TELFORD & WREKIN COUNCIL

PLANS BOARD

7th March 2012

Schedule 1 - Planning applications for determination by Board

TWC/2011/0746 Riverview, 27 Stars Lane, Cold Hatton, Telford, Shropshire, TF6 6PZ
Demolition of existing bungalow and erection of a 4-bed detached dwelling and detached garage (Amended plans received).....**3**

TWC/2011/0816 St Matthews C of E Primary School, Church Road, Donnington, Telford, Shropshire, TF2 7PZ
Extension to existing timber demountable building.....**11**

TWC/2011/0879 Greenfields Farm Shop, Station Road, Donnington, Telford, Shropshire, TF2 8JY
Erection of a replacement farm shop, laying out of a car park, extension to the service yard, erection of a 2.4m high fence, and landscaping of the site **17**

TWC/2011/1027 Kynnersley House Farm, Kynnersley, Telford, Shropshire, TF6 6DX
Application for the removal of Condition 4 of W2006/0128 to allow additional local horse owners to use the stables *****Amended plans received***** ..**24**

TWC/2011/1058 Land off, Dalefield Drive, Admaston, Telford, Shropshire, TF5 0DP
Erection of 6No. dwellings, creation of a new road and car parking and associated external works (Amended Description and Amended Plans Received).....**32**

TWC/2011/1077 Abraham Darby School, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5HX
Variation of condition 29 on planning permission W2009/1005 for plans relating to the revised design on the support structure to the canopy on the Academy building, from a skylon and truss to a colonnade of seven columns.....**40**

TWC/2011/1090 Ironstone Square, Lawley, Telford, Shropshire
Erection of an extra care development containing 60 self-contained flats and associated communal/public facilities including restaurant and kitchen, lounge, cafe bar, shop, beauty salon, meeting rooms activity rooms, office space and ancillary space. External works to include landscaped gardens, car parking and storage area.....**45**

TWC/2011/1103 Rushmoor Sewage Treatment Works, Rushmoor Lane, Rushmoor, Shropshire, TF6 5EF
Variation of condition no.2 of Planning Permission TWC/2010/0772 to replace drawing no. T415871-PA059 A with drawing no. A5S00986-PA00059 G which shows the realignment and variation of the new access track, lighting to access road, retention of tree belt, new spur from the

access road, relocation of ASP Control enclosure and relocation of ASP transformer (Amended plan received) **52**

TWC/2012/0008 Southwater, Telford Shopping Centre, Telford, Shropshire. Demolition of existing buildings and the redevelopment of the site to provide a hotel, cinema, class A3/A4 floorspace, multi storey car park, class A1/A2/A3/B1 unit within the multi storey car park, replacement surface cark park, public realm improvements and associated works including highway works..... **60**

TWC/2012/0042 Newport Town Lock, Water Lane, Newport, Shropshire. Construction of a short length pavement, the demolition and reconstruction of a section of short retaining wall, the construction of steps and the resurfacing of an area of paving **85**

TWC/2012/0065 Land at Former Pigeon Box Inn, Priorslee Road, Priorslee, Telford, Shropshire
Tree works to 1no. Sycamore tree. **90**

TWC/2012/0086 Newdale County Primary School, Marlborough Way, Telford, Shropshire, TF3 5HA
Erection of single storey extension to provide 3no. classrooms, office and toilet facilities and construction of car parking areas and footpath **93**

TWC/2011/0746 Riverview, 27 Stars Lane, Cold Hatton, Telford, Shropshire, TF6 6PZ
Demolition of existing bungalow and erection of a 4-bed detached dwelling and detached garage (Amended plans received)

APPLICANT
Mr Ian Hardy

RECEIVED
22/02/2012

PARISH
Waters Upton

WARD
Ercall Magna

THIS APPLICATION WAS DEFERRED AT 22ND FEBRUARY PLANS BOARD MEETING TO ENABLE MEMBERS TO UNDERTAKE A SITE VISIT.

Since preparation of the officer report, a further consultation response with new information has been received with regard to the Land Registry deeds of the application property. Following discussions between the Agent and the planning officer, amended plans have been submitted so that the red line on the location and block plans match the Applicant's land ownership. The location and block plans now show a reduced red line site area. The elevations and floor plans are unchanged.

Following receipt of the amended plans, officers have reconsulted statutory consultees and local residents for comments. Any comments will be presented in an update to Members.

Officers consider the revised plans indicate that the development can still be accommodated within the amended red line site area with access, parking and sufficient amenity space, and without detriment to neighbouring amenities or the character and appearance of the area. Accordingly, the proposal is considered acceptable and the recommendation and conditions remain as per the previous officer report.

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

1.	A04	Time limit
2.	B11	Samples of materials
3.	B12	Sample panel
4.	B19	Door and window details scale 1:10
5.	B121	Landscape design
6.	B61	Foul and surface water drainage
7.	B74	Brownfield runoff rate
8.	B130	Trees - protective fencing
9.	C14	Visibility splays of 2m x 25m
10.	C38	Development in accordance with plans
11.	C73	Retention of trees and hedgerows
12.	Ccustom	Erection of nest boxes
13.	Ccustom	Within one month of first occupation of the dwelling, caravan shall be removed from site

14. D01 Removal of Permitted Development Rights
15. D02 Domestic garages: no business use
16. D04 Domestic garages: restriction on residential use in rural areas
17. D08 Windows obscure glazing – side elevation of garage. No further windows to dwelling or garage on side elevations facing Sandstone Cottage or Highfields.

Informatives

I11 Highways
I22 Ecology
I32 Fire Service
I40 Conditions
I41 Reasons for Conditions

REASON FOR APPROVAL:
The proposed replacement dwelling with detached garage are considered acceptable in terms of the scale, design and form, and is in keeping with the character and appearance of the area and will not adversely affect the street scene. The proposal will not have a detrimental impact on the residential amenities of adjoining properties nor highway safety.

The original report is attached below for information:

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

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:
Principle of development, Scale and design, Character and appearance, Impact on adjoining residential amenities, Existing use of the site

THE PROPOSAL:
The application seeks planning permission for the erection of a 4-bedroomed two-storey detached dwelling and detached garage with games room above following demolition of the existing modern bungalow, Riverview. Access would be to the south of the replacement dwelling, with a new driveway leading to the garage and turning space to the front of the dwelling. Amenity space would be to the east, and the orientation of the building would remain as the existing bungalow, with the front elevation facing the highway. The replacement dwelling would be positioned centrally in the application site, with the garage to the southeast corner.

SITE AND SURROUNDINGS:
The application site comprises a rectangular area with an existing modern but dilapidated brick and tiled hipped roofed bungalow located centrally within the site. The bungalow is uninhabited and there is a mobile home/caravan to the east (rear) of the property, where the Applicant resides. The front garden area is open and both the garden area and driveway are currently occupied

by a significant number of vehicles, related to an unauthorised business use.

The land slopes down from Stars Lane to the eastern boundary of the site, and also slopes down towards the southern boundary. There is an existing tree screen to the southern boundary, which adjoins a narrow access track with an adjoining Duke of Sutherland property, 'Highfields' beyond. There are further trees and shrubs to the rear of the bungalow and on the opposite side of the road. To the north of the site is a traditional sandstone property, 'Sandstone Cottage', which is in an elevated position to the application site, with first floor windows on the side elevation facing the application site. Both the neighboring properties have been extended.

The application site is located on Stars Lane, a narrow road in Cold Hatton at the northern extent of Telford, and is in a rural location, with the surrounding area being predominantly open countryside. There is no defined character or style of property in Cold Hatton. In this part of Stars Lane, there are three dwellings located close to one another; however the other properties in Stars Lane and the wider area of Cold Hatton are more sporadically spaced and set back further from the highway, with greater distances between each property. The nearest village, Waters Upton is some 2750m to the south of the development, along the main highway, A442.

PLANNING HISTORY:
W2002/0952 Demolition of Existing Bungalow, Removal of Mobile Home and Erection of Two Replacement Dwellings with Attached/Detached Garages and Construction of a New Vehicular Access, Full refused

W2003/0569 Demolition of Bungalow, Removal of Mobile Home and Erection of a Replacement Dwelling and Detached Garage, Full refused

W2005/1286 Demolition of Existing Bungalow, Removal of Mobile Home and Erection of a Detached Dwelling and Garage, Full refused

TWC/2010/0186 Demolition of existing bungalow, erection of new 4 bed detached house and detached double garage with games room above, Withdrawn

The 2010 planning application was withdrawn to enable the Applicant to address planning issues and to undertake an ecology survey.

Both the 2003 and 2005 planning applications were refused as whilst the principle of a replacement dwelling was considered acceptable; the scale and mass of the previous proposals were not; and the applications were refused against policies UD1, UD2 and H17 of the Wrekin Local Plan. Policy UD2 remains a saved policy and is relevant to the current proposal; however the others have been deleted.

Various enforcement cases, including Unauthorised Siting of Mobile Home and Being Used as Residence, and the Alleged Use of the Site for Storage of Commercial Vehicles

PLANNING POLICY CONTEXT:
National planning guidance:
PPS1 Delivering Sustainable Development
PPS3 Housing
PPS7 Sustainable Development in Rural Areas
PPS9 Biodiversity and Geological Conservation

National Planning Policy Framework (draft)

Core Strategy:
CS1 Homes
CS7 Rural Area
CS15 Urban Design

Wrekin Local Plan:
UD2 Design Criteria

CONSULTATION RESPONSES:
Waters Upton Parish Council:
Strongly objects and green cards the application if recommended for approval. Telford & Wrekin Council was minded to refuse previous requests and there is little difference in this application. Whilst there is a wish to 'tidy' the site by development, any permission granted must be suitable for the plot. This proposal exceeds the size suitable for the site and questions the plans, layout and dimensions included in the application. The objections include access, drainage, height, position and size of the proposal.

Highways:
No highway objection in principle subject to a condition regarding visibility splays and the standard highways informative (I11).

Drainage:
Supports the application subject to Conditions regarding Foul and surface water drainage (B61) and Brownfield runoff rates (B74).

Geotechs:
No comment

Ecology:
Initial objection as an update to the submitted bat survey to include appropriate mitigation measures was required. Following submission of the additional information, there are no objections subject to a condition regarding Erection of nest boxes, and Informatives regarding Natural England EPS Development Licence, Lighting, and Update survey.

Shropshire Fire Authority:
Advice regarding Access and Sprinkler systems

One neighbour letter received with the following comments:

- general massing and height of dwelling reduced from previous design, and detailing over windows improved
- slab level of dwelling must be the same as the existing bungalow to ensure it does not appear dominant
- discrepancy in rear boundary to proposed development, and if inaccurate may affect the ability to drain the site adequately via soakaways
- mature trees and hedging to south boundary must be retained and protected during construction to maintain character of area
- Proposed double garage with games room above is sited against shared boundary and difference in ground levels will have impact of 3 storey building. Proposed games room should be omitted
- any lighting for the garage and drive area should be directed away from adjoining properties and replacement fencing should be added to the boundary in addition to the existing trees
- Imposition of S106 to control future development of the garage to protect privacy and any sound or light pollution

PLANNING CONSIDERATIONS:
The application site is located in Cold Hatton which is not identified as a settlement in Policy CS7 of the Core Strategy where new development will be focussed; however the erection of a replacement dwelling would not constitute an increase in rural housing numbers.

Guidance in PPS7 states replacement dwellings that are suitably located and of appropriate design and construction, or would improve the local environment can be acceptable. The Local Planning Authority should also outline in its own documents the circumstances where replacement buildings are acceptable and the scale of such replacements. The relevant Wrekin Local Plan policy H17 (Replacement Dwellings in the Rural Area) was not been saved; therefore there are few restrictions on the erection of replacement dwellings within the rural area. However there must be regard to scale and design of the proposal and its relationship to adjoining properties, in terms of its compliance with national and local policies.

The existing building is in a poor state of repair and is a modern dwelling with little character. Given that there are limited planning policies with regard to replacement dwellings in the rural area, the principle of development is considered acceptable.
The application is a resubmission of a similar scheme TWC/2010/0186 which was withdrawn to enable the Applicant to address concerns regarding the scale of the development. In this regard, it is considered that the overall development has been reduced in size. Whilst the footprint, the eaves and ridge height of the proposed replacement dwelling would be larger than the modest-sized bungalow; the current scheme is an amendment and reduction to the previous submission. The footprint of the dwelling is more than 20sqm smaller than the previous withdrawn scheme TWC/2010/0186 and more than 35sqm smaller than the refused scheme subject of W2005/1286. There is a very slight reduction in the eaves height and approx. 1m reduction in the ridge height. The replacement dwelling is proposed to be set lower in the site. The

overall mass of the roof has been reduced and one of the balconies to the rear has been omitted. The inglenook chimney has also been omitted.

With regard to the design of the frontage, the windows have been simplified, with the omission of the small windows and a reduction to four rather than five lights wide at first floor. The central multipane dormer window has been modified and gablets have been added which reduces the dominance of the dormer. The double door entrance to the front is not ideal; however the solid timber panelled door and the omission of the stone-cladding surround enhances the appearance of the building.

Whilst the balcony to the northeast of the dwelling is only 5 metres from the shared boundary with Sandstone Cottage, it is located some 9 metres from the adjoining dwelling. Sandstone Cottage is in an elevated position and the rear garden areas of both properties comprise various planting including trees. It is considered that the position of the balcony will not cause undue overlooking or loss of privacy to the adjoining property. There are no windows on the side elevation of the dwelling facing Sandstone Cottage, and only one window at first floor facing Highfields, which is obscure glazed. To ensure privacy is maintained, a condition to provide details of landscaping and trees/hedge to be retained on site is required.

The detached double garage with games room above is unchanged in scale and design from the previous scheme. It is relatively large, but is considered to be in proportion to the proposed dwelling. The position of the garage set back towards the southeast corner of the site will ensure that the development appears subservient to the main dwelling and it will also be adjacent to the trees along the southern boundary thus the development will not be overly prominent in the area. The building is at an angle to the northeast of Highfields and it is considered that the mass of the building will not have an adverse impact on light or outlook. There is a window on the side elevation of the garage facing Highfields. The separation distance is approx.12 metres and the new garage would be in an elevated position above the adjoining property. Whilst there is existing mature planting along the boundary of the application site and the track with Highfields beyond, it is considered that this window should be obscure glazed to maintain mutual privacy, as this is not a habitable room and is ancillary to the main dwelling. Accordingly, it is considered that the replacement dwelling and garage can be accommodated without detriment to adjoining residential amenities, subject to conditions regarding obscure glazing and a restriction on further extensions and alterations/additional windows.

Officers consider the amendments to the previous scheme are acceptable to ensure that the development is of an appropriate scale and design, and it is considered this will be in keeping with the character and appearance of the area. Materials and door/window details can be conditioned to ensure the appearance of the building is appropriate. The site can accommodate the dwelling and garage with sufficient space for private rear amenity and access/parking, subject to a highways condition regarding visibility splays. Drainage of the site can be dealt with by appropriate conditions.

In order to control the site and ensure that the residential character of the area is maintained, but no additional dwellings are created, conditions shall be imposed to control the use of the garage and games room above, so that it does not become a further residential unit and to ensure no commercial business is run from the premises. In this instance, it is considered that conditions shall be sufficient to control the development due to the proposed size and location of the garage, and it will not be necessary to control it through S106.

The Design & Access Statement asserts that the caravan that is located at the rear of the existing bungalow would be removed from the site along with the vehicles that are located to the front. The site is located in the rural area and is predominantly residential; therefore it is considered that this site is not suitable for a commercial business and this is currently under investigation. With regard to the siting of the caravan at the rear of the dwelling, a condition can be imposed to ensure this is removed prior to first occupation of the replacement dwelling.

In conclusion, the proposed replacement dwelling with detached garage are considered acceptable in terms of the scale, design and form, and is in keeping with the character and appearance of the area and will not adversely affect the street scene. The proposal will not have a detrimental impact on the residential amenities of adjoining properties nor highway safety. It is considered that the proposal accords with national and local planning policy.

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

1.	A04	Time limit
2.	B11	Samples of materials
3.	B12	Sample panel
4.	B19	Door and window details scale 1:10
5.	B121	Landscape design
6.	B61	Foul and surface water drainage
7.	B74	Brownfield runoff rate
8.	B130	Trees - protective fencing
9.	C14	Visibility splays of 2m x 25m
10.	C38	Development in accordance with plans
11.	C73	Retention of trees and hedgerows
12.	Ccustom	Erection of nest boxes
13.	Ccustom	Within one month of first occupation of the dwelling, caravan shall be removed from site
14.	D01	Removal of Permitted Development Rights
15.	D02	Domestic garages: no business use
16.	D04	Domestic garages: restriction on residential use in rural areas
17.	D08	Windows obscure glazing – side elevation of garage. No further windows to dwelling or garage on side elevations facing Sandstone Cottage or Highfields.

Informatives

I11	Highways
I22	Ecology
I32	Fire Service
I40	Conditions
I41	Reasons for Conditions

REASON FOR APPROVAL:
The proposed replacement dwelling with detached garage are considered acceptable in terms of the scale, design and form, and is in keeping with the character and appearance of the area and will not adversely affect the street scene. The proposal will not have a detrimental impact on the residential amenities of adjoining properties nor highway safety.

TWC/2011/0816 St Matthews C of E Primary School, Church Road, Donnington, Telford, Shropshire, TF2 7PZ
Extension to existing timber demountable building.

APPLICANT **RECEIVED**
04/10/2011

PARISH **WARD**
Lilleshall, Donnington and Muxton Muxton

THIS APPLICATION WAS DEFERRED AT PLANS BOARD ON 18th JANUARY 2012 TO CONSIDER AN AMENDED SCHEME TO OVERCOME OBJECTION FROM SPORT ENGLAND

The application for a classroom extension has now been amended in order to overcome the objection received from Sport England.

Sport England's objection to the original scheme was raised as it was considered that the location of the original classroom extension would result in a loss of available sporting pitch and would have an impact on the potential of the playing field to be used for different sporting activities and hence have a detrimental impact on the flexible use of the playing field to meet changing sporting needs, now and in the future.

The application has been amended, following discussions between the applicant and Sport England. The proposal is no longer an extension to the existing portable structure but is now proposed as a freestanding structure in front of the existing classroom. The proposed structure no longer encroaches into the playing area of the school and as such, Sport England has now removed their objection.

Sport England has submitted the following response to the amended scheme: *"We consider that the revised position for the demountable building is on a part of the playing field which is incapable of being used for sport, incapable of forming part of a playing pitch and which also does not affect the existing and future potential of the playing field to meet sporting needs. As such, we feel the proposals can now be considered as being consistent with exception E3 of our playing fields policy and we wish to withdraw our outstanding objection to the application"*

Officers consider the proposed development as amended to be acceptable and it will have a positive impact on the amenity of the school with no adverse impact on the character and appearance of the school or the surrounding area. There will be no adverse impact upon the car parking provision or the residential amenity, and no useable sports pitch is lost and Sport England is now satisfied.

RECOMMENDATION:
GRANT PERMISSION subject to the following conditions:

1. A04 Time limit
2. C38 Development in accordance with plans
3. B33 Foul & Surface Water`
4. B35 Soakaway Test
   I17 Minerals Area
   I20 Contaminated Land

REASON FOR APPROVAL:
The proposed development as amended is considered to be acceptable and will have a positive impact on the amenity of the school and no adverse impact on the character and appearance of the school or the surrounding area. There will be no adverse impact upon the car parking provision or the residential amenity, and no useable sports pitch is lost.

********************************ORIGINAL REPORT***********************************

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Visual impact, design & loss of outdoor recreational space

THE PROPOSAL:
This is a Council application for an extension to the existing timber demountable building, located south of the main school buildings, to create further classroom space. The proposed extension will be constructed of vertical tongue and groove timber boarding, coated with wood stain to match the existing timber structure. The proposed flat roof will be sealed with felt roofing, coloured green to match the roof of the existing building. The windows and doors will be aluminium double glazed units.

The extension is to be erected off the existing demountable building located south of the main school buildings and will therefore encroach into the existing playing fields.

SITE AND SURROUNDINGS:
St Matthew's Church of England Primary School is located on Church Street in the centre of Donnington, in a predominantly residential area. The school site is partly screened by trees, hedging and fencing.

The application site comprises a traditional school premises built in the early 1960's with various extensions and demountables being added over times. The roofs are a combination of a flat and pitched roof construction. Pedestrian and vehicular access is off Church Street. Car parking is to the western boundary and a large sports field is located to the south of the school buildings.

PLANNING HISTORY:

W2003/0308 - Erection of a canopy and extension to existing hard play area – Full Granted (10/09/2003)

W2004/1403 - Erection of a single storey extension - Full Granted (15/12/2004)

W2010/0165 - Provision of additional tarmacadam hard play area - Full Granted (23/04/2010)

PLANNING POLICY CONTEXT:

PPS 1 - Delivering Sustainable Development
PPS17 - Planning for Open Space, Sport & Recreation
Draft National Planning Policy Framework

Saved Wrekin Local Plan Policies
Policy UD2 - Design Criteria

LDF Core Strategy
Policy CS10 - Community Facilities
Policy CS15 - Urban Design

CONSULTATION RESPONSES:
Lilleshall, Donnington & Muxton Parish Council: No Objection/Comment: Resolved – to have no objection to this application but in future the Education Authority should consider erecting permanent buildings as demountables are cold, soulless and demoralising.

Drainage:
Support subject to conditions: B33 (Foul & Surface Water) and B35 (Soakaway Test)

Geotechs:
Support subject to Informatives – I17 (Minerals Area) & I20 (Contaminated Land)

Highways:
No Objection

Sport England:
Object

A site notice and 56 direct neighbour letters have publicised this application however no further comments have been received.

PLANNING CONSIDERATIONS:
Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. Moreover, policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment. National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

This application relates to an extension of the existing timber demountable building, located south of the main school buildings, to create further classroom space. The extension will be situated on land currently used by the primary school for recreational playing fields. The proposed extension will be constructed of vertical tongue and groove timber boarding, coated with wood stain to match the existing timber structure. The proposed flat roof will be sealed with felt roofing, coloured green to match the roof of the existing building. The windows and doors will be aluminium double glazed units. It is considered that the proposed extension is acceptable as it is modest, in-keeping with the design of the existing structure and as it is set amongst several existing buildings it will not be overbearing or obtrusive.

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.
The enhanced provision of these school community facilities is therefore compliant with policy CS10.

The proposed extension involves building over part of the existing playing field which is currently laid out as a running track and a football pitch. The agent has confirmed that the laid out sporting facilities can be easily realigned and will not therefore be lost as a result of this extension. Whilst a small section of the playing field will be lost it is considered that this is not valuable useable playing area and therefore officers consider that the development will not have an adverse impact on the school's outdoor recreation area.

The proposed extension will result in the loss of a small part of the existing playing field however the agent has advised that all current facilities can be maintained within the site through the relocation of the running track and sports pitch and the agent therefore considers that the loss will not be significant and adequate provision of external hard and soft pitches is retained.

PPG17 acknowledges that open spaces, sport and recreation all underpin people's quality of life. In advance of an assessment of need, local authorities should give very careful consideration to any planning applications involving

development on playing fields, where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:
i. the proposed development is ancillary to the use of the site as a playing field (e.g. new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location;
iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

Sport England also has guidance and criteria for considering applications against.

However, Sport England have raised a statutory objection. They do not agree with the agent's view that the school's sports pitch facilities would not be adversely affected by the proposed extension. They consider the proposed development will have an impact on the potential of the playing field to be used for different sporting activities and will have a detrimental impact on the flexible use of the playing field to meet changing sporting needs, now and in the future.

Officers consider that the agent has fully explained how the existing sports facilities will remain unaffected through the repositioning of the facilities however this has not overcome Sport England's objection. In summary, Sport England continues to object to the application on the basis of potential damage to sporting activity at the site. With this in mind the proposed development in its current form is deemed contrary to PPG17.

Nevertheless, it is considered that the proposed development is an improvement to the facilities currently provided at the school; the proposed development is sympathetic to the original style of the school and therefore will have on adverse impact upon the character and appearance of the school or the wider landscape. Officers also consider that the loss of a relatively small area of playing field that is not part of a formal useable pitch will not result in a significant loss of playing field provision.

If the Local Planning Authority is minded to grant planning permission despite Sport England's objections then the LPA must refer the application to the Secretary of State. Officers consider that providing the concerns raised by Sport England, over the loss of the area of the playing field are satisfied and overcome, then it is recommended that delegated authority to the Head of Housing & Planning is given to grant planning permission subject to conditions.

RECOMMENDATION :
Refer to the Secretary of State and subject to Sport England withdrawing their objection with regards to the loss of an area of the sports pitch, delegated authority is given to the Head of Housing & Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1.	A04	Time limit
2.	C38	Development in accordance with plans
3.	B33	Foul & Surface Water`
4.	B35	Soakaway Test
	I17	Minerals Area
	I20	Contaminated Land

REASON FOR APPROVAL:
The proposed development is considered to be acceptable and will have a positive impact on the amenity of the school and no adverse impact on the character and appearance of the school or the surrounding area. There will be no adverse impact upon the car parking provision or the residential amenity, and no useable sports pitch is lost.

TWC/2011/0879 Greenfields Farm Shop, Station Road, Donnington, Telford, Shropshire, TF2 8JY
Erection of a replacement farm shop, laying out of a car park, extension to the service yard, erection of a 2.4m high fence, and landscaping of the site

APPLICANT
Mr Tom Newey

RECEIVED
19/10/2011

PARISH
Lilleshall, Donnington and Muxton

WARD
Church Aston and Lilleshall

OBJECTIONS RECEIVED: No.

MAIN ISSUES:
Suitability of the principle of the development, design of the building

THE PROPOSAL:
This planning application relates to the erection of a replacement farm shop on land adjacent to an existing temporary farm shop in Station Road, Donnington.

The proposed building would be located immediately to the rear of the existing farm shop and outbuildings. The new farm shop entrance has been orientated to address the Station Road frontage, which is intended to improve the street scene and setting of the new building. The farm shop has been intentionally designed to look like a traditional farm building.

The existing farm shop and its outbuildings would be completely removed from the site within 3 months of the first occupation of the new building.

The existing buildings have a floor area of 367sqm, and the proposed floor area would be 596sqm – a floor area increase of 229sqm. The ground floor would comprise the farm shop, café & demonstration area, stores, butchery, delicatessen, toilets, and home deliveries store, whilst the first floor would accommodate offices and staff facilities.

The café would provide 20 covers and would 'double up' as the cookery demonstration area, approximately once a fortnight.

The walls of the proposed building would be a combination of brick and timber, whilst the roof would be constructed of aluminium sheeting.

A total of 30 car parking spaces would be provided. Additional parking would be available on the adjacent site. A new cycle parking facility will also be provided.

To enhance the redevelopment further many of the large overgrown leylandii trees which dominate the site will be removed, and new soft landscaping areas will be provided. New hedging and timber fencing will define the boundaries of the site.

SITE AND SURROUNDINGS:
The site lies within the Council's Rural Area but directly abutting the administrative urban boundary of Telford (the town's boundaries lie along Station Road and New Trench Road). There has recently been a considerable amount of new residential development along Station Road, which has made its character more urban. Directly adjacent to the application site is the Wyevale Garden Centre, which shares an access with the farm shop onto Station Road.

There has been a farm shop on the site since the first permission back in 1995. The existing farm shop building is a wooden demountable structure with a felt and tar roof. To the rear are a number of other outbuildings which are used for storage, and several cold stores. To the rear of the site are open fields.

PLANNING HISTORY:
W95/0712 – Erection of a farm shop – approved on 01/08/96 for 5 years
W99/0745 – Retention of farm shop – approved on 17/11/99 for 3 years
W2000/0810 – Erection of extension to existing shop – approved on 14/11/2000
W2005/0645 – Retention of farm shop – approved on 25/07/05 for 5 years
W2009/1032 – Renewal of temporary permission for farm shop – approved on 11/02/10 for 5 years

PLANNING POLICY CONTEXT:
Core Strategy:
CS7 Rural Area
CS15 Urban Design

Wrekin Local Plan:
S1 Service centre hierarchy
UD2 Design Criteria

National planning guidance:
PPS1 Delivering Sustainable Development
PPS4 Planning for sustainable economic growth
PPS7 Sustainable development in Rural Areas
Draft National Planning Policy Framework

CONSULTATION RESPONSES:

Parish Council: No objection

Highways: No objection subject to a condition relating to the provision of car parking

Drainage: No objection subject to conditions relating to surface water drainage, 'Greenfield' run-off rates and flood risk assessment

Trees: No objection subject to a condition requesting replacement trees for those to be felled

Ecology: No objection subject to wildlife Informatives

Neighbour consultation responses – None received

PLANNING CONSIDERATIONS:
The existing farm shop has been in existence on this site for over 15 years, and when it started up it sold produce predominantly grown on the adjacent fields. This application effectively seeks to replace the existing temporary type buildings with more purpose-built buildings.

The applicants state that the present farm shop and food preparation area is in a poor state of repair, with unsound floors and leaking roofs, and would need renovating or replacing within 12 months, irrespective of the outcome of this application. In addition, storage is only available in external units which are completely separate from the shop and do not have an internal access to the shop. The offices are housed in porta-cabins, and again there is no direct access to the shop; and staff toilets are located in external porta-loos.

The applicant also states that sales have decreased by 1.4% in real terms since 2008, and with increasing costs and overheads it is projected that by 2016 the farm shop will be making a loss. Therefore, in order to compete with supermarkets they feel that they need to evolve in a way that creates a clear competitive difference and expand the farm shop concept. Amongst other things this means providing food preparation rooms (allowing customers to see products being made) and a small café area which allows customers to sample the produce sold/prepared in the farm shop. In addition, greater emphasis will be given to home deliveries and developing the wholesale side of the business, i.e. selling directly to pubs and restaurants.

The gross retail floor area will only increase from 137sqm to 171sqm – a 25% increase. The applicants have stated that (a) the extra floorspace will enable wider circulation aisles and more circulation space to be provided, (b) the actual change in retail product display space is negligible, and (c) there is no intention of increasing the range of products sold in the shop.

The applicants emphasise that they have built up a reputation of supplying a range of good quality produce, and of supporting local businesses, growers, and producers. They claim that the vast majority of produce and foodstuffs originates from Shropshire and neighbouring counties. Figures produced by the applicant in relation to the previous application (W2009/1032) showed that 85% of turnover and 90% of the current floorspace comprises fresh produce and other products either grown or produced locally.

Policy S1 of the Wrekin Local Plan states that retail facilities are normally expected to be located within service centres within the town in order to reinforce the viability of existing centres. However, a farm shop is somewhat different. When it started up it was selling produce almost wholly grown on the

adjacent farmland. Since then the holding has been split up and now a smaller percentage of produce sold in the shop is actually grown on the site, but the connection with the adjacent land is still relevant and necessary.

Policy S6 Farm shops of the Wrekin Local Plan has not been 'saved' and there is no relevant policy in the Core Strategy. PPS4 (Policy EC14) states that "Local Authorities should respond positively to planning applications for farm shops which meet a demand for local produce in a sustainable way and contribute to the rural economy, as long as they do not adversely affect easily accessible convenience shopping". Policy CS7 of the Core Strategy emphasises the need for development within the Rural Area to be limited to that necessary to meet the needs of the area.

The applicants have carried out a Retail Impact Assessment of the proposed development and concluded that the farm shop will not have an adverse economic impact upon existing shopping centres in the area. In addition, there has been no evidence that the farm shop is having a detrimental impact on the vitality and viability of local shopping centres. For instance, there are currently no empty units in Donnington District Centre, the nearest shopping centre to the site.

It is considered that as the farm shop predominantly sells specialist produce it is targeting a different market and selling different products to that which are on offer at most of the local shops and nearby supermarkets, which usually do not stock local products. Furthermore, there is no greengrocer, butcher, or delicatessen in Donnington or Muxton. Over the 15 years that the farm shop has been in existence there is no evidence that it is having an adverse effect on other shops and retail outlets in the area.

Moreover, the farm shop is supporting the local economy by selling produce and products from Shropshire and surrounding counties, as well as generating and protecting employment opportunities and supporting rural diversification. It provides a valuable outlet for local growers and producers of a wide range of produce in this part of the country at a time when many rural businesses are suffering financially, and helps generate employment and rural diversification opportunities.

The applicants consider that there are no sequentially preferable sites which are available, suitable, and viable – the criteria being (a) a building of gross floor area of 700sqm, with at least 500sqm at ground floor level, (b) an outside area of 310sqm, (c) ease of rigid (11 metres long) vehicle access and offloading, and (d) rent of around £60 sqm. Their search included all sites available on the websites of estate agents in the area, existing units in town centres, edge of centre sites, and previously developed land. It is also necessary to stay on this site as it directly abuts agricultural land that is used to grow some of the produce sold in the shop, so there is a continued connection between the farm shop and its land.

The proposed site layout shows most of the existing structures remaining on the site. It was hoped that the provision of a purpose-built building on the site

would provide the opportunity to remove all the existing temporary buildings. The applicants had wanted to keep the existing structures for a temporary 2-year period in order to help the business set up the first phase of the redevelopment, and generate the income to fund the second phase. However, they are willing to accept a condition that stipulates that within 3 months of the first occupation of the new building all existing structures would be removed from the site. They feel this would give them sufficient time to transfer all aspects of the business to the new accommodation.

In conclusion, whilst the application site is located in the Council's Rural Area, it does nevertheless abut the urban boundary of Telford, in an area where there has been a considerable amount of new residential development in recent years. Whilst this application is a departure from the statutory planning policies for the site it is considered that there are material considerations which justify giving it a favourable consideration.

The farm shop has been operating on this site for over 15 years now, and still sells produce that it grows on the adjacent fields, so needs to be located here. In the 15 years since it the farm shop started operating the nature of Station Road has changed and become more urbanised, with the erection of several hundred new dwellings opposite, and so its location is less rural and less peripheral now.

There is no evidence that the farm shop has had an adverse effect on the vitality and viability of existing retail centres in the surrounding area, thereby complying with the requirements of PPS4. Indeed the shop prides itself in selling a very different range of products (and targeting a different market) than normally on offer at the ordinary shop or supermarket. The permission would contain a condition stipulating that the premises must remain as a farm shop, and will be a personal permission for the applicants only.

The proposed development would only increase the retail floor area by 25%. This would enable wider circulation aisles to be provided, and there is no intention of increasing the range of products sold in the shop.

The shop will meet the needs of the local area, and at the same time, will support local businesses and the rural economy, providing a valuable outlet for growers and producers in this part of the country. The permission would stipulate that at least 80% of the produce sold from the farm shop shall be grown or produced within 25 miles of the shop.

It is considered that the design and appearance of the proposed farm shop would not have an adverse impact on the character and appearance of the site of the surrounding area.

It is recommended that the application is approved, subject to a number of conditions that will ensure that it does not develop into a general convenience/supermarket store. These conditions relate to:-

(a) only giving a personal permission to the applicants

(b) restricting it to a farm shop only, and for no other purpose including any other purpose in Class A1 of the 1987 Use Classes Order
(c) specifying exactly what produce and goods the farm shop can sell
(d) agreeing the internal layout of the building
(e) stating that at least 80% of produce sold in the farm shop shall be grown or produced within 25 miles (40 kms) of the site.
(f) no outside display or storage
(g) hours of opening to be limited to 8.00am to 6.00pm daily

RECOMMENDATION: GRANT PERMISSION subject to the following conditions

Conditions

A04	Time limit
A08	Personal permission
C38	Development in accordance with submitted plans
B11	Samples of materials
B120	Details of enclosure
B121	Landscaping design
B152	Cycle facilities
B46	On-site construction
B47	Mud on road
B62	Surface water drainage
B75	Greenfield run-off rates
Custom	Flood risk assessment
C12	Car parking
D06	Restricting permission to a farm shop only
Custom	Specifying exactly what the farm shop can sell
Custom	Agreeing the internal layout of the building
Custom	Specifying at least 80% of produce sold in the shop has to be grown/produced within 25 miles of the site
Custom	No outside display or storage
Custom	Hours of opening – 8.00am to 6.00pm daily
Custom	Existing buildings to be removed from the site within 3 months of the opening of the proposed farm shop

Informatives

I25	Wildlife Informatives
I40	Conditions
I41	Reasons for grant of permission

Reasons For Approval

Whilst the farm shop is located in the Rural Area it immediately abuts Telford's urban boundary and in the 15 years since it started operating the nature of Station Road has changed and become more urbanised, with the erection of several hundred new dwellings opposite, and so its location is less peripheral now. Whilst this application is a departure from planning policy there are material considerations which outweigh the restriction to warrant the

grant of planning permission in this instance. As the farm shop predominantly sells specialist local produce and goods it is targeting a different market and selling different products to that which are on offer at most of the local shops in the vicinity of the application site and there is no evidence that the farm shop is having a detrimental impact on the vitality and viability of local shopping centres. The farm shop is supporting the local economy in Shropshire and surrounding counties and meeting a local need, as well as generating and protecting employment and rural diversification opportunities.

TWC/2011/1027 Kynnersley House Farm, Kynnersley, Telford, Shropshire, TF6 6DX
Application for the removal of Condition 4 of W2006/0128 to allow additional local horse owners to use the stables *****Amended plans received*****

APPLICANT
Penny Young

RECEIVED
03/01/2012

PARISH
Kynnersley

WARD
Ercall Magna

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES:
Suitability of the development in the rural area, the character and appearance of the area and affect on residential amenity.

PROPOSAL:
This is a retrospective application for the removal of Condition 4 of W2006/0128 to allow additional local horse owners to use the stables.

Planning permission W2006/0128 was for an L shaped loose box range with hay store and 4no. loose boxes for private equestrian purposes.

Condition 4 imposed on W2006/0128 states:

The development hereby permitted shall only be used for animals kept for the personal enjoyment of the occupants of "Kynnersley House Farm" and shall not be used for any commercial purposes including livery.
Reason: To safeguard the amenities of the area.

Due to a change in the applicant's circumstances and in order to utilise the existing building the applicant has taken in horses which belong to private individuals (liveries) for a fee who are able to use the stables, grazing and facilities.

This situation is in breach of condition 4 hence this application is to regularise the matter.

SITE AND SURROUNDINGS:
Kynnersley village lies in the open countryside approximately 8 miles to the north of Telford. Kynnersley House Farm is a late C18 2½ storey dwelling with a tiled gable roof with gabled dormer windows which were added at a later date. It is a Grade II listed building which has been included on the Statutory List of Buildings of Architectural or Historic Interest for its group value in the context of the area.

The site is located to the south of the farm house and is bounded along the north and eastern boundaries by trees and hedging. The building which is the subject of this application is an 'L' shaped range consisting of 4 loose boxes

and a barn which was granted planning permission in 2006. There is a second range comprising 2 stables set at a right angle and there is a concrete yard serving the 2 buildings. There is an old forge building to the east adjacent the common boundary with the neighbouring barn conversions and a 40 x 20m ménage located to the south east. Currently the ménage and the double stable block do not benefit from planning permission and a retrospective planning application has been submitted for the stable (TWC/2012/0068) and an application for a Lawful Development Certificate (LDC) is due to be submitted for the ménage.

As mentioned above the original brick and tiled farm buildings are located to the east of the site and have been converted to a residential use comprising several units and separate garaging. These barn conversions are approx 50m away from the stable block to the right (east) of the shared driveway serving the units. There is a separate access road running parallel to the drive leading to the stable yard. The surrounding land is post and rail horse paddocks and agricultural land.

RELEVANT HISTORY:
Planning application W2006/0128 was for the erection of an 'L' shaped loose box range with hay store and 4 no. loose boxes for private equestrian use purposes was submitted by the applicant's late father in 2006. Conditional planning permission was granted on 05.05.06. The location of the proposed building had been moved to the opposite side of the field away from the barns which at the time were being converted to residential purposes. A condition restricted the use to a personal one and was only for the occupants of Kynnersley House Farm and no commercial livery in order to safeguard the amenities of the area.

Planning application TWC/2012/0068 for the erection of two timber stables with concrete base and the creation of a stoned hard standing to park one horse lorry (Part Retrospective) is currently under consideration; the consultation period had not expired at the time of writing of this report. The proposal is supported by the Parish Council, the Council's Highway Engineer and Ecologist.

PLANNING POLICY CONTEXT:
National Planning Guidance:
PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in the Rural Area
Draft National Planning Policy Framework (NPPF)

Saved Wrekin Local Plan Policies
Policy UD2 Design Criteria

LDF Core Strategy
Policy CS9 Accessibility and Social Inclusion
Policy CS15 Urban Design

CONSULTATION RESPONSES:

The Parish Council unanimously support the application subject to the following conditions;

1. Any lorries should be parked sympathetically in order to cause minimum
   disruption to the owners of the Barns.
2. Preference should be given to local users of the stables and livery.

The Council's Conservation Officer has no objections as there is no adverse impact upon the listed building.

A site notice and 12 direct neighbour letters have publicised the application.

7 letters support the proposal and use of the facility; the points made are:

- The village is horse friendly with excellent hacking and equine amenities,
- Apart from our barn only one other directly faces the stables,
- The stables are a wonderful local asset,
- It is not a large concern with only 5 horses stabled and 1 that lives out,
- There is little activity in the yard, there no more vehicular movements than those associated with the barn conversions,
- Being able to keep horse nearby cuts down vehicular movements,
- The applicant is caring and knowledgeable and manages the yard and fields well,
- Equestrian goods are purchased locally adding to the local economy,
- The location enables a visual check of horse when driving past without the need to enter the site,
- The ménage is not used every day,
- The main objectors are now criticising facilities they have previously used themselves for their daughter's pony,
- The applicant did not realise the restrictions because her late father obtained the original permission,
- The stables appear smart and professional,
- The lorry is tucked away and not blocking any views,
- The countryside is sympathetically managed,
- As a horse rider myself I see a need for this sort of enterprise. There are many horse owners in the village.
- If this facility was not available they would have to travel out of the area to house their horses and would also be unable to take advantage of our quiet lane network.
- A small business such as this would support local employment and should have knock on benefits for local suppliers, e.g. hay and straw producers and farriers etc, thereby helping the rural economy.
- I have known Mrs Young for many years (she was born in the village) and I am positive she would manage this business responsibly and with great dedication. She has a wealth of equestrian knowledge which

has been demonstrated by the way she has looked after her own horses over the years.
- We actively support the removal of this condition; we are in a rural community and would expect to see equestrian pastimes and the support of our rural heritage as such. This can only be gained through stabling facilities being present for the enjoyment of all in the local community.

1 letter has no objections to the removal of the condition which then allowed local horse riders to use the stables but would object to any lighting.

4 letters of objection have been received. The issues raised are:
- Some of the comments on the D&A statement are disingenuous,
- The fact that the applicant's daughter has left home is hardly grounds to breach planning permission or relax a condition,
- The use of quotation marks on the word commercial in tendentious
- There are 4 horses at livery, not 3 as stated,
- The applicant has 2 horses,
- A commercial premises will be less than100m from properties,
- There is an existing lorry stored on the land,
- Diversification of rural activities can promote a healthy rural economy however, can also cause damage to the environment by increasing traffic and causing nuisance.
- The enjoyment of the nearby barn conversions should be protected,
- The application is a result of enforcement action,
- The other stables and ménage do not have planning permission,
- Any lighting to the ménage would cause light pollution,
- One of the clients uses the ménage at 6:00a.m.
- Bats live in the adjacent barns which could be affected by ménage lighting,
- Riders in the ménage have an elevated view in to windows impacting upon privacy,
- Increase noise due to shouting riders and additional traffic, barking dogs,
- Additional traffic on single track road,
- Previous application for a conservatory on the farm house has been refused,
- Granting permission will open the flood gates for expansion, refreshments & toilets,
- The horse lorry on the site is an eyesore,
- The applicant has recently planted dozens of young trees just a foot away from the boundary fence, and has previously stored farm and scrap vehicles on the land.

PLANNING CONSIDERATIONS:
Guidance in PPS1 states that; "Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development".

Guidance in PPS7 supports the re-use of appropriately located and suitably

constructed existing buildings in the countryside where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable. Planning authorities should therefore set out in their policy criteria for permitting the re-use of buildings in the countryside for economic purposes.
These criteria should take account of:
- the potential impact on the countryside and landscapes and wildlife;
- specific local economic and social needs and opportunities.

In addition PPS7 recognises that horse riding and other equestrian activities are popular forms of recreation in the countryside that can fit in well with farming activities and help to diversify rural economies. Thus Local Planning Authorities should support equine enterprises that maintain environmental quality and countryside character. These policies should provide for a range of suitably located recreational and leisure facilities. They should also facilitate the re-use of farm buildings for small-scale horse enterprises that provide a useful form of farm diversification.

The Draft NPPF states that planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy including policies to:

- Support the sustainable growth of rural businesses,
- Promote the development and diversification of agricultural businesses and
- Support rural leisure developments that benefit rural businesses which respect the character of the countryside.

This is a retrospective application; the Design & Access Statement advises that the applicant was unaware of the restrictive condition preventing the use of the stables for commercial purposes as she inherited the farm on the death of her father who was the original applicant.

Due to a change in the applicant's personal circumstances and the fact that her daughter has moved away and no longer lives at home the stables were underutilised and thus local horses riders have been using the vacant stables and available grazing for the past 4 years. Currently there are 6 horses on the site; 2 belong to the applicant and 4 belong to local people (1 of which resides in the adjacent barn conversion complex, 1 resides Kynnersley and 1 resides in Preston which is approximately 1 mile away from the site). Therefore, the opportunity for riders to keep their horses locally is considered acceptable and sustainable as it contributes to the reduction of vehicular movements in that owners can walk to the stables or have shorter journeys when attending their horses.

The application is to remove the restrictive condition to allow 'local horse owners to use the stables', and therefore it is important to consider what impact will arise by allowing this small commercial livery use to continue. It is not possible to impose a condition in respect of 'local', as there is no absolute definition of the distance that an address could be away from the site to be

classed as local. Nonetheless, as a general rule riders/horse owners prefer to keep their horses as close as possible to their home for ease of travel and economic/time issues. Moreover, such a condition would be difficult to enforce, and the current 3 riders will not necessarily remain the same indefinitely. For example, people move house, may sell their horse or the horse may die, and different people may then move their horses to Kynnersley. That said, it is clearly necessary for the LPA to control the use in some way to ensure that it does not increase to a point which could result in a nuisance and therefore it is deemed necessary to impose a condition to restrict the number of horses kept on the site to 6 at any one time. Six is considered appropriate, not only because there are 6 stables, as it is appreciated that not all horses need a stable and some prefer to live out all year round, but 6 is the number which are currently on the site and have not lead to any complaints from the occupiers of the nearby residential barns in the past 4 years. It should be noted that the applicant could keep an unlimited number of her own horses on the site and her family and friends could come to ride them. The LPA could not control this use or the number of comings or goings, this could potentially result in notably more vehicular movements and visitors to the site than currently occurs.

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively their context. Amongst other matters it advises the Council to assess proposed development it in relation to its scale, access, parking and spatial quality. Policy CS15, *inter alia*, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment. In addition, national guidance contained in PPS1, asserts that development should respond to local context and should reinforce local distinctiveness. Policy CS9 aims to improve social inclusion and accessibility by making sure everyone is afforded reasonable opportunity to access recreation and sports facilities. This is to be achieved by locating development in existing centres to maximise the distance people have to travel so that they are accessible on foot.

The stable block was granted permission in 2006 as it was considered an appropriate building in the rural area. Following the revised location of the building moving it 50m away from the adjacent barn conversions no neighbour objections were received at the time of the application. The building has been built on a slightly different angle to what was approved in 2006; i.e. the approved drawings show the stable building sited parallel to the hedge line whereas it has actually been erected at an angle of approximately 55º from it. Nevertheless, the building has been in this position for over 4 years and therefore exempt from enforcement action. There will be no change to the building in respect of this application.

Objections now made by occupiers of the nearby barn conversions are noted however, livery horses (i.e. those not owned by the applicant and for which the owners pay a fee to stable/graze their horses on the site) have been kept at Kynnersley House Farm for 4 years. In that time no complaints in respect of noise or nuisance caused by these livery horses or their owners have been received by the Council's Planning or Environmental Health departments.

The only complaint received by Environmental Health was on 16.12.11 which related to a barking dog which belongs to the applicant, and therefore is not relevant to this application; the file regarding this complaint has now been closed. Therefore, it is fair to say that the livery use is only a small scale operation and as such does not significantly adversely impact upon the residential amenity of the occupiers of the adjacent barn conversions.

The stables have their own access road which is separate to the shared vehicular access associated with the barn conversion complex and it is considered that the comings and goings associated with the care of so few livery horses is not so great that it would cause significant disturbance and detrimental impact upon the enjoyment of the occupiers of the barns. This application does not include the lorry parking (this is the subject of a separate application which will be determined in due course) or any floodlighting on the ménage. Any floodlighting would require permission and any future applications for floodlights will be judged on their own merit. The unauthorised ménage will be dealt with in a separate application and any uncontrolled expansion will be limited by restricting the number of horses which can be kept in the yard at any one time.

The existing stables are in excess of that which is now necessary for the applicant's own use and therefore it would be unsustainable to refuse to allow the buildings to be fully utilised and this small scale livery use is considered acceptable and compliant Government guidance contained within PPS7 and Draft NPPF cited above.

CONCLUSION:
The Local Planning Authority considers that the removal of this restrictive condition to allow other horse riders to use the stables as opposed to the use being restricted to the personal enjoyment of the occupiers of Kynnersley House Farm is acceptable. The condition was originally imposed to safeguard the amenities of the area. It has been demonstrated (albeit unlawfully) that the use of the stables by riders other than those living in Kynnersley House Farm does not adversely impact upon the amenities of the occupiers of the adjacent barn conversions as no complaints in respect of noise or nuisance have been received in the past 4 years in which the livery facility has been available. The comings and goings associated with the livery use is no so great that it has a significant adverse impact upon the residential amenity of the occupiers of the adjacent barn conversions.

Moreover, it should be noted that the current condition does not restrict the number of horses that could be kept on the site at any one time and ridden by an unlimited number of the applicant's family and friends. This could result in significantly more vehicular movements and visitors to the site than currently occurs. However, officers consider that a condition should be imposed to limit the number of horses that can be kept at the stable site to ensure that there is no uncontrolled intensification of the use.

Furthermore, the full use of the stable yard by other horse owners is sustainable in that it ensures that riders (especially those living locally, as is

usually the case when riders choose a livery yard), do not have to travel great distances to attend their horses and this small-scale horse enterprise provides a useful form of farm diversification and thus benefits the local rural economy.

Accordingly, the proposal is deemed compliant with 'saved' policy UD2 of the adopted Wrekin local Plan 1995-2006 and policies CS9 and CS15 of the Local Development Framework Core Strategy, and national guidance contained within PPS1, PPS7 and the Draft National Planning Policy Framework.

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

1. C38 in accordance with approved plans
2. Dcustom no more than 6 horses to be kept at the site at anyone time.
3. I40 conditions
4. I41 reasons for grant

REASON FOR APPROVAL:
It has been demonstrated that the use of the stables by riders other than those living in Kynnersley House Farm does not adversely impact upon the amenities of the occupiers of the adjacent barn conversions as no complaints in respect of noise or nuisance have been received in the past 4 years in which the livery facility has been available. The comings and goings associated with the limited livery use is no so great that it has a significant adverse impact upon the residential amenity of the occupiers of the adjacent barn conversions. The current condition does not restrict the number of horses that could be kept on the site at any one time and ridden by an unlimited number of the applicant's family and friends. This could result in significantly more vehicular movements and visitors to the site than currently occurs. The full use of the stable yard by other horse owners is sustainable in that it ensures that riders living in the local area do not have to travel great distances to attend their horses and this small-scale horse enterprises provides a useful form of farm diversification and thus benefits the local rural economy.

TWC/2011/1058 Land off, Dalefield Drive, Admaston, Telford, Shropshire, TF5 0DP
Erection of 6No. dwellings, creation of a new road and car parking and associated external works (Amended Description and Amended Plans Received)

APPLICANT **RECEIVED**
09/12/2011

PARISH **WARD**
Wrockwardine Wrockwardine

COUNCILLOR KIERNAN AND COUNCILLOR SEYMOUR HAVE BOTH REQUESTED THAT THE APPLICATION IS DETERMINED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:
Principle of development, Scale and design, Character and appearance, Impact on residential amenity, Highways issues, Drainage, Impact on TPO tree

THE PROPOSAL:
The application seeks full planning permission for the erection of 6 detached dwellings with associated parking and amenity space, and creation of a new access road from Dalefield Drive. The proposal would create 5no. 4-bedroom units and 1no. 5-bedroom unit.

The development has been amended during the application process reducing the number of units from 7 to 6, and the positions of the dwellings and proposed housetypes have been amended to accommodate more amenity space and greater separation distance from the site boundaries and adjoining properties to the east and west.

SITE AND SURROUNDINGS:
The application site comprises a grassed field to the rear of St Christopher's Hall, which is mostly level but slopes down from south to north. It is partly mown, but quite overgrown towards the northeast of the site, adjacent to the site boundary and a tree that is protected by a Tree Preservation Order on the adjoining land. The site was formerly used as recreation land in association with St Christopher's Hall. The application site is enclosed by garden boundaries, with traditional properties with long gardens in Station Road to the south, providing good spacing between the existing dwellings and application site; with more modern properties to the north and east in Dalefield Drive and Bostock Close.

The area is predominantly residential, with a row of shops in the local centre on Sutton Road to the north. The former St Christopher's Hall building and area of land no longer required by St Christopher's Hall Trust since the Trust

relocated to part of Admaston House on Wellington Road and therefore an application was submitted for the land directly south of the application site, which has recently received outline planning permission for 2 large detached dwellings. Dalefield Drive is part of a modern development of large detached properties with a drive access terminating at the north of the application site. Bostock Close comprises both single and two-storey properties.

The boundaries of the site comprise a mix of timber panel fencing, hedgerows and trees, and there is a drainage ditch located along the eastern boundary of the site adjacent to a proposed housing plot at 5 Bostock Close (indicated on the block plan for clarity).

PLANNING HISTORY:
W2003/0379 Residential Development (Outline), Outline Granted
W2006/0828 Erection of 5 Dwellings (Outline), Outline Granted
W2007/1172 Erection of 5no. Detached Two Storey Dwellings (Reserved Matters Application), Reserved Matters Granted

Enforcement in 2007 regarding non-compliance with permission – work on access commenced without supplying details of walls, fences and hedges

Pre-application enquiry in 2008 regarding the development of 7 dwellings on the site - The Local Planning Authority considered this was acceptable in principle.

Adjoining site to the south, St Christophers Hall, Station Road:
TWC/2011/0745 Demolition of existing disused Hall, modification of an existing access and erection of 2 no. detached houses served off a private drive, Outline granted at Plans Board

Adjoining site to the east, Land adjacent to 5 Bostock Close:
W2007/0302 Erection of One Detached 2 Storey Dwelling and Two Bungalows with Associated Access (Outline Application), Refused and Appeal Dismissed
W2009/0524 Erection of a Two Storey Detached Dwelling, Outline granted
TWC/2011/0390 Erection of a two storey detached dwelling and detached double garage, No decision made

PLANNING POLICY CONTEXT:
National Planning Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport

National Planning Policy Framework (draft)

Saved Wrekin Local Plan Policies
UD2 Design Criteria
H6 Windfall Sites in Telford & Newport

LDF Core Strategy
CS1 Homes
CS5 District and Local Centres in Telford
CS15 Urban Design

CONSULTATION RESPONSES:
Wrockwardine Parish Council objects to the proposal and makes the following comments:

- Objected to the previous application for 5 dwellings, which has been increased in this proposal
- Properties are located closer to the boundary with the neighbouring land at 38 Station Road which is not acceptable
- Concerns over density of the site. The development proposes 6 very large houses which does not meet with the criteria for density as this was for developments of mixed housing, some of which would be smaller
- Amended plans do not address continuing concerns over access and egress for this site which is restricted and vehicles would eventually have to enter and exit via Station Road (B4394), one of the busiest roads in the parish. Concerns that the development would create an increase in traffic had not been addressed
- Would ask the plans board to note that this application was on the same site as the recently granted application for two homes which access from the busy B4394 with new dwelling also proposed on Land adjacent to 5 Bostock Close adjacent to this site. When the developer has finished submitting separate plans for the whole of the site it would be quite a substantial development
- The sale, demolition and development of St. Christopher's Hall site had seen a loss of open space and community area

Highways:
Initially commented that before highways approval could be given, amendments were required to increase the parking space to the front of the garages to 5.5m and increase all driveways to 4.8m in width to ensure provision of parking for 2 vehicles. In response to the reconsultation, Highways still require amendments to the scheme to include the distance of 5.5m from the property to the service margin for Plot 5, and 10.3m for 2 vehicles at plots 1 and 2 to ensure the vehicles do not overhang the highway. Amended plans have been requested and further highways comments will be provided in an update.

Drainage:
Support subject to conditions B61 Foul and surface water drainage details, B64 Soakaway, B65 Location of soakaway, and a condition regarding details of the ditch course.

Arboricultural: Initial objections regarding proximity of dwellings to TPO Lime tree and future management issues given 50% of the canopy covered the rear gardens of 2 properties. Following amendments, there are no objections to the proposal; however there are still some concerns regarding the canopy

cover and that there will be future pressure from occupants to undertake works to the Lime tree.

Ecology:
Support subject to a condition regarding Erection of nest boxes and Informatives regarding Vegetation cutting, Nesting birds (vegetation), Trenches, and Replacement planting

Shropshire Fire Service:
Recommends Informatives regarding Access, Water supplies and Sprinkler system.

10 letters of objection have been received from 4 separate properties, including comments following reconsultation. Their comments are summarised:

- No demonstration of need
- Concern regarding number of planning applications in progress
- Increase in number of dwellings from expired planning permission for 5 units
- Density of development
- Change of layout
- Loss of 'village' feel – impact on character
- Increase in traffic
- Loss of privacy to adjoining garden land
- Accessibility from dwellings to public transport/shops as no link through to Station Road
- Loss of green space
- Impact on wildlife
- Drainage ditch along eastern hedge boundary
- Legal dispute regarding boundary
- Must have regard to adjoining proposed house plot at 5 Bostock Close – potential overlooking issues
- Impact on TPO Lime tree
- Potential expansion with permitted development rights
- Difference in levels leading to light pollution from car lights to rear of properties in Station Road
- House design should not only relate to Dalefield Drive but the traditional properties in Station Road – amend roof design
- Restrict future windows/dormers etc. to prevent overlooking
- Proximity of proposed dwellings and garages to established properties
- Design of Plot 3 – privacy and overlooking issues, which would be compounded by development permitted to the south (outline consent TWC/2011/0745)
- Position of garage for plot 3 over an easement for drainage and services requiring prior consent of owners of adjoining land
- Impact of garage at plot 4 on mature trees and roots and maintenance of fence at adjacent property
- Side window to first floor of plot 3 faces south towards site of new housing subject of outline planning permission

- Insufficient provision of 'sheltered' housing

PLANNING CONSIDERATIONS:
The application site has no formal designation within the Wrekin Local Plan and can therefore be considered for development. Furthermore, an application for 5 dwellings on the site was previously granted planning permission in 2007. This has now expired. There have been recent outline planning permissions for dwellings on adjoining land and the prevailing character of the area is residential. In this regard, the principle of residential development on the site is considered acceptable.

Under the previous planning applications, due consideration was given to the use of the land for informal recreation and the amenity value for the local community; however the site was in private ownership (St Christopher's Hall Trust) and was only available for groups using the hall; therefore the proposal would not constitute a loss of public open space or a loss of a recreational area for the local community.

Access to the site will be from Dalefield Drive to the north, as previously agreed in the outline and reserved matters applications, with the existing access road continued through to a central turning head, with 3 detached dwellings on either side of the access. Parking provision will be provided by a combination of attached and detached garages, integral garage, and on front drive areas. Whilst the proposal would result in a small increase in traffic on to Station Road, the increase would not be significant. There are also local services and facilities in Admaston which are within walking distance of the site. Subject to receipt of amended plans to provide a further drive depth of 5.5m to Plot 5 and 10.3m for plots 1 and 2, there would be no highways objection, with provision of sufficient parking. Therefore the access and parking arrangements would be considered appropriate and the development would comply with Policy H6 and PPG13.

The application originally comprised 7 dwellings; however the site appeared constrained and the dwellings had limited amenity space and the plots to the northeast of the site were close to the TPO tree, which would have implications on both the future of the tree and the amenity of occupiers. Accordingly, amendments have been submitted. The amended plans indicate 6 dwellings, all positioned with at least 10 metres garden depth to the boundary of the site. This will ensure adequate private amenity space for each dwelling and a sufficient separation distance between the rear elevations of the new dwellings and the shared site boundaries with adjoining properties. This will ensure that the new properties will not have an adverse impact on adjoining amenities in terms of overlooking and will maintain mutual privacy.

With regard to the density of development, the national guidance in PPS3 has been updated and specific densities can no longer be applied. Therefore the proposal is assessed with regard to adjoining development and the context of the area. In this regard, the new dwellings will be positioned along a similar building line and orientation to the existing development in Dalefield Drive, and the proposed dwellings are of similar dimensions. Each plot would have

a slightly different housetype, namely ‘Halston’ comprising attached garage at Plots 1 and 2 (handed version), ‘Halston’ with detached garage at Plots 4 and 6 (handed version), ‘Apley’ with splayed projecting feature to the rear and detached garage at Plot 3, and ‘Salisbury’ with integral garage at Plot 5. The scale and design of the dwellings is considered to be acceptable and would be in keeping with the character of the modern housing to the north as well as the outline permissions to the south and east. Officers note the Parish Council and local residents’ concerns regarding the number of planning applications that have recently been submitted in this locality; however as stated the land has no designation in the Local Plan and the principle of residential development is acceptable within the built-up area. The application site is a sufficient distance away from the traditional dwellings on Station Road and will not adversely affect the established character or be prominent in the street scene.

The plans show the retention of the boundary hedge to the north and eastern boundaries and protection of the TPO tree, with indicative landscaping to the front garden areas and 2 metre high timber fencing to the south and west boundaries. Details of landscaping can be conditioned. The separation distance between existing and proposed dwellings combined with the existing and proposed boundary treatments will ensure the new properties will not have a detrimental impact on adjoining residential amenities. In order to ensure that sufficient rear amenity space is preserved and to protect neighbouring amenity, it is considered necessary to impose a condition to remove permitted development rights. The garages to Plots 3 and 4 are located close to the southern boundary; however it is considered that their foundations and height of the garages would not significantly affect adjacent fencing or trees at the adjoining property.

It is considered that the amended plans provide a sufficient root protection zone around the TPO tree and the dwellings and garages at Plots 1 and 2 will not have an adverse impact on the tree. A condition will be applied with regard to erection of protective fencing prior to commencement and throughout the construction of the development. The plans indicate the retention of the hedgerow to the boundary and close-boarded fencing close to the tree. In order to ensure appropriate boundary treatment is proposed with sufficient regard to the impact on the TPO tree, details of the boundary treatments should be conditioned. There are no objections with regard to Ecology subject to a condition and Informatives.

During the application process, concern was raised regarding the position of an adjacent drainage ditch, as well as concern regarding the position of existing drainage and services. There are no Drainage objections regarding the proposal; however a condition to provide details of the ditch course as well as standard drainage conditions regarding foul and surface water drainage and soakaways are required. Within the landscaping details, information regarding existing and proposed service routes can be provided. It is considered that the development meets the criteria in H6 of the Wrekin Local Plan.

Other matters raised by Wrockwardine Parish Council and local residents are noted. In this regard, officers would state that whilst there is no link through to Station Road, this site and the adjoining site to the south are in separate ownership and therefore this cannot be secured. Boundary disputes between the Applicant and neighbouring landowner are legal matters and cannot be dealt with under planning. Officers are unsure whether the comments regarding insufficient provision of 'sheltered' housing relates to housing for older residents or affordable housing. As the proposal comprises less than 15 units on the site within the urban area of Telford, officers cannot request a proportion of affordable units within the development. Officers would reiterate that the type of housing is in keeping with adjoining development in Dalefield Drive. The side window on plot 3 which faces south towards the site of the new housing subject of outline planning permission is a secondary window to the bedroom and therefore this can be obscure glazed to maintain mutual privacy.

In conclusion, the principle of residential development is considered acceptable in this location, having regard to previous planning permissions on the site and the context of the area. The layout of the site and the scale and design of the 6 dwellings with associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. The dwellings can be accommodated without detriment to adjoining residential amenities, with sufficient amenity space and separation distance. The proposed new access can be accommodated without detriment to highway safety and adequate parking provision will be provided. Accordingly the proposal is considered acceptable and complies with relevant national and local planning policy.

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

1.	A04	Time limit
2.	B11	Samples of materials
3.	B12	Sample panel
4.	B19	Details of doors and windows
5.	B121	Landscaping design
6.	B32	Road design
7.	B61	Foul and surface water drainage
8.	B64	Soakaway tests
9.	B65	Location of Soakaway
10.	B73	Trees protective fencing
11.	Bcustom	Details of ditch course
12.	C13	Parking, loading, unloading and turning
13.	C38	Development in accordance with plans
14.	Ccustom	Nest boxes
15.	D01	Removal of Permitted Development Rights
16.	D03	Domestic garages: restriction on residential use
17.	D08	Obscure glazing to window to south elevation of Plot 3

Informatives:

1. I22 Ecology informatives
2. I32 Fire Authority informative
3. I35 Custom informative – Tree Officer comments
4. I40 Conditions
5. I41 Reason for grant of permission

REASON FOR APPROVAL:
The principle of residential development is considered acceptable in this location. The layout of the site and the scale and design of the 6 dwellings with associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. The proposal will not have a detrimental impact on the residential amenities of adjoining properties. The proposed new access can be accommodated without detriment to highway safety.

TWC/2011/1077 Abraham Darby School, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5HX
Variation of condition 29 on planning permission W2009/1005 for plans relating to the revised design on the support structure to the canopy on the Academy building, from a skylon and truss to a colonnade of seven columns

APPLICANT
Mr Chris Wilson

RECEIVED
15/12/2011

PARISH
Madeley

WARD
Madeley, Woodside

OBJECTIONS RECEIVED: No

MAIN ISSUES**:** Design and Built Heritage.

THE PROPOSAL:
Variation of condition 29 specifying approved plans to alter the design to the support structure for the canopy on the Abraham Darby Academy building from a skylon and truss to a colonnade of seven columns.

BACKGROUND:
On 25th August 2011 the canopy structure over the main entrance to the Abraham Darby Academy collapsed while still under construction.

Work to clear away the collapsed structure and make good the damage to the front of the school has now been completed.

This application came about further to an extensive public consultation and roadshow undertaken by the Council, Kier and BDP that sought to address the following key issues:

- Demonstration of the safety of any replacement structure
- Demonstration of the robustness of any replacement structure
- Ensuring any replacement structure is of an appropriate appearance in the context of a gateway location to the World Heritage Site
- Ensuring any replacement structure is of an appropriate appearance in the context of the design of the existing school and leisure centre

The proposed revised support structure to the canopy is a colonnade of seven columns to replace the previous skylon and truss. The canopy itself remains unchanged from the original permission.

PLANNING HISTORY:
W2008/1290 – Demolition of existing school buildings with erection of new Senior School, Junior/Primary School and Leisure/Community Centre with associated facilities – Outline Granted - 18/03/09.

W2009/1005 – Demolition of the existing Abraham Darby Academy and the erection of a 1050 place Academy, a 420 place Primary School (incorporating

ancillary office and consulting space) a community Leisure Centre and associated facilities and works – Full Granted – 22/04/10.

W2009/1005 – Application for non-material amendment to raise sports pitch levels by 300mm at Abraham Darby Sports and Learning Community – Approved – 23/07/10.

W2009/1005 – Application for non-material amendment to details relating to elevations of the buildings and landscaping approved – Approved – 16/12/11.

TWC/2011/0978 - Section 73 Variation of Condition (condition 29 attached to W2009/1005 specifying approved drawings) to include changes to elevations, changes to landscaping works and omission of previously approved anaerobic digester – In progress.

SITE & SURROUNDINGS:
The site is broadly triangular in shape and 11.75ha in area. and is located off Ironbridge Road (B4373) which is the main arterial route into Ironbridge and the wider World Heritage Site.

The existing Abraham Darby Academy, car parking and associated facilities operates from the site but is due for demolition later in 2012 to allow the creation of the additional sporting facilities and landscaping that has been previously approved. The new Woodlands Primary school opened on 9th January 2012 and Abraham Darby Sports & Leisure Centre opened a week later on 16th January 2012.

The site is bound by residential development and has good access to Woodside in the north, Madeley District Centre in the east and Ironbridge to the south-west.

PLANNING POLICY CONTEXT:

LDF Core Strategy:
CS14 Cultural, Historic and Built Environment
CS15 Urban Design

Saved Wrekin Local Plan Policies:
UD2 Design Criteria
UD3 Urban Design Assessments
UD4 Public Art
UD6 Major Transport Corridors and Gateways into Telford
H22 Community Facilities
H23 Affordable Housing
T4 Development Principles
T22 Planning Obligations
LR6 Developer Contributions to Outdoor Recreational Open Space within New Residential Developments

National Planning Guidance:

PPS1 Delivering Sustainable Development
PPS5 Planning for the Historic Environment

CONSULTATION REPSONSES:

Madeley Parish Council has no comments.

Shropshire Fire Service has no comments.

No comments have been received from the Council's Geotechnical Engineer.

The Council's Built Heritage and Conservation Officers have no comments.

No comments have been received from Neighbours, Local Residents or Interested Parties.

PLANNING CONSIDERATIONS:
An extensive community consultation was undertaken by the Council, Kier and BDP during November 2010 with press releases and a public display roadshow at the Ironbridge and Madeley Parish Offices and the Park Lane Community Offices in Woodside. The comments received during this four week period are incorporated in the Consultation Statement included in the application submission and were broadly supportive and generally concluded that the revised design looked safer given the additional supporting columns. As such an extensive consultation period with the public took place it is little surprise there have been no formal comments received on this application.

Guidance in relation to minor material amendments advises that Local Planning Authorities should, in making decisions on such applications, focus their attention on national and development plan policies and other material considerations which may have changed significantly since the original grant of permission. Since the grant of permission in April 2010 the only relevant change to national policy in connection with this application pertain to the advent of Planning Policy Statement 5: Planning for the Historic Environment. In addition the material considerations put forward by the applicant in justifying the proposed amendments should be judged against the backdrop of national and development plan policies.

Further to the collapse of the previous canopy, pre-application discussions were undertaken with the LPA regarding suitable alternatives for the canopy support structure on the main façade of the Abraham Darby Academy building that would fit within the parameters of the original approval. The importance of the approach to the World Heritage site was considered in the original application but given the advent of PPS5 the framing of the "main event" elevation on the campus is highlighted as a key consideration in the determination of this application.

PPS5 Planning for the Historic Environment was issued on 23rd March 2010 and replaces PPG15 Planning and the Historic Environment and PPG16

Archaeology and Planning and predominantly deals with the affects on heritage assets.

The Ironbridge Gorge World Heritage site is a precious, unique and valuable part of the Boroughs' historic culture and documents such as PPS5 and the Circular on the Protection of World Heritage Sites (2009) seek to protect and enhance its environs and setting. It specifically states that the surroundings in which a heritage asset is experienced is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

When determining the original permission the LPA had considered the affects on the setting of the World Heritage Site in that the development of the site through an appropriate design review (including the Commission for Architecture and the Built Environment) had led to an appropriate design and made a positive contribution on such an important arterial route into the Ironbridge Gorge.

In addition the Council's Built Heritage, Conservation and Urban Design officers have not raised any comments in regard to the proposals.

The design of the new canopy support structure and the impact it will have on the Abraham Darby Academy and Leisure Centre buildings is a material consideration in the determination of this application.

The new design proposal is for seven robust circular timber columns equally spaced across the façade and aligned with the brick piers behind them. It is considered the new design has a rhythm and symmetry to match the leisure building.

The underside of the canopy will be clad in birch plywood panels consistent with the existing soffit treatment on the school's south east and north elevations.

The design re-echoes the classical proportion and restraint of the school's existing architectural language and provides a fitting finale to the sequence of forms stepping down the hill towards Ironbridge and the gateway to the World Heritage Site.

The hard landscape approach to the colonnade will be slightly adjusted to realign it with the new canopy support system geometry and direct people between the columns towards the school entrance

The replacement supporting structure has been designed on the assumption that one of the seven columns could be removed without the main canopy collapsing. This type of design is in excess of normal industry standards and factors of safety and aims to re-assure people who will be using the building.

A syphonic drainage solution is being proposed which will conceal the drainage pipes at high level above the plywood finish. This type of system avoids a need to fix rain water pipes directly to the circular timber columns which would detract from the overall appearance of the design.

In conclusion the original canopy support system of a steel skylon and truss is proposed to be replaced by seven robust circular timber columns. It is considered that this approach fits within the parameters set in the granting of the original permission and will not detract from the approach to the World Heritage Site.

RECOMMENDATION:
GRANT PERMISSION subject to appropriate conditions as set out on the previously approved permission.

REASON FOR APPROVAL**:** The principle of development was accepted under the previously approved permission granted under planning ref W2009/1005. Further to an extensive consultation process being undertaken this application was submitted and it is considered that the revised design accords with the parameters set out in the original permission and will not adversely affect the approach to the World Heritage Site.

TWC/2011/1090
Ironstone Square, Lawley, Telford, Shropshire Erection of an extra care development containing 60 self-contained flats and associated communal/public facilities including restaurant and kitchen, lounge, cafe bar, shop, beauty salon, meeting rooms activity rooms, office space and ancillary space. External works to include landscaped gardens, car parking and storage area.

APPLICANT

RECEIVED
21/12/2011

PARISH
Lawley and Overdale

WARD
Horsehay and Lightmoor, Lawley and Overdale

THIS APPLICATION WAS DEFERRED AT THE LAST MEETING OF PLANS BOARD TO ENABLE MEMBERS TO UNDERTAKE A SITE INSPECTION.

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:
Principle of development of a local centre, compliance with outline approval and design codes, design and appearance, parking and landscaping

PROPOSAL:
At the last meeting of Plans Board it was resolved that Members undertake a site inspection. It will be recalled that Plans Board expressed some concerns in relation to the perceived lack of parking associated with the development, the lack of amenity space for residents and the potential for noise disturbance to the main thoroughfare through Lawley Centre (West Centre Way).

This application is for a four storey Extra Care facility with 60 assisted living apartments comprising 32 one bedroom apartments and 28 two bedroom apartments over 4 storeys. There will be communal facilities within the building and particularly on the ground floor including a restaurant, café, lounges, hair and beauty salon, small shop, laundry and storage facilities for residents. In addition there will be a communal roof garden on part of the third floor. There will also be a landscaped garden at the rear together with 24 car parking spaces and servicing area with bike and bins stores.

The application forms part of the proposed local centre for Lawley Sustainable Urban Extension and lies to the south of West Centre Way. It is part of a larger scheme for the development of a new local centre at the junction of West Centre Way and Lawley Drive in Lawley. Planning permission (TWC/2010/0627 has been granted for a supermarket, shops, offices and town houses on the north side of West Centre Way together with the necessary infrastructure works. Works have already started on site for this part of the local centre north of West Centre Way. In addition there is a current application for a hotel and restaurant to the west of this site south of

West Centre Way and on the junction between West Centre Way and Lawley Drive. A site has been allocated for a future school immediately to the south of this site.

SITE AND SURROUNDINGS:
Lawley Square local centre is located to the south of M54 and west of Lawley Drive within the Lawley Sustainable Urban Extension. The Centre will straddle both sides of West Centre Way when it is completed. The current application is for the part of the area to the south of West Centre Way and adjacent to junction 3. The site currently forms part of a plateau that was created as part of the Primary Infrastructure works for Lawley which included the diversion of West Centre Way, creation of a new junction with Lawley Drive and other reclamation works on an area of land previously used for open cast mining. More recently the land has been used for grazing.

There is existing residential development to the west of Lawley Drive including Lawley Village and to the south of West Centre Way around Martingale Way. The doctor's surgery lies immediately to the east of the site. Immediately to the west of the site is an area of open land where there is an application for a hotel. South of site is open land where the future school is proposed. North of West Centre Way development has commenced on the proposed supermarket and shops.

PLANNING HISTORY:
Outline planning permission W2004/0980 for Lawley Sustainable Urban Extension including 3,300 dwellings, employment/mixed-use commercial and leisure development, primary school and community centre, infrastructure works and recreational space and landscaping was granted in October 2005 following extensive consultation. This permission set out a development framework and design codes to guide future development for Lawley SUE.

A reserved matters permission W2006/1414 for Primary Infrastructure Works for new highways' infrastructure, bulk earthworks, drainage and landscaping was approved in February 2007 and has been implemented. This application included the diversion of West Centre Way to its present location.

In March 2011 reserved matters approval TWC/2010/0627 was granted for a supermarket, shops, public house, nursery, town houses and apartments on land north of West Centre Way. Work on this approval has now commenced and the new centre is due to open by the end of this year.

Again in March 2011 reserved matters approval TWC/2010/0826 for the necessary works for the improvement of Gresham Drive, infrastructure works including the re-alignment of the bridleway, landscaping and drainage works for local centre north of West Centre Way.

TWC/2011/0057 for re-grading works between West Centre Way and Davenham Walk required for the Local Centre and access to the open space along Newdale Valley was also approved in March 2011. A full application

was required as these works were outside the boundary of outline planning permission W2004/0980 for Lawley.

PLANNING POLICY CONTEXT:
National Planning Guidance
PPS 1 –Delivering Sustainable Development
PPS 4 – Planning for Sustainable Economic Growth

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria

LDF Core Strategy
CS 5 District and Local Centres in Telford
CS 15 Urban Design
CS 9 Accessibility and Social Inclusion

Lawley Design Codes approved as part of the outline planning permission for Lawley SUE.

CONSULTATION RESPONSES:
Lawley Parish Council has expressed concern that they had not been consulted in the earlier stages (though the developers & Sanctuary have given a presentation to the Parish). The other main concerns are:

1. this is the 4 storey building and will be the largest in the development when they understood that no part of the development will be over 3 storeys
2. The site is in a built up area with problems of noise and pollution
3. The car parking provision of 24 spaces for 60 units, carers, visitors and users of the communal facilities is completely inadequate
4. The access road is inadequate and even with changes there will still be issues
5. The suitability of the development for a mix 50 plus active, high dependency and middle care residents.

Shropshire Fire Service has pointed out the need for emergency access for fire service vehicles, water supplies for fire fighting purposes and sprinkler systems within the building.

The arboriculture officer objects as the planting appears to be aesthetic only and has not been properly thought through.

Geotechnics are satisfied that there is an appropriate stand-off from the mineshaft adjacent to the existing surgery building.

Highways officer has no objections in principle to the development and accepts that the parking provision is acceptable. He has suggested 2 conditions. The first to ensure the visibility splay to the north of the access remains clear and that the parking is safeguarded.

Urban Design Officer is generally supportive of the design, which has been subject of extensive consultation, as it addresses the main criteria in the Design Codes and it will help define and complete Lawley Square south of West Centre Way. There are some minor details that need to be resolved such as the southern boundary treatment and the need to maximise window openings along the ground floor to increase activity along the frontage.

Drainage officer has no objections in principle but requires that surface water run-off does not exceed green field rates.

Neighbour consultation responses
There have been no comments from local residents.

PLANNING CONSIDERATIONS:
The outline planning permission for Lawley SUE provided for a new local centre, known as Lawley Square as part of the proposals to construct 3,300 dwellings. As part of the planning proposals a Development Framework Plan and Design Codes were prepared and approved. These set down principles for the design of Lawley SUE that have been adopted by the developers. The Development Framework set out areas for mixed use development around Lawley Square i.e. north and south of the re-aligned West Centre Way and along 'Main Street' a proposed road running almost parallel to Lawley Drive to the north and south of Lawley Square. In today's economic climate it is unlikely that all the areas allocated for mixed use development will come forward other than as housing. The current application is, however, the first part of the development of the local centre, Lawley Square, south of West Centre Way.

The Design Codes suggest that Lawley Square will be 'centred on an animated square' that will form the heart of Lawley and will be the main focal point for all of the four neighbourhoods. It should be a vibrant and active place for working, living and local shopping. The Design Codes suggest that there should be active frontages onto Lawley Drive and West Centre Way. It will be designed as a pedestrian friendly place. The mix of uses should include community facilities, homes, employment space and retail facilities. There should be a wide variety of house types and range of tenures at high densities including apartments. The buildings in Lawley Square should be a minimum of 4 storeys in height. Landmark buildings and areas of key frontages were also required. The form of the local centre should be a number of small tight blocks with buildings addressing all frontages.

These proposals were developed in 2003 and unfortunately the economic climate has changed considerably since then. The applicants have consequently had to depart from the strict requirements of the Design Codes in order to make the development north of West Centre Way viable in economic terms and meet the requirements of the end users. Similar considerations affect this block to the south of West Centre Way. The Design Codes do, however, require the provision of affordable housing within walking distance of Lawley Square and to include a range of dwellings types.

The Design Codes set out specific requirements for this area within the local centre. These include the need for:

- A mixed use block with some community services which can included residential.
- High density accommodation to respond to the central location, close to the local centre and associated facilities.
- Minimum of 3 storeys in height and for part of the site a minimum of 4 storeys is specified to provide a good level of enclosure to West Centre Way which is a wide route.
- Key frontage defining adjacent public space; legible markers helping people identify and find their way around; key public realm to be of high quality and framing the view to the adjacent school, identified as a significant landmark

The building will be four storeys high, as required by the Design Codes, though elsewhere within the local centre it has, unfortunately, been necessary to accept development of only 3 storeys in height to take account of the current economic situation and the viability of development. It provides high density accommodation as required by the Design Codes and will also include some community services.

The site lies within an area allocated as a key frontage in the Design Codes and the building has been designed to address both West Centre Way to the north and Main Street to the south. The main lobby has access to both the car parking and landscape garden to the rear and also onto West Centre Way near junction 3 though this entrance is not as strongly emphasised as it might be. The need to provide surface car parking has meant that the tight block forms envisaged in the Design Codes can not be achieved. Emphasis has therefore, been to ensure that development addresses the main frontages.

The building has been designed to provide a focal point from Lawley Square and the shape of the building has largely been determined by the constraints of the site. The design of the building is contemporary in form and feel but softened with references to tradition by use of materials, provision of bays and large windows to provide rhythm. The block is four stories in height apart from the area of the roof garden which faces south on the northern wing. There is a stair tower at the end of the northern wing to act as visual stop the building when viewed from down West Centre Way. It will be constructed using stone on the ground floor and for the main entrance off West Centre Way. There will be contrasting brickwork and render with tiled roof. The use of aluminium windows and large curtain wall glazed areas gives a modern and contemporary feel to the building. It has been designed to complement the buildings proposed north of West Centre Way to create a new modern high quality local centre.

Car parking is limited to 24 spaces. Sanctuary Housing Association has confirmed that their experience suggests that this is sufficient for this type of facility as tenants rarely have cars. Two spaces will be reserved for disabled persons and one reserved for professionals such as GPs and District Nurses.

Staff are encouraged to use public transport, car share or park elsewhere. The site is adjacent to local facilities currently being constructed and is close to a bus route which will reduce the need for cars. Lawley Parish Council has, however, expressed concern about the limited amount of parking and the possible conflict with traffic using he adjacent doctors' surgery. It is recognised that parking around the surgery is a problem and the Doctor is looking to work with the Council and HCA to improve the parking provision. In relation to this development it is, however, considered that the level of parking to be provided is acceptable for this type of facility.

The amount of external space is tight due to the restrictions of the site and the need to provide parking. A south facing roof garden has, therefore, been introduced giving residents a shared but private amenity.

The flats intended to be rented though there may be a few shared ownership units if there is sufficient demand. They are intended for people who are over 55 years and with varying needs for care. Generally there will be a mix of older people occupying the flats and Sanctuary Housing Association, who will manage this facility, would normally expect around 1/3, 1/3, 1/3 split for higher care/support needs, middle range and lower/none support needs. Experience suggests that this mix promotes and maintains independence longer for residents. In addition proximity to local amenities also helps with the promotion of independence.

The provision of an extra care facility will also help meet the needs of older people within the Borough by providing specialist accommodation with on-site care and support. In particular it complies with the Housing Care and Support Strategy approved in 2006 which aims at providing 500 additional extra care units by 2021. In addition the care teams at this facility will also out reach to the wider community in the locality and provide services for older people. This extra care facility will also provide benefits for the local community by providing facilities such as the coffee bar, restaurant, meeting rooms and other facilities that will be available to the general public.

In relation to the policies in the Core Strategy and the saved policies in Wrekin Local Plan the development will form part of a new local centre as set out in policy CS 5 of the Core Strategy. It will help provide accessible local facilities and services including small scale community facilities. It will also contribute to accessibility and social inclusion as set out in policy CS 9 by providing some specialised housing for older people within Lawley close to shops and community facilities. In addition the development of this extra care facility broadly complies with the principles for Lawley Sustainable Urban Extension set out in the Design Codes and approved as part of the Outline permission for Lawley SUE.

There remains the issue of drainage particularly surface water drainage to resolve. The applicants need to demonstrate that the proposed drainage arrangements, particularly in respect of surface water run-off need to be provided and agreed.

It is considered that this is a high quality development that is broadly in keeping with the layout and spirit of the Design Codes for Lawley SUE set out in the outline permission. Account has had to be taken of the current economic climate but it should add to the provision of an attractive and vibrant local centre with active frontages that will be pedestrian friendly whilst accommodating the car. The design is modern and contemporary in appearance and addresses the main frontages onto West Centre Way and Main Street. The height of the building will help to enclose West Centre Way. The provision of this Extra Care facility will help meet the needs of older people with in the Borough and provide community facilities that will benefit the wider community. Accordingly it is considered that this development should be supported.

RECOMMENDATION:
Subject to the resolution of outstanding drainage and landscaping issues then to grant to the Head of Planning delegated authority to GRANT APPROVAL OF RESERVED MATTERS subject to conditions to include the matters listed below. Details will finalise at Plans Board:

1. Time limits
2. All materials including hard surfacing
3. detailed landscaping proposals including implementation
4. Drainage
5. Construction management plan
6. foundation design
7. Highway conditions

REASON FOR APPROVAL:
This development forms the next phase of the local centre for Lawley as set out in the Development Framework and Design Codes that formed part of the outline planning permission for Lawley Sustainable Urban Extension. The design and layout of the proposed development is broadly in accordance with the principles set out in the Design Codes but has had be modified to take account of the current economic climate. The provision of an Extra Care facility will contribute towards providing a high quality; attractive and vibrant local centre designed to meet the future needs of Lawley and will provide community activities that should benefit the wider community.

TWC/2011/1103 Rushmoor Sewage Treatment Works, Rushmoor Lane, Rushmoor, Shropshire, TF6 5EF
Variation of condition no.2 of Planning Permission TWC/2010/0772 to replace drawing no. T415871-PA059 A with drawing no. A5S00986-PA00059 G which shows the realignment and variation of the new access track, lighting to access road, retention of tree belt, new spur from the access road, relocation of ASP Control enclosure and relocation of ASP transformer (Amended plan received)

APPLICANT **RECEIVED**
30/12/2011

PARISH **WARD**
Wrockwardine Wrockwardine

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

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:
Principle of Development, Existing Permission TWC/2010/0772, Scale and Design, Character and appearance, Impact on residential amenity, Highways

THE PROPOSAL:
The application seeks a minor material amendment to the approved plans subject of the previous application TWC/2010/0772. The amendments comprise the following development:

- realignment of the access track
- lighting to access road by 1 x 5m high lighting column and 14 bollards
- retention of tree belt
- new spur from access road
- relocation of Activated Sludge Plant (ASP) control enclosure and transformer
- installation of Swale

The application includes the construction of a landscape bund to the south of the new access road, which has been approved under the previous application TWC/2010/0772.

The plans also indicate elements that are permitted development under Part 16 of the General Permitted Development Order, namely installation of a new chemical dosing rig and proposed anoxic tank extension. These are highlighted in green on the proposed plan.

SITE AND SURROUNDINGS:
The site comprises an area of former rough pasture land which now comprises development subject of TWC/2010/0772. The approved boundary fencing has been erected and the access road and internal road layout is under construction. It also appears that the Swale, subject of this current

application is under construction, with an area of land at the front of the site excavated. Vehicular access is on to Rushmoor Lane.

The new development is located to the west and southwest of the established Severn Trent Water Rushmoor sewage treatment works. The existing access road is located to the north of the site, adjacent to a ribbon development of properties in Rushmoor. The main village of Allscott is located to the far west of the application site, with the nearest residential property, Zaman located approx 40 metres from the site edged red. Mill House, a Listed Building located on the opposite side of the highway is some 100 metres to the southwest of the new access road. The landscaped bund is to be located along the boundary of the new access, between the Sewage Treatment Works site and the residential properties to the west.

PLANNING HISTORY:
W81/0569 Installation of Additional Tank and Ancillaries for Improvements to Sludge Treatment to Be Situated Adjacent to Existing Building, Full granted (FG)
W87/0887 Erection of Workshop Building, FG
W90/0653 Erection of a Boiler House onto Side of Existing Workshop, FG
W98/0636 Proposed Centrifuge Building and Kiosk
W2007/1478 Erection of 1no. Sludge Thickener House and 1no. Balancing Tank and 3no. Kiosks, FG
W2009/0620 Erection of a Ferric Dosing Kiosk, FG

TWC/2010/0772 Partial redevelopment and extension to sewage treatment works including new access and landscape bund, Full granted at Plans Board, with delegated authority to the Head of Planning to agree an amended position for the landscape bund taking into account local residents' comments. The resulting plan indicated the landscape bund repositioned to follow the line of the access road and internal road layout.

Informal pre-application discussion in 2011 with the Local Planning Authority to clarify whether changes to the approved plans could be dealt with as an amendment. Advice given that the proposal would not constitute a non-material amendment; but an application for a minor material amendment could be submitted.

PLANNING POLICY CONTEXT:
National Planning Guidance:
PPS1 Delivering Sustainable Development
PPS7 Sustainable Development in Rural Area
PPS9 Biodiversity and Geological Conservation
PPS10 Planning for Sustainable Waste Management
PPS23 Planning and Pollution Control
PPG24 Planning and Noise

National Planning Policy Framework (draft)

Wrekin Local Plan:

UD2 Design Criteria

Core Strategy:
CS7 Rural Area
CS11 Open Space
CS15 Urban Design

CONSULTATION RESPONSES:
Wrockwardine Parish Council objects to the application on the following grounds:

- Contrary to Telford & Wrekin Council policy of not allowing development in the Green Belt, except in exceptional circumstances
- Lighting is intrusive and will adversely affect residents and wildlife
- High intensity lighting in a rural setting is inappropriate
- Lighting is not necessary, especially as Severn Trent did not intend 24-hour lorry movements
- If Telford & Wrekin Council is minded to allow any lighting of the entrance, this should be white lighting, not orange lights, positioned to ensure no sideways escape or upward projection
- Section 106 Agreement is required for highway maintenance and to mitigate the removal of hedgerows and areas of green land

Highways:
Supports the proposal subject to conditions regarding vehicular access and visibility splays to be provided as shown on the submitted plan, Condition C13 (Parking, loading, unloading & turning) and the existing access to be used for emergency access only. Also proposes standard highways informative I11.

Geotechs:
No objection to the proposal as an appropriate factor of safety has been shown for the proposed bund.

Drainage:
No objection

Ecology:
No objection subject to conditions. The survey and proposed mitigation measures are acceptable. The survey work is very thorough and the mitigation is comprehensive. Tree 3 contains a transitional roost for a single soprano pipistrelle. The felling of this tree requires a Natural England development licence. The development may also impact on nesting birds, slow worms and toads. The mitigation measures set out in the report will avoid and compensate for any harm. The mitigation measures should be implemented in full.

Environmental Health (Pollution Control):
No formal comments received; however, recommends a condition is imposed regarding lighting to ensure the lighting column is positioned so that the light emitted does not adversely affect any local sensitive receptors.

Environment Agency:
No objection

Two properties in Allscott have submitted 5 letters and 3 letters respectively. A further letter from residents of 6 properties in Allscott has also been submitted. The following objections and comments are summarised below:

- At previous Plans Board meeting, Severn Trent gave assurances that there would be no further development on the land acquired
- Current application was submitted only months after the planning permission
- Intention by Severn Trent to expand development on site – incremental development is contrary to policy and not appropriate in Green Belt
- Requirement and intrusive impact of lighting – specification suggests height of lighting between 5 and 8 metres
- Bund will not protect residents from light pollution from site in this rural and unlit location
- Lighting will enable 24 hour operations
- Village previously had problems with inappropriate lighting at 'Maidens' yard
- Development including chemical dosing unit and anoxic tank extension without sufficient information provided as to what they are and their environmental impact
- Position of chemical dosing unit and swale close to residential properties and unacceptable
- Commencement of development on site prior to receiving planning permission – new 'swale' has been dug
- Telford & Wrekin Council must enforce its planning policies and stop the unauthorised development
- Repositioned road is an improvement to preserve trees; however a number of trees have been removed
- If trees are retained, is bund still required?
- Bund does not appear to match the approved plan
- New access road – already in use and does have a significant impact. Query whether it is positioned correctly. Consider there is poor visibility and potential highway safety issues
- Existing access will still be used for the chemical dosing area – creation of in-and-out access arrangement
- Impact on tourist businesses in vicinity
- Acknowledge the proximity of the Sewage Treatment Works and the growth of the site to accommodate the growth of Telford's population; but concerned that this is for financial gain and not to fulfil its legal obligations
- Section 106 Agreement is required to provide local community benefits
- Proposal should be amended with waste delivered via pipelines rather than vehicles

PLANNING CONSIDERATIONS:
The principle of development on the area of land to the west of the existing Sewage Treatment Works has been agreed in the previous planning

permission TWC/2010/0772; and construction of the approved access road has commenced on site. The Sewage Treatment Works at Rushmoor are well established and expansion is required to meet the growing population of Telford & Wrekin.

The development that is subject of this minor material amendment is predominantly located within the existing Sewage Treatment Works site or in similar positions to the development on the plan approved under TWC/2010/0772. The amendments have been proposed following a further detailed design phase by Severn Trent Water Ltd after receiving planning permission.

The new access road has been altered slightly and realigned. The site entrance is unchanged and has been designed to provide requisite visibility splays, to Highways approval, subject to conditions. The access road has a narrower section and the weighbridge has been repositioned. A new spur has been added to the north of the access road to link up with the existing internal roads and the chemical dosing rig (which is permitted development). This new spur to the access road has required the slight repositioning of the ASP control enclosure and ASP transformer; although they are in a similar location and the scale and appearance are unchanged. These amendments to the approved plan are considered acceptable.

Whilst a new spur to the access road has been added; the new internal roads that were shown on the approved plan have been omitted, enabling existing trees to be retained. The alterations to the new access road and the internal road layout are considered acceptable.

Lighting is proposed along the access road, with the addition of one lighting column measuring 5 metres at the entrance gates and 14 bollards measuring 0.9m in height at intervals along the access road into the site. A CCTV camera on a 4 metre high pole is also proposed within the fence boundary close to the entrance gates to the southwest of the access road.

Concerns raised by Wrockwardine Parish Council and local residents in regard to the lighting of the access road and the context of the area are noted. Policy CS7 of the Core Strategy states that development in the open countryside must be strictly controlled, and there is currently no street lighting in this location. The Agent has advised that the lights are required to ensure the safety of employees and visitors to the Sewage Treatment Works, and that there is an existing lighting column measuring approx. 4m in height which is located at the original entrance, although this is currently not used, with a further 2 lighting columns on the rear service road to the properties in Rushmoor. The Agent states that the proposed lights can be set on a timer to switch off between 2100 and 0500 hours; and will not enable longer hours of operation. The Applicant would wish to include an override switch to allow lighting to be switched on for callout access.

Officers consider the new access road and the lights would be partly screened by existing and proposed landscaping, including the bund to the south. The

specification of the lighting column states there is low light pollution, and in discussion with Environmental Health, a condition would be required to ensure that the light on the lighting column is positioned to avoid dispersal beyond the site. The bollards by reason of their height and siting will not be overly prominent beyond the boundary of the site. The lights would not be on continuously through the night. On balance, it is considered that the lights are acceptable in this location and will not have a significant detrimental impact on residential amenity or the character of the village and the rural area. With regard to the impact of lighting on local wildlife, the Council's Ecologist has raised no objection to the proposal. The proposed hours of lighting could be dealt with by condition.

The swale is required to attenuate flows of surface water drainage to prevent flooding. It has been designed so that in the event of any contaminants from the site, these can be contained in the swale, to prevent pollution of the aquifer and the adjacent watercourse (the River Tern, which is some 100 metres to the west of the application site). This is required by the Environment Agency. The Council's Drainage Engineer has been involved in pre-application discussions. The Environment Agency and Drainage Engineers are both satisfied with the proposal.

The swale is located closer to the highway than the other development on site; however it is principally an area that has been excavated for surface water drainage and therefore does not appear to be overly prominent in the area. Whilst trees to the north have been removed, the swale will not have a detrimental impact on adjacent residential properties in Rushmoor or the character of the area.

The profile of the landscape bund has altered slightly on the proposed plan, but remains in a similar position to the previous approved plan, in order to screen the new development, located tightly along the boundary of the access road and fencing. In addition existing planting is now to be retained following amendments to the internal roads. The Agent has clarified in additional information the trees that shall be removed to accommodate the development as approved under TWC/2010/0772 and the line of trees to the south of the new access road to be retained. It is considered that the retention of these trees combined with the bund, which is under construction and has not yet been landscaped with the agreed tree and plant species will provide appropriate screening and preserve the character and appearance of the area.

Officers do not consider that the Applicant must enter into a Section 106 Agreement as it is considered that the addition of the landscape bund and the retention of trees will be appropriate to mitigate the loss of some of the trees and hedgerows. The position of the bund ensures much of the existing open land would be retained. Furthermore, this application seeks a minor material amendment to an approved scheme, which was not subject of a S106, as officers did not consider it to be appropriate in that instance.

In response to other concerns raised by Wrockwardine Parish Council and local residents, Telford & Wrekin does not have any Green Belt land and land designated as Green Network is located within the urban areas of Telford. Under national and local planning policies, development in the rural area and particularly in the open countryside will be strictly controlled. It must be reiterated that this application is a minor material amendment to the approved plans, and that the principle of development within the existing Sewage Treatment Works and on the adjacent land has already been established. It is considered that the proposal will not have a detrimental impact on the character and appearance of the rural area or the amenities of nearby residential properties in Allscott and Rushmoor. Furthermore, it is considered that the proposal will not adversely affect local businesses in the area.

In conclusion, the principle of development has been agreed by previous planning permission and the proposed amendments to the approved plan subject of TWC/2010/0772 are considered acceptable and appropriate in the context of the existing Rushmoor Sewage Treatment Works and the area to enable Severn Trent Water to provide the required sewerage services for the increasing population of the area. The proposed amendments are appropriate in terms of the scale and design, in keeping with existing development within the Sewage Treatment Works and will not be overly prominent in the area, with suitable landscaping. The character and appearance of the rural area will not be significantly altered. The proposal will not have a significant detrimental impact on adjoining residential amenities in Allscott or Rushmoor, through the addition of the landscaping bund between the development and existing properties in Allscott and retention of other trees. The amendments to the new vehicular access are considered acceptable and appropriate conditions shall be imposed to ensure there is no dispersal from proposed lighting. Accordingly the proposal complies with national and local planning policy.

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

1.	A04	Time limit
2.	C13	Parking, loading, unloading
3.	C38	Development in accordance with deposited plans
4.	Ccustom	Landscaping scheme to be implemented in accordance with details
5.	Ccustom	Highways – vehicular access and visibility splays
6.	Ccustom	Mitigation measures in Protected Species Report to be followed
7.	Ccustom	Recommendations in Noise Survey to be followed
8.	Dcustom	Lighting shall be positioned to limit dispersal and shall be switched off between 2100 and 0500, except for callout access
9.	Dcustom	Highways – once new access in use, other access shall be used only in emergency and not daily operational traffic

REASON FOR APPROVAL:

The proposed amendments to the approved plan subject of TWC/2010/0772 are considered acceptable and appropriate in the context of the existing Rushmoor Sewage Treatment Works and the area to enable Severn Trent Water to provide the required sewerage services for the increasing population of the area. The proposed amendments are appropriate in terms of the scale and design, in keeping with existing development within the Sewage Treatment Works and will not be overly prominent in the area, with suitable landscaping. The character and appearance of the rural area will not be significantly altered. The proposal will not have a significant detrimental impact on adjoining residential amenities through the addition of the landscaping bund between the development and existing properties in Allscott and retention of other trees. The amendments to the new vehicular access are considered acceptable and appropriate conditions shall be imposed to ensure there is no dispersal from proposed lighting.

TWC/2012/0008 Southwater, Telford Shopping Centre, Telford, Shropshire. Demolition of existing buildings and the redevelopment of the site to provide a hotel, cinema, class A3/A4 floorspace, multi storey car park, class A1/A2/A3/B1 unit within the multi storey car park, replacement surface cark park, public realm improvements and associated works including highway works

APPLICANT

RECEIVED
04/01/2012

PARISH
Great Dawley, Hollinswood and Randlay, Lawley and Overdale

WARD
Lawley and Overdale, Malinslee, The Nedge

OBJECTIONS RECEIVED: No.

MAIN ISSUES:
Regeneration, impacts on Town Centre, scale, mass and design, and public realm and landscape.

THE PROPOSAL:
The application is for the demolition of existing buildings (library and fairshare) and redevelopment of site to provide:

- 11 screen cinema,
- 82 bed hotel,
- Three class A3/4 units of 372. sq.m.
- Four class A3/A4 units of 325 sq.m.
- A Multi storey car park (MSCP) providing 604 spaces
- A new class A1/A2/A3/B1 of 186 sq.m. within the MSCP
- Replacement surface level car park
- Public realm improvements, and
- Associated highway works.

A new library is proposed elsewhere within Southwater as part of the new community focussed building (Community Hub). A temporary library is to be provided for the period between demolition of the existing library and the expected opening of the Community Hub and library facility in 2014.

The Cinema (Cineworld Operator) and four class A3/A4 retail units will be located in the five storey block to the southwest of site, on western side of Southwater Square. The hotel (Premier Inn operator) and three Class A3/A4 units will be located on the eastern side of Southwater Square, again a five storey building. The Cinema and Hotel are proposing to connect to a district heating system (Combined Heat and power energy centre) to provide a sustainable source of heating and hot water. This energy centre is being undertaken by Telford and Wrekin Council and forms part of the proposals to refurbish the Ice rink and subject to a separate application.

A shared surface ‘Main Street’ is proposed to run through the centre of the site. This is accessible to service and emergency vehicles only, although the

route is designed to accommodated bus services on a one way basis, east to west with access of St Quentin's Gate and egress onto Southwater Way. This 'Main Street' will provide servicing access to the hotel, cinema and ancillary uses.

The proposal includes a new pedestrian and cyclist access to Southwater on the northern boundary of site between the shopping centre bridge and the proposed Multi storey car park.

The 8 level Multi Storey Car Park is to be located to the north of the site adjacent to Coach Central with access/egress via a left in and left/right out arrangement. The facility is to provide a total of 604 spaces, including 25 disabled spaces and 12 parent/child spaces, 10 motor cycle spaces and 26 cycle spaces. The structure also includes one/two flexible use units which fronts Southwater Square, and management office space within the building. This aspect of the proposal takes account of the proposed infrastructure changes to the Box Road. As part of these proposals, Coach Central is to be downgraded to Urban Street Design including a 20mph speed limit.

A replacement surface car park is to be located between the MSCP and Meeting Point House comprising of 27 spaces including 2 disabled spaces to service Meeting Point House.

BACKGROUND:
Outline planning permission was granted for a mixed use development on the wider Southwater Masterplan Area in June 2010. The application site is located within the north-western area of the wider Southwater area. The masterplan agreed on the outline application split the area into 12 Development Zones with a specified mix of uses within each zone and parameters for maximum building sizes in terms of footprint and height.

The application site includes land within zones 1, 2 and 5 of the masterplan. As the design of the scheme has progressed, there have been a number of modifications made to the layout, land use and design principles from that detailed and approved at outline stage, due to policy changes with the adoption of CTAAP and following market testing to ensure deliverability of the scheme. Whilst the design, and land uses are broadly in accordance with the overall masterplan, the proposal does not conform to the parameters plan agreed at outline. The main changes are the location of the land uses. All the proposed uses, cinema, hotel, multi storey car park, retail units and restaurants and bars formed part of the land uses within the masterplan. However, the cinema, hotel and multi storey car park have been relocated. Therefore, this proposal needs to be considered as a full planning application.

<u>Key differences</u>

- Relocation of Multi storey car park (MSCP) from Southwater Square to a new site adjacent to Coach Central
- Relocation of cinema to former MSCP plot on Southwater Square
- Modification of proposed mixed use building (within zone 2) to a hotel

- Modification of north-south axis to strengthen links between town centre core and Telford Town Park
- Creation of a more regular, rectangular Southwater Square, well enclosed by buildings and direct links to Southwater Lake, and more traditional street arrangements.
- Modifications to access arrangements to reflect changes to building forms.

This application is the first of three to be submitted this year for the Southwater scheme. The second full application for the extension and refurbishment of the ice rink, new play barn and new restaurant at frontage of the bingo hall has recently been submitted and is under going consideration (Application reference TWC/2012/0085).

The third detailed application which is due for submission in March is for a community focussed building (the Community Hub) and will comprise a replacement Library, the Council's First Point facility, tourist information point and bars/restaurants. The scheme will also include public realm and landscaping works to create Southwater Lake, Main Street and International Square.

SITE AND SURROUNDINGS:

The application site is 1.97 hectares and is located in central Telford, south of Telford shopping centre. The site is designated as the Town Centre Character Area within the Central Telford Area Action Plan (CTAAP). The site is currently occupied by the Town Centre Library, Fairshare Building and a surface pay and display car park with provision for 77 vehicles, and areas of open land, flat and grassed with pavements, which have been prepared for development in relation to the engineering application, which included the draining of Southwater Lake. There is a sloped land with significant tree coverage which lies between the Library and Coach Central/St Quentin Gate. The ground level difference is approx 7m with Coach Central set down in relation to the Southwater area.

The site lies within the Town Centre core. To the north of the site is the main shopping area, which is accessed through an enclosed bridge link, and also forms part of the shopping centre. The bus station is located to the North West of the site, further along Coach Central. Immediately to the east of the site is the existing Meeting Point House, bingo and bowling and ice rink facilities, beyond that is the recently extended Telford International Centre, (works undertaken in accordance with the outline masterplan). To the south of the site is the former Southwater lake which has been drained and engineering works have been undertaken, along with part of the site in preparation of development within Southwater; beyond that is Telford Town Park, with more formal garden, play facilities and new visitor centre as the closest facilities to the site. To the west are two substantial retail units, and the former Toybox crèche, (which was subject to an application for a new retail unit approved recently at Plans Board). Beyond these retail units is the Brown Elm surface car park.

Vehicle access to the site is gained from Coach Central and Southwater Way, via Malinslee roundabout. In addition there is pedestrian access along an east/west axis between TIC and Brown Elm Car Park. On the north/south axis, a pedestrian route follows between the shopping centre and Town Park, and is currently diverted around the engineering area.

RELEVANT PLANNING HISTORY:

W2009/0914 - Outline planning application with means of access (part) for a mixed use development comprising Offices and Civic offices (B1a/sui generis); 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, Outline Granted, 17/06/2010.

TWC/2010/0446 - 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, Full Granted, 28/10/2010.

TWC/2011/0037 - Provision of public realm improvements to facilitate a new main street, new public squares and access to include street furniture, CCTV, lighting, flagpoles, boundary treatments, landscape improvements and water features and associated and ancillary works, Full Granted, 10/03/2011.

PLANNING POLICY CONTEXT:
National Planning Guidance
PPS1 – Delivering Sustainable Development; sets out the Governments overarching planning policies on the delivery of sustainable development thought the planning system and complement other guidance. Sustainable development is a core principle underpinning planning, and is a simple idea of ensuring a better quality of life for everyone, now and for future generations.

Planning should facilitate and promote sustainable and inclusive urban development by:

- Making suitable land available
- Contributing to sustainable economic development

- Protecting and enhancing the natural and historic environment,
- Ensuring high quality design, and
- Ensuring development supports existing communities, with good access to jobs and key services.

It needs to be recognised that the economic development can deliver environmental and social benefits. The LPA needs to ensure that leisure and tourism proposals are in suitable locations so the economy can prosper, and provide for improved choice and competition, whilst actively promoting and facilitating good quality development.

Good design ensures attractive usable, durable and adaptable places and is a key element to achieving sustainable development. Good design should contribute positively to making places better for people. High quality and inclusive design with well planned public spaces will bring people together.

PPS4 - Planning for Sustainable Economic Growth – This main town centre uses which this PPS apply to include leisure and recreational uses such as cinemas, restaurants and bars. To help achieve sustainable economic growth development needs to promote the vitality and viability of town centres as important places for communities by new economic development of main town centre uses in existing centres, offering a wide range of services in an attractive and safe environment, competition between retailers and enhance customer choice and provide a sense of place and focus for community and civic activity.

Local Planning authorities should manage the evening and night time economy, by encouraging a diverse range of complementary uses which appeal to a wide range of age and social groups, making provision for activities such as cinemas, restaurants and bars.

With regards to parking provision, developments need to encourage access to development for those without use of a car and promote sustainable transport choices, including cycling and walking. Furthermore, the provision of adequate levels of good quality secure parking is needed to encourage investment and maintain town centre vitality and viability, whilst encouraging the shared use of parking.

PPS9 – Biodiversity and Geological Conservation
PPG13 - Transport
PPG14 – Development on unstable land
PPS23 - Planning and Pollution Control
PPG24 – Planning and Noise
PPS25 – Development and Flood Risk

Emerging national planning policy, draft National Planning Policy Framework: The application will need to be assessed against both Local and National Planning policies. Indeed at the national level, it is clear that the present Government intends to reform the planning system but in advance of these

reforms, there have been a number of Ministerial Statements that have been published that advocate a desire for “Growth”:

> *‘The Government’s top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government’s clear expectation is that the answer to development and growth should wherever possible be ‘yes’, except where this would comprise the key sustainable development principles set out in national planning policy.’*

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant (and consistent with their statutory obligations) authorities should:

- Consider fully the importance of national planning policies aimed at fostering economic growth and employment;
- Take into account the need to maintain a flexible and responsive supply of land;
- Consider the range of economic, environmental and social benefits of proposals including the long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies;
- Be sensitive to the fact that economies are subject to change; and
- Ensure that they do not impose unnecessary burdens on development.

Further Statements have been published since including the introduction of a “presumption in favour of sustainable development”. There is an inference that developments that accord with an up-to-date Development Plan should be approved while planning permission should also be granted where the plan is absent, silent, indeterminate, or where policies are out of date, unless the adverse impacts of permitting developments would significantly and demonstrably outweigh the benefits.

A Draft National Planning Policy Framework (NPPF) was issued in July 2011 with the intention that it will replace Planning Policy Statements; the NPPF echoes the Ministerial Statements described in the preceding two paragraphs. The NPPF advocates a “town centre first” approach to retail and leisure development and a requirement for planning applications for town centre uses to demonstrate a sequential approach to site selection, with town centre uses preferably being located within the town centre itself.

The Shropshire and Telford & Wrekin Joint Structure Plan 1996-2001 (adopted 2002)
This represents the strategic planning framework pending replacement by the LDF; it is however dated, but contains “saved” policies that are considered relevant to the consideration of this proposal. The Plan outlines a strategy that seeks to:

- Conserve resources and the environment by reducing reliance on car travel and length of journey, fostering bio-diversity and the conservation of natural resources

- Improve the quality of life by: protecting the natural and cultural assets of the area; improve employment prospects; and tackle levels of deprivation
- Achieve a sustainable environment by careful location of development; improve access and maximise use of previously developed land and existing infrastructure; and
- Foster a prosperous economy, support for the rural economy and encourage inward investment

The saved policy of relevance to this proposal includes:

- Policy 31 Sustainable Transport Strategy

The Wrekin Local Plan (1995-2006) – This Plan together with the above Structure Plan form part of the 'Development Plan' (along with the Core Strategy) The Structure and Local Plans however are becoming increasingly dated and they are currently being superseded by LDF documents. However the "saved" policies of the Local Plan (some 88 in total) will continue to have weight in the determination of planning applications for the timebeing.

Relevant Saved Wrekin Local Plan Policies
EH7 – Land Contamination
EH8 – Remedial Action on Contaminated Land
EH14 – Land Stability
UD2 – Design Criteria
UD4 – Landscape Design
UD5 – Public Art

Local Development Framework Core Strategy (CS)
Telford Core Strategy -The Core Strategy Development Plan Document (DPD) was adopted in December 2007 and is the key strategic LDF document that sets out the vision and spatial development strategy for the area and for subsequent DPDs to follow.

CS2 – Jobs
CS3 – Telford
CS4 – Central Telford
CS8 – Regeneration
CS9 – Accessibility and Social Inclusion
CS10 – Community Facilities
CS12 – Natural Environment
CS13 – Environmental Resources
CS14 – Cultural, Historic and Built Environment
CS15 – Urban Design

LDF Central Telford Area Action Plan:
TC1 – Town Centre Core
SA2 – Southwater
CT1 – Mixed Use
CT2 – Retail
CT3 – Employment

CT6a – Leisure, Culture and Tourism
CT6b – Establishing the Evening and Night time economy
CT6c – Managing the Evening and Night-time Economy
CT7 – Greyhound Link
CT8 – Box Road
CT9 – Other Highway Network Improvements
CT10 – Parking
CT12 – Public Transport
CT14 – Environmentally sustainable buildings
CT15 - Design
CT17 – Public Realm
CT18 – Storey Heights and Tall Buildings
CT19 – Biodiversity
CT20 – Landscaping
CT23 – Developer Contributions for Delivering Infrastructure

SPD Design for Community Safety.

CONSULTATION RESPONSES:

West Mercia Police: This proposal allows for the development of the Southwater site to include a hotel, cinema, multi story car park and associated retail premises. The most important part of any such development is the security of buildings and the safety of persons who are either employed within the development or are using it as a place to visit shop or pass through. I believe that the proposal for a new multi storey car park should be built to a standard as the community hub, so that it would achieve accreditation under the ACPO Park Mark Scheme. This would ensure that the car park facility will be built to a police approved standard whereby security measures will be put in place. This would give people using the facility added security for both themselves and their vehicles.

One of the most important aspects of car park security is to have unobstructed open surveillance. As far as possible this should be considered at an early stage, as should the installation of CCTV to protect persons and their vehicles. Advice on the ACPO Park Mark accreditation scheme can be found on the Secured by Design website. It is also important to ensure that the lighting layout within this proposal is carefully designed so as to not have 'dark' area's where would-be offenders could hide.

I am pleased that the Southwater development will be covered by a CCTV system that will both be recorded and monitored 24/7. This will go a long way to give reassurance & security to persons working within the new development and visitors alike.

The Council also has an obligation under section 17 of Crime and Disorder Act 1998 (as amended by Schedule 9 of the Police and Justice Act 2006), that places a duty to do all that you reasonably can to prevent crime and disorder in your area. I have been pleased to advise on this proposal. Upon completion it should enhance the local area and should also provide additional facilities. It

should have been completed to a high standard and therefore should not impact greatly on crime and disorder within the locality.

Planning Policy Section: The site is within the town centre boundary and in the CTAAP defined Town Centre Core and Primary Shopping Area. The site is allocated in CTAAP through Site Allocation 2 for mixed use development including leisure/recreation, cafes, restaurants, bars, hotels and community/civic uses. Policy TC1 promotes this area, The Town Centre Core, as the focus for mixed-use regeneration and Policy CT1 again reinforces the need for development proposals to demonstrate mixed-use development has been explored. Within Central Southwater, which includes the application site, proposals must demonstrate how they contribute towards mixed-use development, establishing an enlarged Southwater Square and improving connections to the Town Park, existing shopping area and surrounding area. Levels of retail development must be in line with Policy CT2 which apportions approximately 15,000 sq.m. within the Southwater element of the Primary Shopping Area.

The town centre location of the development site meets the aspirations of both the Development Plan (including the Wrekin Local Plan and Core Strategy) and PPS4 which promote the town centre first approach for mixed use development schemes such as this. The site is thus sequentially preferable.

In terms of accessibility the town centre location is ideal for this type of development providing the design of the scheme contributes to the creation of the strategic linkages as set out in CTAAP. In terms of Uses, the proposals are leisure focused in line with the allocation (SA2) for the site within CTAAP. The proposed uses support Policy CS14 of the Core Strategy which identifies the need to develop a 'cultural quarter' within Telford town centre to improve the night time economy. In addition, the supporting text to Policy CS9 of the Core Strategy recognises that leisure, sport and recreation infrastructure will be an important resource for the development of the town centre.

Additionally the proposed multi storey car park meets the requirements of CTAAP which requires new car parks comprising over 300 spaces to be provided in the form of a multi storey. CTAAP aims to establish an evening and night-time economy, through Policy CT6b, and the Southwater location is suitable for this as long as no leisure use creates an unacceptable impact on neighbouring uses. This development will introduce a lot more people into this area in the evening and it is essential this is managed effectively as set out in Policy CT6c. In terms of accessibility a travel plan is required as set out in Policy CT9, which this application presents.

Development must conform to the principles set out in the Design for Community Safety SPD and CTAAP Policies CT15 Design and CT17 Public Realm. Development proposals within Central Telford are also required to demonstrate their environmental sustainability as per the requirements of Policy CT14. Additionally the storey heights of buildings will be determined by

the requirements of Policy CT18. It appears the application addresses the requirements of the aforementioned policies.

Highways Section: no objections in principle subject to conditions and S106 contribution to comply with CTAAP. The contributions have become a familiar feature for developments coming forward within the town centre and are now based on a standard methodology in terms of calculations. The monies accruing from developments coming forward will be used to fund highway improvements within the town centre and the immediate strategic highway network. Conditions to include:

1) Full road/footway/cycleway construction details including longitudinal sections, materials, drainage, street lighting, and a satisfactory means of draining roads to an acceptable drainage outfall.
2) Parking facilities before use.
3) Timing of replacement surface car park
4) Details of the Travel Plan.

The multi-storey car park is intended to accommodate the immediate parking needs of the buildings, the subject of this permission, as well as the following phases of development. The parking calculation accompanying this submission is incorrect but will be able to accommodate this immediate development. It is accepted that there will be some overlap in the parking based on the proposed uses but this has not been quantified in this submission. It is requested that this addressed in any future submission.

The proposed development would generate 246 two way trips in the PM peak based on agreed trip rates. The CTAAP contribution is calculated at £1,740.37 per trip. Therefore the total CTAAP contribution for this proposal is £428,131.02. This will need to be secured by S106.

Monitoring of the Travel Plan(s) will require a contribution of £10,000. Again this will need to be secured by S106.

Highways Agency: No objection: As part of the previous outline consent the Agency negotiated a level of development which could be undertaken before triggering a requirement for specified mitigation works. This was secured via a condition. The total quantum of development for this application does not exceed the original schedule of development and therefore there are no objections to the proposal or requirements for mitigation. Given that there has been a change to the overall scheme and different phasing, the agency will continue to liaise on scheme and a new trigger point for highway improvements to the M54 will need to be agreed.

Hollinswood and Randlay Parish Council: The Parish Council supports the application, on the whole; however the Councillors, on behalf of local residents, cannot support the residential units near to the Holiday Inn / International Centre access. As far as we are aware, this area of land is not

suitable for residential use and should be removed from the application. There was also a request that everything possible should be done to minimise the nuisance to the local residential areas through the development process.
.

Lawley and Overdale Parish Council: Comment: Council are disappointed that the architectural design is lack-lustre and too clinical. Is this the vision we want to project? We feel there is a missed opportunity to build something of architectural merit - a building of substance

Great Dawley Parish Council: No objections.

Drainage – No object subject to standard condition

Shropshire Fire Service: No objections subject to informatives

Sustainability Officer (TWC): Commented on the Sustainable Energy Strategy – in the officer's opinion, this needs to reference and be accordance with the Central Telford Area Action Plan, especially in regards to policy CT14. In relation to the intention that the scheme will meet BREEAM 'Very Good' criteria for the scheme, the officer questions whether this is based on the inclusion of 'proposed' CHP scheme? This is not clear with the Sustainable Energy Strategy. If the CHP does not go ahead or the dynamics of the CHP are altered how would this change the BREEAM scoring?

Since these comments were made confirmation has been received that these issues have been adequately addressed in the sustainability addendum and that the proposal complies with policy CT14 and that the inclusion of the CHP is not critical to achieving the BREEAM 'very good' score.

Geotechnical Engineers: Retaining Walls: The plans show several significant changes in level through the site, incorporating large retaining walls some of which include basement structures. The design of the retaining walls must be submitted for approval by the LPA, supported by appropriate slope stability analysis prior to determination of any reserved matters application. Foundations: Due to the variable nature of the ground conditions and the nature of the proposed developments on the site it is likely that foundations will need to be designed taking in to account actual on site ground conditions including the depth of made ground and superficial material.

Ecology: A bat screening exercise has been carried out on the trees and buildings to be felled/demolished as part of the development. It confirmed that the trees have no bat roost potential and the buildings have low bat roost potential.

The Ecological Mitigation Strategy (EMS), which was prepared in response to Condition 15 of the outline planning consent, has begun to be implemented. A condition should be attached to this application to ensure that the EMS is carried out in full. In addition, Table 1 of the Ecological Statement identifies "further mitigation and enhancement measures which will be implemented as

the development progresses", e.g. installation of bat bricks/boxes within the cinema, hotel and MSCP, implementation of a sensitive lighting scheme, incorporation of planting within the public realm and the development and implantation of a Construction Environmental Management plan for each of the developments. These works can be secured through a condition.

PLANNING CONSIDERATIONS:

Principle of redevelopment:
The Core Strategy's long term development vision will see the transformation of Telford's centre into an 18 hour, seven days a week focal point for recreation, leisure, and cultural services and facilities. It will provide new jobs, new opportunities and new wealth, to transform the image and perceptions of Telford. This is supported by policy CS 4, which states that Central Telford area will be the main focus for major housing, employment, retail, recreation, leisure service and mixed development by creating more shops, offices, cafes and restaurants, sports, recreation and leisure. Accommodating a mix of uses to encourage people into the town at different times of night and day, making the area an easier, safer and more pleasant place to walk and reduce impact of the car and enhance the role of the Town Park is a key feature of this scheme and is fully compliant with Core Strategy policies.

The Central Telford Area Action Plan expands this vision and policies of the Core Strategy for the Town Centre, where the vision has been refined and bolstered so that the town centre and notably the Southwater area provides a vibrant, sustainable, commercial and cultural heart for the town that looks, feels and functions like an identifiable Town Centre, rather than the present indoor shopping centre focus.

The application site is a vital component to delivering this vision as it is located within the Town Centre core. Any scheme here is important to establishing a heart to the town – in terms of ambitions, it is clear that development is expected to be characterised by more intense, mixed use activity.

The proposal is for a mix of uses, cinema, hotel, shops, bars and restaurants and supported by a multi storey car park. The proposal is in accordance with the uses allocated within Policy SA2 of CTAAP. Specifically, developments at Central Southwater are expected to demonstrate that they will create an area of vibrant mixed uses, establish a high quality public square and improve visual and physical connections with the Town Park, Telford International Centre and existing shopping centre. The proposal includes the creation of a well defined Southwater Square with clear pedestrian links. These issues will be expanded further in later sections of this report.

The scale and quantum of development is in accordance with the outline masterplan for the large Southwater development which secured outline planning permission in June 2010. Moreover, this has satisfied the Highways Agency who supported the scheme at the outline stage provided development

had an upper cap on quantum of development being discharged onto the local highway network.

This proposal represents the redevelopment of a predominantly brownfield site, within an urban area, with good access to public transportation. The land is currently under utilised and the proposal provides the opportunity to create a vibrant mixed used scheme in accordance with PPS1

The town centre location of the development site meets the aspirations of both the Development Plan (including the Wrekin Local Plan and Core Strategy) and PPS4 which promote the town centre first approach for mixed use development schemes such as this. The site is most certainly sequentially preferable and a very obvious location for the uses proposed.

In terms of accessibility the town centre location is ideal for this type of development providing the design of the scheme contributes to the creation of the strategic linkages as set out in CTAAP. In terms of uses, the proposals are leisure focused in line with the allocation (SA2) for the site within CTAAP. The proposed uses support Policy CS14 of the Core Strategy which identifies the need to develop a 'cultural quarter' within Telford town centre to improve the night time economy. In addition, the supporting text to Policy CS9 of the Core Strategy recognises that leisure, sport and recreation infrastructure will be an important resource for the development of the town centre.

CTAAP aims to establish an evening and night-time economy, through Policy CT6b, and the Southwater location is suitable for this as long as no leisure use creates an unacceptable impact on neighbouring uses. This development will introduce a lot more people into this area in the evening and it is essential this is managed effectively as set out in Policy CT6c. Members will note the Police's views on this site. It is considered that the scheme has, as best it can, designed out the potential for crime. There is good surveillance from buildings, well integrated footway network with a well lit environment and protected by CCTV measures.

It is considered that the principle of redevelopment of this site for a mixed use centre is in accordance with planning policies and guidance in PPS1 and 4, the Wrekin Local Plan, Core Strategy and CTAAP.

Layout, scale and design:
The main change from the Masterplan is the movement of the MSCP to the north of the site adjacent to Coach Central. This change allows for more active frontages to be created within Southwater, which helps address the square and streets.

MSPC: The MSPC is over 8 levels and exploits the existing ground level differences of approx 7m between Coach Central and Southwater. The new building is a maximum of 177.7m. To get an understanding of the scale, approximately the first four levels of the structure would be to the height of the top of the existing bridge link which forms part of the shopping centre and links the centre with Southwater, when viewed from Coach Central.

The form of the building is largely rectangular, and includes an external staircase to link Southwater Square and Coach Central. This link is 3m wide to give sufficient footway width and sufficient public realm presence and incorporates planted areas to soften the effect. In addition the building has a glazed element along the footway and stepped areas to ensure overlooking and provide security for this link. The vehicular entrance and exit are located on the northern elevation off Coach Central. The lower levels of the building are solid brick, with the upper levels in attractive modern aluminium mesh in rotated panels, which follow the rise and fall of the slopes so that natural light can enter the structure and provide opportunities for attractive night-time lighting onto the building façade which will give differences in appearance between night and day times. The aluminium palette of materials is designed to create the impression of a wave across the façade, which helps considerably to break up the mass of the building.

Within Southwater Square the MSPC building has one or two retail units and a pedestrian entrance, at ground level (equivalent to level 3 within the structure) with a continuation of the solid brick at this level and then four storeys of mesh material building above. Officers are happy that the design from Southwater Square is acceptable now that a retail unit has been incorporated at (Southwater) ground level (level 3).

It should also be noted that the building has been designed on the assumption that it can be extended at a future date if required and could accommodate a further 450 car parking space. Any such expansion would be subject to appropriate planning approval.

It is considered that the scale, mass and design of the proposed multi storey car park is acceptable and assists to create an attractive and distinctive place, with the use of contemporary architecture and well connected spaces. Is well integrated and preserves active frontages in important elevations and therefore complies with CTAAP policies CT15 and CT10, and CS15 of the Core Strategy and UD2 of the Wrekin Local Plan.

Cinema: The cinema building contains entrance and lobby along with four A3 restaurant uses on the ground floor, each with covered terraces onto Southwater Square. The first floor contains the 11 cinema auditorium. There is a service area to the south west of the building accessed of Southwater Way. The cinema building overhangs the pedestrian area to create a colonnade feature; this helps break up the bulky mass of the building to create a pedestrian friendly street scene, which interacts well with the public realm by providing covered areas for seating.

Hotel: The hotel is an L-shaped building located on the north east corner of Southwater Square. The ground floor is divided between the public access to the hotel and the commercial retail and restaurant units, these units have covered terraces onto Southwater Square. The three floors above contain 82 bed rooms and a restaurant on the first floor. The fifth floor includes the plant rooms on the roof. The plant on the roof of the hotel is well screened by a

curved roof feature to minimise the visual impact, and create a feature on this landmark building.

Both the hotel and cinema buildings are contemporary, high quality architectural solutions. The appearance is informed by the form and function of the buildings and the interaction with the adjacent public realm. The cinema has three distinct areas, a central simple box with distinctive signage, with the ground floor divided by supporting columns, either side of this box are two wings, which are of simple form. The materials to both buildings are brick and glass to be in keeping with the contemporary design.

In conclusion, the development creates a vibrant mixed use area, with an appropriate density of development. The design and appearance of the development is in keeping with Policy CT15 of CTAAP, as it creates an attractive, distinctive and recognisable place within the Town Centre. The use of high quality and contemporary materials and architecture, is fit for purpose and officers consider that they are attractive and create attractive and well connected streets and squares. Moreover, the building heights create a distinctive appearance and skyline, which create a clear and recognisable Town Centre, in accordance with policy CT18 of CTAAP. The proposed development will help support the Council's ambitions to create a "rich cultural fabric" through the creation of a vibrant quarter and night time economy in Telford Town Centre. In addition, the design assists in creating and sustaining safe places, which strengthen local identity and is likely to have a positive influence on the local environment in accordance with policies CS14 and CS15 of the Core Strategy and UD2 of the Wrekin Local Plan and guidance in SPD Design for Community Safety.

Public realm and landscaping:
Development must conform to the principles set out in the CT17 Public Realm. Following the grant of outline planning permission for the Southwater Masterplan, there was a full application submitted for the public realm works to create Southwater Square, and Lake together with the introduction of a 'Main Street'. A part of the ongoing review of the proposals, and given the changes to the locations of building and associated uses, it was considered appropriate to review the design of the public realm and landscaping. A design guide was drafted to accord with the Council's vision to create a contemporary, flexible and functional urban space at the heart of Southwater, with accessibility for all users and robust palette of materials which are contemporary, high quality and low maintenance, to create a suitable transition to the Town Park.

This proposal seeks to retain the design principles stated in the supporting documents for the previous applications. The principle change is the reconfiguration of Southwater Square. The form and layout has been updated from a triangular form to a rectangular form to reflect the change in focus of the public space and adjacent building uses.

The new proposed space creates a clear street and square relationship, provides a more usable events space. 'Market Street' creates a clear link from

the existing shopping centre and new MSCP to the new Southwater Square. The ground level restaurants and bars in both the cinema and hotel will create an active frontage and lively square. The overhanging nature of the cinema also creates a covered terrace to part of the street.

Southwater Square itself is a square within a square, which will create a flexible space with a shared surface that can accommodate one-way vehicular traffic, which is restricted to public transport, taxis and servicing requirements, but also capable of accommodating small local events and major gatherings on special occasion. This differential in uses of spaces is to be defined through the use of materials.

The majority of the site is either buildings or land already cleared and prepared for development. The north of the site has a substantial tree lined slope; these trees will need to be removed to accommodate the new MSCP. The proposal includes replacement trees with street trees along 'Market Street' to provide a visual and physical link to Town Park.

The scheme has been designed around pedestrian movements, to ensure safe and easy access, with clearly defined links to surrounding uses. In terms of night time atmosphere, the development incorporates good quality lighting to create an interesting and dynamic night scene. The 'fish scale' cladding on the cinema, will glow at night, and the hotel will project a lot of light onto the terrace and square, therefore creating an active and safe night time environment. A safe and convenient public space will be achieved.

A landscape management plan is being prepared for the wider Southwater area, to ensure effective management; the applicants are preparing to submit this with the Southwater community hub application. A condition on this application is considered sufficient to ensure that long term management is undertaken and the scheme accords with policy CT20 of CTAAP.

In conclusion it is considered that the design of the public realm conforms with policies CT17, CT19, CT6c of CTAAP, policy CS9 of the core strategy, policy UD2 of the Wrekin Local Plan and guidance in SPD Design for Community Safety, by supporting pedestrian priority streets, providing attractive streets and spaces which are integral of the development design, of good high quality, with good lighting and public art.

<u>Highways:</u>
The proposal includes the creation of a 604 space multi storey car park. The proposed car park is in accordance with Policy CT10 of CTAAP, in that car parks with excess of 300 spaces will be in multi storey form. A parking accumulation exercise has been undertaken to ensure that the proposed multi storey car park will meet the needs required by the scale of the proposed development. The Council's Highways Engineer is satisfied that this level of parking provision is acceptable for the amount of development proposed by this scheme; however, the parking calculation accompanying this submission is slightly confusing and an independent exercise has been undertaken to verify the adequacy of parking proposed. This issue will need further review

in future phases. However, this is not considered to be an impediment to approval as the matter can be subject to ongoing monitoring and review and adequately dealt with in future phases as developments come forward. It is therefore considered that the parking and cycle standards contained within Policy CT10 of CTAAP have been complied with.

A traffic impact assessment has been undertaken, the results show that the junctions will operate within acceptable levels for the first year and some improvement schemes may be necessary to enable the highway network to operate with the planned committed development traffic. The development will only have a slight impact on the highway network. This level of impact is confirmed by the Highways Agency who has no objection to this scale of development, confirming that it is well within the quantum of development envisaged for Southwater in the outline permission.

The application site clearly has good links to the existing bus station and long term access to public transport will be further improved, with bus routes proposed to use Main Street, which runs through Southwater Square. The proposal is therefore considered to conform with policy CT12 as the scheme includes measures to improve bus journey times and additional bus stops.

The site also has good pedestrian access east-west and improved north-south access with a new proposed link to Coach Central. The proposal is therefore considered to conform to CT13 of CTAAP, with improved access to and form the Town Centre and a high quality pedestrian and cycle network are to be created. The proposed development within the public realm and multi storey car park includes the creation of secure cycle parking to conform to policy CT13 of CTAAP.

In terms of accessibility a travel plan is required as set out in Policy CT9, which this application presents and the continued monitoring of this Plan can be achieved through a planning obligation.

Sustainability:
The application is supported by a Sustainable Energy Strategy; however the Councils Sustainability Officer has raised some issues with this report relating to the lack of reference the Central Telford Area Action Plan, especially in regards to policy CT14 and how the proposal has developed with regards to this policy. Furthermore, the BREEAM ‘Very Good’ criteria for the scheme, appears to be based upon the inclusion of ‘proposed’ CHP scheme. If the CHP does not go ahead or the dynamics of the CHP are altered this would change the BREEAM scoring.

The applicants have prepared a sustainability addendum, which confirms that the proposal complies with policy CT14, in that this is non-residential development in excess of 1000 sq.m. and will achieve BREEAM ‘very good’ standard. Furthermore, the inclusion of the CHP is not critical to achieving the BREEAM ‘very good’ score.

Officers are satisfied that the development proposal demonstrates environmental sustainability as per the requirements of Policy CT14.

Ground Conditions:
A geotechnical inspection report was undertaken as part of the engineering works application (TWC/2010/0446). This identified no significant levels of contamination and reported no mining activities close to the site. The site is subject to a cut and fill exercise, as part of the engineering/enabling works application.

The Council's Geotechnical officer has raised no concerns with the proposed works; however given the sloping nature of part of the site the MSCP structure incorporates significant retaining wall and retaining basement structures. Details of these retaining walls, and slope stability analysis are required to ensure ground stability issues are adequately addressed. Furthermore, as the site will be subject to a cut and fill exercise, it is necessary to agree foundation detail to take account of actual on-site ground conditions and depth of made-up ground. Both of these issues can be adequately addressed through the imposition of appropriate conditions, which will ensure that the development complies with policies EH14 in the Wrekin Local Plan and CS13 in the Core Strategy.

Drainage:
The site is classified within Flood Zone 1 and PPS25 states that there is no restriction on the types of development that can occur within this zone.

The enabling works included a drainage solution for the wider Southwater area and the drainage solution for this development will be implemented in accordance with the 'as built' drainage. This means there is no individual attenuation within each plot, but an overall attenuation scheme. The Council's Drainage Engineer has no objections to the proposal, subject to a condition for details of the drainage connections to the as-built solution. The development is therefore considered to comply with guidance in PPS25 and policy CS13 in the Core Strategy.

Ecology:
Following extensive ecological surveys as part of the outline planning submission for the wider Southwater Masterplan, it was identified there was a need for an Ecological Mitigation Strategy. This was conditioned and details supplied and agreed in November 2011.

The Strategy established guiding principles for appropriate mitigation and enhancement in relation to each development Zone, as identified in the outline consent. This work included the identification of specific impact and appropriate on and off site measures for implementation to mitigate and provide enhancement. Many of the mitigation recommendations have been triggered by the commencement of the engineering works application which resulted in the loss of many trees and including the draining of Southwater Lake. The mitigation to off-set this impact has already been implemented.

This application is accompanied by an Ecological Statement to summaries the mitigation which has already occurred and details of how the specific design of the proposals have considered opportunities for enhancement.

For prudence, up to date bat screening and investigation has been carried out, which confirms the site in terms of buildings or trees has little opportunity for roosting bats. However, works for tree removal will need to occur outside of bird nesting season. Demolition works are therefore going to occur under unlicensed methodology, however timing will be such to minimise any potential disruption to ecology.

The statement concludes that the proposed development is in accordance the overarching Ecological Mitigation Strategy for Southwater and that the following mitigation is necessary for these proposed works:

- Installation of bat bricks/ boxes within the cinema, hotel and MSPC
- The implementation of sensitive lighting scheme for buildings and public spaces
- Incorporation of planting within public realm to provide bird and bat nesting habitat and increase foraging and connectivity.
- The development and implementation of a Construction Environmental Management Plan.

The Council's Ecology team are satisfied with this level of mitigation for this proposal and this commitment can be secured through an appropriate condition. The proposal is therefore considered to comply with policy CT19 of CTAAP and guidance in PPS9.

Noise:
The Council's Environmental Health team previously developed a noise model for Southwater and require that data from each individual developments coming forward should be inputted into the overall noise model. A noise assessment has been undertaken to support the application, which concludes that the proposed development will not have an adverse impact on the amenity of local residents. There are no properties within the vicinity of the site which will experience noise levels of 68 dB(A) or above. It is acknowledged that in the future there might be some noise increase, however, this is negligible and within acceptable tolerances.

To ensure that the completed development cumulatively is acceptable, all tenants will be provided with noise limiting criteria for operational noise break out and plant noise emissions. Officers consider that the development is therefore in compliance with policy CT6b of CTAAP, which requires leisure uses to not create an unacceptable impact on neighbouring uses.

The proposal will result in changes and increases in traffic follow. It is considered that the less than10% change in the opening year of development will have a negligible impact.

During the construction and demolition phases there will be temporary issues with noise and vibrations, however, these are not sufficient to warrant refusal of a scheme and can be minimised through careful mitigation, including

- Selection of working methods and programme
- Positioning equipment behind physical barriers
- Restricting hours of site operation, and
- Using regularly maintained and silenced equipment

Officers consider that this level of mitigation of the demolition and construction phase is acceptable and can be controlled though a suitable condition. It is therefore concluded that the proposal is in compliance with guidance in PPG24.

Air Quality:
The application is accompanied by an air quality assessment, which has considered the impacts on air quality from the creation of increased traffic and pollution from the construction activities.

Existing conditions within the study area show good air quality, well below the air quality objectives. There are no industrial or waste management sources within 1km of the site. The operational impacts of the development will not impact on air quality, and the scheme produces only small increases in traffic volumes, which result in an imperceptible increase in concentrations of nitrogen oxide and therefore impacts will be negligible.

Officers considered that as the overall air quality impacts of the proposed development are insignificant, there are no requirements for mitigation for finished development. However, during the construction phases it will be necessary to impose a condition to minimise dust emissions. The development is therefore considered to comply with the policy requirements of CS13 of the Core Strategy and guidance in PPS23.

Lighting:

The lighting assessment details the proposed lighting for the MSCP and surface car park, which will include anti vandal light fittings. The top deck lighting for the MSCP will be suitably located to ensure no direct glare beyond the car park area. The lighting strategy for the car parks accords with policy CS9, which requires proposals to increase safety and address issues of crime and fear of crime through design and lighting.

The cinema and hotel buildings have been designed to create a dynamic night-time scene, with the use of lighting. The internal lighting of the cinema will glow through the ‘fish scale’ metal cladding to create visual interest. The buildings are complemented by up lighters to ensure entrances are well lit and create a safe environment. The street lighting has been designed to minimise

light pollution to have regards to impacts on biodiversity in the area and will regard to the sensitive location adjacent to the Town Park.

Officers therefore conclude that the lighting scheme for the cinema, hotel and public realm is appropriate to create a safe and active night time environment, whilst minimising the impact on neighbouring properties and biodiversity and is in accordance with policies CT17, CT6b, CT6c and CT20 of CTAAP.

Residential Amenity:
Hollinswood and Randlay Parish Council support the application, on the whole; however the Councillors, on behalf of local residents, cannot support the proposed residential units near to the Holiday Inn / International Centre access. In response this appears to be a misunderstanding of the scope of this application, which is only for a cinema, hotel and MSCP along with bars and restaurants. The proposal does not include any housing.

The Parish Council also made a request that everything possible should be done to minimise the nuisance to the local residential areas through the development process. The nearest existing residential properties in Hollinswood are in excess of 200m from the MSCP. The nearest proposed residential development is within zone 6 which is approximately 165m from the proposed hotel. It is considered that these distances along with other controls mentioned below are sufficient to control issues of noise and disturbance and protect residential amenity.

During the construction phase, the development can be controlled through the use of planning conditions on hours of operation, location of plant etc and the developers being part of the considerate constructer's scheme. During the operation of the development, all the uses will need to comply with a development wide noise model, which is controlled through conditions and occupiers of all the units will need to agree hours of operation, again through conditions to ensure no adverse impact on residential amenity.

Planning Obligations:

Policy CT23 of CTAAP requires development proposal in Central Telford to provide for the delivery of infrastructure which arises from the new development, including both site related and strategic demands.

This proposal will result in an increase in traffic movements and will be required to contribute to a series of highways improvements. The contribution is based on the number of new trip generated by the development. For this proposal a contribution of £428,131.02 is required. The development also includes a travel plan and there is a requirement for a financial contribution of £10,000 to monitor this in the future.

A contribution is also required to monitor the financial and planning implications which arise from the proposed development of £15,000.

The policy also considers other issues such as public realm and art, which would be relevant to this scale and type of development, however, this is being provided as part of the Community Hub proposal so a financial contribution is not required as part of this development. This is acceptable.

The proposal is therefore considered to be in compliance with policy CT23 of CTAAP. As the land owner for the site is the Council, the Council cannot enter into a Section 106 agreement (mechanism for securing planning obligations) with itself, so a memorandum of understanding is undertaken to secure obligations and if the land is sold, a clause in the sale will require the new developer to enter into a S106 agreement, if financial contributions have not been met as part of the sale proceeds.

Economic and regeneration benefits:
The redevelopment of Southwater represents a substantial construction cost, which will aid regeneration and bring further investment to the area. It creates a much needed leisure hub, and will greatly improve the night-time economy with the Town centre in accordance with the Council's overall vision for the Town. The proposal includes the creation of Southwater Square as a focal point for day and night-time activities. This new public realm is a clearly defined pedestrian priority route to assist in the integration of this area with the existing shopping centre and bus station. The design of the building and public realm is high quality and inclusive, which will improve the character and quality of the area.

The development represents significant economic development for the area and will lead to some 255 new direct jobs for the local area, as well as supporting the construction industry during the development.

The proposal will result in a significant increase in customer choice for eating and drinking, and provide more opportunities for activities within Telford during the evening, which is currently the biggest issue with the function of the existing Town Centre. The increased night-time and leisure opportunities is welcomed by the public as evidenced by responses to public exhibitions on the proposals and included in the statement of community involvement.

This sustainable development is considered to accord with the underling principles of the emerging government guidance in the draft National Planning Policy Framework, which urges local planning authorities to 'attach significant weight to the benefits of economic growth'

Conclusion:
The principle of development of this site was established by the outline master plan for the wider Southwater area, which was granted in June 2010 for mixed use development, including leisure uses and public realm. Whilst this scheme has resulted in a change to the location of land uses from areas agreed at the outline stage, the quantum of development has not changed nor the guiding principles to develop the site. It was always envisaged and accepted by officers that the basics of the outline permission would adapt. Although there

was flexibility in-built into the outline permission to accept changes that better reflected changing economic conditions, the development zones contained parameters and quantum of development envisaged for each zone. However the proposals as submitted meet the aspirations and vision for Southwater and there is no planning requirement or merit in strictly adhering to the original outline permission.

The proposal will deliver much needed leisure uses, which are currently lacking within the Town Centre and will improve the night-time economy, in line with policies within CTAAP. In addition to meeting policy requirements the development will bring regeneration benefits through the redevelopment of this underutilised brownfield site, employment benefits, sustainability benefits and customer benefits through increased choice and competition.

The proposed redevelopment has been fully considered and assessed to be in accordance with guidance in PPS4, the RSS, the Core Strategy policies and Wrekin Local Plan policies. Moreover the proposal will meet the aspirations contained in the Draft National Planning Policy Framework.

The proposed buildings are of suitable scale, mass and design, which respects and responds positively to the site context and surrounding environment and meets the Urban Design policies contained within the adopted Wrekin Local Plan and Core Strategy. The site layout creates and reinforces pedestrian linkages to produce a safe and secure environment in accordance with the urban design policies in the Core Strategy and Wrekin Local Plan. The traffic movements generated by the development can be accommodated without detriment to the highway safety. The layout also provides adequate car parking and bike storage provision, and to support sustainable modes of transportation to the site. A financial contribution is necessary to support long term objectives of highways improvements in the CTAAP area.

The development includes the creation of new public realm to complement the new buildings and create links. This includes tree planting and landscaping. Issues of ground conditions, flooding, drainage, ecology, noise and pollution have been fully assessed and it is considered that any impacts can be adequately mitigated through the imposition of suitable conditions. The proposal creates a demand for additional off-site requirements, which can be adequately mitigated through planning obligation contributions.

RECOMMENDATION:
That subject to the Council as landowner agreeing that the land will be bound by the obligations in respect of the provision of a sum of monies comprising a contribution of £428,131 for highway works, £10,000 for Travel Plan monitoring, £15,000 for planning/financial monitoring GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 Time Limit Full
2. B10 Details of materials
3. B12 Samples brick panel of materials

4.	B19	Details of windows and doors
5.	B30	Means of access
6.	B49Custom	Timing of replacement surface car park
7.	B45	Travel Plan
8.	B59Custom	Foundation details
9.	B59Custom	Retaining walls
10.	B62	Surface water drainage – amended
11.	B87	Fume extraction for A3, A4 and A5 uses
12.	B123	Landscaping to be Phased
13.	B121	Landscape Design
14.	B126	Landscape Management Plan
15.	B130	Trees- Protective Fencing
16.	B150	Site Environmental Management Plan
17.	C13	Parking, loading, unloading and turning
18.	C38	Development in accordance with deposited plans
19.	C91	Work in accordance with ecological survey
20.	CCustom	Development to accord with Southwater noise model
21.	D11	Hours of work general

Informatives

I06	Section 106 agreement
I35	Definition of development
I22	Protected Species
I25a	Nesting Birds (pre-construction)
I25f	Replacement planting
I25g	Enhancement planting
I25n	Lighting
I32	Fire Authority
I40	Conditions
I41	Reason for grant of permission

REASON FOR GRANT OF PERMISSION

The proposed redevelopment has been fully considered and assessed to be in accordance with guidance in PPS4, the RSS, the Core Strategy policies and Wrekin Local Plan policies. Moreover the proposal will meet the aspirations contained in the Draft National Planning Policy Framework.

The proposed buildings are of suitable scale, mass and design, which respects and responds positively to the site context and surrounding environment and meets the Urban Design policies contained within the adopted Wrekin Local Plan and Core Strategy. The site layout creates and reinforces pedestrian linkages to produce a safe and secure environment in accordance with the urban design policies in the Core Strategy and Wrekin Local Plan. The traffic movements generated by the development can be accommodated without detriment to the highway safety. The layout also provides adequate car parking and bike storage provision, and to support sustainable modes of transportation to the site. A financial contribution is

necessary to support long term objectives of highways improvements in the CTAAP area.

The development includes the creation of new public realm to complement the new buildings and create links. This includes tree planting and landscaping. Issues of ground conditions, flooding, drainage, ecology, noise and pollution have been fully assessed and it is considered that any impacts can be adequately mitigated through the imposition of suitable conditions. The proposal creates a demand for additional off-site requirements, which can be adequately mitigated through planning obligation contributions.

TWC/2012/0042 Newport Town Lock, Water Lane, Newport, Shropshire. Construction of a short length pavement, the demolition and reconstruction of a section of short retaining wall, the construction of steps and the resurfacing of an area of paving

APPLICANT
Telford & Wrekin Council

RECEIVED
13/01/2012

PARISH
Newport

WARD
Newport North, Newport East

OBJECTIONS RECEIVED: No.

MAIN ISSUES:
Impact upon Newport Conservation Area, and the Scheduled Ancient Monument. The amenity and accessibility of the area. Impact upon Newport Canal Site of Special Scientific Interest (SSSI)

THE PROPOSAL:
This Council application is for the construction of a short length of pavement, the demolition and reconstruction of a section of short retaining wall, the construction of steps and the resurfacing of an area of paving at Newport Town Lock.

SITE AND SURROUNDINGS:
The site falls within Newport Conservation Area and is located on the corner of Water Lane and Roving Bridge (Lower Bar/Chetwynd End) within the centre of Newport. There is an existing gas pipeline running along the outside edge of the bridge. The site is bounded by walling which is approximately 1m in height.

The site is adjacent the Shropshire Canal, which is a designated Site of Special Scientific Interest (SSSI), and with the canal towpath, the Strine Brook and Brook House, a modern 1½ storey residential flats beyond to the north. To the east of the site is the vehicular access off Water Lane to the existing car parking area and there is a timber clad warehouse building. On the opposite side of Water Lane is the Cosy Hall community building.

The site comprises modern concrete slabs and is separated from the parking area by concrete bollards. There are 2 semi mature trees on the site approximately 9-10m in height and a small single storey brick and slate historical ticket office, and an information board. The site is bounded to the south by walling.

The canal was constructed between 1827 and 1834. The road bridge (Roving Bridge) and Lock are listed as a monument under the Ancient Monuments and Archaeological Area Act 1979. (List entry Number 1002952). The canal was abandoned by the London, Midland and Scottish Railway in 1944. The site is now owned by Telford & Wrekin Council.

Various changes have taken place in the area over the past 50 years some of which have been out of character with the context of the locality and some of the materials and structures are now damaged and in poor repair.

PLANNING HISTORY:
W79/0038 construction of parking facilities, alterations to existing vehicular and pedestrian access and general improvements – Approved 24.01.79

TWC/2011/0480 Refurbishment of Canal Corner to include erection of new pedestrian bridge, installation of ornamental timber lock gate, repair and refurbishment of existing ticket office and warehouse building, new pedestrian access and steps, associated ground works, repairs to walls and surface treatments, installation of new street furniture and provision of 6 no. parking spaces. The application was withdrawn due to the change in the Administration as the funding was no longer available for the proposed works.

English Heritage has already granted a Scheduled Monument Consent for the proposed works on 23rd May 2011.

PLANNING POLICY CONTEXT:
National Planning Guidance
PPS 1 – Delivering Sustainable Development
PPS 5 – Planning for the Historic Environment
PPS 9 – Biodiversity and Geological Conservation

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria
Policy HE3 - New Development in Conservation Areas
Policy OL11 – Woodland and Trees

LDF Core Strategy
Policy CS6 - Newport
Policy CS9 – Accessibility and Social Inclusion
Policy CS10 - Community Facilities
Policy CS11 – Open Space
Policy CS12 – Natural Environment
Policy CS14 – Cultural, Historic and Built Environment
Policy CS15 – Urban Design

CONSULTATION RESPONSES:
Newport Town Council has no objections and welcomes the enhancement to this local amenity area.

Cllr Roy Scammell has no objections as he feels that it is an area that needs cleaning up.

Newport and District Civic Amenity Society support the application and express their appreciation for what we believe to be a well designed scheme. They are aware of funding constraints but in view of the works recently completed to revitalise Victoria Park and the very evident success of these

from the vastly increased usage by families and the community in general last year, they have the following questions/suggestions;

1) In previous plans we believe seats were included to allow people to sit and appreciate the area /bring the area back into public usage. Were they removed due to cost issues or concerns as to possible focus for anti-social behaviour?
2) Are any planting details available for the bed adjacent to the bridge?
3) Will there be tactile pavers on both sides of Water Lane at the new crossing point or will this be the responsibility of the Highways Dept.?
4) Are any works to repair the Ticket Office roof corners required -if so, will they be undertaken as part of this application?
5) Any plans for an art installation on the side of the warehouse and/or 'arty' type gateway to the side of the warehouse, as this is one of the main entrances to Victoria Park as well as the canal?

In response to the questions raised the agent has commented as follows:

1) The seats are not now included – purely on cost grounds.
2) The planting will be low maintenance low ground cover. It is to fill a gap that slightly disguises the ugly gas pipe and fills a space that could be a litter trap.
3) Yes – the scheme will include a tactile on both sides. It does not appear on the planning drawing as we would have had to extend the application boundary. The other side of the road will be done as a separate detail using a slightly different pot of money.
4) Good idea – but not included due to limited funding
5) Good ideas but sadly not part of this scheme due to cost

Natural England:
No objections subject to the proposal being carried out in strict accordance with the submitted details.

The Council's Ecologist has no adverse comments.

The Council's Conservation Officer supports the works which will regenerate this area of Newport.

Shropshire Council has no adverse comments.

A site notice and 14 direct neighbour letters have publicised the application. No representations have been received.

PLANNING CONSIDERATIONS:
The decision to improve the Newport Town Lock and its immediate surroundings
(often collectively called 'canal corner') was based upon a Telford & Wrekin Borough Towns Initiative consultation carried out in the spring of 2009, which identified the canal corner as one of four improvement sites (the other three being Newport High Street, Central Square and Victoria Park).

This proposal is a reduction in the amount of works which were originally proposed in withdrawn planning application TWC/2011/0480 due to financial constraints.

The key aims are:

- To repair part of the area so that it (as closely as possible) – reflects the correct canal side character,
- To make the area more visually 'open' so that it is more visible from the highway,
- To improve the circulation for people,
- To make the area more useable.

The site falls within the Newport Conservation Area and is generally regarded as a neglected town asset. The existing hardstanding comprises broken and uneven concrete paving slabs which currently detract from the visual amenity of the area. The improvements are seen as repairing and enhancing the character and appearance of the locality and thus will have a positive impact upon this area of the canal which is a Scheduled Ancient Monument and within the Newport Conservation Area. The existing slabs will be removed and replaced with small brick paviours and the materials to be used in the new walling and the steps are sympathetic to the existing walling and bridge and the handrail will be black painted metal. The proposal is therefore considered acceptable and compliant with policies UD2 and HE3 of the Wrekin Local Plan, policies CS6, CS14 and CS15 of the Core Strategy and national guidance contained with PPS1 and PPS5.

Although the area is used as a pedestrian through route, it is substantially under used which is partly because it has poor and unsafe pedestrian access (currently access is shared with vehicles). The creation of a new dedicated pedestrian access leading down to the newly paved area will improve the accessibility of this recreational area and will assist in the economic well being of the town by enhancing a local visitor attraction. Furthermore, the improvements to the area are seen as a small stepping stone towards The Shrewsbury & Newport Canals Trust's far larger ambition of returning at least part of the canal into a navigable waterway. The proposal is therefore supported and considered compliant with policies CS9, CS10 and CS11 of the Core Strategy.

The proposal includes work to the trees on the site; this comprises crown lifting and crown thinning. These works will enhance the trees which are currently unmanaged. Accordingly, the proposal is deemed compliant with polices OL11 of the Wrekin Local Plan, CS12 of the Core Strategy and national guidance contained within PPG9.

The proposal will not adversely impact upon the Newport Canal SSSI due to the small scale nature of the proposed scheme and Natural England has no objection. Thus the proposed development is compliant with Policy CS12 of the Core Strategy national guidance contained within PPS9.

Therefore it is considered that the proposed development will enhance the character and appearance of the locality and thus will have a positive impact upon this area of the canal which is a Scheduled Ancient Monument and within Newport Conservation Area. The creation of a new dedicated pedestrian access leading down to the newly paved area will improve the accessibility of this recreational area and will assist in the economic well being of the town by enhancing a local visitor attraction. The tree works will have a beneficial impact upon the existing trees which are currently unmanaged and there will be no adverse impact upon the Newport Canal SSSI. Accordingly, the proposal is acceptable and compliant with both local and national adopted policy and guidance and therefore recommended for approval with conditions.

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

1. A04 Time limit
2. C01a Materials as submitted
3. C38 In accordance with approved plans

REASON FOR APPROVAL:
The proposed development will enhance the character and appearance of the locality and thus will have a positive impact upon this area of the canal which is a Scheduled Ancient Monument and within the Newport Conservation Area. The creation of a new dedicated pedestrian access leading down to the newly paved area will improve the accessibility of this recreational area and will assist in the economic well being of the town by enhancing a local visitor attraction. The tree works will have a beneficial impact upon the existing trees which are currently unmanaged and there will be no adverse impact upon the Newport Canal SSSI.

TWC/2012/0065 Land at Former Pigeon Box Inn, Priorslee Road, Priorslee, Telford, Shropshire.
Tree works to 1no. Sycamore tree

APPLICANT **RECEIVED**
20/01/2012

PARISH **WARD**
St. Georges and Priorslee Priorslee

CLLR IAN FLETCHER HAS REQUESTED THIS APPLICATION BE DETERMINED BY PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Amenity value of Sycamore tree

THE PROPOSAL:
This is an application seeking consent for works to a Sycamore tree which is subject to a Tree Preservation Order (TPO). The applicant wishes to crown lift the lower branches of the tree and to thin its canopy by approximately 20%. The proposed tree works also include removing the dead wood and any crossing or rubbing limbs.

SITE AND SURROUNDINGS:
The Sycamore tree in question is located along the boundary between the new 'Priorsleap' development, on the former Pigeon Box Inn site, and No.1 Freestone Terrace.

This application has been submitted due to one of the new homes on this development suffering from a loss of light due to this tree.

PLANNING HISTORY:
TWC/2010/0638 Demolition of existing public house (Pigeon Box Inn) and erection of 27no. dwellings with associated highways & landscaping arrangements. Full Granted (28/4/2011)

PLANNING POLICY CONTEXT:
Wrekin Local Plan:
OL11 Woodland and Trees

CONSULTATION RESPONSES:

St Georges & Priorslee Parish Council: Support

Arboricultural:
Comment - No objections to the proposal to crown lift the lower branches of the tree to the gutter line, and thin the canopy of the tree by 20% as this is in line with good arboricultural practice, all cuts will conform to BS:3998 (2010) Tree Work - Recommendations.

Cllr Ian Fletcher (Priorslee Ward):
Comment – The proposed reduction in the crown of the tree to the gutter line will remove all the growth of the tree and render it useless as a tree. It has been there before the houses have been built and they should have planned the site layout to avoid this.

1 letter of objection received from Miss H. Bennett of 1 Freestone Terrace:

"I am the owner of 1 Freestone Terrace and am disgusted and distressed to find that Bromford homes have applied to effectively destroy this tree after building the homes adjacent to my garden. I am currently checking the title deeds of my home to see if any part of the tree is within my boundary. This makes a complete mockery of the Borough Council's TPO system and those who administer it.
I doubt very much if my objection will make any difference to these inconsiderate and ignorant developers destroying a healthy tree whether it is on their land or not. I have lived here all my life and this tree is a part of it. I shall do everything I can to have this ill conceived idea stopped. I am guessing the thick developer has just realised that the tree will drop its leaves onto its pristine site in the autumn. Well bad luck this is what they do. I guess it comes down to money and they may have difficulty selling the house."

PLANNING CONSIDERATIONS:
This is an application seeking consent for works to a Sycamore tree which is subject to a Tree Preservation Order (TPO). The applicant wishes to crown lift the lower branches of the tree and to thin its canopy by approximately 20%. The proposed tree works also include removing the dead wood and any crossing or rubbing limbs.

After receiving objections to this application officers contacted the Council's Arboricultural Officer who has advised that the proposed tree works would not be detrimental to the Sycamore tree, therefore retaining its amenity value.

Irrespective of the applicant's reason for this application, the proposed tree works will not have a detrimental impact to the longevity of the Sycamore or on the amenity value it currently provides and it therefore complies with Policy OL11 of the Wrekin Local Plan.

RECOMMENDATION : TREE PRESERVATION ORDER GRANTED

<u>Conditions</u>

C15 Standard Tree Works condition (BS 3998:1989)

<u>Informatives</u>

I40 Conditions

Reasons For Decision

The proposed tree works will not have a detrimental impact to the longevity of the Sycamore or on the amenity value it currently provides and it therefore complies with Policy OL11 of the Wrekin Local Plan.

TWC/2012/0086 Newdale County Primary School, Marlborough Way, Telford, Shropshire, TF3 5HA
Erection of single storey extension to provide 3no. classrooms, office and toilet facilities and construction of car parking areas and footpath

APPLICANT
Telford & Wrekin Council

RECEIVED
01/02/2012

PARISH
Lawley and Overdale

WARD
Lawley and Overdale

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Impact on playing field, character and appearance

THE PROPOSAL:
This is a Council application for the erection of a three class base extension with office, toilets and storeroom along with the provision of extended car parking for staff. The proposed extension will be erected off the far south-west corner of the existing school building being constructed of structural insulated panels with a brick skin outer wall to match the current school buildings.

The new building is located closer to the main sports field on land that is currently grassed but which doesn't form part of the periphery of the playing fields.

SITE AND SURROUNDINGS:
Newdale County Primary School is located on Marlborough Way, off Waterloo Road in a predominantly residential area with residential developments situated to the north, east and south of the site. The school site is partly screened by trees, hedging and fencing.

The application site comprises a relatively large school building, with extensive grounds and car parking. Pedestrian and vehicular access is off Marlborough Way. Car parking is to the eastern boundary and a large sports field is located to the south of the school buildings.

PLANNING HISTORY:
W2000/0731 - Erection of a 14 class base Primary School, including hall, ancillary accommodation and 'Sure Start' accommodation. Outline Granted (17/11/2000)

W2001/0254 - Erection of a 14 class base Primary School and nursery with associated landscaping works including playing fields, car park and access. Reserved Matters Granted (03/12/2001)

W2004/1487 - Erection of 5 additional classrooms with associated play and car parking areas. Full Granted (14/01/2005)

PLANNING POLICY CONTEXT:
National Planning Guidance
PPS 1 - Delivering Sustainable Development
PPS17 - Planning for Open Space, Sport & Recreation
Draft National Planning Policy Framework

Saved Wrekin Local Plan Policies
Policy UD2 - Design Criteria

LDF Core Strategy
Policy CS10 - Community Facilities
Policy CS15 - Urban Design

CONSULTATION RESPONSES:
Lawley & Overdale Parish Council: No comments have been received.

Drainage: Support subject to conditions – B62 (Surface water drainage)

Geotechs: Support subject to conditions - Shallow mining condition B50 (Shallow Mineworking) is required. Extensive drilling and grouting was undertaken for the two previous footprints (original building and subsequent extension to the west) therefore the new footprint must be treated in the same manner. Informative I20 is also required.

Arboricultural: Object – Insufficient detail on soil alterations and impact on trees

Ecology: Support subject to conditions – Informatives following GCN assessment

Sport England: No objection
With the sloping terrain of the areas affected by the proposals, it is our view that they are incapable of being used for any kind of formal sport and that the development would not prejudice the existing or future use of the areas which are capable of being used for sport at the site. This being the case, Sport England considers the impact on the playing field to be consistent with exception E3 of our policy and does not wish to raise an objection to this application.

A site notice and 75 direct neighbour consultation letters have publicised this application however no further comments have been received.

PLANNING CONSIDERATIONS:
Newdale Primary School caters for pupils from reception to Year 6, with 353 pupils on the role at present. This is forecast to expand to 380 over the near future. In addition there is an on-site nursery unit providing for 40 children in separate A.M & P.M blocks. This will bring a total occupancy of 460 children on site. The school has out grown the capacity currently provided by the buildings, hence this application for a three class base extension with office,

toilets and storeroom along with the provision of extended car parking for staff.

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. Moreover, policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment. National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

The proposed classroom extension will be located off the end of the existing main school building. The design is sympathetic to the 'original' style of the building and includes matching brickwork detailing and the roof structure is designed to mirror the existing mono-pitch of the school buildings to help give a uniform appearance across the site. This accords with policies UD2, CS15 and PPS1.

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. The enhanced provision of these community facilities is therefore compliant with policy CS10.

PPG17 acknowledges that open spaces, sport and recreation all underpin people's quality of life. In advance of an assessment of need, local authorities should give very careful consideration to any planning applications involving development on playing fields, where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:

> i. the proposed development is ancillary to the use of the site as a playing field (e.g. new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
> ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
> iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location;
> iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

Sport England is satisfied that the proposed location for the extension, given its sloping terrain, is incapable of being used for any kind of formal sport and that the development would not prejudice the existing or future use of the areas which are capable of being used for sport at the site. With exception of

part E3 of Sport England's policy, the proposal is considered to be acceptable, hence Sport England have no objection.

The proposed development also includes the provision of additional car parking on a new car parking area to provide an additional 14 spaces for staff parking only. The disabled parking area will maintain its current position at the closest point to the reception of the school.

With regards to the objection received from the Council's Arboriculture Officer, further information has been requested but was not available at the time of this recommendation being created. An update will be provided to members.

Officers consider the proposed development to be acceptable and will have a positive impact on the amenity of the school with no adverse impact on the character and appearance of the school or the surrounding area. There will be no adverse impact upon the car parking provision or the residential amenity, and no useable sports pitch is lost and Sport England is satisfied.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1.	A04	Time limit
2.	C38	Development in accordance with plans
3.	B62	Surface Water Drainage
4.	B50	Shallow Mineworkin
	I20	Contaminated Land
	I25c	Bird Boxes
	I23a	Bat Boxes
	I25i	Invertebrate boxes
	I25f	Replacement Planting
	I25g	Enhancement Planting
	I25m	Nesting Birds vegetation
	ICustom	Precautionary method statements (Great Crested Newts)

REASON FOR APPROVAL:
The proposed development is considered to be acceptable and will have a positive impact on community facilities and the amenity of the school and no adverse impact on the character and appearance of the school or the surrounding area. There will be no adverse impact upon the car parking provision or nearby residential amenity. The proposal would not prejudice the existing or future use of the areas which are capable of being used for sport.