

TELFORD & WREKIN COUNCIL

PLANS BOARD

20th March 2013

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TWC/2011/0575

Land to the South of, St Michaels Church, Waters Upton, Shropshire, TF6 6NP

Outline planning application for the erection of 8 No. dwellings with associated access and amenity space and church parking provision - Amended Plans

APPLICANT

John Brown

RECEIVED

13/07/2011

PARISH

Waters Upton

WARD

Ercall Magna

OFFICER

Valerie Hulme

THE APPLICATION WAS CONSIDERED BY PLANS BOARD MEMBERS ON THE 27TH FEBRUARY AND DEFERRED FOR A SITE VISIT.

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Policy, suitability of site for development, design and access.

PROPOSAL: The original application was for a residential development for 24 units, including affordable housing, amenity and parking areas to serve the village. All matters were reserved for later approval.

The application would also include the removal of the existing redundant silos and agricultural buildings.

Following concerns with regard to the extent of development, the application was amended, revising the site boundaries and reducing the quantity to the development of 8 residential units of which 40 % would be affordable, and the provision of parking facilities to serve the community. All matters are reserved for later approval; however an indicative layout has been submitted which shows the relocation of an access point along the western boundary, providing a single access point which also serves the existing agricultural fields which abut the southern boundaries of the site. The proposal would retain the existing sandstone wall which acts as the northern boundary of the site, and the existing TPO'd trees along the western boundary.

SITE & SURROUNDINGS

The site is currently unused but has previously been occupied for agricultural purposes and a number of disused storage silos and a fire damaged barn remain. The application site has been revised during the application process to the northern end of the field.

The site is relatively level ground covering approximately 0.47 ha, it includes a small access track through the centre of the site.

The site is bounded to the north by a sandstone wall acting as the southern boundary to St Michaels Church and the White House, both of which are

Listed Buildings. To the south there is a line of detached dwellings fronting the highway. To the west of the site at the front, the site directly abuts the main road through the village, providing an existing access point, and is bounded by a sandstone wall whilst to the rear lies a brick wall and open fields beyond. A number of trees are sited along the western boundary of the site, of which three are subject to a TPO.

The surrounding area is predominantly residential, and is located relatively central to the village, approximately 7 miles to the north west of Telford.

HISTORY:

W2007/1688 Erection of two units; outline granted subject to the provision of one affordable dwelling 13/07/2010

W2007/1099 Residential development (outline) withdrawn 02/11/2007

POLICIES:

Telford & Wrekin Core Strategy DPD 2007

National Planning Guidance

National Planning Policy Framework

Saved Wrekin Local Plan Policies

UD2 Design Criteria

H10 Scale of Development

H24 Affordable Housing Rural Exceptions Policy

LDF Core Strategy

CS1 Homes

CS7 Rural Area

CS10 Community Facilities

CS13

CS14 Cultural, Historic and Built Environment

CS15 Urban Design

CONSULTATION RESPONSES:

Waters Upton Parish Council: Originally objected on grounds of extensive development, having a major impact on the community and the village.

Objections include:

- village already increased by 50% over past 10 years
- Existing consent for 16 units in the village still to be built
- Number of properties could produce 50 plus vehicle movements twice a day
- The access is on a narrow road, with no footpaths and poor visibility and opposite a junction, this creating a dangerous crossroads
- Is there evidence of a need for further properties, private and social housing, due to the fact there are a number of empty properties already in the village.
- The central area of the village is built on sandstone – concerns over drainage

- The village currently suffers from the effects of excessive traffic, both in numbers and size; development would add to these dangers and includes no traffic management to address these concerns
- The local school is at capacity
- There is no regular bus service
- The site shows a shared access, along a right of way route, to be used by pedestrians vehicles and farm machinery
- Even if the development is phased, to ensure a need prior to construction, this will mean the village could be disrupted for 15 years
- This central area of the village has an essential green space, which should be preserved – it includes a right of way and picturesque sandstone walls, beautiful trees – this part of the development site should be protected from development, although the old stackyard, with redundant barn and corn hoppers would benefit from some limited development.

Following submission of a revised site area and numbers the parish continue the objection, stating there remains strong concerns:

- Access, in a location where two roads meet, there is no footway and poor visibility. The site will have agricultural access through the residential area, which is dangerous and causes further concerns when vehicles leave the site; in addition the pedestrian right of way will share this access increasing dangers.
- Sandstone walls – within the centre of the village there is a wish for these to be retained.
- The previous application for 22 units used the entire site area of the old stackyard and the adjacent field; whilst the new application uses only the old stackyard the site still opens up the remainder of the field for future development.
- Parish welcome the church car park but concerned over location which is at the end of the site.
- Communal green space is no longer available.
- Wish to remind members of the front runner for the Vanguard Project, working towards a neighbourhood plan. Granting this may contradict the plan.
- Parish maintain the local housing needs register and at this time there is no identified need for more affordable homes.

Drainage: Support subject to conditions relating to soakaways, foul and surface water details and green field run off rates

Contaminated Land (Environmental Health): no objections subject to informatives relating to land contamination

Sustainability: No objections; comment that the proposal provides some very positive sustainability aspects of the development, including code 3 for sustainable homes, layout to comply with lifetime home standards, use of zero or low carbon technology such as solar water heating panels, ground source

heat pumps, or air source heat pumps. Rainwater harvesting / water butts and cycle storage. Suggesting code 3 is conditioned as a minimum.

Arboriculture: Originally objected due to the site layout and the loss of tree from the proposed access. Lime trees adjacent to the road along the boundary area subject to a 1995 TPO including the lime adjacent to Cedar Lodge, with no reason for their removal. Following revised plans, a sandstone wall is to be removed from within the root protection area of one of the TPO'd lime trees, creating a new pedestrian path within centimetres of the trunk, changing the rooting environment for tree and subsequent change in soil level; without further information there is insufficient information to support the application and continue to object.

Ecology: Originally object due to lack of ecology surveys for the site. Following additional information now raises no objection subject to a number of bird boxes, and informatives with regard to vegetation, replacement planting and lighting.

Highways: Originally objected, whilst in outline form the proposed access fails to provide sufficient visibility splays; any access point on this frontage would also fail to achieve a 2.4m x 42m visibility splay. Suggesting a speed survey may indicate less than a 42m splay. Considers the site is in an unsustainable location with limited pedestrian, cycle, bus connectivity or availability of local services. Following submission of a Transport assessment, considers the concerns previously highlighted can be addressed through various mitigation measures, which includes the 2.4m x 43m visibility splay, details of the public right of way through the site to accompany the reserve matters application, and a S106 contribution of £5,000 for a Traffic regulation order onto River Lane and village Gateway scheme to the north of the site, reminding motorists they are within a 30mph rural location.

Built Heritage and conservation: Originally objected on the grounds of encroachment to the two listed buildings St Michael's church and the White House, with no clear consideration of the impact on the setting of the listed buildings. The proposed layouts come too close to the southern boundary of both buildings. To preserve this area consideration should be made to some green areas between the listed buildings to prevent the effect of urban growth right up to the boundary. Concerns over boundary treatments given the character stone walls, alterations and partial removal causes concerns. Any house types and designs should take account of this setting. Following receipt of revised plans, improvements have been made to the setting of the listed building's however retains some concerns over the effect on boundary treatments due to lack of detail at outline stage. Building designs should reflect prevailing form of Waters Upton rather than modern.

Strategic Housing: originally objected on the grounds there is only a need for 9 affordable housing units, based on current data of existing planning consents there is only a need for a further 3 units. If the proposal was reduced to meet this remaining need, no more than 8 units should come forward providing 40% affordable housing meeting the requirements of CS7.

Parks and open space: No objection, Originally stated no requirement for a 2nd play area within the village, and requests a contribution of £600 per unit towards off site facilities; following reduction of number of units, under the threshold however requests a small sum towards the new play area.

Education: originally requested contributions for 24 houses of £38710 towards primary education facilities.

Shropshire Fire: No objection subject to informatives relating to access, water supplies and sprinklers.

Local representations were originally received from 3 neighbouring properties raising concerns over:

- Boundary walls, currently remnants of the side of a building, require these boundaries are kept to at least 3m high, in sandstone
- Number of properties proposed; three larger properties would be more appropriate; number of properties already approved in Waters Upton
- The access to the site, with speeding traffic and parking during church events.
- Increased traffic
- Large farm vehicles using the access point
- Use of sandstone as a building material replicating the character of the area
- Impact on wildlife, birds and bats which are present in the area
- Farm been left to deliberately run down, feeling Waters Upton residents pay for the fire.
- Consider all future buildings should be restricted to the A442 so that it does not impact the village so negatively.

Following receipt of the revised plans, one local objection has been received raising concerns on the grounds of:

- Retaining suitable sandstone wall boundaries to properties to minimise the potential of being overlooked.
- Water supply from borehole which must not be disrupted
- Highways authority should be aware that the entrance to the site will be a real danger, due to limited visibility and speeding vehicles
- Whilst there may be housing need, number of houses in the area remain on market after several years, in addition to exiting 19 within the village that have consents and remain to be built.

PLANNING CONSIDERATIONS:

The site is located within the centre of Waters Upton, one of three settlements identified in the adopted Core Strategy as an area where rural development will be focused to meet the needs of the area. Policy CS1 of the Core Strategy however limits the number of new dwellings in the rural area that can be developed during the period 2006 to 2016 to a maximum of only 170 properties. At the current time this threshold has been met from dwellings

already built or having received planning permission. Consideration is also given to the up to date housing need survey published in March 2011 which outlines a need for 3 further affordable housing units, over those which have planning consents. Furthermore at a national level at the time of submission PPS7 Sustainable development within the rural area, sought to control and limit rural development. Furthermore the principle of development has previously been established on part of the site adjacent to the highway, providing 2 units; this proposal increases the site area and the quantity of development.

The original submission for a larger site proposed to provide up to 24 units on partially developed ground, with 40% allocated as affordable homes. Concerns were made to the applicant with regard to the extent of development, going beyond the quantity of development outlined in both policy H10 of the Wrekin Local plan which supports infill development of 1-2 units within the identified suitable settlements and policy H24 for affordable exception sites limiting developments within the rural area to approximately 8 units where supported by an up to date housing survey.

Since this time there has been a significant change to planning policy at a national level, following the replacement of all planning policy guidance notes and planning statements with the National Planning Policy Framework. The replacement document has now been in place for nearly 12 months, with a strong emphasis on the delivery of development; it asserts that LPA's should support strong, vibrant and healthy communities by providing a support of housing required to meet the needs of present and future generations, and by creating a high quality built environment. Housing applications should be considered in the context of the presumption in favour of sustainable development. It also states that LPA's should promote sustainable development in rural areas and housing should be located where it will enhance or maintain the vitality of rural communities. Weight is also given to the adoption of the NPPF, which reduced the weight given to Local Plans which are out of date, judging applications on the degree of conformity to the NPPF, and a presumption in favour of sustainability. The Wrekin Local Plan saved policies therefore have to be given less weight when considering planning applications, subsequently policies H10, and H24 carry less weight than they once did, by virtue of the NPPF and the more up to date core strategy.

The applicant subsequently revised the application at the end of 2012, reducing the proposal to only 8 units, of which 3 (40%) will be affordable. Whilst an objection was previously received from Strategic Housing due to the quantity of development, the amendments are in line with the recommendation to provide up to the current need. Although policy CS7 of the core strategy request the delivery of 40% affordable housing, it has been demonstrated through appeal decisions that the requirement for affordable housing in the rural area should not be requested on sites less than 15 units; thus the provision of 3 affordable units, suggested by the applicant is above what is necessary to meet the provisions of CS7, however it does provide

significant justification for the development taking account of rural housing numbers.

The location of the development is within the heart of the village, and its boundaries have been adjusted to include the redundant agricultural buildings, which are situated immediately adjacent to two statutory listed buildings. It is considered subject to sensitive development; the proposal will preserve and enhance the setting, removing the fire damaged barn which currently causes harm. Accordingly the principle of the reduced level of development is considered acceptable. It is noted that there are concerns with regard to the sandstone wall from both local representations and the Conservation officer, in addition to the design of the buildings, however in its outline stage it is considered these can be adequately controlled through conditions and on approval of the later reserved matters application. Furthermore taking account of the ground levels of the site, orientations of buildings, distance separation and amenity areas, it is considered the development will not adversely effect the residential amenities of proposed or existing neighbouring properties.

The proposal in its outline form is accompanied by an indicative layout, which suggests a new vehicular access directly off the main highway, to the south of the existing access, and the creation of a footpath adjacent to the sites boundary with the highway, providing a safe access to the adjacent church. The Highways officer is now satisfied with the amendments and has raised no objection subject to conditions and financial contribution of £5,000 towards a Traffic regulation order through the village. It is also noted that the site previously provided the adjacent church with public parking for special events at the church or other community events, however following an act of vandalism on the site, public liability is not covered under the landowners insurance, and the informal parking facilities have been removed for some time. As this was informal nature, the principle of development is acceptable; however the applicant is willing to provide a minimum of 10 parking spaces to be transferred to the Parish Council to maintain, providing community facilities. It is therefore considered that the site can be adequately accessed and the proposed development will not adversely prejudice the safety and free flow of highway users.

Contributions towards primary education and off site leisure and recreation facilities are requested on sites of 10 units or more; in this case these would have been necessary on a development of 24 units, however the application is below the threshold and as such no contribution is required. Whilst a requested for a small contribution towards off site play facilities is maintained from Parks and Open spaces, it is considered that the benefits of the community parking facilities provided by the applicant outweigh this request, and subsequently have not been pursued.

The site has the presence of three TPO'd trees, one of which may be effected by the proposed access point. Whilst the applicant has still failed to address the issues of the arboricultural officer it is considered there are means of creating the access point without harm to the tree, including some small

adjustments to the layout, the materials or methods of construction. This can be adequately controlled and considered further through condition to be supported in any reserved matters approval, taking account that it is only the principle of development which is currently under consideration.

Whilst the proposal will develop an agricultural site, it is considered the proposal will not harm the natural habitats of current wildlife. Comments from the ecologist are noted, and improvements can be made through conditions; including the installation of 14 bird boxes.

It is also considered that the site can be adequately drained, and there are no concerns with regard to potential land contamination. Neighboring uses are relatively minimal and there are no concerns on the proposed residential uses of the site from adjacent uses in terms of noise, dust or contamination.

In conclusion it is considered that the principle of development is acceptable within the identified settlement of Waters Upton where new development in the rural area will be focused. The proposal will provide 40% affordable housing meeting the current identified need for the settlement, in addition to the provision of some community parking facilities; furthermore the proposal will remove the redundant agricultural buildings, improving the setting of the adjacent listed buildings to the north of the site. With the provision of £5,000 towards a traffic regulation order, the proposal will not prejudice the safety or free flow of highway users. It is considered through appropriate conditioning and submission of appropriate reserved matters application that the site can provide a scheme which will not harm the visual amenities or character of the area, nor harm the setting of the listed buildings and the impact to any flora and fauna can be appropriately mitigated against.

RECOMMENDATION: GRANT OUTLINE PERMISSION subject to the applicant entering into a S106 agreement to provide 40% affordable housing, the provision of community parking facilities and the contribution of £5,000 towards a Traffic Regulation Order, grant delegated authority to the Manager of Development Management subject to the following conditions:

1. A01 Standard Outline
2. A2 Submission of Reserved Matters
3. B10 Details of Materials
4. B12 Sample Brick Panel
5. B019 Details of windows and doors
6. B42 Parking/Turning/Loading
7. B61 Foul and Surface Water, Greenfield run off rates
8. Bcustom Soakaways
9. B121 Landscaping Design.
10. B122 Tree Survey
11. Bcustom Tree Protective Fencing/ no dig methods/ services.
12. Bcustom Visibility splays
13. C07 Windows set in 75mm
14. C38 Development in accordance
15. Ccustom bird boxes

16. Custom protection and retention of sandstone wall
17. D01 Removal of PD

Reason for approval

The Local Planning Authority considers that the principle of development is acceptable within the identified settlement of Waters Upton where new development in the rural area will be focused. The proposal will provide 40% affordable housing meeting the current identified need for the settlement, in addition to the provision of some community parking facilities; furthermore the proposal will remove the redundant agricultural buildings, improving the setting of the adjacent listed buildings to the north of the site. The proposal will not prejudice the safety or free flow of highway users. It is considered through appropriate conditioning and submission of appropriate reserved matters application that the site can provide a scheme which will not harm the visual amenities or character of the area, nor harm the setting of the listed buildings and the impact to any flora and fauna can be appropriately mitigated against.

TWC/2012/1004

Land Adjacent To, The Bungalow, Arleston Village, Arleston, Telford,
Shropshire, TF1 2LU

Construction of 4no. two storey detached houses with private garages and
vehicular and pedestrian access

APPLICANT

Mr David Nicholls

RECEIVED

14/12/2012

PARISH

Wellington

WARD

Arleston

OFFICER

Matthew Thomas

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Impact on residential amenity, character and appearance of
area, highway safety and trees protected by tree preservation orders

THE PROPOSAL: This application seeks outline planning permission with all
matters reserved for the construction of four two storey, detached dwellings
on land adjoining 'The Bungalow' in Arleston Village. It is proposed to retain
the existing bungalow following the demolition of the existing side extension
and detached single garage. It is proposed that the appearance of the
dwellings are to reflect the older cottage style properties however matters
relating specifically to design will be considered at a later stage.

It is proposed that two of the four new dwellings will have a detached single
garage as well as providing one for the existing bungalow. Indicative layout
shows that there will be two new access points to the site; one serving the
existing bungalow and new dwelling to the west and the second serving the
three new dwellings east of the existing bungalow. Each property will have
garden space to the front and rear.

SITE AND SURROUNDINGS:

The application site forms part of private amenity within the boundaries of
'The Bungalow' in Arleston Village. The detached one and a half storey
dwelling sits beneath a pitched roof and front the unadopted roadway which
generous amenity space to the front, side and rear. The property has been
extended to the side and a small driveway leads to the detached single
garage. The site slopes gradually from west to east. A mature orchard forms
part of the private side garden with various trees which are protected by tree
preservation orders.

To the east of the site sits a detached dormer dwelling which separates the
site from two Grade II Listed Buildings; No's 12 and 13 Arleston Village. The
property is bounded from No.11 by a low wooden fence and large mature
vegetation.

The surrounding area is served by means of an unadopted highway road which is in a poor state of disrepair and in part narrows to single vehicle width. The surrounding area is predominantly residential characterised by a large number of types and style dwellings. The proposed development site is a short walk from Dawley Road which is a main route through the area which is well served by public buses.

PLANNING HISTORY:

W80/0072 - Erection of a lounge and garage extension to existing dwelling - Full Granted (10/03/1980)

W98/0422 - Erection of a dwelling - Outline Granted (09/07/1998)

W2009/0057 - Erection of a single storey rear and side extension - Full Granted (17/03/2009)

W2009/0307 - Erection of 4no. two storey detached dwellings with associated access - Withdrawn (29/05/2009)

The latter application was recommended to the Council's Plans Board for approval but was later withdrawn before consideration by members.

PLANNING POLICY CONTEXT:

National Planning Guidance
National Planning Policy Framework (NPPF)

Saved Wrekin Local Plan Policies

UD2 Design Criteria

H6 Windfall sites in Telford & Newport

OL11 Woodlands & Trees

LDF Core Strategy

CS1 Homes

CS12 Natural Environment

CS14 Cultural, Historic & Built Environment

CS15 Urban Design

CONSULTATION RESPONSES:

Wellington Town Council: Comment

The Council confirmed it had no objections in principle to the application. However it was stated that any permitted development should be made subject to the retention on site of as many trees as possible and that any such development should be undertaken in accordance with any existing Tree Preservation Orders and following consultation with the Borough Council's Tree Officer.

Highways: Comment

The highways authority make no formal objection to the proposed development, in that the application site does not fall on part of the Adopted Highway Network, a Public Right of Way and neither will this development

adversely affect any part of the adopted highway network in terms of safety or inconvenience to road users.

However the proposed access road is of a narrow character, allowing the passage of just a single vehicle in most places. It is also in need of some surface maintenance. Additional vehicles associated with the new development using this road will only exacerbate these issues and may be of future inconvenience to occupiers along it both present and future.

Arboriculture: Comment

- It will not be possible to successfully retain the protected trees whilst constructing the new dwellings contrary to the supporting information.

Drainage: Support subject to conditions

Soakaway Test

Soakaways 5m+ from any building/boundary

Built Heritage Conservation: No Comments

Ecology: Support subject to conditions/informative

Bird boxes

Informatives: Nesting Birds (vegetation), Trenches, Replacement planting

Shropshire Fire Service: Add Informative relating to the provision of residential sprinkler systems and access for Emergency Vehicles

Cllr Angela McClements: Object

- Inadequate drainage to service the proposed development
- Loss of trees subject to tree preservation orders (TPO)
- Style of development is out of keeping with neighbouring properties and likely to have a detrimental impact on the character of Arleston Village
- Existing access is poor and overdevelopment of the site would have serious implications for traffic flow
- Proposed development encroaches too close to 'The Bungalow' which itself has a lot of history to it being the former home of Norah Wellings (famous English toy maker).

A site notice and 15 direct neighbour letters publicised this application. 9 letters of objections have been received from neighbouring properties raising the following concerns:

- Overdevelopment of the site
- Lack of garden space for new dwellings – disproportionate to size of proposed dwellings
- Out of character with existing developments
- Adverse impact on nearby Listed Buildings
- Loss of trees protected by Tree Preservation Orders (TPO)
- Loss of light
- Loss of privacy/Overlooking

- Impact on water table – increase chance of flooding
- Existing drainage is oversubscribed and not to current modern standards – any increase will be detrimental
- Concerns of excavation and potential damage to neighbouring dwellings
- Existing highway road/access is in a poor state with many pot holes and levels of traffic for an additional four dwellings will only make access worse
- Development could set a precedent to developing similar parcels of land – potential to turn village in to larger housing estate
- Likely significant harm to ecology/wildlife - Loss of ‘ancient’ orchard
- Impact on utilities infrastructure
- No need for additional housing and not in this location
- Contrary to local policy in particular policy UD2 of the Wrekin Local Plan

PLANNING CONSIDERATIONS:

The site outlined for development is allocated as ‘white land’ in the Wrekin Local Plan; subsequently the site can be considered for residential development in accordance with Policy H6 of the WLP. The application site is less than 0.4ha and is therefore not required to be located within a close proximity to a district or local centre or bus route with a frequent service. There is already a precedent for the approval of residential development on the land as it is currently occupied and outline permission for a dwelling has been granted through a previous application. An application was submitted in 2009 for the erection of four detached dwellings and whilst the Local Planning Authority recommended approval, the application was withdrawn before the plans board meeting.

The National Planning Policy Framework advises that *‘housing applications should be considered in the context of the presumption in favour of sustainable development’*. Arleston Village is a group of residential properties approached through Arleston Estate, a modern former Local Authority estate with links to public transport around 400m from the application site where there is direct bus links in to Wellington and Telford Town Centre. In addition, local convenience shops also exist around 400m from the site and officers are therefore satisfied that this is a sustainable location suitable for residential development.

Indicative layout drawings demonstrate that the proposed four dwellings can be achieved within the site. Plot 1 will sit to the west of the existing bungalow and will not extend beyond the existing front elevation of the bungalow. The dwelling will be built within close proximity to the neighbouring boundary with No.10 however there will be a distance of approximately 15m from the new build to No.10. Plots 3 and 4 will be set at an angle within the site and will generally face a westerly direction towards the existing bungalow but maintaining a minimum distance of 15m.

Plot 2 will be to the far south east corner of the site with access being alongside that of the neighbouring property, No.11. This new dwelling shall be sited approximately 8m away from the side elevation of No.11 which itself is a two storey cottage with a single storey extension to the rear. The windows in the rear extension of No.11 face directly towards Plot 2 of the proposed development and given the relatively short distance between the two dwellings it is considered appropriate to condition that plot 2 be of single storey construction; a bungalow or a dormer bungalow would be considered acceptable. Furthermore the development can be controlled through the removal of permitted development rights.

Each of the proposed dwellings will provide comfortable living space and private amenity space. The proposal also indicates a sufficient level of parking, and is considered that the site can be adequately accessed without prejudice to the safety and free flow of highway users. Consequently it is considered that the proposal accords with H6 of the Wrekin Local Plan and CS15 of the Core Strategy.

The Local Planning Authority have assessed the proposed development in relation to the setting of semi-detached properties No's 12 and 13 which are both listed buildings and are satisfied that the proposed scheme will not have an adverse impact on the sensitive setting of these properties given that there will be a minimum distance of 25m and the screening made available from No.11, accordingly the proposal is compliant with the NPPF and CS13 in relation to heritage assets.

Officers appreciate that the proposed development would result in the loss of a number of the trees on site currently protected by tree preservation orders. Many of these protected trees are a mixture of hawthorn, apple and plum trees which would have formed part of the old orchard. However these trees are largely hidden from view from the public realm by existing boundary hedges and other, larger trees and their loss therefore will not have a significant detrimental harm on the amenities of the immediate area. Given their protected status however, a condition will be applied to ensure that all trees which are lost as part of the development are appropriately replaced in areas which will not harm residential amenities, of a suitable species and maturity, accordingly it is considered the proposal accords with policies CS12 and OL11.

It is also considered appropriate to condition a landscaping plan given that the site slopes downwards from west to east. Matters of site levels will need to be addressed within the plan to ensure the proposed dwellings are constructed from suitable foundation levels. Matters relating to boundary treatments will also be dealt with by condition. It is also considered that the site can be adequately drained, and there are no concerns with regard to land contamination.

The Local Planning Authority has taken in to account the various representations received from neighbouring properties. This is however an outline application which deals with the principle of proposed development

only. Design issues and matters relating to impact on light and privacy will be considered at a later stage when the detail of each dwelling is considered. Officers considered that the proposed numbers of dwellings can be adequately located on the site without harming residential amenities or the character of the area, given the indicative layout drawings clearly show the plot is of sufficient size to accommodate the proposed four dwellings providing adequate private amenity and on site parking. Issues relating to trees, ecology and wildlife will be dealt with by means of appropriate conditions. Whilst officers acknowledge the existing access road to Arleston Village is of poor quality, the addition of four new dwellings will not significantly affect its existing condition. Finally, Arleston Village has a variety of dwellings with irregular form of design and therefore it is considered that there will be no detrimental impact on character of the immediate area.

In conclusion The Local Planning Authority is satisfied that the principle of development is acceptable on this site. The proposed development will not have a significant adverse impact on the character of Arleston Village or the immediate neighbouring dwellings. The plot is of sufficient size to accommodate the proposed dwellings without being overdevelopment of the site and is situated within a sustainable location. The proposal will provide sufficient level of amenity, parking and adequate access, in addition it is considered that the site can be adequately drained, and the impact of visual amenities mitigated through the planting of replacement trees. Accordingly it is considered that the proposal complies with local planning policies including UD2 and H6 of the Wrekin Local Plan, policies CS1 and CS15 of the Core Strategy as well as guidance contained within the National Planning Policy Framework.

Accordingly, the proposed development is recommended for approval subject to conditions.

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

1. Time limit - Outline
2. Submission of reserved matters
3. Standard Outline – all matters reserved
4. General Details required
5. Plot 2 (south east of site/alongside No.11) to be of single storey construction (bungalow/dormer bungalow)
6. Samples of materials
7. Sample brick panel
8. Details of windows and doors
9. Landscaping design
10. On site construction
11. Mud on Road
12. Details of parking
13. Development in accordance with plans

14. Soakaway Test
15. Soakaways 5m+
16. Bird boxes
17. Trees – replacements
18. Removal of Permitted Development

Informatives :

Nesting Birds (vegetation)

Trenches

Replacement Planting

Fire Authority

Proactive statement

REASON FOR APPROVAL:

The Local Planning Authority is satisfied that the principle of development is acceptable on this site. The proposed development will not have a significant adverse impact on the character of Arleston Village or the immediate neighbouring dwellings. The plot is of sufficient size to accommodate the proposed dwellings without being overdevelopment of the site and is situated within a sustainable location. The proposal will provide sufficient level of amenity, parking and adequate access, in addition it is considered that the site can be adequately drained, and the impact of visual amenities mitigated through the planting of replacement trees. Accordingly the proposal complies with local planning policies including UD2 and H6 of the Wrekin Local Plan, policies CS1 and CS15 of the Core Strategy as well as guidance contained within the National Planning Policy Framework.

TWC/2013/0010
Land at Cuckoo Oak, Madeley, Telford, Shropshire TF7 4LU
Residential development of up to 31no. dwellings (outline)

APPLICANT

Telford Garden Centre

RECEIVED

09/01/2013

PARISH

Madeley

WARD

Cuckoo Oak

OFFICER

Rob Price

OBJECTIONS RECEIVED: YES

MAIN ISSUES: Principle of Development, Green Network, Design & Access

PROPOSAL:

This is an outline application with all matters other than access (that is, appearance, landscaping, layout and scale) being “reserved matters” for consideration at a later stage, via a separate application(s). Some key parameters for the proposed development are provided in relation to land use, access and movement, density and scale in the Design and Access Statement.

The application is applying for permission for up to 31 dwellings and associated infrastructure on single parcel of land in the south of Telford within Madeley Town Parish and Ward.

The developable area shown for the residential element of the proposal is approximately 1 hectares of the 1.99 hectare site. On the basis 31 dwellings were built within the developable area, the density of the residential element would be around 31 dwellings per hectare. A parameter plan submitted sets out that dwellings would range in size from 2 to 2.5 storeys in height with the latter being located at the gateway entrance to the site.

The applicant has indicated that the mix of housing would comprise detached and semi-detached houses, in a medium density scheme, which they state would contribute towards the Development Plan requirement to deliver 700 dwellings per year between 2011-2016, as set out in the Core Strategy DPD. The applicant proposes that 25% of the dwellings comprise “Affordable” housing in a mix of types and tenures to meet identified housing needs.

The applicant states that trees within the site and around its perimeter will be retained and enhanced with additional landscaping.

Vehicular access would be from Bridgnorth Road via Chillcott Drive. There is potential to create a gateway square at this junction to form an arrival space into the new development. The main route through the site is a single spine road (approximately 5.5m width) which is deflected by buildings punctuating

the street. This road links the Gateway Square to a Central Square and End Square. From these squares shared surfaces run laterally across the site, providing non-car dominated spaces.

On the assumption that Outline Planning Permission is granted in spring 2013 and Reserved Matters Submissions are approved by the end of 2013, the applicant states construction could begin in 2014.

The application has been submitted with the following documents in support of the proposals:

- Application Form;
- Parameters Plan and Indicative Site Masterplan;
- Planning Statement;
- Design and Access Statement;
- Transport Assessment ;
- Flood Risk Assessment;
- Ground Conditions Report;
- Ecology Assessment;
- Tree Survey;
- Noise Assessment;
- Viability Assessment;
- Affordable housing appraisal; and
- Draft Heads of terms of a legal agreement;

Prior to submission, the applicant engaged in pre-application discussions with Council Officers through a Strategic Application Workshop meeting.

SITE & SURROUNDINGS:

The site is approximately 1.99 hectares in area. There are numerous trees adjacent to the boundaries of the site, hence approximately 1 hectare of the total area is developable. The site is not currently in use and has not been developed previously.

The site is bounded on three sides by a belt of trees and other woodland vegetation.

It is visually very well contained. There are broadly two types of woodland around the sites' boundaries: semi mature trees on the outermost part of the site, and smaller, coppiced trees closest to the developable part of the site.

To the north, the site is bounded by Kemberton Road (A4169) and the Cuckoo Oak roundabout with a public house and industrial use beyond. A pedestrian sub-way is located to the North West corner of the site. To the east is the A442 (Brockton Way) with employment uses beyond. To the west is Bridgnorth Road, beyond which are residential properties. Directly to the south of the site is "Chillcott Gardens", which is a residential care facility.

The site is approximately 0.5 mile from the edge of the District Centre at Madeley and is therefore very well connected to the amenities that the centre provides. Facilities in Madeley include a supermarket, shops, doctors and dentist practices,

Church, Library as well as the Town Council office and facilities. The centre of Madeley can be reached from the site within a few minutes on foot or bicycle. The site is also well served by public transport. Two covered bus stops are adjacent to the site. The buses that serve these stops (services 11, 22 and 701) connect the site to Madeley, Telford town centre, Dawley, Woodside and Sutton Hill and run frequently (at least every half hour).

The John Randall Primary School and Nursery is located approximately 100 metres to the south west of the site. Madeley also has several other primary schools and nurseries, along with two secondary schools: the Abraham Darby Academy (approximately 2 miles from the site) and the Madeley Academy (approximately 1.5 miles from the site).

HISTORY:

No relevant site history.

POLICY:

National Planning Guidance

National Planning Policy Framework

LDF Core Strategy

Policy CS1 – Homes

Policy CS3 – Telford

Policy CS5 – District and Local Centres in Telford

Policy CS9 – Accessibility and Social Inclusion

Policy CS13 – Environmental Resources

Policy CS15 – Urban Design

Saved Wrekin Local Plan Policies

Policy UD2 – Design Criteria

Policy UD6 – Major Transport Corridors and Gateways in Telford

Policy H23 – Affordable Housing

Policy OL3 – Green Network

Policy OL4 – Development in the Green Network

Policy OL11 – Woodland and Trees

Policy OL12 – Open Land and Landscape – contributions from new development

Policy OL13 – Maintenance of Open Space

Policy LR6 – Developer contributions to outdoor recreation open space provision within new residential developments

CONSULTATION RESPONSES:

Internal consultations from within Telford and Wrekin Council

TWC Highways Engineers

In principle there are no objections to proposal. Suggest conditions relating to highway improvement works be attached to any permission in relation to the following matters.

The bus stop on Bridgnorth Road is situated directly opposite the access bellmouth onto Chillcott Gardens. This arrangement is not seen as being a significant highway safety issue. However, there are concerns regarding the increased number of pedestrian movements within the local area associated to the proposed development. Suggest a tactile crossing across Bridgnorth Road is implemented linking the proposed development to the bus stop on the west side in order to mitigate this concern. Also suggest a 2m wide Pedestrian Footway is provided on the east side of Bridgnorth Road linking the proposed development to the Cuckoo Oak Roundabout.

TWC Drainage Engineers

Support subject to conditions. Development should proceed in line with the requirements of the FRA. Details on the future ownership of the drainage network and any attenuation feature should be submitted as part of the reserved matters application.

TWC Parks and Open Spaces (P & OS) Officer

Support subject to planning obligation toward play provision.

TWC Education

No comment.

TWC Arboricultural Officer

Support subject to conditions re tree retention / protection / surgery and Section 106 contribution.

TWC Sustainability Officer

The development should be completed using CSH. Minimum proposed standards of CSH level 3, with a requirement to consider level 4 should be conditioned. If the development occurs after April 2013 then the requirement should be level 4 with a requirement to consider level 5.

TWC Planning Ecologist

Requests informatives regarding birds, bats, trenches and planting are attached to any permission.

TWC Environmental Health (Contaminated Land)

Support subject to standard conditions

TWC Housing Group

The proposal for Affordable Housing at 25% provision is acceptable and is supported by a viability appraisal with the appropriate evidence.

TWC Development Plans

The principle of residential development on this site is broadly in line with planning policy. The site is shown as committed employment land on the

Wrekin Local Plan Proposals Map, however Paragraph 22 of the National Planning Policy Framework states that applications for alternative uses of land or buildings on employment sites should be treated on their merits. There is a small area of Green Network to the north and there are heavily wooded areas forming the western, northern and eastern boundaries of the site. The indicative layout shows that none of the proposed development falls within these areas so the principle of development is also acceptable in this respect. The proposed development as shown on the indicative layout is therefore consistent with local and national planning policy.

External consultations

West Mercia Constabulary

Support subject to condition. There are opportunities to design out crime and /or the fear of crime and to promote community safety. The applicant should aim to achieve the Secured by Design (SBD) award status for this development. SBD is a nationally recognised award aimed at achieving a minimum set of standards in crime prevention for the built environment, the scheme has a proven track record in crime prevention and reduction. The opportunity for crime to occur can be reduced by up to 75% if Secured By Design is implemented. The principles and standards of the initiative give excellent guidance on crime prevention through the environmental design and also on the physical measures.

Shropshire Fire Service

Comment with suggested informatives that should be attached to any consent issued.

Local consultation and representations

Madeley Town Council supports this outline proposal for residential development subject to conditions.

It is noted that the site was originally designated for commercial development (employment land) and the loss of an opportunity to contribute to the economic regeneration of Madeley as a gateway to the Ironbridge Gorge is regretted.

Nevertheless, the outline proposal is welcomed as a contribution to the housing offer in Madeley and as a provider of much-needed affordable housing.

At the outline stage, it is considered that account should be given to:

- Specification of affordable housing element (15 % - Housing Viability Study)
- Capacity of current highway junction
- Road layout at Gateway Square to assure priorities
- The adequacy of off-road car parking provision on shared surfaces
- Lack of public space
- Financial contribution to local play facilities

- Importance of surrounding woodland as a landscape feature and a buffer from traffic noise emanating from A442 Brockton Way
- Condition against any ingress of garden land into woodland belt
- Commuted sum towards woodland management
- Introduction of pedestrian/cycle route connecting site to existing footway infrastructure

Local residents

The Council has received an objection and a representation commenting on the proposal. The issues/concerns raised in relation to the application are summarised below:

- Loss of greenery/trees/outlook preferably retain
- Increase in traffic
- Shared access off Chillcott Drive
- Change in priority to the road and the additional traffic using the junction as the current driveway is quite narrow
- Emergency vehicle access not compromised during and after the works
- Security of the private car park at Chillcott gardens
- Availability of parking
- Welcome the additional path allocated from Chillcott Drive to Cuckoo Oak
- Welcome the improvement of access to the bus stop opposite

PLANNING CONSIDERATIONS:

This proposal forms part of the Homes and Communities Agency Accelerated Land Disposal Programme with funding from Government to facilitate the delivery of dwellings by 2015.

The application is for the principle of development only including access which is from Bridgnorth Road via Chillcott Drive which serves the existing residential care home.

Principle of Development

The principle of residential development is supported in this location as it is within the built up area of Telford as defined by the Proposals Map of the Wrekin Local Plan. Core Strategy CS1 (Homes) indicates that Telford will be the location for the overwhelming majority of new homes identified to be built over the Plan period. Likewise Policy CS3 (Telford) states that Telford will be focus of the Borough's spatial development and will accommodate the majority of new homes jobs and services.

In addition, with regards to housing, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should significantly boost their supply of housing. In paragraph 49, it states that applications for housing

should be considered in the context of the presumption in favour of sustainable development.

In this regard the site is well located on the edge of an existing residential area and is easily accessible for cyclists, pedestrians and public transport users. Bus stops are located very close to the site on Bridgnorth Road and it is considered that travel by bus would be a viable alternative to the private car, particularly for trips to/from the centre of Telford.

Whilst there is policy support for further residential development as outlined above, the Proposals Map from the Wrekin Local Plan designates the site as an '*employment area committed for development over 1 hectare*'. However, Local Plan Policy E1 (Employment Land Supply), which seeks to ensure a sufficient and suitable supply of employment land, has not been saved.

The latest Annual Monitoring Report (AMR) from 2011 provides figures for the amount of employment land (in Use Class B1/2/8) over the years 2007-2010. The figures show that the amount of land has been consistently high over the period. In 2010, the Borough had 227.2 hectares of employment land (including committed sites and those for which planning permission has been granted for new employment uses). In the light of the substantial supply, it is not considered that the application site (only 1 hectare net) is required in the Borough's portfolio of employment land. It is considered that there are better employment sites available in the portfolio that would be more suitable for employment use than the application site and that development of the application site for housing would not undermine the Council's strategy of maintaining a portfolio of employment sites that are attractive to market needs.

TWC Development Plans comment that the principle of residential development on this site is broadly in line with planning policy. Whilst the site is shown as committed employment land on the Wrekin Local Plan Proposals Map, paragraph 22 of the National Planning Policy Framework states that applications for alternative uses of land or buildings on employment sites should be treated on their merits.

As outlined above, given that the principle of residential development is to focus development within Telford it is considered that the NPPF gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

The applicant has submitted a viability assessment in respect of the application for the residential development based a scheme of up to 31 dwellings. This assessment is aimed to give an informed view on the financial viability of the proposed scheme having regard to site and scheme specific development considerations and assumptions.

This assessment identifies the Section 106 obligations that the applicant believes can be supported by the scheme based on assumptions made in the Draft Heads of Terms following discussions with various departments within

the Council. In this instance, the assessment results in a reduction in the percentage of affordable housing that the applicant believes can be supported by the scheme from 38% (the target figure specified in saved Wrekin Local Plan policy H23 – Affordable Housing) to 25%.

In order to illustrate and quantify the difference in ‘viability’ between a 38% compliant affordable housing provision and the 25% provision being proposed, a second appraisal has been prepared. This concludes that at 38% affordable housing the land value is significantly lower than the level at which a land owner would be sufficiently incentivised to sell.

TWC Housing Group note the proposal for Affordable Housing at 25% provision is acceptable and is supported by a viability appraisal with the appropriate evidence. It is considered the development will make an important contribution towards the Council’s affordable housing target.

Other issues regarding the affordable housing like type, size, development standards integration within overall development can be required in a Section 106 agreement and planning condition.

Green Network

There is an area of Green Network at the northern boundary of the site that runs parallel with Kemberton Way, this includes an established tree belt with multiple tree species including oak, hawthorn, willow, ash, sycamore, field maple, hazel, elder and ornamentals around the site which will require long term management, this will be dealt through a planning obligation for maintenance as well as standard conditions.

It is considered that the proposal will retain and enhance the existing tree screen on site which serve a number of purposes in screening the site, creating wildlife corridors and would also create an element of protection to the new dwellings from traffic noise.

As the proposal does not seek to develop this area, rather retain and enhance, it is concluded then that there will be no affect on the function or aims of the Green Network.

Design & Access

It needs to be recognised that this is an outline application seeking to establish the principle of development at this site. The development would result in a medium density of 33 dwellings per hectare which is recognised as being a medium density of development.

The site is very well located in an existing residential area and is accessible for cyclists, pedestrians and public transport users. Bus stops are located within easy reach of the site and it is considered that travel by bus would be a

viable and reasonable alternative to the private car, particularly for trips to/from Telford town centre.

With regard to the Parameters Plan indicating that the properties would predominantly be 2 storeys in height and up to 2.5 storeys at the gateway to the site. This is considered acceptable given that the adjoining residential care home is up to three storeys high.

There is real opportunity to create a strong visual arrival point, such detail will be dealt with at a reserved matters stage. That said in terms of developable area due to the retention of the existing trees and hedgerow the scope to amend the layout significantly from that shown in the indicative masterplan are limited.

The noise assessment that accompanies the application establishes that the predominant source of noise affecting the site is road traffic; mainly on the A442, but also from traffic on Bridgnorth Road. The results show that the noise levels currently affecting the site are higher than the recommended noise guidelines suggested by the World Health Organisation (WHO). However, the report concludes that residential development of the site is acceptable subject to the implementation of mitigation measures. These could include the appropriate layout and orientation of dwellings, the design of building facades, or the erection of an acoustic fence.

The appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate application. At this later stage, the Council will have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity, parking and provision and shading by adjacent trees. Similarly noise protection for dwellings can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of properties are not exceeded.

Means of access into the site is to be considered in detail as part of the determination of the application. The Transport Statement confirms that a safe access can be provided off Chillcott Drive. A plan showing the proposed access design is provided at Appendix C. The plan also incorporates proposals to improve the existing footway provision and access to the bus stop adjacent to the site. These proposals have been developed in consultation with Highways Officers at the Council.

There are no direct planning contributions for the proposal but the abovementioned off-site works that improve the vehicular and pedestrian access will be secured through conditions.

CONCLUSIONS AND RECOMMENDATIONS:

Conclusions

The site is within the boundary of the built up area of Telford and the principle of residential development supports the Borough's Core Strategy on focussing

development within Telford as expressed in Core Strategy policies 1 and 3.

Although the site was designated as employment land in the Wrekin Local Plan Proposals Map the National Planning Policy Framework advises gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

Although the target for Affordable Housing in Telford is set by saved Wrekin Local Plan policy H23 is 38%, TWC Housing Group accepts the viability assessment submitted with the application that a 25% affordable housing provision being proposed provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

The density of the scheme at 33 dwellings per hectare is considered appropriate for this location. The appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate application. At this later stage, the Council will have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity and parking provision. Similarly noise protection for dwellings adjacent to the A442 Brockton Way and Bridgnorth Road can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of the proposed properties are not exceeded.

Overall, it is considered that the development proposed in the application represents sustainable development and there is a presumption in favour of sustainable development in National Planning Policy Framework.

Planning Obligations

The application was accompanied by a Draft Heads of Terms in respect of contributions that mitigate the impact of the development and to achieve adopted Development Plan objectives. The levels of contributions were discussed with officers from different Departments within the Council in advance of the submission of this application as part of the Strategic Application Workshop process. The specific requirements and levels of contributions have been refined during the consideration of this application by the officers of the same Departments. To secure these contributions the applicant confirms that they are prepared to enter into an agreement under Section 106 of the Town and Country Planning Acts.

Recommendation to Plans Board

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Service Delivery Manager of Development Management to GRANT OUTLINE PLANNING PERMISSION subject to the following:

- A.) The applicants entering into a Section 106 agreement with the Council (terms to be agreed by the Service Delivery Manager of Development Management) relating to:

- (i) To provide 25% of dwellings built to be affordable;
 - (ii) A contribution of £600 per dwelling toward the provision, maintenance or enhancement of play equipment or facilities near to the application site;
 - (iii) The maintenance of the woodland within the application site and for the treatment of Ash trees if required.
- B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1.	A01	Time limit – Outline.
2.	A03	Time limit – Submission of Reserved Matters.
3.	B02	Standard outline some matters reserved.
4.	B10	Details of materials.
5.	B57	Land contamination.
6.	B61	Foul and surface water.
7.	B75	Greenfield run-off rates.
8.	B83	Protection of new dwellings from noise.
9.	B121	Landscaping design.
10.	B126/8	Landscape management plan and maintenance details for areas.
11.	B130	Tree protective fencing.
12.	B131	Trees – services & roots.
13.	B132	Trees ‘no dig’ method.
14.	B150	Site environmental management plan for construction works.
15.	B153	Secured by design.
16.	BCustom	Details on future ownership of proposed attenuation systems.
17.	BCustom	Highway Requirements.
18.	C38	Development in accordance with deposited plans.
19.	C76	Landscape implementation hard & soft.
	I06	Section 106 agreements.
	I25c	Bird boxes.
	I25e	Trenches.
	I25f	Replacement planting.
	I25g	Enhancement planting.
	I25m	Nesting birds.
	I25n	Lighting.
	I32	Fire authority.
	I40	Conditions.
	I44	Reasons for grant of approval.
	RANPPF	Approval – National Planning Policy Framework.

REASON FOR APPROVAL:

The site is within the boundary of the built up area of Telford and the principle of residential development supports the Borough’s Core Strategy on focussing development within Telford as expressed in Core Strategy policies 1 and 3.

Although the site was designated as employment land in the Wrekin Local Plan Proposals Map the National Planning Policy Framework advises gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

Although the target for Affordable Housing in Telford is set by saved Wrekin Local Plan policy H23 is 38%, it is considered through the viability assessment submitted with the application that a 25% affordable housing provision being proposed provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

The density of the scheme at 33 dwellings per hectare is considered appropriate for this location. The appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate application. At this later stage, the Council will have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity, parking and provision and shading by adjacent trees. Similarly noise protection for dwellings can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of properties are not exceeded.

There is a small amount of Green Network adjacent to the northern boundary parallel to Kemberton Road but the proposal does not seek to develop this part of the site. As the proposal does not seek to develop this area, rather retain and enhance, it is concluded then that there will be no affect on the function or aims of the Green Network.

Overall, it is considered that the development proposed in the application represents sustainable development and there is a presumption in favour of sustainable development in National Planning Policy Framework.

TWC/2013/0034

Land at, Park Road, Malinslee, Telford, Shropshire, TF4 2AX
Residential development (up to 75no. dwellings), associated infrastructure,
and stopping up of Baptist Avenue ***** Amended Description and Information
Received*****

APPLICANT

Homes and Communities Agency

RECEIVED

28/02/2013

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

OFFICER

Rob Price

OBJECTIONS RECEIVED: YES

MAIN ISSUES: Principle of Development, Design & Access, Noise

PROPOSAL:

This is an outline application with all matters other than access (that is, appearance, landscaping, layout and scale) being “reserved matters” for consideration at a later stage, via a separate application(s). Some key parameters for the proposed development are provided in relation to land use, access and movement, density and scale in the Design and Access Statement.

The application is applying for permission for up to 75 dwellings and associated infrastructure on single parcel of land in central Telford within Lawley and Overdale Parish and Ward. The application was initially submitted as being for “approximately 61 dwellings” which was considered insufficiently precise and contrary to Government guidance that states for outline planning permission detailed consideration will always be required on the amount of development and for residential development this means the number of proposed units for residential use. Having sought clarification from the applicant on this matter the application description and form has been amended “for up to 75 dwellings”.

In addition to the abovementioned change, the original application included the stopping up of Baptist Avenue which has now been removed from the application. A further period of consultation to this change took place on 1st March, any comments on this change will be reported by way of an update to Plans Board.

On the basis 75 dwellings were built within the 2 hectare site, the density of the residential element would be around 35 dwellings per hectare. A parameter plan submitted sets out that dwellings would range in size from 2 to 2.5 storeys in height with the latter being located at the gateway entrance to the site.

The applicant has indicated that the mix of housing would comprise detached, semi-detached and terraced houses, in a medium density scheme, which they state would contribute towards the Development Plan requirement to deliver 700 dwellings per year between 2011-2016, as set out in the Core Strategy DPD. The applicant proposes that 25% of the dwellings comprise “Affordable” housing in a mix of types and tenures to meet identified housing needs.

The applicant states that trees within the site and around its perimeter will be retained and enhanced with additional landscaping. The proposed development also includes provision of Sustainable Urban Drainage (SUDS), including two attenuation ponds at either end of the development.

Vehicular access would be from Park Road. There is potential to create a gateway square at this junction to form an arrival space into the new development. The main route through the site is a single spine road (approximately 5.5m width) which is deflected by buildings punctuating the street. The rest of the development is served by shared surfaces and private drives off the main route.

The largest public open space within the development is the gateway space, with another along the spine route. These have been located at strategic points at the entrance to the site and as an event along the spine road, they are also located to utilise otherwise undevelopable spaces with mineshaft offsets. There are two further spaces with SUDS features at either end of the site. The western of these two spaces will include planting as a buffer between the site and the adjacent works.

On the assumption that Outline Planning Permission is granted in spring 2013 and Reserved Matters Submissions are approved by the end of 2013, the applicant states construction could begin in 2014 and could be built out in a single or two phases.

The application has been submitted with the following documents in support of the proposals:

- Application Form;
- Parameters Plan and Indicative Site Masterplan;
- Planning Statement;
- Design and Access Statement;
- Transport Assessment ;
- Flood Risk Assessment;
- Ground Conditions Report;
- Ecology Assessment;
- Tree Survey;
- Noise Assessment;
- Viability Assessment
- Affordable housing appraisal; and
- Draft Heads of terms of a legal agreement;

Prior to submission, the applicant engaged in pre-application discussions with Council Officers through a Strategic Application Workshop meeting.

SITE & SURROUNDINGS:

The site has a total area of 2 hectares. It has an open, greenfield appearance and is relatively flat. The site once formed part of a colliery spoil mound, and now comprises “made ground”. One capped mineshaft is located within the site boundary. The site has recently been used as a paddock for grazing horses.

To the north, the site is bounded by an earth embankment and a large belt of woodland vegetation. Beyond this is the B5072 (West Centre Way) and Thomas Telford School. To the south and the east there is open space and residential properties. To the west is an industrial building, occupied by an engineering firm.

The site is located approximately 1 mile to the west of Telford town centre, and therefore benefits from very close proximity to the amenities that the centre provides.

The nearest bus stops to the site are located on Park Road and St Leonard’s Road, with further stops located slightly further away on Brunel Road. The stops are within 400 metres of the site and are therefore highly accessible. The stops are for high frequency bus services to the town centre, and other destinations such as Madeley and Dawley.

HISTORY:

No relevant site history.

POLICY:

National Planning Guidance
National Planning Policy Framework

Central Telford Area Action Plan (CTAAP)
Policy SA11 Park Road

LDF Core Strategy
Policy CS1 – Homes
Policy CS3 – Telford
Policy CS9 – Accessibility and Social Inclusion
Policy CS13 – Environmental Resources
Policy CS15 – Urban Design

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria
Policy H22 – Community Facilities
Policy H23 – Affordable Housing
Policy OL11 – Woodland and Trees

Policy OL12 – Open Land and Landscape – contributions from new development
Policy OL13 – Maintenance of Open Space
Policy LR6 – Developer contributions to outdoor recreation open space provision within new residential developments

CONSULTATION RESPONSES:

Internal consultations from within Telford and Wrekin Council

TWC Highways Engineers

In principle there are no objections to proposal. Suggest conditions relating to highway improvement and accessibility works be attached to any permission including the requirement for a pedestrian/cycle link through the northern boundary to the B5072 West Centre Way. This would provide a sustainable link to the Town Centre, Thomas Telford School and Lawley Village.

TWC Drainage Engineers

Support subject to conditions. Development should proceed in line with the requirements of the FRA.

TWC Parks and Open Spaces (P & OS) Officer

Support subject to planning obligation toward off-site play/recreation provision.

TWC Education

No objection subject to planning obligation of £164,510 toward education facilities in the vicinity of the development.

TWC Arboricultural Officer

Support subject to conditions re tree retention / protection / surgery and Section 106 contribution.

TWC Sustainability Officer

The development should be completed using CSH. Minimum proposed standards of CSH level 3, with a requirement to consider level 4 should be conditioned. If the development occurs after April 2013 then the requirement should be level 4 with a requirement to consider level 5.

TWC Planning Ecologist

Requests condition regarding working method and badger check and informatives regarding retention of habitat feature, birds, bats, trenches, Japanese knotweed and planting are attached to any permission.

TWC Environmental Health (Pollution Control)

No comments received.

TWC Environmental Health (Contaminated Land)

No comments received.

TWC Housing Group

The proposal for Affordable Housing at 25% provision is acceptable and is supported by a viability appraisal with the appropriate evidence.

TWC Urban Design

No objections in principle but concerns over no updated documents given change in number of dwellings from pre-application and submission stages particularly layout and parking ratio, as well as issues regarding noise from the adjacent industrial unit and how this will be mitigated.

TWC Development Plans

The principle of residential development on this site is in line with planning policy. The site is shown as a committed housing site in the CTAAP under policy SA11 Park Road. Previous to this the site was shown to be partly white (developable) land and partly employment land on the Wrekin Local Plan Proposals Map. More recently Paragraph 22 of the National Planning Policy Framework states that applications for alternative uses of land or buildings on employment sites should be treated on their merits. All though detail is limited, the proposed development as shown on the indicative layout is consistent with local and national planning policy.

Green

TWC Rights of Way

No comments received.

External consultations

The Coal Authority

No objection subject to condition regarding site investigation.

West Mercia Constabulary

Support subject to condition. There are opportunities to design out crime and /or the fear of crime and to promote community safety. The applicant should aim to achieve the Secured by Design (SBD) award status for this development. SBD is a nationally recognised award aimed at achieving a minimum set of standards in crime prevention for the built environment, the scheme has a proven track record in crime prevention and reduction. The opportunity for crime to occur can be reduced by up to 75% if Secured By Design is implemented. The principles and standards of the initiative give excellent guidance on crime prevention through the environmental design and also on the physical measures.

Shropshire Fire Service

Comment with suggested informatives that should be attached to any consent issued.

Local consultation and representations

Cllr Jayne Greenaway has commented on the proposal in regard to the need for good highway accessibility and design. In particular in relation to the need to secure a pedestrian link to West Centre Way and utilise the existing traffic island as a natural connection across to Thomas Telford School. In addition the phased development approach is welcomed, but queries why no formal play area and how SUDS will be managed.

Lawley and Overdale Parish Council has concerns regarding the affects of the impact of the development on ecological & arboricultural character of the local area which is not acceptable.

Local residents

The Council has received two letters of support and an objection commenting on the proposal. The issues/concerns raised in relation to the application are summarised below:

- No objections to principle of residential development
- Highway safety
- Japanese knotweed
- Improved pedestrian accessibility and safety
- Noise from industrial activity will cause nuisance to residents

PLANNING CONSIDERATIONS:

This proposal forms part of the Homes and Communities Agency Accelerated Land Disposal Programme with funding from Government to facilitate the delivery of dwellings by 2015.

The application is for the principle of development only including access which is from Park Lane which serves the existing residential area.

Principle of Development

The principle of residential development is supported in this location as it is within the built up area of Telford as defined by the Proposals Map of the Wrekin Local Plan. Core Strategy CS1 (Homes) indicates that Telford will be the location for the overwhelming majority of new homes identified to be built over the Plan period. Likewise Policy CS3 (Telford) states that Telford will be focus of the Borough's spatial development and will accommodate the majority of new homes jobs and services.

Policy SA11 "Park Road" of CTAAP is accompanied by a map (Map 6) which identifies several principles which should be incorporated into development proposals for the site. The policy states: *"development that accords with the principles in this policy will be supported:*

- *The site will be developed for residential use. Site capacity is approximately 75 dwellings;*

- *Vehicle access will be from Park Road, along with junction improvements into the site, as shown on Map 6;*
- *A new connection will be established to the existing cycleway on West Centre Way, as shown on Map 6;*
- *The site layout will incorporate specific flood attenuation measures as indicated on Map 6, in line with the Surface Water Area Action Plan for the site;*
- *Development will also address the relationship of the site to existing employment uses in adjacent areas, the enhancement of natural features on site, and geotechnical constraints.”*

As the proposal accords with the most up to date part of the development plan the principle of development is considered acceptable. Any matters which are not clearly dealt with as part of this outline application will be expected to come forward as part of the details at reserved matter stage and shall be conditioned as such.

In addition, with regards to housing, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should significantly boost their supply of housing. In paragraph 49, it states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

In this regard the site is well located not far from Telford town, on the edge of an existing residential area and is easily accessible for cyclists, pedestrians and public transport users. Bus stops are located very close to the site on Park Road and St Leonard’s Road, with further stops located slightly further away on Brunel Road and it is considered that travel by bus would be a viable alternative to the private car.

Whilst there is policy support for further residential development as outlined above, the Proposals Map from the Wrekin Local Plan designates the site as an ‘*employment area committed for development over 1 hectare*’. However, Local Plan Policy E1 (Employment Land Supply), which seeks to ensure a sufficient and suitable supply of employment land, has not been saved.

The latest Annual Monitoring Report (AMR) from 2011 provides figures for the amount of employment land (in Use Class B1/2/8) over the years 2007-2010. The figures show that the amount of land has been consistently high over the period. In 2010, the Borough had 227.2 hectares of employment land (including committed sites and those for which planning permission has been granted for new employment uses). In the light of the substantial supply, it is not considered that the application site (only 1 hectare net) is required in the Borough’s portfolio of employment land. It is considered that there are better employment sites available in the portfolio that would be more suitable for employment use than the application site and that development of the application site for housing would not undermine the Council’s strategy of maintaining a portfolio of employment sites that are attractive to market needs.

TWC Development Plans comment that the principle of residential development on this site is in line with planning policy. The site is shown as a committed housing site in the CTAAP under policy SA11 Park Road. Previous to this the site was shown to be partly white (developable) land and partly employment land on the Wrekin Local Plan Proposals Map. More recently Paragraph 22 of the National Planning Policy Framework states that applications for alternative uses of land or buildings on employment sites should be treated on their merits. All though detail is limited, the proposed development as shown on the indicative layout is consistent with local and national planning policy.

The applicant has submitted a viability assessment in respect of the application for the residential development based a scheme of up to 75 dwellings. This assessment is aimed to give an informed view on the financial viability of the proposed scheme having regard to site and scheme specific development considerations and assumptions.

This assessment identifies the Section 106 obligations that the applicant believes can be supported by the scheme based on assumptions made in the Draft Heads of Terms following discussions with various departments within the Council. In this instance, the assessment results in a reduction in the percentage of affordable housing that the applicant believes can be supported by the scheme from 38% (the target figure specified in saved Wrekin Local Plan policy H23 – Affordable Housing) to 25%.

In order to illustrate and quantify the difference in ‘viability’ between a 38% compliant affordable housing provision and the 25% provision being proposed, a second appraisal has been prepared. This concludes that at 38% affordable housing the land value is significantly lower than the level at which a land owner would be sufficiently incentivised to sell.

TWC Housing Group note the proposal for Affordable Housing at 25% provision is acceptable and is supported by a viability appraisal with the appropriate evidence. It is considered the development will make an important contribution towards the Council’s affordable housing target.

Other issues regarding the affordable housing like type, size, development standards integration within overall development can be required in a Section 106 agreement and planning condition.

Design & Access

It needs to be recognised that this is an outline application seeking to establish the principle of development at this site. The development would

result in a medium density of 35 dwellings per hectare which is recognised as being a medium density of development.

The site is very well located in an existing residential area and is accessible for cyclists, pedestrians and public transport users. Bus stops are located within easy reach of the site and it is considered that travel by bus would be a viable and reasonable alternative to the private car, particularly for trips to/from Telford town centre.

With regard to the parameters plan indicating that the properties would predominantly be 2 storeys in height and up to 2.5 storeys at the gateway to the site. This is considered appropriate to the locality with most residential property being at 2 storeys in height.

There is opportunity to create a strong visual arrival point, but such detail will be dealt with at a reserved matters stage. At this later stage, the Council will have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity, parking and provision and shading by adjacent trees.

Means of access into the site is to be considered in detail as part of the determination of the application. The Transport Statement confirms that a safe access can be provided off Park Lane. A plan showing the proposed access design is provided at Appendix D. These proposals have been developed in consultation with Highways Officers at the Council.

There are no direct planning contributions for the proposal but off-site works that improve pedestrian access between Park Lane and the Town Centre as well as Thomas Telford School and Lawley Village will be secured through condition.

Noise

The application is accompanied by a Noise Assessment. This was prepared in the light of advice provided by Environmental Health Officers at the Council. The assessment establishes that the site is affected by road traffic noise from West Centre Way and from the industrial unit to the west of the site.

The data used in the assessment was recorded with a microphone that was positioned on the site for approximately two days. The results show that the noise levels inside the proposed new dwellings on site, with windows open for ventilation, would be “reasonable” in the daytime, and would meet the “good” night-time design targets.

There is already significant screening between the proposed development and West

Centre Way, and this assists in reducing noise from the road. The report recommends that noise could be mitigated further at a later stage in the planning process when the design and orientation of dwellings is considered.

The report establishes that noise from the industrial unit could also be mitigated by way of a noise bund/barrier, or by the careful design of the layout and orientation of dwellings in this part of the site.

At the time of writing no comments had been received from Environmental Health (Pollution Control) however it is considered acceptable that any potential noise disturbance on the new dwellings could be mitigated through a condition.

CONCLUSIONS AND RECOMMENDATIONS:

Conclusions

The site is within the boundary of the built up area of Telford and the principle of residential development supports the Borough's Core Strategy on focussing development within Telford as expressed in Core Strategy policies 1 and 3.

Although the site was designated as employment land in the Wrekin Local Plan Proposals Map the National Planning Policy Framework advises gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

Although the target for Affordable Housing in Telford is set by saved Wrekin Local Plan policy H23 is 38%, TWC Housing Group accepts the viability assessment submitted with the application that a 25% affordable housing provision being proposed provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

The density of the scheme at 35 dwellings per hectare is considered appropriate for this location. The appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate application. At this later stage, the Council will have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity and parking provision. Similarly noise protection for dwellings adjacent to the B5072 West Centre Way and existing Engineering Works can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of the proposed properties are not exceeded.

Overall, it is considered that the development proposed in the application represents sustainable development and there is a presumption in favour of sustainable development in National Planning Policy Framework.

Planning Obligations

The application was accompanied by a Draft Heads of Terms in respect of contributions that mitigate the impact of the development and to achieve adopted Development Plan objectives. The levels of contributions were discussed with officers from different Departments within the Council in advance of the submission of this application as part of the Strategic Application Workshop process. The specific requirements and levels of contributions have been refined during the consideration of this application by the officers of the same Departments. To secure these contributions the applicant confirms that they are prepared to enter into an agreement under Section 106 of the Town and Country Planning Acts.

Recommendation to Plans Board

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Service Delivery Manager of Development Management to GRANT OUTLINE PLANNING PERMISSION subject to the following:

- A.) The applicants entering into a Section 106 agreement with the Council (terms to be agreed by the Service Delivery Manager of Development Management) relating to:
 - (iv) To provide 25% of dwellings built in each Phase of development to be affordable;
 - (v) A contribution of £600 per dwelling toward the provision, maintenance or enhancement of play equipment or facilities near to the application site;
 - (vi) A contribution toward the provision of primary education of £164,510 based on a scheme of 75 dwellings;
 - (vii) The maintenance of informal open space to the figure of £41,362.55.
- B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1.	A01	Time limit – Outline.
2.	A03	Time limit – Submission of Reserved Matters.
3.	B02	Standard outline some matters reserved.
4.	B10	Details of materials.
5.	B57	Land contamination.
6.	B61	Foul and surface water.
7.	B64	Soakaway test.
8.	B65	Soakaway more than 5m from building.
9.	B75	Greenfield run-off rates.
10.	B83	Protection of new dwellings from noise.

11.	B121	Landscaping design.
12.	B126/8	Landscape management plan and maintenance details for areas.
13.	B150	Site environmental management plan for construction works.
14.	B153	Secured by design.
15.	BCustom	Highway Requirements.
16.	BCustom	Coal Authority Requirements.
17.	BCustom	Ecology - Precautionary working method
18.	BCustom	Ecology - Pre-commencement badger check
19.	C38	Development in accordance with deposited plans.
20.	C76	Landscape implementation hard & soft.
	I06	Section 106 agreements.
	I25c	Bird boxes.
	I25e	Trenches.
	I25f	Replacement planting.
	I25g	Enhancement planting.
	I25j	Retention of habitat features
	I25m	Nesting birds.
	I25n	Lighting.
	I32	Fire authority.
	I35custom	Japanese knotweed
	I40	Conditions.
	I44	Reasons for grant of approval.
	RANPPF	Approval – National Planning Policy Framework.

REASON FOR APPROVAL:

The site is within the boundary of the built up area of Telford and the principle of residential development supports the Borough's Core Strategy on focussing development within Telford as expressed in Core Strategy policies 1 and 3.

Although the site was designated as employment land in the Wrekin Local Plan Proposals Map the National Planning Policy Framework advises gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

Although the target for Affordable Housing in Telford is set by saved Wrekin Local Plan policy H23 is 38%, it is considered through the viability assessment submitted with the application that a 25% affordable housing provision being proposed provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

The density of the scheme at 35 dwellings per hectare is considered appropriate for this location. The appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate application. At this later stage, the Council will have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity, parking and provision and shading by adjacent trees. Similarly noise protection for dwellings can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of properties

are not exceeded.

Overall, it is considered that the development proposed in the application represents sustainable development and there is a presumption in favour of sustainable development in National Planning Policy Framework.

TWC/2013/0083

Land at Hadley Park West, (off Okehampton Road), Leegomery, Telford, Shropshire

Residential development (up to 209 dwellings) and associated infrastructure (Outline) *****AMENDED DESCRIPTION*****

APPLICANT

Homes and Communities Agency

RECEIVED

15/01/2013

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

OFFICER

Tim Williams

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The principle of residential development, housing on land designated employment land, affordable housing provision, design and impact on the Green Network, provision of open space and ecology.

THE PROPOSAL:

This is an outline application with all matters other than access (that is, appearance, landscaping, layout and scale) being “reserved matters” for consideration at a later stage, via a separate application(s). Some key parameters for the proposed development are provided in relation to land use, access and movement, density and scale which are shown on parameter plans included in the Design and Access Statement.

The application is applying for permission for up to 209 dwellings and associated infrastructure on single parcel of land in the north of Telford within Hadley and Leegomery Parish and Ward. The application was initially submitted as being for “approximately 174 dwellings” which was considered insufficiently precise and contrary to Government guidance that states for outline planning permission detailed consideration will always be required on the amount of development and for residential development this means the number of proposed units for residential use. Having sought clarification from the applicant on this matter the application description and form has been amended “for up to 209 dwellings”.

The developable area shown for the residential element of the proposal is approximately 6.3 hectares of the 7.39 hectare site. On the basis 209 dwellings were built within the developable area, the density of the residential element would be around 33 dwellings per hectare. A Parameter Plan submitted sets out that dwellings would range in size from 2 to 3 storeys in height with the latter being located along the frontage parallel to Okehampton Road.

The applicant has indicated that the mix of housing would comprise detached, semi-detached and terraced houses, in a medium density scheme, which they

state would contribute towards the Development Plan requirement to deliver 700 dwellings per year between 2011-2016, as set out in the Core Strategy DPD. The applicant proposes that 25% of the dwellings comprise “Affordable” housing in a mix of types and tenures to meet identified housing needs.

The applicant states that trees within the site and around its perimeter will be retained together with the provision of public open spaces and enhanced landscaping. The proposed development also includes provision of Sustainable Urban Drainage (SUDS), including a balancing pond.

Vehicular access would be from two existing accesses points from Okehampton Road. The proposed road layout indicates a primary loop road running between the existing accesses into the site. The main route would be deflected and narrowed in places to maintain low speeds. A number of secondary roads would be accessed from this main route which would, in turn, serve shared surfaces and private drives.

The largest public open spaces within the proposed development would be a linear green canalside corridor with buffer planting at the end of this around an electricity pylon, and the gateway space in the north west of the site by Leegomery Roundabout.

On the assumption that Outline Planning Permission is granted in Spring 2013 and Reserved Matters Submissions are approved by the end of 2013, the applicant states construction could begin in 2014 and could be built out in three Phases.

The application has been submitted with the following documents in support of the proposals:

- Planning Statement;
- Design and Access Statement;
- Parameters Plan and Indicative Site Masterplan;
- Transport Assessment ;
- Flood Risk Assessment;
- Archaeology Report;
- Ground Report;
- Ecology Assessment;
- Viability Assessment;
- Tree Survey;
- Noise report;
- Affordable housing appraisal; and
- Draft Heads of terms of a legal agreement;

Prior to submission, the applicant engaged in pre-application discussions with Council Officers through a Strategic Application Workshop meeting.

SITE AND SURROUNDINGS:

The site is located approximately 4 kilometres to the north east of Wellington

district

centre in the Parish/Ward of Hadley and Leegomery. It is approximately one kilometre from the centre of Leegomery which has amenities such as a convenience store, post office, and health centre and is also approximately 10 minutes walk to Apley Wood Primary School in Leegomery.

The site in total comprises an area of 7.39 hectares. Approximately 6.3 hectares of this is considered to be developable and is shown as such in the Indicative Masterplan.

The site generally has an open, greenfield appearance and is relatively flat with the north west corner of the site being the lowest point. There is a cluster of trees at the north western end of the site and a hedgerow through the middle of the site running north to south. There is also an electricity pylon in the north-east corner of the site. Two points of access into the site have already been established from Okehampton Road.

The boundaries of the site are well defined and contained by existing features. To the north, the site is bounded by the A442 (Queensway), beyond which is farmland. To the east is a disused canal (Trench Branch of the Shropshire Union Canal), managed grassland and beyond that Queensway Business Park.

To the south is a tarmac footpath that is part of the Silkin Way beyond which are residential developments. There is also a large area of public open space adjacent to the site, on the other side of Okehampton Road that forms the western boundary of the site. To the north west corner is the Leegomery Roundabout.

PLANNING HISTORY:

The site has no recent planning history relevant to current local or national planning policy.

PLANNING POLICY CONTEXT:

National Planning Policy Framework.

Saved Wrekin Local Plan policies:

Policy NR6 – Waste Disposal and Recycling facilities

Policy UD2 – Design Criteria

Policy UD5 – Public Art

Policy H23 – Affordable Housing

Policy T22 – Planning Obligations

Policy OL4 – Development in the Green Network

Policy OL12 – Open Land and Landscape – contributions from new development

Policy OL13 – Maintenance of Open Space

Policy LR4 - Outdoor recreational Open Space

Policy LR6 – Developer contributions to outdoor recreation open space provision within new residential developments

LDF Core Strategy policies:
Policy CS1 – Homes
Policy CS6 – Newport
Policy CS7 – Rural Area
Policy CS9 – Accessibility and Social Inclusion
Policy CS12 – Natural Environment
Policy CS13 – Environmental Resources
Policy CS14 – Cultural, Historic and Built Environment
Policy CS15 – Urban Design

CONSULTATION RESPONSES:

For all consultation responses received by the Development Management Team the following text below represents a summary of the salient points made in relation to the application. Full versions of all consultation responses received in relation to this application can be viewed by Members of the Plans Board via the Council's eplanning system.

Internal consultations from within Telford and Wrekin Council

TWC Highways Engineers

Consultation response awaited although it is understood that whilst there are some issues regarding capacity of the Leegomery Roundabout that arise that these can be addressed by financial contributions to improvements. An update on this matter will be provided prior to Plans Board consideration of this application.

TWC Drainage Engineers

Support subject to conditions. Conditions to include details on foul and surface water details including a restriction on surface water run off rates, details on future ownership of proposed attenuation systems and exceedance flood routing plan.

TWC Parks and Open Spaces (P & OS) Officer

Formal response not yet received. The response when received will be reported to Plans Board before the meeting.

TWC Education

No objection. Given the number and type of dwellings we would seek a contribution towards primary education facilities in the vicinity of the development in the order of £483,187.

TWC Arboricultural Officer

Support subject to the conditions. There are two major arboricultural features within and adjacent to the site. These are the wooded area to the west containing the majority of the trees within the site and the avenue of Limes to the south. According to the indicative layout these are to remain and as such I have no objection to the proposal.

It must be noted that the red edged boundary to the south of the site does not extend to the actual field boundary. Group 3 are an avenue of Limes growing in this location (outside of the boundary). They are currently 14 metres tall and have been classified as semi-mature, their expected remaining contribution to the amenity of the area is 40 years+. Limes are one of Britain's tallest growing tree species often exceeding 30 metres+ in height. Consequently, over their life time I expect the trees to double in size and thus shade the proposed properties to the north west.

If consent is afforded to the outline application further information will be required;

Landscaping Design, Plans to feature proposed above and below ground services, Planting Plans to feature points 8, 9, 10 & 11 of the condition.

Tree Protective Fencing, The Tree Constraints and RPA Plan shows the indicative area to be regarded as a construction exclusion zone this plan was produced prior to the indicative layout. Therefore if the proposal is to progress a Tree Protection and Removal Plan will be required. G3 the group of Limes will also require protection during the development of the site as their roots do extend northward in to the site, but no exclusion zone is currently proposed in this location.

Trees – Services & Roots, This will only be applicable to any service routes within the root protection areas of trees to the west or the south of the proposal.

Trees 'No Dig' Method, According to the indicative layout a path is proposed to dissect the mature trees from the woodland in the western corner of the site. As this is within the root protection area of the trees a design specification will be required. To the southern edge of W1, a path and a road are proposed for the area the design specification of these structures will depend on whether they are to be constructed within the root protection area of the trees.

Soil levels

Landscape Implementation Hard & Soft

TWC Sustainability Officer

Comment. A statement is required in the design and access statement where the developer should look to explain how they believe they have developed a valid and sustainable design solution. One of the most effective ways of securing more sustainable developments, and reducing climate change emissions, is to achieve Code for Sustainable Homes (CSH).

The development should be completed using CSH:

- CSH assessments for the scheme should be undertaken at the design stage and also at post-construction review.
- The development should be required to meet CSH level 3. Please note that CSH is updated regularly. The developer should refer to the latest version or the prevailing sustainable standards -

whichever is the higher at the time of submission of reserved matters.

- Developers and designers should involve a CSH assessor as early as possible in the design process, to ensure the rating is achieved in a cost effective manner.

Minimum proposed standards of CSH level 3, with a requirement to consider level 4 should be conditioned. If the development occurs after April 2013 then the requirement should be level 4 with a requirement to consider level 5.

TWC Planning Ecologist

Object. An ecological constraints assessment was carried out in September 2012. The report recommends further assessment of the canal to the east of the site to confirm the presence/absence of great crested newts, water voles and otters.

The mature lime trees along the south-eastern boundary have the potential to support bat roosts. The report recommends an assessment of the impacts of the development on bat roosts, foraging and commuting routes.

As assessment should be carried out to ascertain whether the mature boundary trees and the nearby canal are suitable to support these protected species, what impacts the development will have and what mitigation/compensation is required to offset the damage.

This will not necessarily constitute a full survey, unless the habitats are assessed as being suitable to support these species.

TWC Environmental Health (Pollution Control)

No response received.

TWC Environmental Health (Contaminated Land)

Support subject to standard condition relating to land contamination.

TWC Housing Group

Comment. The applicant's agent has submitted 2 viabilities, one based on an Affordable Housing Policy compliant level of 38% and another at 25% provision.

Both appraisals accord with the latest values and costs associated with this type of development and include the appropriate statement in terms of the abnormal costs identified.

However the 38% affordable housing viability (Appendix 2) does not support the market value of the site and therefore would not provide the applicant with a realistic return for releasing the site for development.

The second viability (Appendix 1) supports a provision of 25% affordable housing and the a number of contributions. This appraisal provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

The other key issues regarding the affordable housing, which need to be considered in any planning obligation agreement are:

- dwelling types and sizes
- development standards (would expect to meet HCA Design & Quality Standards).
- integration within overall development (clustering/'pepper potting')
- access/allocation arrangements
- delivery timetable and mechanism.

TWC Urban Design

Comment. Whilst it is recognised that this is only an outline application with all matters reserved except for access, the documentation described above appears to be at odds with the formal description of the scheme indicating an *"residential development (up to 209 dwellings)"*.

In addition, it is concerning that the issue of noise has essentially been left to be dealt with at Reserved Matters stage. However it is clear from what has been submitted in terms of technical reports that the northern edge of the site has unacceptably high levels of noise which will need to be mitigated against.

Whilst the D & A highlights the issue of noise and marks it on the opportunities and constraints map, there should be some indication of the scope of the affected developable area. In terms of the mitigation it is not clear whether the current indicative masterplan actually takes this issue into consideration, i.e. do the locations of the units actually reflect how far back the development may have to be to mitigate the high noise levels along the northern boundary

There is a strip along the southern boundary as outlined on the plan on page 20 of the D & A statement showing development of "up to 3 storeys" along Okehampton Road, but there is no explanation as to why this has actually been proposed.

In conclusion, whilst not opposed to the development of this site in principle, it is considered that not all the relevant information has been provided here to assess this scheme adequately. Clarity and consistency in regard to the numbers proposed is a key issue which needs to be addressed, but it is the potential impact that higher numbers of units will actually have that is of most concern. Consequently, it is suggested that the information is revisited and clarified so that it is clear the site can accommodate numbers appropriately given all the various constraints such as noise, flooding etc.

TWC Development Plans

The principle of residential development on this site is broadly in line with planning policy. The site is shown as committed employment land on the Wrekin Local Plan Proposals Map, however Paragraph 22 of the National Planning Policy Framework states that applications for alternative uses of land or buildings on employment sites should be treated on their merits. There are areas of Green Network at the southern and eastern boundaries, however the

indicative layout shows that significant areas of new green space are to be provided within the development. Provided that the more detailed proposals at the reserved matters stage include similar levels of green space provision, then the development will continue to be in line with local and national planning policy.

External consultations

Environment Agency

Support subject to conditions. We have assessed the information submitted and have no objection in principle to the proposal, but would advise the receipt of further information to help justify the determination of this application.

The latest version of our Flood Map which was released on 8 November 2012 shows that this site lies entirely within Flood Zone 1 (low probability of fluvial flooding). We are satisfied that Section 5 of the FRA outlines the use of a SuDS based drainage strategy to manage run-off from the development site. The volume of attenuation required (1410m³) has been identified in Section 5.2 of the FRA and the indicative layout drawing shows an attenuation pond in the north west corner of the site as recommended in the FRA. From an overall strategic flood risk perspective, we would have no objection in principle to the planning application, however we recommend that you seek advice on the surface water flood risk issues from your Council's own drainage section.

We have reviewed the report submitted by Atkins titled "Hadley Park West, Telford Desk Study and Ground Conditions Report. Homes & Communities Agency. December 2012".

The report indicates that this plot of land is 'Greenfield' land and this is confirmed by historical mapping for this area. It could therefore be anticipated that no contamination should be present onsite in both the soils and groundwater. However, monitoring data from onsite groundwater investigation boreholes has indicated some contamination within the underlying aquifer. The site is surrounded by other land-uses which the report identifies may give rise to contamination.

After review of the above report, we agree with the conclusions of the report that further groundwater chemical sampling should be carried out to ascertain and verify if the contamination identified is indicative of aquifer conditions.

We also agree with the conclusion that the additional testing, together with the current groundwater test results should be used to carry out a detailed risk assessment to determine if the contaminants identified within groundwater do pose any risks to controlled waters and to update conceptual understanding for where the source(s) of this contamination could have originated from using a pollutant linkage Source-Pathway-Receptor approach.

An early investigation into the extent of the potential contamination and any remediation necessary would assist in assessing the financial viability of developing the site within the necessary environmental parameters. You may

therefore wish to consider whether to require this information prior to determining this application, or, whether the potential pollution can be adequately investigated and remediated to allow development using conditions on any decision you may be minded to grant. If you decide to follow the latter course, we would recommend a number of conditions to address potential contamination of ground water.

In relation to the proposed development, in so far as it relates to land contamination, we have only considered issues relating to controlled waters. We recommend that you also consult with your Environmental Health colleagues regarding their views on the potential contamination and the risk to human health and their requirements for investigation and mitigation.

West Mercia Constabulary
No response received.

Shropshire Fire Service
Comment with suggested informatives that should be attached to any consent issued.

Shropshire Council Archaeologist
No comment.

Local consultation and representations

Hadley & Leegomery Parish Council

Object subject to conditions. The Parish Council has considered the development proposals submitted and whilst it does not object to the residential development of this site it has some concerns that it would want to see addressed before consent is granted.

Number of dwellings

The Council notes that the number of dwellings proposed has increased since original submission from 174 to 209. That is an acceptable number with a density that will be in keeping with the surrounding area, and the council would not want to see any further increase in the number of dwellings at a later stage. Consent should clearly state the maximum number permitted.

Proposed play area

The Council has received representations from local residents who do not wish to see the existing area of open space off Okehampton Road, opposite the development site, altered from its current use. It is enjoyed by the people who live in the vicinity in its current form. There is also considerable opposition to the siting of a play area on this land on road safety grounds. There is real concern that it would be inviting children to cross Okehampton Road which is the only access road to the larger residential area to the south. Public concern for safety of children crossing roads is at a heightened level locally, where tragically two children have died and others have been injured in road traffic accidents in recent years. The proposed site would also attract users who would need to cross Hadley Park Road, the site of one of the accidents referred to. The views being expressed are that the Borough

Council should not be creating a new situation which requires a large number of the potential users to cross the road. The Parish Council supports these views and asks that the location of the play area is re-considered. The Council would want to see a play area included in the development and this should be within the application area as per saved policy LR6 of the Wrekin Local Plan, that is to the north east side of Okehampton Road. The Council suggests that the possible siting of the play area on part of the land that forms the canal buffer should be considered. If that is for any reason not a feasible site then the applicant should be asked to redesign the layout to accommodate the play area elsewhere within the development site boundary.

Local residents

The Council has received 114 individual representations from local residents objecting to the application. The responses received and the issues/concerns raised in relation to the application are summarised below:

- The off site play area on the opposite side of Okehampton Road are landscaped gardens used by residents informally and for formal events and are full of plants and wildlife. Putting a play area in this location would negatively affect this area and cause disturbance to residents whose gardens back on to it (including anti social behaviour) and its location will encourage children to cross a very busy road. Play area should be located within development. There are existing play areas in the vicinity of this site.
- Object to 3 storey houses along Okehampton Road as these are not keeping with local area;
- Too many houses on such a small plot and poorly designed, no need for more houses in Telford already many houses for sale in local area;
- Loss of green fields and open space. Brownfield sites should be developed first;
- Ground conditions suggestion contamination;
- Increase in traffic along Hadley Park Road where there are speeding issues and pedestrians have been knocked down;
- Increased traffic along Okehampton Road and A442 towards Hortonwood; increased risk of accidents;
- Will present infrastructure support development of this size including education and medical services;
- Site is a wildlife haven and the wildlife in the vicinity of the site and the disused canal will be affected;
- Development too close to pylon in site;
- Negative impact the development would have on house prices;
- Residents were inadequately consulted; and
- Proposed development was assigned for other development and not housing.

PLANNING CONSIDERATIONS:

The principle of residential development

The principle of residential development is supported in this location as it is within the built up area of Telford as defined by the Proposals Map of the Wrekin Local Plan. Core Strategy CS1 (Homes) indicates that Telford will be the location for the overwhelming majority of new homes identified to be built over the Plan period. Likewise Policy CS3 (Telford) states that Telford will be focus of the Borough's spatial development and will accommodate the majority of new homes jobs and services.

In addition, with regards to housing, the National Planning Policy Framework (NPPF) states that Local Planning Authorities should significantly boost their supply of housing. In paragraph 49, it states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

In this regard the site is well located on the edge of an existing residential area and is easily accessible for cyclists, pedestrians and public transport users. Bus stops are located very close to the site on Hadley Park Road and it is considered that travel by bus would be a viable alternative to the private car, particularly for trips to/from the centre of Telford.

Housing on land designated employment land

Whilst there is policy support for further residential development as outlined above, the Proposals Map from the Wrekin Local Plan designates the site as an '*employment area committed for development over 1 hectare*'. However, Local Plan Policy E1 (Employment Land Supply), which seeks to ensure a sufficient and suitable supply of employment land, has not been saved.

TWC Development Plans comment that the principle of residential development on this site is broadly in line with planning policy. Whilst the site is shown as committed employment land on the Wrekin Local Plan Proposals Map, paragraph 22 of the National Planning Policy Framework states that applications for alternative uses of land or buildings on employment sites should be treated on their merits.

As outlined above, given that the principle of residential development is to focus development within Telford it is considered that the NPPF gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

Affordable housing provision

The applicant has submitted a viability assessment in respect of the application for the residential development based a scheme of up to 209 dwellings. This assessment is aimed to give an informed view on the financial viability of the proposed scheme having regard to site and scheme specific development considerations and assumptions.

This assessment identifies the Section 106 obligations that the applicant believes can be supported by the scheme based on assumptions made in the Draft Heads of Terms following discussions with various departments within the Council. In this instance, the assessment results in a reduction in the

percentage of affordable housing that the applicant believes can be supported by the scheme from 38% (the target figure specified in saved Wrekin Local Plan policy H23 – Affordable Housing) to 25%.

In order to illustrate and quantify the difference in ‘viability’ between a 38% compliant affordable housing provision and the 25% provision being proposed, a second appraisal has been prepared. This concludes that at 38% affordable housing the land value is significantly lower than the level at which a land owner would be sufficiently incentivised to sell.

The response to this from TWC Housing Group is that it is accepted that the 25% affordable housing provision being proposed provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

Other issues regarding the affordable housing like type, size, development standards integration within overall development etc as identified by TWC Housing Group can be required in a Section 106 agreement and planning condition.

Design and impact on the Green Network

The comments made by the Urban Design officer are noted and whilst it is unfortunate that the Indicative Masterplan pre-dated the change made by the applicant to increase the number of dwellings from approximately 174 to up to 209, it needs to be recognised that this is an outline application seeking to establish the principle of development at this site. Even at this higher figure the development would result in a medium density of 33 dwellings per hectare which is recognised as being a medium density of development.

With regard to the Parameters Plan indicating that the properties along Okehampton Way could be up to 3 storeys in height this is considered inappropriate as this type of building is not common in this locality. However it is considered acceptable that buildings along this road could be up to two and half storeys high giving a similar level of floor accommodation but less visually dominating. This is to be controlled and limited through the imposition of a planning condition.

Details on the appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate application. At this later stage, the Council would have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity, parking and provision and shading by adjacent trees. Similarly noise protection for dwellings adjacent to the A442 Queensway and Okehampton Road can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of properties in proximity to these roads are not exceeded.

There is an area of Green Network at the southern and eastern boundaries of the site that runs parallel with the Silkin Way, the development shown on the Indicative Layout encroaches slightly into the area defined as Green Network.

However, the proposals clearly introduce a substantial new area of public open space adjacent to the canal and footpath at the east of the site. This space would reflect the line and the character of the existing green corridor to the south of the site that runs parallel to the canal. Additionally there is also an area of open space to be provided in the north west corner in the nearest part of the site to Leegomery Roundabout. In both instances these areas of open space are within the employment designation in the Proposals Map mentioned above and are therefore gains in open space provision that might not have arisen if an application for an employment development had come forward for this site. Furthermore, the amount of encroachment will not have a detrimental harm to the connectivity or function of the green network in the locality. On balance it is concluded that this would more than compensate for the slight encroachment into the Green Network to the south of the site.

Open space provision.

With regard to the above a formal response has not yet been received from TWC Parks and Open Spaces officer as the matter remains under discussion with Local Councillors/residents and the applicant. The response when received will be reported to Plans Board before the meeting.

Following pre-application discussions with TWC officers the Design and Access Statement and Draft Head of Terms highlight a contribution towards play equipment for the large area of public open space on the opposite side of Okehampton Road instead of there being any formal equipped play areas on site. This has attracted objection from Hadley and Leegomery Parish Council as well as a large number of the objections received from local residents.

In light of these the concerns the Council's Parks and Open Spaces officer met with 2 of the 3 Ward Councillors and a number of existing residents on the existing public open space site adjacent the development to gain an understanding of what issues they were concerned about.

Whilst there is a clear need for a Neighbourhood Equipped Area for Play (NEAP) in association with the number of dwellings being proposed, an alternative put forward by Parks and Open Spaces could be for the applicant to contribute for an offsite sum for capital investment into an existing nearby ball court at Open space between Berberis Road and the Malt House Shovel PH on Hadley Park Rd (facing the development). This would require investment into ball court gridweld fencing, a small extension to allow for two goal ends, resurfacing and tree works. The sum for this would be £45k. Given that this is an existing facility, although it would require planning approval, Parks and Open Spaces would not seek to obligate the applicant in obtaining planning permission prior to progress on the development. However, they would seek to agree an appropriate timescale for the funding to be transferred with a suggestion that this would be paid upon the completion of 75 dwellings. Alternatively a ball court could be provided for on site.

There is a need for an onsite children's play area to serve the age range of 0-12. As such this provides for a larger age range of equipment but can be provided in the same template area of 400m². The applicant would be required to provide play equipment on site - to an adoptable standard (location to be agreed with the Council at detailed planning/reserved matters stage) and to transfer this facility to the Council and provide £45,000 commuted sum for maintenance. The NEAP should be provided before completion of 50% of the dwellings.

It is clear that the level of development creates a need for new play equipment, the site has adequate green space to accommodate this on site, if following negotiations Officers consider this to be more appropriate. An update will clarify the position and if the scheme will include upgrade of existing off site facility.

Ecology

An ecological constraints assessment was carried out in September 2012. The report recommends further assessment of the canal to the east of the site to confirm the presence/absence of great crested newts, water voles and otters; further assessment of the mature lime trees along the south-eastern boundary for their potential to support bat roosts; and checks for breeding birds and badgers.

Following concerns raised by the Council's Ecology officer the applicant's consultant has stated that they have reached agreement that any further assessment and survey (if required) for legally protected species would be better undertaken by future developers of this site rather than prior to determination of the current application, as the ecological data would be obtained in the appropriate season and would be up to date. It is stated by the consultant that a planning condition dealing with the assessment and surveys (if required) of legally protected species would be appropriate in these circumstances. This is accepted in principle but clarification from Ecology Officer on this will be sought and reported to Plans Board prior to consideration of this application.

CONCLUSIONS AND RECOMMENDATIONS:

Conclusions

The site is within the boundary of the built up area of Telford and the principle of residential development supports the Borough's Core Strategy on focussing development within Telford as expressed in Core Strategy policies 1 and 3.

Although the site was designated as employment land in the Wrekin Local Plan Proposals Map the National Planning Policy Framework advise gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

Although the target for Affordable Housing in Telford is set by saved Wrekin Local Plan policy H23 is 38%, TWC Housing Group accepts the viability assessment submitted with the application that a 25% affordable housing provision being proposed provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

The density of the scheme at 33 dwellings per Hectare is considered appropriate for this location. Details on the appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate reserved matters application. At this later stage, the Local Planning Authority will have the opportunity to assess the exact positioning of the proposed dwellings taking into account such matters as amenity, parking and provision and shading by adjacent trees. Similarly noise protection for dwellings adjacent to the A442 and Okehampton Road can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of properties in proximity to A442 Queensway and Okehampton Road are not exceeded.

Whilst there will be a small amount of loss of Green Network adjacent to the southern boundary parallel to Silkin Way this is more than compensated for by the additional of new open proposed along the canal corridor and in the north west of the site by Leegomery Roundabout. Furthermore, there will be no detrimental impact to the function of the green network in this locality.

The concerns raised regarding the use of the land on the opposite side of Okehampton Road to the application site have been addressed and this issue no longer arises as the necessary play facilities would be provided in an upgrade to a nearby ball court off site and an on site NEAP for ages up to 12. Alternatively all facilities would be provided on site.

Concerns relating to the impact relating ecological interest adjacent to the site can be adequately conditioned for further survey work to be undertaken and implications considered as part of a reserved matters application.

Overall, it is considered that the development proposed in the application represents sustainable development and there is a presumption in favour of sustainable development in National Planning Policy Framework.

Planning Obligations

The application was accompanied by a Draft Heads of Terms in respect of contributions that mitigate the impact of the development and to achieve adopted Development Plan objectives. The level of contributions were discussed with officers from different Departments within the Council in advance of the submission of this application as part of the Strategic Application Workshop process. The specific requirements and levels of contributions have been refined during the consideration of this application by the officers of the same Departments. To secure these contributions the applicant confirms that they are prepared to enter into an agreement under Section 106 of the Town and Country Planning Acts.

Recommendation to Plans Board

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to there being no objection to the proposals from TWC Highways and Parks and Open Spaces and the following:

- A.) The applicants entering into a Section 106 agreement with the Council (terms to be agreed by the Development Management Service Delivery Manager) relating to:
- (viii) To provide 25% of dwellings built in each Phase of development to be affordable;
 - (ix) A contribution towards local primary schools in the order of £483,187;
 - (x) A formulated commuted sum for the adoption and maintenance of open space, woodland area and Sustainable Urban Drainage System at the site;
 - (xi) With regard to the on site NEAP (Neighbourhood Equipped Area for Play) for children aged 0-12, this area to be transferred to Council along with £45,000 commuted sum for maintenance (to be confirmed prior to Plans Board);
 - (xii) With regard to an off site Ball Court, a contribution of £45,000 to upgrade the existing ball court facility located off Berberis Road with the sum to be paid upon completion of 75 dwellings (to be confirmed prior to Plans Board); and
 - (xiii) A contribution towards improvements to the Leegomery Roundabout to be confirmed by TWC Highways prior to Plans Board.
- B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1.	A01	Time limit - Outline.
2.	A03	Time limit – Submission of Reserved Matters.
3.	BCustom	Phasing plan to be submitted to coordinate development.
4.	BCustom	Details to be submitted of affordable housing in each Phase.
5.	B02	Standard outline some matters reserved.
6.	B10	Details of materials.
7.	B57	Land Contamination.
8.	B61	Foul and Surface Water.
9.	BCustom	Restriction on surface water run off rates.
10.	BCustom	Details on future ownership of proposed attenuation systems.
11.	BCustom	Exceedance flood routing plan.
12.	B121	Landscaping Design.
13.	B126/8	Landscape Management Plan and Maintenance details for areas.

14.	B130	Tree Protective Fencing.
15.	B131	Trees – Services & Roots.
16.	B132	Trees ‘No Dig’ Method.
17.	BCustom	Scheme of Noise protection for dwellings adjacent to A442 Queensway and Okehampton Road.
18.	B140	Ecology Assessment.
19.	B150	Site Environmental Management Plan for construction works.
20.	B155	Details of Neighbour Equipped Area of Play and its implementation being no later than 50% of occupation of open market dwellings.
21.	BCustom	Various conditions as specified by the Environment Agency with regards to reducing the risk of contamination of controlled waters
22.	C38	Development in accordance with deposited plans.
23.	C71	Soil levels.
24.	CCustom	No more than 209 dwellings to be built.
25.	CCustom	NEAP to be constructed prior to occupation of overlooking houses within 30 metres of the edge of the LEAP.
26.	DCustom	Dwellings along Okehampton Road to be no more 2 and a half storeys high
	I06	Section 106 agreements.
	I32	Fire Authority.
	I40	Conditions.
	I44	Reasons for Grant of Approval.
	RANPPF	Approval – National Planning Policy Framework

REASONS FOR APPROVAL:

The site is within the boundary of the built up area of Telford and the principle of residential development supports the Borough’s Core Strategy on focussing development within Telford as expressed in Core Strategy policies 1 and 3.

Although the site was designated as employment land in the Wrekin Local Plan Proposals Map the National Planning Policy Framework advises gives scope for committed employment sites to be developed for other purposes in order to support sustainable local communities.

Although the target for Affordable Housing in Telford is set by saved Wrekin Local Plan policy H23 is 38%, TWC Housing Group accepts the viability assessment submitted with the application that a 25% affordable housing provision being proposed provides an appropriate market value and achieves a balance between Policy considerations and a reasonable return to both landowner and prospective developer.

The density of the scheme at 33 dwellings per Hecate is considered appropriate for this location. Details on the appropriateness of the layout is a reserved matter for consideration at a later stage, via a separate application. At this later stage, the Council will have the opportunity to asses the exact positioning of the proposed dwellings taking into account such matters as amenity, parking and provision and shading by adjacent trees. Similarly noise

protection for dwellings adjacent to the A442 and Okehampton Road can be conditioned with further details demonstrating that acceptable noise levels within the dwellings and the gardens of properties in proximity to A442 Queensway and Okehampton Road are not exceeded.

Whilst it is possible that there could be a small amount of loss of Green Network adjacent to the southern boundary parallel to Silkin Way this is more than compensated for by the additional of new open proposed along the canal corridor and in the north west of the site by Leegomery Roundabout.

The concerns raised regarding the use of the land on the opposite side of Okehampton Road to the application site have been addressed and this issue no longer arises as the necessary play facilities would be provided in an upgrade to a nearby ball court off site and an on site NEAP for ages up to 12. Alternatively all facilities would be provided on site.

Concerns relating to the impact relating ecological interest adjacent to the site can be adequately conditioned for further survey work to be undertaken and implications considered as part of a reserved matters application.

Overall, it is considered that the development proposed in the application represents sustainable development and there is a presumption in favour of sustainable development in National Planning Policy Framework.

TWC/2013/0093

North Car Park, Victoria Road and Car Park, The Parade, Wellington, Telford, Shropshire

Change of use of car parks on one day per week (Sunday) for use as a car boot sale

APPLICANT

Telford & Wrekin Council

RECEIVED

29/01/2013

PARISH

Wellington

WARD

College

OFFICER

Diane Ferriday

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Impact on neighbouring properties, and car parking arrangements.

THE PROPOSAL:

This is a Council application which seeks approval for the relocation of the Council hosted car boot market.

Following the sale of the Civic Offices in Telford Town Centre there is a requirement to re-locate the existing Sunday car boot market. Alternatives locations across the Borough have been considered but the preferred option is centred at Wellington using both the Naylor's Row and Victoria Road North car parks. The car parks are to be utilised each Sunday between the hours of 07:00 and 13:00. The events will be facilitated by RMP Specialist Services Ltd who will employ staff for the responsibility of site control, site safety, cash collections and dealing with all enquiries. The Council's own Markets Officers will also attend and liaise with RMP to ensure effective management.

Planning regulates that the holding of a market for not more than 14 days in total in any calendar year is permitted development; therefore whilst the planning application is being considered up to date three events have already taken place on a Sunday, however the trigger for planning falls at the 15th event, and as such is not a retrospective application.

SITE AND SURROUNDINGS:

Naylor's Row car park, previously Wellington bus station provides 58 parking spaces, and is sited at the top east of New Street; the new bus station is located immediately to the north of the site. One of the main shopping streets of Wellington, Old Baker Row houses approx retail units abuts the west side of the car park. Opposite is Victoria Road car park, providing 111 parking spaces, which is immediately surrounded by a mix of residential, retail, a health centre and playground. The two car parks are separated by Victoria Road from which both are accessed. Both car parks are allocated as short

stay facilities, and are free of charge. Access to the sites is permitted 24 hours a day, with no barriers restricting site access.

To the far north of the site is Wellington Train Station which is within walking distance the sites. To the south is Victoria Road South Car Park, again within walking distance of the site, providing 120 spaces and long stay restrictions. A further 4 Council owned car parks are located to the west of these sites, providing facilities which support the town centre, these are Tan Bank, long stay car park 118 spaces; swimming pool east car park, short stay, 45 spaces; Swimming pool west car park, short stay, 113 spaces; and Wrekin Road car park, long stay, 32 spaces. For the avoidance of doubt short stay car park restricts parking to 3 hours.

PLANNING HISTORY:

No relevant planning history

PLANNING POLICY CONTEXT:

Core Strategy:

CS2 Jobs

CS5 District and Local Centres in Telford

CS9 Accessibility and Social Inclusion

CS15 Urban Design

Wrekin Local Plan:

S11 Wellington Secondary Zone

T4 Development Principles

UD2 Design Criteria

National Planning Policy Guidance:

National Planning Policy Framework

CONSULTATION RESPONSES:

Wellington Town Council: No objection

Shropshire Fire Service: No comment

West Mercia Constabulary: No objection

Built Heritage: No objection

Shropshire Council: No comment

Highways: No objection

Following neighbourhood consultation two letters have been received.

One objecting on the following grounds;

On alternative Sundays a group of approximately 80/100 travel by car to use Belmont Community Hall from 10:00 to 16:00 and use the Parade, Belmont

and Tan Bank car parks. The car boot sale would clearly inconvenience those who use The Parade and increase pressure on the remaining car parks. In addition a car boot is inappropriate so close to residents.

One letter of support but with the following comments;
Whilst not against the application concern is expressed about parking on a Sunday Morning. Congregation of up to 150 with parking needed for at least 50 cars. The church car park can accommodate 25 cars and the local car parks are used. A separate request is being put into the Council to ensure the church car park is not used by the Sunday car booters. We are also concerned about the litter and hope this is cleaned after each session.

PLANNING CONSIDERATIONS:

The proposed location of the market is within Wellington Town Centre, a primary shopping destination within the Borough of Telford & Wrekin. Policy CS5 identifies Wellington as a district centre, stating that such areas will be a focus of new development serving the local needs of the respective communities and be well served by public transport.

The car boot market will be held each Sunday morning to ensure that the livelihood of the stall holders supported. Traditionally Wellington is not fully functional on a Sunday with a limited number of shops open to customers; the use of the site for car booters may therefore encourage some retailers to consider Sunday opening times, possibly creating new jobs. Although the Civic Offices was accessible and had car parking available for visitors it is considered that this new site will be more beneficial, serving a larger portion of the local community within walking distance. The proposed Sunday car boot market will compensate for the loss of trading at the Civic Offices in Telford and is considered to be in a highly accessible location not only for the local community within walking distance but with the provision of an adjacent bus and railway station. It is therefore considered that the proposal accords with policies CS2 and CS5 of the Core Strategy; and the principle of the car boot within Wellington is supported by officers.

The site itself comprise of two free short stay public car parks, which remain open 24 hours a day; it serves the town centre as a whole rather than any identified specific facility / retail unit, offering space for circa 100 traders. The proposal will occupy two of seven council owned car parks which have similar facilities within Wellington Centre. These other car parks are within close proximity to the retail centre, and will continue to provide parking facilities for the centre / community during the hours of the car boot, providing adequate displacement parking facilities.

The two car parks are designated solely for the car boot market, so no other access will be permitted during this time. The Victoria Road South car park is then used by customers attending the Sunday Car Boot Market, offering 120 parking spaces. In addition, there would also be the potential to utilise additional car parking at Wrekin Road and Tan Bank car parks, both of which are within easy walking distance. Furthermore, the management company will act upon police advice to close off roads in

close proximity to the car boot market. During the first 3 markets operating from this site in Wellington, a maximum of 26 booters have attended. There have been no issues reported from customers attending the event having had difficulty finding parking in close proximity to the designated car boot market site. Subsequently it is considered that the proposal will not adversely reduce the level of parking available in the centre, nor will it prejudice highway safety.

The applicant has given consideration for the nearby residents to Victoria Road North car park and will award car booters space on the Naylor's Row car park if they arrive early, reducing the impact on neighbouring residential amenity.

Discussions are on-going for both car booters and customers to have access to public toilets opposite the Naylor's Row car park, but the use of portable toilets would be considered if necessary. The car booters themselves would be responsible for the removal of rubbish and tidying up at the end of the day; however any remaining rubbish e.g. cardboard will be secured safely prior to collection the next day by a private refuse company.

It is acknowledged that there will be some impact on nearby residential properties especially to the west of Victoria Avenue where Victoria Road car park lies. The applicant has addressed this with utilizing the Naylor's Row car park in the first instance for car booters; however it is recognised these are public car parks, which have no restrictions on access or users and subsequently a general level of disturbance is already present from these car parks. In this case the nature of the event is not considered to create an unacceptable level of noise for nearby residents and finishing at 13:00 lessens the impact. Wide consultation has taken place including properties along Victoria Avenue and no objections have been received.

In conclusion it is considered that the re-location of the existing Sunday car boot market from the Civic Offices to the Naylor's Row and Victoria Road car parks will ensure the livelihood for stall holders and potentially create new jobs. The proposal is within a highly accessible location for both the local community and visitors with the use of a bus and train station and car parks. The proposal will not have a detrimental impact on the existing retail character of Wellington, the on nearby residential properties and it will not prejudice highway safety and therefore accords with policies CS2, CS5, CS9 and CS15 of the Core Strategy; 'saved' policies S11, T4 and UD2 of the Wrekin Local Plan and national guidance.

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

Conditions

A04 Time
C38 Development in accordance with plan Nos.

Informatives

I40 Conditions
I41 Reasons for Grant of Permission

REASON FOR APPROVAL:

it is considered that the re-location of the existing Sunday car boot market from the Civic Offices to the Naylor's Row and Victoria Road car parks will ensure the livelihood for stall holders and potentially create new jobs. The proposal is within a highly accessible location for both the local community and visitors with the use of a bus and train station and car parks. The proposal will not have a detrimental impact on the existing retail character of Wellington, the on nearby residential properties and it will not prejudice highway safety and therefore accords with policies CS2, CS5, CS9 and CS15 of the Core Strategy; 'saved' policies S11, T4 and UD2 of the Wrekin Local Plan and national guidance

TWC/2013/0098

Newport Swimming Pool, Victoria Park, , Newport, Shropshire, TF10 7LH
Erection of a single storey extension to provide a fitness suite, internal alterations and construction of additional car parking area

APPLICANT

Telford & Wrekin Council

RECEIVED

30/01/2013

PARISH

Newport

WARD

Newport East

OFFICER

Anna Adams

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Existing community facility, Scale and design, Character and appearance, Impact on Victoria Park open space and trees, Impact on Newport Conservation Area, Residential amenities, Highways issues

THE PROPOSAL: The application seeks planning permission for the erection of a side extension to the existing swimming pool on land at the top of Victoria Park.

The extension and associated internal alterations will provide a fitness suite and enable improvements to be made to existing changing rooms and showers.

The proposal also includes reconfiguration of the car park to the north of the swimming pool with the creation of 8 additional car parking spaces.

SITE AND SURROUNDINGS:

The application site comprises Victoria Park, an area measuring 1.6 hectares and consists of an existing swimming pool housed in a modern red brick building with steel cladding and monopitched roof located at the top end (east) of the park. The building fronts Victoria Park Road to the east. The existing tarmaced car park is directly to the north of the building and is accessed off Victoria Park Road which has a one-way system. There are existing trees surrounding the building and car parking area, with further trees throughout Victoria Park.

The site is located in a predominantly residential area, with semi-detached houses bounding the east and south boundaries. Victoria Park itself slopes down to Water Lane and Newport Conservation Area, with further car parking to the southwest and a children's play area to the southernmost extent. A Definitive Right of Way links Victoria Park Road and Water Lane

To the west, the disused Shropshire Union Canal Newport Branch, which is a designated Site of Special Scientific Interest (SSSI) and the canal basin

bound the park, with gardens/allotments and further housing/Castle House School beyond. The site is located on the edge of Newport Town Centre.

PLANNING HISTORY:

TWC/2010/0427 Replacement of existing main pitched roof, removal of existing plant room flat roof and extension of main pitched roof over existing flat roof to form new gable, Full granted

W2009/0919 Upgrade of Victoria Park to Include Resiting Car Park, New Footpaths and Fencing, Creation of Marsh Habitat and Meadows, Full granted

PLANNING POLICY CONTEXT:

National Planning Guidance

National Planning Policy Framework

Saved Wrekin Local Plan Policies

UD2 Design Criteria

OL11 Woodland and Trees

LR1 Provision of Community Facilities

LDF Core Strategy

CS6 Newport

CS8 Regeneration

CS9 Accessibility and Social Inclusion

CS10 Community Facilities

CS11 Open Space

CS12 Natural Environment

CS14 Cultural, Historic and Built Environment

CS15 Urban Design

CONSULTATION RESPONSES:

Newport Town Council supports the proposal and welcomes the investment and outlay to provide a much needed public leisure and gym facility in Newport. There is concern regarding the limited amount of private car parking. However, it is recognised that there is a public car park in very near proximity, and the swimming pool is in a convenient area for pedestrian access.

Members are mindful of the concerns raised as to the provision of unisex 'village style' changing rooms. The model does not have to be the same as other facilities, and consideration should be given to the preference of its existing patrons and provide a facility which operates for the benefit and comfort of the cliental at this specific location. Members would request consideration is given to providing a variety and sufficient numbers of Concept 2 machines to include the popular Running Machines, Cross Trainers, and Spinning Machines so as to prevent queue forming and encourage participation and use of the gym.

Highways: Comments awaited and shall be provided in an update to Members.

Built Heritage Conservation: Supports the proposal and advises that the site lies outside the Newport Conservation Area and will not adversely impact on its setting.

Parks & Open Spaces makes the following comments: The proposal encroaches onto Public Open Space known as Victoria Park which has recently been through a major public consultation exercise and revamp. There are two areas of concern. The increased car parking area proposes to develop an area set aside as meadow and is very close to recent tree planting. The proposed layout also causes a maintenance problem by decreasing the mowing width of the remaining open space. Requests that the applicant removes at least the 3 southern most car parking bays from the design and preferably this whole row. The approved Victoria Park design included an extension into open space to the Victoria Park Car Park to allow for increased use for the swimming pool and is just a short distance away. The other issue is another potential maintenance problem. There are no plans showing the proposed levels to landscaping around the new building / Car Park into Victoria Park. It is possible these new embankments are not practical to maintain as are proposed. This may be a problem for security and safety as well as maintenance depending upon the intended levels.

Following the site meeting, Parks & Open Spaces consider an acceptable compromise has been made which has potentially mitigated the concerns (subject to the revised layout); but need clarification on tree mitigation measures (including the recently planted Oak by the proposed extended car park).

Arboricultural: Comments awaited and shall be provided in an update to Members.

Ecology: No objection subject to informatives regarding Ecological precautionary measures, Nesting Birds (vegetation), Enhancement planting and Bat, bird and invertebrate boxes.

Sustainability: no comment

Natural England makes the following comments: This application is in close proximity to Newport Canal Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out. They assert the NPPF expects local authorities to prevent harm to biodiversity and geological interests. When considering this application the council should encourage opportunities to incorporate biodiversity in and around the development. Examples of biodiversity enhancements that can be widely incorporated into development proposals include Landscaping, Nesting and roosting sites, Sustainable urban drainage systems and Local wildlife sites.

Shropshire Council: The proposed development site lies within the area of the medieval settlement of Newport (Shropshire Historic Environment Record

[HER] No. 06107) and within the area formerly occupied by Newport Pool or the Vivarium (HER 00814), a fishery which may date back to the time of the Domesday Survey of 1086. The remnants of this fishpond (HER 05995) were filled when the present swimming pool was constructed. Groundworks associated with the proposed extension to the swimming pool may impact on archaeological remains and deposits on the site associated with the former fishpond. In view of this and in and in relation to Paragraph 141 of the NPPF, it is recommended that a programme of archaeological work be made a condition of any planning permission for the proposed development. An appropriate condition on any consent would be: 'No development approved by this permission shall commence until the applicants, or their agents, or their successors in title have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) approved in writing by the Local Planning Authority (advised by Shropshire Council's Historic Environment Team) prior to the commencement of works. The applicant may wish to contact the Senior Archaeological Projects Officer, Shropshire Council, who can advise on and, if required, issue a brief for the WSI.'

Shropshire Fire Service: no comment

Five neighbour letters have been received from local residents, some in support and some raising objections, with the following comments:

- Support the gym facilities but object to unisex showers/ changing facilities
- Ongoing parking problems within housing estate
- Fitness suite will lead to increase in traffic
- Swimming pool is in wrong location to meet current number of users and volume of traffic
- All car parking to swimming pool should be at Water Lane, but this parking area appears to be used by local taxi company
- Proximity of extension to footpath
- Noise and light pollution
- Music from fitness suite could bring with it anti-social behaviour
- Loss of green space – should develop on brownfield sites
- Previous proposal to build Sports Hall in 1997 was rejected by the Council in favour of building a facility at Burton Borough School

PLANNING CONSIDERATIONS:

The proposal seeks to improve and expand the existing leisure facilities with the provision of an extension to the building and additional car parking. The extension will comprise a new fitness suite/gym facility, combined with internal alterations to the reception area and changing rooms/toilets. The car parking area to the north of the building would also be extended with the addition of 8 spaces, and changes to the layout of the existing car park.

In accordance with planning policies within the Core Strategy, new development will be permitted in Newport where it benefits the local economy and increases accessibility to key services and facilities, as outlined in both

CS6 and CS9 of the Core Strategy. Furthermore, policy CS10 asserts that the provision of improvements to existing community facilities to meet local needs will be supported. In this regard, Newport Swimming Pool is an established community facility located on the edge of Newport Town Centre and is accessible by a variety of modes. The development complies with Policy CS10 as it is intended to provide improved leisure services in Newport by extending and altering the existing facility.

The single storey side extension will be proportionate in size and relate to the scale and form of the existing building, thus being in keeping with the character and appearance of the site and area. Whilst part of Victoria Park is located within Newport Conservation Area, the location of the swimming pool and adjacent car parking area are outside this designation. It is considered that the scale and design of the proposal will not adversely impact on the setting of the Conservation Area. However, the Shropshire Archaeologist's comments are noted and a programme of works can be conditioned. In this regard, the proposal complies with the relevant design policies in the Wrekin Local Plan and Core Strategy, along with guidance in the National Planning Policy Framework.

Victoria Park has been subject of recent regeneration and enhancements to the area of open space, with new hard and soft landscaping and changes to footpath links and location of car parking etc. (W2009/0919 approved at Plans Board in early 2010). The Council's Parks & Open Spaces officer has advised that the current proposal would have implications for the wild flower meadow and maintenance issues, along with impacts on trees. Council Officers have held a meeting to discuss the proposal in order to overcome these issues and an amended plan/ additional information will be submitted and an update provided to Plans Board. The amended plan/ additional information will incorporate changes to the design of the car park which is intended to be more in keeping with the 2009 works and the removal of 3 parking spaces to the south of the car park, keeping the steepness of any slopes to existing to allow grass cutting machines easy access, removal of a small tree which is suffering from Ring bark damage, increase tree protection around the retained cherry tree and replacement planting to mitigate the loss of the maple tree. A footpath link around the south of the building will also be created to improve pedestrian access. Further consideration will be given to these amendments once the information has been formally submitted; however the proposed changes are acceptable in principle.

With regard to the adjoining canal's designation as a SSSI, neither Natural England nor the Council's Ecologist raise objections to the proposal and recommend appropriate informative comments be applied. The proposal will not adversely impact on ecology, thus complying with national and local planning policy in this regard.

The concerns made by Newport Town Council and some of the local residents regarding the unisex shower and changing facilities have been taken on board by the Applicant and an amended plan has been submitted

which provides some individual showers and a revised layout of changing cubicles/ additional lockers; thereby meeting customer requirements.

A number of concerns have been raised from local residents in terms of the impact of the existing facility and that the further extension could exacerbate these issues. These predominantly relate to highways issues and parking provision. The application has been accompanied by a Transport Statement which sets out that there is already a shortfall of parking provision to serve staff and visitors to the swimming pool; therefore with the expansion of leisure facilities it is necessary to extend the car parking area. The Transport Statement does outline that the extension/alterations and provision of the fitness suite would increase the number of visitors and therefore local residents' comments that the proposal could increase vehicle movements must be taken into account. With this in mind, in addition to the alterations to the layout and extension of the existing car park; there is additional provision for visitors within the public car park off Water Lane at the western end of Victoria Park, which is accessible via footpath routes.

The Highways Engineer has discussed the proposal prior to submission; and whilst he has not yet submitted formal comments; he considers the increase in parking provision is necessary and that overspill parking could be directed to Water Lane; however it is unlikely to completely eradicate on street parking in Victoria Park Road. However it must also be noted that the site is an established community facility and it is sustainably located, enabling access on foot and there is also cycle parking provision and public transport; therefore the site is accessible by alternative modes of transport to the car. The car parking layout is liable to change and further comments will be presented in an update.

The objections relation to the location of the facility and potential noise and disturbance; this is an existing swimming pool facility and the proposal is considered minor in scale and increase to visitor numbers and will therefore not have a significant impact on residential amenity.

Subject to the amended plans and additional information being submitted and consultation comments being addressed; the proposal is considered to be appropriate and in keeping with the character and appearance of the existing building and area. The development will provide improved facilities for the local community. Additional parking and changes to existing parking layout will improve existing parking arrangements and there will not be a detrimental impact on highway safety. Whilst there will be a small loss to existing open space and trees, appropriate measures are proposed to mitigate this loss.

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

1. A04 Time limit
2. B110 Programme of archaeological work to be submitted and approved
3. B121 Details of replacement planting to be submitted and approved

4. C01 Materials to match existing
5. C38 Development in accordance with approved plans

REASON FOR APPROVAL:

The proposal is considered to be appropriate and in keeping with the character and appearance of the existing building and area. The development will provide improved facilities for the local community. Additional parking and changes to existing parking layout will improve existing parking arrangements and there will not be a detrimental impact on highway safety. Whilst there will be a small loss to existing open space and trees, appropriate measures are proposed to mitigate this loss.

TWC/2013/0102

Land off Parkway, Madeley Court, Madeley, Telford, Shropshire
The erection of a foodstore (Use Class A1) together with associated service area, car parking and landscaping.

APPLICANT

Aldi Stores Limited

RECEIVED

01/02/2013

PARISH

Madeley

WARD

Madeley

OFFICER

Valerie Hulme

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Scale, Mass, Design including proximity to World Heritage Site and Conservation Area, Highway Safety, Green network, Trees, Proximity of A1 food store to Madeley Centre.

THE PROPOSAL:

The proposal seeks full planning consent for a 1500m² retail food store, with associated service areas, car parking access works and landscaping. The proposal also indicates indicative locations for future advertisement consent for signage; however this does not form part of this application.

Outline planning consent has recently been approved on this site, for the erection of a 1,400m² non food store, and associated parking, the scale of the building was approximately between 25-33m wide, 42-55m in length and 8-9m in height. In addition the outline consent also approved a new traffic light controlled access point and road into the site on the northern side of Parkway carriageway opposite the junction with Maddocks.

Two further applications have been approved in respect of land that was once the former Madeley Court School and Leisure Centre. To the immediate east of this application full approval has been granted for a new doctor's surgery (including retail space) and a separate hot food takeaway outlet; and beyond this adjoining application further to the north and east is another outline application that has been submitted for a residential scheme for up to 140 dwellings (ref TWC/2012/0627).

SITE AND SURROUNDINGS:

The site is located within the Parish of Madeley in the south of Telford and is approximately 300 metres north of Madeley District Centre and so within walking distance of it.

The application site extends to around 1 hectare in size. This particular part of the Madeley Court School and Leisure Centre was used for an all weather sports pitch and surrounding grounds (grassed area). The ground where both

the proposed two buildings would be located is around 1-2 metres lower than Parkway to the south. The site slopes away in levels in a northerly direction.

Immediately south of the application is the Parkway carriageway which bypasses Madeley District Centre to the south and is the main link to the B4373 to the west and A442 to the east. On the south side of Parkway are residential properties of various ages and styles.

Immediately to the west of the site is an open grassed area adjacent to roundabout where Parkway meets Castlefields Way to the north.

To the north of the application boundary is the Pitmound Woodland which is a mature semi-natural broadleaved woodland and forms part of the wider Madeley Court Local Wildlife Site. This site is potentially a Local Nature Reserve in the future.

To the east of the application site are the grounds and an all weather pitch of the former Madeley Court School and Leisure Centre. This area is subject to the application for a doctor's surgery and separate restaurant/drive through as mentioned above.

PLANNING HISTORY:

TWC/2012/0551 Outline application for the erection of a 1400 sqm A1 non-food retail unit; Approved 8th January 2013 which included contributions of £12,182.59 towards the implementation of the Town Centre Transport Strategy as specified in Chapter 4.6, Transport, of the CTAAP document; a Travel Plan Monitoring contribution of £5,000; and a Planning and Financial monitoring contribution of £7,500.

TWC/2012/0498 Proposed new doctors surgery, retail space, hot food takeaway outlet and associated access, full planning granted 8th January 2013 which included contributions of £74,835.91 towards the implementation of the Town Centre Transport Strategy as specified in Chapter 4.6, Transport, of the CTAAP document; a Travel Plan Monitoring contribution of £5,000; and a Planning and Financial monitoring contribution of £10,000.

PLANNING POLICY CONTEXT:

National Planning Policy Statement

Saved Wrekin Local Plan policies

Policy UD2 – Design Criteria

Policy S2 – Service Centre Hierarchy

Policy T22 – Planning Obligations

Policy OL2 – Designated sites

Policy OL3 – Green Network

Policy OL4 – Development in the Green Network

Policy OL11 - Woodland and Trees

Policy OL12 – Open Land and Landscape – contributions from new

development
Policy LR4 - Outdoor recreational Open Space
Policy SG4 – Landscape and Nature Conservation

LDF Core Strategy policies
Policy CS2 - Jobs
Policy CS3 - Telford
Policy CS5 – District and Local Centres
Policy CS11 – Open Spaces
Policy CS12 – Natural Environment
Policy CS13 – Environmental Resources
Policy CS14 – Cultural, Historic and Built Environment
Policy CS15 – Urban Design

Central Telford Area Action Plan

CONSULTATION RESPONSES:

Madeley Town Council: Support subject to conditions. They consider the proposal complements the existing approved proposals, for the new doctors surgery, retail space, hot food takeaway and the proposal for residential which remains under consideration. The retail and planning statement considers the impact on the nearby Madeley Centre and residential amenity and, in the main, the pattern of trading has been addressed. However the site is in close proximity to the WHS and Conservation Area and considers the proposed design is critical and lacking, siting uncomfortably in its setting. Attention should be given to the housing componesnt adhacbet which will create a highquality streetscape that is vareid and sympathetic to its environment, reflectign local character rather than the more recent immediate surroudings. It should incoproate themes similar to the adjacnet Drs surgery, which the propseod black bick plinth and wite render do not have either resonance or reference to the local vernacular.

Highways: No objections on Highway grounds subject to conditions being included on any approval:

- Details of the proposed car parking areas and vehicle delivery/servicing facilities;
- Details on pedestrian link to Parkway;
- Access to the site only from the new access point as shown on plan submitted;
- New access completed prior to occupation;
- Details and provision of a footway/cycleway along the northern verge of Parkway between the Parkway/Court Street traffic signal controlled junction to link with the existing footway/cycleway which terminates approximately 170 metres to the west
- Revised Travel Plan to be submitted within 6 months of occupation.

In addition to the above, the financial contributions towards CTAAP and travel plan monitoring

Drainage: Support subject to conditions relating to surface water disposal, SUDS features and de-culverting of adjacent watercourse.

Built Heritage: No comments received.

Arboricultural: Concern with regard to the loss of the mature Oak Trees, some of which had been agreed to loose at pre-application stage. Sees no justification for the loss of T280 within the survey along the western boundary, and does not consider the tree is a category C tree. At pre-application stage the agent appeared to have gone to great lengths to work around the tree altering the footprint of the build to accommodate it.

Sustainability : No comments received.

Ecology: Recommend informatives relating to nesting birds, lighting, trenches, green roofs, update survey.

Environmental Health (Contaminated Land) Support subject to conditions. The proposed development is adjacent to a colliery spoil heap. As such, recommend that a land contamination condition be imposed, should permission be granted.

Sport England: No comments yet received.

Shropshire Fire Service request informatives, relating to access and sprinklers.

Local residents

The Council has not received any representations from local residents

PLANNING CONSIDERATIONS:

Principle

The principle of a non food retail store for 1,400 m² has been established at this location, having an outline approval in January 2013. The principle of the development in the Green Network and the loss of playing field has therefore been approved. The unit size is increasing by less than 1% and therefore considered to be de-minimus; subsequently the proposed use is the main consideration for this application, as the proposal now relates to convenience retail rather than comparison goods retail.

The NPPF requires a sequential test is applied to planning applications for town centre uses that are not in an existing centre, and not in accordance with an up to date development plan. The previous application identified the site as on out of centre location over 400 metres from Madeley's Primary Retail Zone, raising issues of conformity with the NPPF, Core Strategy and the Wrekin Local Plan; subsequently the previous application was considered against external independent advice. This concluded that the proposals accord with the requirements of the NPPF in respect of the sequential test subject to the imposition of two conditions restricting the unit to the sale of bulky goods and also that there should be a defined limit to the amount of

floor space as well as prohibiting subdivision of the unit. The application has therefore been supported by information examining further the sequential approach to the site. This identifies the catchment area for Aldi is based on a five minute drivetime, appropriate for a neighbourhood food store, with a required site area of 0.5ha for building, parking and service areas; there are no such sites identified within Madeley Centre. Looking outside of the centre, three sites have been identified, this site (350m from the Centre), the Fire and ambulance station at Cuckoo Oak (900m from the centre), and the site under HCA ownership at Chilcott Drive (800m from the centre). The proposed site location is therefore the sequentially preferable site

With regard to an impact assessment being required in connection with Madeley District Centre, the scale of the unit at 1,500m² is under the default threshold defined in paragraph 26 of the NPPF for proposals over 2,500m²; however the application is supported by a retail statement which addresses this. This identifies that there is only one retail unit, Tesco's Madeley which serves south Telford, and as such the area is poorly served by convenience retail units. The proposal will therefore provide choice, and reduce travel for those specifically wishing to shop at Aldi. As there are no similar offers within smaller units in Madeley, it is not considered that the proposed store will cause harm to existing retail units, to harm the vitality of centre, but instead promote choice, and offer alternatives to those products offered at Tesco's. Taking account of the adjacent application for the Drs Surgery, and the fast food restaurant it is considered that the proposal will complement these uses and the site can provide an edge of centre role.

Design and layout

The application lies to the north west of the northern limits of both the Ironbridge Gorge World Heritage Site and the Severn Gorge Conservation Area; it is further away from these areas than the other proposals for the wider Madeley Court School and Leisure Centre site. This section of Parkway is also a prominent gateway into Madeley from the north and west.

The proposed location of the building reflects that on the indicative layout, whilst accommodating for the additional floor area; it is important to note the level of the building is roughly 2m below the level of the adjacent highway. The building is contemporary structure, using a simple palette of materials, combining white render and a brickwork plinth. Glazing also forms a dominant feature, puncturing the side elevation facing parkway, falling approximately at eye level to any adjacent pedestrian along Parkway, creating interest to the large elevation. The main entrance will also front this highway, creating a focal point at the south eastern corner of the building through the use of floor to ridge height glazing panels, and a projecting pressed metal canopy, over the trolley bays and pathways. It is considered that the building successfully creates a node, suitable for its end user, and taking account of its location and ground level, respects the setting the of the World Heritage Site and Conservation Area.

With prior consent being required with regard to appearance and landscaping,

together with the prominence of the building being off set by the fact that it is further away from the World Heritage Site and Conservation Area, it is concluded that there would should not be any detrimental impact on the setting of both these designations as a result of the proposals.

The proposed site layout plan reflects that of the outline application; the application however provides full details to the parking areas, specific disabled and parent and child parking, in addition to cycle facilities and service areas. These are considered acceptable, and the proposal will not prejudice highway safety.

Landscaping and Wildlife

A number of trees were outlined for removal on the previous application. The proposal has however had to accommodate the additional floor area, and as a consequence one area of the building has encroached onto an existing tree located on the boundary of the site. This has raised concerns from the Arboriculturalist who would prefer to see the tree retained. There has been significant thought given to this aspect from the applicant through pre-application advice, however due to the increase in size, parking and drainage facilities, the building has had to encroach onto this area. As the tree is identified as a category C (low grade) tree in two independent tree reports, and is not protected, it is considered that in this case the loss of the tree is acceptable. Suggestions to the mitigate against the loss of the tree have been suggested to the Arboriculturalist, however he has not wished to pursue this, and as such no replacements have been requested from the applicant. A landscaping scheme has not accompanied the application and as such can be controlled through condition.

An ecological assessment and badger survey has been submitted with the application, this outlines there is no evidence of badgers on the site or its boundaries. Subsequently it is considered the proposal will not adversely affect wildlife, and suitable informatives can advise the applicant how to carry out the development.

Employment and Hours of operation

Policy CS2 and CS5 outlines the need to create jobs within sustainable areas, to create dynamic and widely based economy in the Borough. The application forms indicate the proposal will employ the equivalent of 30 full time jobs adjacent to the District Centre, meeting the aims of these policies.

The application forms also identify the hours of opening, between 08:00 – 22:00 Monday – Saturday and 10:00 -16:00 Sunday and Bank Holidays. Taking account of the location, the nearest dwellings are those on the opposite side of Parkway at Bridle Court that are some 60 metres distance away between the buildings. This distance affords a degree of separation between the proposed development and the existing dwellings. It should also be noted that the busy road of Parkway separates the existing housing and there will already be some ambient noise arising from this road. Furthermore, the ground levels of both buildings would be set at least 1 to 2 metres below the ground levels of the existing buildings affording the properties some

further sheltering from any noise arising at ground level. The nearest dwellings associated with the proposed residential scheme to the north and east of the application site are a slightly further away to the existing dwellings south of Parkway. It is therefore considered that the proposed

The previous application limited the hours of operation to ensure opening hours do not encroach into the later night-time and early morning where ambient noise levels are lower and noise nuisance is more likely to occur, between 07.30 to 22.00 hours. However the applicant seeks full control of the hours of delivery, with no restrictions, and the application is accompanied by an acoustic assessment investigating any potential harm. This investigated unsocial hours at a nearby property, taking account of the level of ambient noise from Parkway; it concludes that the noise associated with the store, the condenser, unloading of goods and delivery vehicles sits below the level of background noise measured at adjacent residential units, and as such will not cause harm to any residential amenities; furthermore no objections have been received from environmental health. It is therefore considered that the restriction of operational hours does not meet the conditions test, and is therefore not conditioned on this application.

Obligations

The outline application specified that the proposal provides

- (i) a contribution of £12,182.59 towards the implementation of the Town Centre Transport Strategy as specified in Chapter 4.6, Transport, of the CTAAP document;
- (ii) The development to provide a Travel Plan Monitoring contribution of £5,000; and
- (iii) The development to provide a Planning and Financial monitoring contribution of £7,500.

Whilst the nature of the user is has altered from comparison retail to convenience retail, it is considered that the impact on the Town centre remains the same, and accordingly the requirement for the above contribution continues.

Conclusion

The principle of development on the Green space and playing fields has previously been established. The proposed location of the convenient retail unit is the sequentially preferred site, and is not considered to harm the vitality of the local economy, but further aid choice within South Telford, adjacent to the District centre, in addition to the provision of jobs within this sustainable location. The proposal will complement the recently approved uses adjacent to the site and continue the principle of providing an edge of centre role.

The proposed modern design creates a node at this gateway location, respecting the setting of the adjacent World Heritage Site, in addition to the recently approved development adjacent to the site. The proposal provides sufficient parking facilities in addition to adequate turning and service areas and will not prejudice highway safety. Furthermore the proposal will not cause any harm to any protected trees or protected species on or adjacent to

the site

The proposed opening hours are acceptable, and sufficient information has been submitted to demonstrate there is no requirement to restrict the operational hours on the site.

Accordingly it is considered that the proposal accords with both local policy as specified in the Wrekin Local Plan and Core Strategy in addition to the National Planning Policy Framework.

RECOMMENDATION

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to the following:

A.) Confirmation from Sport England that they do not object to the planning application.

B.) The Council as landowner agreeing to provide a Memorandum signed by the Assistant Director Development Business and Housing agreeing that the Council as landowner will pay the contributions (i), (ii) and (iii) below either upon the sale of any of the development land or upon commencement of the development whichever is the sooner (precise terms to be agreed by the Development Management Service Delivery Manager).

- (iv) The development to provide a contribution of £12,182.59 towards the implementation of the Town Centre Transport Strategy as specified in Chapter 4.6, Transport, of the CTAAP document;
- (v) The development to provide a Travel Plan Monitoring contribution of £5,000; and
- (vi) The development to provide a Planning and Financial monitoring contribution of £7,500.

C.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

- 1. A04 Time limit
- 2. B10 Details of materials
- 3. BCustom Details of the proposed car parking areas and vehicle delivery/servicing facilities
- 4. BCustom Details on pedestrian link to Parkway
- 5. BCustom Details and provision of a footway/cycleway along the northern verge of Parkway between the Parkway/Court Street traffic footway/cycleway which terminates approximately 170 metres to the west
- 6. B61 Foul and surface water drainage custom, including suds and discharge rate

7. Bcustom	improvements to ditch
8. Bcustom	Flood routing plan
9. B57	Land contamination
10. B125	Earthworks
11. B121	Landscape Design
12. B130	trees - protective fencing & no dig method details
13. B145	lighting strategy
14. B150	site management plan
15. C13	Parking local unloading turning
16. Ccustom	cycle stands prior to operation
17. Ccustom	site access road constructed prior to operation
18. Ccustom	Revised Travel Plan to be submitted within 6 months of operation
19. C74	tree protection
20. C38	plans
21. D11	hours of opening
22. Dcustom	No subdivision of unit / mezzanine

REASON FOR APPROVAL:

The principle of development on the Green space and playing fields has previously been established. The proposed location of the convenient retail unit is the sequentially preferred site, and is not considered to harm the vitality of the local economy, but further aid choice within South Telford, adjacent to the District centre, in addition to the provision of jobs within this sustainable location. The proposal will complement the recently approved uses adjacent to the site and continue the principle of providing an edge of centre role.

The proposed modern design creates a node at this gateway location, respecting the setting of the adjacent World Heritage Site, in addition to the recently approved development adjacent to the site. The proposal provides sufficient parking facilities in addition to adequate turning and service areas and will not prejudice highway safety. Furthermore the proposal will not cause any harm to any protected trees or protected species on or adjacent to the site

The proposed opening hours are acceptable, and sufficient information has been submitted to demonstrate there is no requirement to restrict the operational hours on the site.

Accordingly it is considered that the proposal accords with both local policy as specified in the Wrekin Local Plan and Core Strategy in addition to the National Planning Policy Framework.

TWC/2013/0103
Telford Town Park, Hinkshay Road, Dawley, Telford, Shropshire
Creation of up to 18 hole mini golf course

APPLICANT
Telford & Wrekin Council

RECEIVED
31/01/2013

PARISH
Great Dawley

WARD
Malinslee

OFFICER

Matthew Thomas

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Principle of development and the Green Network, impact on character and appearance on area.

PROPOSAL:

This is a Council application which seeks consent for a new 18 hole mini golf course in association with the new visitor centre redeveloped as part of the wider Southwater scheme in Telford Town Park. This is a new facility for Telford Town Park and is intended to appeal to all ages and abilities. The course will replace an existing grass verge that is currently not used for any purpose. This is the third landscaping phase and provision of play equipment in the vicinity of the new visitor centre.

SITE AND SURROUNDINGS:

The application site is within the Telford Town Park, which is 170 hectares of park land with a mix of woodland, grass land, water bodies, gardens and play facilities. The site is adjacent the existing play facilities. The newly erected visitor centre and the recently granted proposed water play park (TWC/2012/0850) are to the south of the proposed site area.

The Silkin Way as a formal right of way is adjacent to the site, and there are a number of other foot and cycle ways through the park. There is car parking provision to the south off Dark Lane, and to the north in the Town Centre and adjacent to Telford International Centre. The area is currently undergoing works currently to install sand play and landscaping as proposed first phase of public realm in association with the visitors centre.

PLANNING HISTORY:

TWC/2011/0016 - Proposed single storey visitor centre (Use Class Sui Generis) – Approved 17th February 2011

TWC/2012/0471 - Enhancement landscaping works, installation of new play equipment and installation of new lighting around the Telford Town Park Visitor Centre – Approved 13th July 2012

TWC/2010/00349 - Proposed single storey visitor centre (Use Class Sui Generis) – Approved 26th August 2010.

W2010/0100 - Improvement Works to Telford Town Park – Approved 21st April 2010

PLANNING POLICY:

National Planning Policy
National Planning Policy Framework (NPPF)

Core Strategy
CS4 Central Telford
CS10 Community Facility
CS11 Open Space
CS15 Urban Design

LDF Central Telford Area Action Plan (CTAAP)
CT6 Leisure, Culture and Tourism
CT17 Public realm
CT21 Protection of Green Spaces

Wrekin Local Plan
OL3 Green network
OL4 Development in the green network
OL5 Extensions and redevelopment in the green network
OL6 Open Land
UD2 Design Criteria
LR1 Provision of community facilities

CONSULTATION REPONSES:

Great Dawley Parish Council: No comment

Parks and Open Space: Awaiting Response

Drainage: Support subject to conditions relating to soakaway test and locations.

Ecology: comment, requesting informatives relating to nesting birds and reptiles.

PLANNING CONSIDERATIONS:

The development site is identified as Green Network within the Wrekin Local Plan. It is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan and Policy CT21 of CTAAP protect the land from development which is not predominantly open or is not for a community or ecological benefit. The proposal is a facility for

community benefit, and will support the high quality public realm to the new visitor centre to enhance the role of the Town Park, as valuable sports, recreation, open space, ecology and leisure asset, and will offer a complementary services to the function of the green network in this location and is therefore consider that the principle of this development accords with 'saved' policies OL3 OL4 and OL5 of the Wrekin Local Plan, and policies CT6a and CT21 of the CTAAP.

The proposed development is closely linked to the Southwater scheme, a development well underway which regenerates the Town Centre and provides improvements within the Town Park. To manage the changes in facilities, the applicants have undertaken a master plan which follows a vision 'To enhance and sustain the primary routes between Telford Town Park and Southwater providing opportunities for relaxation, inspiration, exploration and adventure; incorporating sustainable landscape principles that reflect the natural, green, species rich environment of the Park and the exemplar architecture and high quality public realm landscaping of Southwater.' the proposal accords with the master plan for the area.

The applicants have a 10 year flora and fauna management plan for the park, which incorporates recommendations for a programme of works relating to habitat creation, management and protection, along with training, education and monitoring. This plan has been in implementation for one year and new habitats have been created and other habitats enhanced in this period. Officers consider that this site wide level of management and works is effective to mitigate any potential impacts on ecology arising from this development and ensure linkages to habitats are retained and it is considered to comply with policy CT19 of CTAAP and guidance in NPPF in terms of biodiversity and ecology, as it exploits opportunities to incorporate biodiversity in and around the development.

The management of the site will be conducted using existing staff, storage areas and customer points located at the visitor centre, which is in line of site of the golf course. Operating hours will be reviewed and managed by these staff. The design and access statement details an option to include perimeter fencing with gated access and CCTV to deter access and vandals outside of operating hours. No details have been provided and consequently need addressing through condition.

The proposal seeks to improve the quality of the public realm in the vicinity of the new Visitor Centre. The proposal will positively enhance the existing area creating a high quality environment, which will be functional, helps to create a sense of place and responds to the local character, whilst creating a safe and accessible environment which is integral to other buildings and functions of the park in this vicinity. Furthermore, the proposal seeks to contribute and enhance the wider natural environment and minimising impacts on biodiversity. The development is considered to accord with guidance in NPPF and policies in the Core Strategy and Wrekin Local Plan.

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

1. Time Limit
2. Soakaway test
3. Soakaway location
4. Secure by design details including fence and CCTV
5. Development in accordance with deposited plans

Informatives:

- Wildlife Informatives

Reason for Approval

The proposal seeks to improve the quality of the public realm in the vicinity of the new Visitor centre. The design of the individual elements and collectively is good and will positively enhanced the area creating a high quality environment, which will be functional, helps to create a sense of place and responds to the local character, whilst creating a safe and accessible environment. Furthermore, the proposal seeks to contribute and enhance the wider natural environment and minimising impacts on biodiversity.

TWC/2013/0111

Telford Town Park, Hinkshay Road, Dawley, Telford, Shropshire,
Creation of up to an 18 hole mini golf course

APPLICANT

Telford & Wrekin Council

RECEIVED

31/01/2013

PARISH

Great Dawley

WARD

Malinslee

OFFICER

Matthew Thomas

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Principle of development and the Green Network, impact on character and appearance on area.

PROPOSAL:

This is a Council application which seeks consent for a new 18 hole mini golf course in association with the new visitor centre redeveloped as part of the wider Southwater scheme in Telford Town Park. This is a new facility for Telford Town Park and is intended to appeal to all ages and abilities. The course will replace an existing grass verge that is currently not used for any purpose. This is the third landscaping phase and provision of play equipment in the vicinity of the new visitor centre.

SITE AND SURROUNDINGS:

The application site is within the Telford Town Park, which is 170 hectares of park land with a mix of woodland, grass land, water bodies, gardens and play facilities. The site is adjacent the Chelsea Gardens and is situated north of the existing play facilities. The newly erected visitor centre is to the south of the proposed site area.

The Silkin Way as a formal right of way is adjacent to the site, and there are a number of other foot and cycle ways through the park. There is car parking provision to the south off Dark Lane, and to the north in the Town Centre and adjacent to Telford International Centre. The area is currently undergoing works currently to install sand play and landscaping as proposed first phase of public realm in association with the visitors centre.

PLANNING HISTORY:

TWC/2011/0016 - Proposed single storey visitor centre (Use Class Sui Generis) – Approved 17th February 2011

TWC/2012/0471 - Enhancement landscaping works, installation of new play equipment and installation of new lighting around the Telford Town Park Visitor Centre – Approved 13th July 2012

TWC/2010/00349 - Proposed single storey visitor centre (Use Class Sui Generis) – Approved 26th August 2010.

W2010/0100 - Improvement Works to Telford Town Park – Approved 21st April 2010

PLANNING POLICY:

National Planning Policy
National Planning Policy Framework (NPPF)

Core Strategy
CS4 Central Telford
CS10 Community Facility
CS11 Open Space
CS15 Urban Design

LDF Central Telford Area Action Plan (CTAAP)
CT6 Leisure, Culture and Tourism
CT17 Public realm
CT21 Protection of Green Spaces

Wrekin Local Plan
OL3 Green network
OL4 Development in the green network
OL5 Extensions and redevelopment in the green network
OL6 Open Land
UD2 Design Criteria
LR1 Provision of community facilities

CONSULTATION REPONSES:

Great Dawley Parish Council: No comment

Parks and Open Space: Awaiting Response

Drainage: Support subject to conditions relating to soakaway test and locations.

Ecology: comment, requesting informatives relating to nesting birds and reptiles.

PLANNING CONSIDERATIONS:

The development site is identified as Green Network within the Wrekin Local Plan. It is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan and Policy CT21 of CTAAP protect the land from development which is not predominantly open or is not for a community or ecological benefit. The proposal is a facility for

community benefit, and will support the high quality public realm to the new visitor centre to enhance the role of the Town Park, as valuable sports, recreation, open space, ecology and leisure asset, and will offer a complementary services to the function of the green network in this location and is therefore consider that the principle of this development accords with 'saved' policies OL3 OL4 and OL5 of the Wrekin Local Plan, and policies CT6a and CT21 of the CTAAP.

The proposed development is closely linked to the Southwater scheme, a development well underway which regenerates the Town Centre and provides improvements within the Town Park. To manage the changes in facilities, the applicants have undertaken a master plan which follows a vision 'To enhance and sustain the primary routes between Telford Town Park and Southwater providing opportunities for relaxation, inspiration, exploration and adventure; incorporating sustainable landscape principles that reflect the natural, green, species rich environment of the Park and the exemplar architecture and high quality public realm landscaping of Southwater.' the proposal accords with the master plan for the area.

The applicants have a 10 year flora and fauna management plan for the park, which incorporates recommendations for a programme of works relating to habitat creation, management and protection, along with training, education and monitoring. This plan has been in implementation for one year and new habitats have been created and other habitats enhanced in this period. Officers consider that this site wide level of management and works is effective to mitigate any potential impacts on ecology arising from this development and ensure linkages to habitats are retained and it is considered to comply with policy CT19 of CTAAP and guidance in NPPF in terms of biodiversity and ecology, as it exploits opportunities to incorporate biodiversity in and around the development.

The management of the site will be conducted using existing staff, storage areas and customer points located at the visitor centre, which is in line of site of the golf course. Operating hours will be reviewed and managed by these staff. The design and access statement details an option to include perimeter fencing with gated access and CCTV to deter access and vandals outside of operating hours. No details have been provided and consequently need addressing through condition.

The proposal seeks to improve the quality of the public realm in the vicinity of the new Visitor Centre. The proposal will positively enhance the existing area creating a high quality environment, which will be functional, helps to create a sense of place and responds to the local character, whilst creating a safe and accessible environment which is integral to other buildings and functions of the park in this vicinity. Furthermore, the proposal seeks to contribute and enhance the wider natural environment and minimising impacts on biodiversity. The development is considered to accord with guidance in NPPF and policies in the Core Strategy and Wrekin Local Plan.

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

6. Time Limit
7. Soakaway test
8. Soakaway location
9. Secure by design details including fence and CCTV
10. Development in accordance with deposited plans

Informatives:

- Wildlife Informatives

Reason for Approval

The proposal seeks to improve the quality of the public realm in the vicinity of the new Visitor centre. The design of the individual elements and collectively is good and will positively enhanced the area creating a high quality environment, which will be functional, helps to create a sense of place and responds to the local character, whilst creating a safe and accessible environment. Furthermore, the proposal seeks to contribute and enhance the wider natural environment and minimising impacts on biodiversity.

TWC/2013/0114

Land at Jiggers Bank, Coalbrookdale, Telford, Shropshire
Stabilisation of a failing rock face by regrading the slope to a level with an appropriate factor of safe measures such as netting and rock bolting.

APPLICANT

Telford and Wrekin Council

RECEIVED

04/02/2013

PARISH

The Gorge

WARD

Ironbridge Gorge

OFFICER

Valerie Hulme

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Geotechnical issues, Ecology, highway safety, access into the World Heritage Site, visual impact.

THE PROPOSAL:

This is a Council application, which seeks consent for the major engineering works to be undertaken to restore the failure in the slope descending down to the highway at Jiggers Bank. The road has been closed since the first failure prior to Christmas, under an emergency order. The road forms one of three major routes into the World Heritage Site, the closest route adjacent to the new park and ride facility which opened in 2012, and as such its opening and safety is priority for the Council.

SITE AND SURROUNDINGS:

The site is part agricultural field, and part rock face; the agricultural field separates the road to the west with the new Park and Ride facility to the east of the site. The A4169 abuts the north eastern boundary of the site, with Jiggers Roundabout to the north.

The western boundary of the site begins as shallow slope adjacent to Jiggers Bank and dramatically steepens as the road descended into Ironbridge, to the south west of the site leading to a steep sandstone slope outcrop to the highway, 'Jiggers Bank'. This steep slope is some 10m in height, covered in some small scrub and climbing plants. Evidence of previous stabilisation works is highly visible at the south western location, where vegetation is naturally limited on these steep faces, but dense scrub is found as the site plateaus to the adjacent field, and to the north west of the site. Evidence of slope failure is visible around the mid point of the western boundary, where road barriers prevent access; some excavation works demonstrate the proposed sites gradient, having cut a small section into the slope during the investigation works. Loose asphalt is also present which has been used as a platform during this period to support the plant undertaking these works.

Further west of Jiggers Bank, ground levels continues to decline, with the road acting as a mid way point through the natural slope. There are no residential properties within the site boundary however; there is one property in close location along Jiggers Bank called 'Silver Trees' to the far west, this is well screened from the site, and sits at a naturally lower level than the highway.

The site is at a prominent location, a gateway into the Ironbridge World Heritage Site which is situated to the south of Jiggers Bank as it feeds into Coalbrookdale to the far south of the development site. The site is also adjacent to the Ironbridge by-pass, which filters traffic to the west of the borough into Shropshire.

PLANNING HISTORY:

W2005/1159; installation of a rockfall barrier, approved 19/01/2006

W2008/0109 Stabilisation works, approved 13/05/2008

TWC/2011/0997 Creation of a new park and ride facility for 250 cars and welfare facilities; approved 25/01/2012

Enforcement history relating to unauthorised Gypsy Encampments over recent years.

PLANNING POLICY CONTEXT:

National Planning Policy Statement

Saved Wrekin Local Plan policies

EH14 Land Stability

UD2 Design Criteria

OL2 Designated sites

OL3 Green Network

OL4 Development in the Green Network

OL11 Woodland and Trees

SG4 Landscape and Nature Conservation

LDF Core Strategy policies

CS9 Accessibility and social inclusion

CS11 Open Spaces

CS12 Natural Environment

CS13 Environmental Resources

CS14 Cultural, Historic and Built Environment

CS15 Urban Design

CONSULTATION RESPONSES:

The Gorge Parish Council: No Comments

Sustainability: No Comments

Drainage: Support

Natural England: Comment: there is no impact on the adjacent SSSI Lydebrook Dingle, however provide standing advice with regard to protected species.

The Coal Authority: No Objection

A site notice has publicised the application, however no third party comments have been received.

PLANNING CONSIDERATIONS:

Due to the extent of the stabilisation required to repair the recent land slide, the proposed works constitute as an engineering operation, and as such require planning consent. The majority of the site itself is indicated as employment land in the Wrekin Local Plan, but has never come forward; the remaining elements are designated as green network, along the far south western edge of the site, where the rock face has failed. The proposed works would not conflict with the designations of this land. Officers accept there is a need for urgency for the proposed stabilisation works, not only for safety but also to reopen one of the main highways into the World Heritage site. However there is also a balance to ensure the development is appropriate and compliant with both local and national policies.

Policy EH14 of the Wrekin Local Plan, requires development to consider the structural integrity of any land stability, with a requirement to demonstrate that the design has considered such issues. In this case the initial failure of the slope relates to the sandstone rock face; this and its surrounds have been investigated to determine the current condition of the natural material; which in turn has led to the detailed engineering solution. The investigations conclude that the rock at the face of the slope has fractured and is friable; it is highly weathered and unstable, with vulnerability for further failures. The engineering solution aims to remove this material back to a competent level, creating a 'batter back' from the highway and encroaching into the field to the north east, to enable a suitable level of safety. The slope face after the engineering works will have a gentler gradient, and where necessary incorporate further safety measures including netting and bolting. An example of the dramatic cut is evident on site, where a small section has been cut for the purposes of supporting this application. This is considered will alleviate a large slope, rather than a repair to a slope which may continue to fail; the removal of this bank should therefore ensure no further problems in the future.

The cut material from the rock face will be deposited within the site area to the north of the slope creating areas indicated as 'fill' on the submitted plans. These elements have been carefully considered by the Councils geotechnical engineers who have appointed external engineers to ensure the safety of the site. Subsequently the proposed engineering works are considered acceptable in line with local planning policies.

Ecological issues are also a material consideration to this application, taking

account of the natural state of the site. The proposals have been prepared in consultation with the Councils Ecologist, as it is recognised the proposal will create disturbance, and due to the safety issues involved with the scheme a matter of urgency is required; subsequently the application is not supported by in depth surveys but a mitigation plan for the loss of habitats and if any protected species are found. No objections have been raised from Natural England about this approach and as such in this circumstance it is considered appropriate to condition the mitigation plan.

A landscaping plan has accompanied the application; this identified how the face will be planted and natural vegetation will again be allowed to climb any slopes created on the rock face. It is considered that the proposals will not cause harm to the character of the existing area, or the setting of the World Heritage Site and Conservation Area. Drainage designs incorporate a new peripheral drain which will feed into the exiting drainage system, this is also considered acceptable.

Cherry Tree Hill, a small residential road has been utilised for through traffic whilst the road remains closed; traffic calming measures are evident along this stretch of highway reducing lanes to single file; the reopening of the Jiggers Bank highway will therefore alleviate problems caused on this section of road caused by the closure. The development itself will also identify any defects in the road, and repair before it is reopened. Subsequently the proposal will not improve highway safety.

In conclusion, it is considered that the proposed engineering operation, to repair the recent land slides on Jiggers Bank, will meet the objectives defined in both local and national policies without causing additional harm to land stability, ecology, landscaping, residential amenity, or the setting of the World Heritage Site; furthermore the proposal will reopen the main highway into the Gorge, allowing safe access for residents and visitors to the area.

RECOMMENDATION

GRANT FULL PLANNING consent subject to the following conditions:

1. A04 Full time
2. Custom landscaping
3. Custom Ecology mitigation
4. Custom road condition survey
5. C38 Submitted plans

Informatives – protected species

REASON FOR APPROVAL:

It is considered that the proposed engineering operation, to regrade the slopes adjacent to Jiggers bank, will go further than repairing the recent land slides on Jiggers Bank in that they seek to ensure the long term stability of the site, and will therefore meet the objectives defined in both local and national policies without causing additional harm to land stability, ecology, landscaping, residential amenity, or the setting of the World Heritage Site; furthermore the proposal will reopen the main highway into the Gorge, allowing safe access

for residents and visitors to the area, alleviating the through traffic now present on Cherry Tree Hill.

TWC/2013/0124

Telford Ski Centre, Court Road, Madeley, Telford, Shropshire, TF7 5DZ
Erection of a single storey extension with link to the existing Ski Centre building and creation of a new second access with extended car parking provision ****AMENDED DESCRIPTION****

APPLICANT

Telford and Wrekin Council

RECEIVED

11/02/2013

PARISH

Madeley

WARD

Madeley

OFFICER

Matthew Thomas

OBJECTIONS RECEIVED: NO

MAIN ISSUES:

Visual Impact

THE PROPOSAL:

This is a Council application which seeks to erect a single storey extension at Telford Ski Centre in Madeley to provide new changing room facilities with a link to the existing main building. The proposed extension will extend approximately 16m from the north side elevation of the existing building and will be a maximum of 13m wide. The proposed building will sit beneath a hipped roof and will be finished in half timber cladding and half cream coloured render with timber frame windows.

It is also proposed to create a new secondary access point and extended on site car parking provision.

SITE AND SURROUNDINGS:

The application site is a council owned Ski slope adjacent to the former Madeley Court School, located to the south of the site. The site consists of two dry ski slopes including a large run and a smaller training run. These run north to south down a slope which is bounded by large mature trees at the west of the site. At the south of the slopes are two single storey log cabin style buildings; one which is used as a small café and the other as the main Ski Centre. The site is bounded by a 2.1m high green security fence to Court Road.

Car parking is located to the far south of the site. Residential dwellings are located to the south east. Only one residential dwelling, 'Rothlyn', faces the site.

PLANNING HISTORY:

W88/0256 - Erection of ski lodge - Full Granted 12/05/88

W91/0051 - Erection of ski hut - Full Granted 28/02/91

W93/1081 - Extend the length and width of existing nursery ski slope and construction of new car park - Full Refused 23/08/95
W2003/0084 - Replacement of existing and erection of new 2.1m high paling fence with 2no. access gates - Full Granted 06/03/03
W2009/0311 - Provision of a storage container - Full Granted 21/05/09
TWC/2012/0657 - Proposed residential development for up to 140 dwellings, new access arrangements, play area and associated infrastructure (Not yet determined)

PLANNING POLICY CONTEXT:

National Planning Guidance
National Planning Policy Framework

Saved Wrekin Local Plan Policies

UD2 Design Criteria

LR1 Provision of Community Facilities

LDF Core Strategy

CS10 Community Facilities

CS15 Urban Design

CONSULTATION RESPONSES:

Madeley Town Council: Support subject to conditions relating to need to find permanent water supply and drainage, lighting scheme to ensure the woodland margins and bat foraging areas are protected, and that the public access building will have strong environmental credentials in accordance with PPS1.

Highways: Awaiting Consultation Response

Drainage: Support subject to condition on foul and surface water drainage

Sustainability: No Comment

The Coal Authority: No Objection

Ecology: Awaiting Consultation Response

Shropshire Wildlife Trust: Awaiting Consultation Response

A site notice and a single neighbour letter publicised this application however no further representations were received.

PLANNING CONSIDERATIONS:

The National Planning Policy Framework states that *'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'* and advises Local Planning Authorities to *'plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places,*

sports venues...) and other local services to enhance the sustainability of communities and residential environments’.

Policy CS10 of the Core Strategy states that *‘the provision of new community facilities or improvements to existing community facilities to meet the needs of local residents will be supported’*. Policy LR1 of the Wrekin Local Plan also offers support to such development.

The proposed single storey extension will measure approximately 16m by 13m and will sit beneath a hipped roof which will have a maximum height of 5.5m. The proposed building has a contemporary design and will be finished in half timber cladding and half cream coloured render with timber frame windows. The extension will be used in connection with the existing Ski Centre as accommodation for shower, changing room and WC facilities.

In addition the facilities will also be used by users of the football pitches opposite the Ski Centre. Following the demolition of Madeley Court School and Leisure Centre there is no longer use of the pitches from the school. As part of the proposed residential development at the site of the former school it is proposed for recreational space to be provided for and it is envisaged for the Ski Centre to be able to offer changing room and shower facilities.

The proposed secondary access will be positioned north of the existing car parking area and will provide an additional 10 car parking spaces and a disabled space and will be used by staff and visitors.

Part of the application site is currently used for the siting of a metal storage container with the remainder being an unused grassed area. The proposed development in this location will not result in any loss of land currently used for recreational purposes and nor will there be any adverse impact on existing car parking provision. Officers consider the extension to be commensurate in size in relation to the existing premises and nearby neighbouring dwellings shall remain unaffected.

With regard to the Town Councils comments relating to lighting scheme, as the site is currently existing it benefits from certain permitted development rights, and is considered unnecessary in this case.

The Local Planning Authority considers the design of the extension to be contemporary which will enhance the overall visual aspect of the site; thus complying with policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy. It is therefore recommended for this application to be approved subject to conditions.

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

1. Time limit
2. Materials to match

3. Drainage
4. Car Parking

REASON FOR APPROVAL:

The Local Planning Authority considers the development to be in keeping and commensurate in size in relation to the existing Centre. The design of the proposed extension will be contemporary which will enhance the overall visual aspect of the site; thus complying with policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy. Furthermore, no nearby neighbouring dwellings shall be affected by the proposed development. Accordingly the proposal complies with local and national policy.