. Georges and Priorslee

WARD

Priorslee

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development and green network, highways, design principles, and impact on neighbouring properties.

PROPOSAL:

This is an outline application, with all matters reserved for later consideration. A zoning plan has been submitted which identifies the maximum areas for built development, green spaces and details for roadways and planting.

The indicative layout demonstrates that 31 properties with a mix of scale size and style can be accommodated. The plans demonstrate that 8 x 2 bed apartments, 10 x 2 bed houses, 7 x 3 bed houses 4 x 4/5bed houses and 2 lifestyle bungalows can be accommodated on the site. This suggested mix is to address the local need which has been identified for this area. The scale of development is from single to three storey. The plan shows a mix of parking arrangements, with on plot parking garaging and small parking courts, with at least 200% provision.

BACKGROUND:

This development is part of a larger joint venture between Telford and Wrekin Council and the Homes and Community Agency (HCA) to increase affordable housing provision across the borough, to meet local housing needs. The sites are being made available at nil land value to facilitate 100% affordable housing schemes, with the net gain of these units sought for the borough. Whilst all of the HCA sites currently have outline planning consent in place, whilst the land being put forward by Telford and Wrekin Council requires outline consent. The need for outline consent is to ensure that the Developers or Register Social Landlords can progress the programme of works swiftly to ensure deliverability of the project.

SITE AND SURROUNDINGS:

The application site is approx 1.4 hectares of former pasture land, which is roughly triangular in shape and designated as green network.

The ground slopes from west to east, and is a couple of metres lower, than the adjacent street at the point of the triangle to the north. There is an existing access to the site located off Snedshill Way to the west at the southern point of the site adjacent to the Scout Hut.

The site is bounded by St Georges by-pass to the east, with dense woodland beyond. There is a scout hut and residential properties to the south, there is also vacant land which has planning consent for residential development. To the west and north is residential development which is predominantly two storey in character.

The site is currently bound by continuous hedging, at least 2.5m in height to the west and a sporadic mix of hedging and trees to the east and south.

PLANNING HISTORY:

No relevant history

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPS9 Biodiversity and geological conservation
PPS25 Development and Flood risk

Saved Wrekin Local Plan Policies

UD2 Design Criteria
H22 Community Facilities
H23 Affordable Housing
OL3 Green Network
OL4 Development in Green Network
OL11 Woodlands and Trees

LDF Core Strategy

CS1 Homes
CS9 Access and social inclusion
CS11 Open Space
CS12 Natural Environment
CS13 Environmental resources
CS15 Urban Design

CONSULTATION RESPONSES:

St Georges and Priorslee Parish Council object to the proposal in respect of the detrimental impact the three storey apartments will have on the bungalows opposite. Loss of the green network and the design is out of context with other properties in the area.

Shropshire Fire Service has no objections to the informatives on service vehicles water supplies and sprinkler systems.

The Council's Drainage Engineer states that the site should be considered as Greenfield and the run off rate restricted to Greenfield rate of 5l/s in line with PPS25 requirements. This should be controlled through conditions along with details of foul water drainage.

The Council's Geotechnical Engineer has no objection subject to conditions and informatives relating to ground conditions.

The Council's Environmental Health Officer has raised no objections in terms of land contamination as there are no past potentially contaminative uses of landfill sites in the vicinity.

The Council's Parks and Open Space Officer recommends a requirement for open space due to the demand created by the additional housing.

The Council's Ecology Officer considers that as the site is bordered by hedgerows and trees, there is some connectivity to other areas, which is of value to wildlife. The following recommendations of the ecology report should be followed, apply root protection zones to the retained trees during works, retain the hedgerows, timings of work for protection of nesting birds and treatment of Japanese knotweed. All these works can be secured through conditions. Also informatives on the following issues are recommended, vegetation cutting, replacement and enhancement planting, bird, bat and invertebrate boxes, trenches, refuges and lighting

The Council's Highways Engineer has no objection in principle to the proposal, subject to conditions as detailed below which are essential to ensure highway safety, and to create safe and adequate pedestrian movements to and from the site and to support sustainable transport infrastructure. Conditions relate to new access, road design, parking and turning details, and highways details and for creation of new footpath to Snedshill Way and replacement and relocation of bus shelter.

Following consultation 7 letters have been received the objections can be summarised as follows:

- A prominent building on the apex would be an eyesore
- Loss of hedging will reduce screening of development
- Site of access is inappropriate and will impact on neighbours in terms of noise and light disturbance
- Proximity of access to bus stop will create an increased accident risk
- Public open space will attract children and teenagers and will result in anti-social behaviour
- Proposal will result in additional traffic on Snedshill Way
- Loss of views
- Loss of privacy due to proposed three storey apartments
- Questions have been raised with regards to the future occupiers of these affordable units
- Will proposal result in increased bus provision, as this would result in further increased noise and disruption
- Devaluation of properties
- Amount of development is unacceptable

A 33 signature petition has been submitted objecting on the following grounds:

- Safety and noise issues from increased traffic
- Loss of views and green open spaces
- Increased crime and anti-social behaviour due to new development
- Three storey building will be an eyesore

PLANNING CONSIDERATIONS:

The proposal is for outline planning permission with all matters reserved. The masterplan submitted with the application indicates maximum horizontal parameters set out in zones and the zones also set vertical parameters to a maximum of three storey on the apex of the site with the majority of the development to be a maximum of 2.5 stories.

Principle of Development

The land is designated as 'green network' within the Wrekin Local Plan. The green network is an interlinked system of open space and landscape within the borough. Cumulatively, this land creates a high quality urban environment. The aim of the green network is to evolve as a major ecological, visual and recreational resource. Development should not have an adverse impact on the green network and there is a general presumption against development however policy OL4 does allow for exceptional circumstances.

The proposed development is for 100% affordable housing which has been identified as a requirement in the area. The current use of the site as a paddock offers limited ecological and recreational benefits. The proposal indicates the creation of areas of open space, which will be a managed facility and therefore proposes an improvement. It is therefore considered that the development will have both community and environmental benefits and accords with the exceptions as set out in Policy OL4.

Highways Issues

Whilst the siting of the access is reserved for later consideration, the zoning plan has indicated an position for access into the site. The highways officer has no objection in principle to the development and access of Snedshill Way, however has requested a number of conditions to ensure that the development provides adequate opportunity for the site to integrate with the surrounding area, including a new footpath along Snedshill Way to link with existing footpaths.

Any access which is located on Snedshill Way will result in the need to remove the existing bus shelter, in order to provide sufficient visibility splays to the access. A replacement facility is required and this can be secured through condition.

The zoning plan submitted demonstrates that an acceptable layout of development can be accommodated on the site with adequate levels of parking provision.

Design Principles

As the application is outline, with no matters submitted for consideration on the principle issue of the principles of design can be considered at this stage,

and the design and access statement. The indicative plans demonstrate that the mix of development can be accommodated on the site, which would be suitable to meet the housing requirements of the local area, with the inclusion of flats, houses and bungalows. A number of principles have been set, with a feature landmark building on the apex of the road, close to the junction of Snedshill Way and Telford Way. The retention of an open character along Snedshill Way with the retention of the boundary hedge and an area of open space beyond to minimise the impact of the development on existing residents and so that the open space has a wider community benefit. Housing can be sited to address Telford Way.

It is considered that the configuration of development zones will allow for a wide variety of affordable housing types, of a scale, which respects the character and appearance of the surrounding area. The location of the development zones would ensure that there is sufficient separation between the proposed and existing properties to preserve the amenities of occupiers of these properties. The proposal accords with Policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

Drainage and Ground conditions

The site can be adequately drained and levels of runoff can be controlled through conditions. Following investigation the site has no known issues of ground stability or land contamination.

Open Space, trees, hedging and ecology

The site is currently open field with any significant planting around the boundaries of the site. Objectors have raised concerns about the potential use of this open space, as if a play area or other such facility is provided, existing issues of anti-social behaviour could be increased. At this stage, no details of the end use of this open space have been agreed; however, the issues raised can be considered at the reserved matters stage as to the appropriateness of the use. The principle of retaining open space is acceptable and will be of benefit to the new development and the wider community.

The existing hedge and trees on the site are of importance in both ecological and visual terms and therefore retention is considered essential and is to be secured through conditions. The development therefore accords with Policy CS11 of the Core Strategy and Policy OL11 of the Wrekin Local Plan.

Planning Obligations

Development of this scale has an impact on existing community facilities and planning obligations are used to mitigate this impact. In this case the proposal is for 100% affordable housing provision, and it has been agreed that this level of provision is sufficient to mitigate the impacts of the development and further requirements for contributions towards education and open space could adversely affect the viability of this scheme and increase potential reliability on grant aid to deliver the scheme. Officers consider that the overall benefit of increase affordable housing provision is sufficient planning gain for this proposal.

Conclusion

The scale and layout of the development is in keeping with the character and appearance of the surrounding area. The indicative zoning drawings demonstrate that the site can accommodate an acceptable mix of dwellings, with adequate parking provisions for the proposed dwellings. The site can be adequately drained; there are no issues of land contamination or stability. There is adequate level of open space retained within the development, with management to be controlled by the developer. Accordingly, the proposal is acceptable in principle and complies with local and national policies.

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

- | | | |
|----|------|--|
| 1 | A01 | Time limit – Full with no reserved matters |
| 2 | A03 | Time Limit – Submission of reserved matters |
| 3 | B01 | Standard outline all matters reserved |
| 4 | B03 | General details required |
| 5 | B33 | Drainage |
| 6 | B73 | Trees Protective fencing |
| 7 | B80 | Site Environmental Management Plan |
| 8 | C38 | Development in accordance with deposited plans |
| 9 | CNS | Works to be undertaken in accordance with ecology report recommendations |
| 10 | I25c | Bat, Bird, Invertebrate boxes |
| 11 | I25e | Trenches |
| 12 | I25f | Replacement Planting |
| 13 | I25h | Vegetation cutting |
| 14 | INS | Fire Service Informatives |
| 15 | I40 | Conditions |
| 16 | I44 | Reason for outline consent |

REASON FOR APPROVAL:

The scale and layout of the development is in keeping with the character and appearance of the surrounding area. The indicative zoning drawings demonstrate that the site can accommodate an acceptable mix of dwellings, with adequate parking provisions for the proposed dwellings. The site can be adequately drained; there are no issues of land contamination or stability. There is adequate level of open space retained within the development, with management to be controlled by the developer. Accordingly, the proposal is acceptable in principle and complies with local and national policies.

TWC/2010/0482 TWC Compound, Telford Town Park, Hinkshay Road,
Malinslee, Telford, Shropshire, TF3 4AQ
Creation of an additional compound with associated fencing and gated access

APPLICANT

Telford & Wrekin Council

RECEIVED

06/09/2010

PARISH

Great Dawley

WARD

Malinslee

CASE OFFICER

Emma Green

OBJECTIONS: No.

PROPOSAL: Creation of an additional compound within the existing compound within the Town Park, works include the erection of 2.4m high fencing and repositioning of 2.4m high vehicular access gates.

BACKGROUND:

TWS manage the Town Park and currently operate from two compounds within the park boundary the primary site is opposite spout farm visitor centre and a secondary site off Dark Lane.

The Southwater regeneration proposals include the existing compound by Spout Farm, and this site needs to be vacated by December 2010. Operations from this compound are proposed to be relocated to the secondary compound. Given this site's more remote location within the park additional security and safety measures are necessary and this proposal covers those works.

Further security measures for Dark Lane and the compound are required including new lighting and CCTV to replace facilities which are currently

SITE AND SURROUNDINGS:

The existing site compound is located to the east of Dark Lane with Wonderland and associated car park to the north, rugby club and associated pitches to the west and dense woodland to the east and south.

The site is an open area of hardstanding which is currently bound by 1.8m high perimeter mesh fencing, with 1.8m high gates. Most boundaries also have mature dense planting.

PLANNING POLICY:

National guidance

PPS1: Delivering Sustainable Development

PPS9: Protected Species

LDF core strategy

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

OL3 Green Network

OL5 Extensions and redevelopment in the Green Network

CONSULTATION:

The Council's Geotechnical Engineers have raised no objection to informatives on ground conditions I17 and I20.

The Council's Biodiversity Officer has raised no objections subject to informatives relating to nesting birds replacement planting protected species, trenches and bird/bat boxes.

Comments are awaited from Great Dawley Parish Council.

PLANNING CONSIDERATIONS:

The proposal is to fence a small area in the centre of the existing compound in 2.4m high palisade fencing. This area is for the storage of valuable equipments etc. It's siting within the existing compound will ensure that there is minimal impact on the Town Park in terms of visual impact and impact on character and appearance of the wider area. The site is designated as green network, and these works are for a necessary facility for the function of the Town Park and is suitably located within an existing facility and is therefore considered acceptable as it accords with policies OL3 and OL5 of the Wrekin Local Plan.

The access to the compound is to be amended to be served directly off Dark Lane, rather than the existing entrance which is within the car park located to the north. The car park to the north is currently under utilised, however changes to car parking provision in the Town centre is to be altered as part of the wider Southwater regeneration and this car park off Dark Lane, will have increased usage in connection with visits to the park and Wonderland. The repositioned gateway will ensure that there is no conflict of machinery with parked vehicles and increased pedestrian activity. The new gates are proposed to be 2.4m in height and 5m wide. This height is necessary for security, and given the siting within mature planting it is considered that the proposal will not detract from the visual appearance and will therefore not have a detrimental impact on the character and appearance of the area in accordance with policy UD2 of the Wrekin Local Plan.

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

1. A04 - Time Limit
2. C38 - Approved Drawings
3. I22 - Protected Species
4. I25a - Nesting Birds
5. I25c - Bird and Bat Boxes
6. I25e - Trenches
7. I25f - replacement planting
8. I17 - Minerals Area
9. I20 - Contaminated Land
10. I40 - Conditions

REASON FOR APPROVAL:

Reason for approval – The proposed alterations to the compound and erection of new gates and fencing will not detract from the main emphasis of Telford Town Park and its role within the Green Network. This is a necessary facility for the maintenance of the facility, and is suitably located to ensure that the compound will not detract from the character and appearance of the area.