

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

25th September 2013

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TWC/2013/0567

Caravan And Camping Centre, Stadium Way, Hadley, Telford, Shropshire, TF1 5NN
Outline application for the erection of 14no. dwellings with all matters reserved

APPLICANT

Mr and Mrs Simmill

RECEIVED

12/07/2013

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

OFFICER

Sarah Clifton

OBJECTIONS RECEIVED: No.

MAIN ISSUES

Principle of Development, Scale and Design, Impact on Adjoining Residential Amenity, Highway Safety, Drainage.

PROPOSAL

This application seeks outline planning permission for residential development in Hadley. All matters of detail are reserved for subsequent approval. In order to accommodate the houses on site it is proposed to remove the existing caravans.

Although appearance is a reserved matter a design and access statement has been submitted which explains that the proposed properties would be two-storey terraced houses with associated parking and rear amenity gardens.

It must be emphasised, however, that the site plan is purely to demonstrate the potential spacing and general arrangement of the dwellings, the detailed layout, design and appearance of which is a matter that is reserved for subsequent approval.

This application is a re-submission following an application that was withdrawn earlier this year. Although all matters were to be reserved the original application presented design and highway issues that needed to be addressed by means of a highway study and amendments. Subsequent to discussion the layout was altered and a highways assessment carried out.

SITE AND SURROUNDINGS

The application relates to an existing caravan and camping site located in Hadley Centre, within the urban area of Telford. The site lies at traffic light junctions Stadium Way and Britannia Way and east of an existing bowling green and west of Badham Court. Several metres south of the application site locates a traffic roundabout and Waterloo Road.

The site is bound with fencing and is fairly flat with a slight slope in level towards Britannia Way. The site comprises of several trees, some of which are protected by Tree Preservation Orders.

Surrounding the site are residential dwellings that vary in scale and design. North of the site position a row of more traditional houses.

SUMMARISED CONSULTATIONS

Standard consultation responses:

Hadley and Leegomery Parish Council: No objection however asks that the footpath/pedestrian access is improved through the agreement of a Section 016 Agreement.

Urban Design: No objection to the principle of residential development on the site however it should be noted that the design and layout is not considered wholly acceptable in its current form particularly along the frontage to the site along Britannia Way which will require further development as part of any subsequent Reserved Matters application.

Drainage: No objections subject to conditions on foul and surface water, soakaways and groundwater.

Arboricultural: No objections subject to landscaping design, tree protective fencing, trees no dig method and landscape management plan. The officer states that the draft heads of terms submitted with the application does not include any money with regard to the adoption of the trees and the grassed areas on the site. Further discussions will need to be held with regard to this as there will need to be a commuted sum towards the maintenance of these areas agreed before the proposal can progress with regards council adoption of this land.

Highways: No objections to the principle of the proposal subject to a construction/footways/visibility splay and parking/turning /loading condition. Highways also make the following comments:

Although the layout is indicative it should be noted that in its current form would not be suitable for highway adoption and would remain private. Therefore it would be expected that any refuse and recycling collections would be managed by a private company and not the council. Highways ask that the layout submitted at reserved matters stage would discourage pedestrian movement from the site directly onto Britannia Way. The highway verge is narrow and grassed at this point also the signalised junction immediately north of the site is not suitable for pedestrians crossing across Britannia Way.

There are no footways directly surrounding the development therefore highways ask the applicant to provide a contribution to the Highway Authority to construct a footway to the south of the existing vehicular access. The footway will link the development to Hadley Centre and to the existing pedestrian crossing near to the Square Roundabout which will provide a safe pedestrian link from the development to the Lidl supermarket on Britannia Way.

Highways also note that highways enforcement action is currently being undertaken by the highway authority on the section of Highway Verge to the south of the existing access. Currently a fence is encroaching onto the highway land therefore once this issue has been resolved and fence relocated to the correct position there will be adequate room to accommodate for the required footway.

Parks and Open Spaces: No objection however suggests that should development (if successful) provide 2 or more bedroom properties there will be a requirement for to meet the demand for children's play equipment this could be mitigated by agreeing a contribution towards the upgrading of the nearest community use recreation facilities (which would serve the development area). I would suggest an appropriate sum to request would be £600 per 2 bed property (or above) in relation to WLP policy LR6. This should be provided prior to commencement of development if at all possible.

Shropshire Fire: No objection subject to a fire authority informative

Ecology: Originally objected and requested a bat survey however further to discussion with the applicant support the application subject to a lighting condition, and nesting birds, bats and trenches informatives.

Neighbour consultation responses:

Following consultation no letters of objection have been received.

RELEVANT HISTORY

TWC/2012/0226, outline application for residential development (all matters reserved) withdrawn 08/06/2013.

RELEVANT POLICIES

National Planning Guidance

NPPF – National Planning Policy Framework

LDF Core Strategy

Policy CS1- Homes

Policy CS11 – Open Space

Policy CS12 – Natural Environment

Policy CS15 – Urban Design

Saved Wrekin Local Plan Policies

Policy UD2 – Design Criteria Policy

Policy H9 – Location of new housing

Policy H10 – Scale of development

Policy T22 – Planning Obligations

Policy LR4 – Outdoor Recreational Open Space

Policy LR6 – Developers Contributions to Outdoor Recreational Open Space

Provision within New Residential Developments

PLANNING CONSIDERATIONS:

This site is situated within the urban area of Telford where the principle of residential development is acceptable providing it accords with local and national planning policies.

The site is within a built up sustainable area of Telford and subsequently the site can be considered for residential development in accordance with policy H6 of the WLP. Policy H6 states that housing development should be adequately drained, accessed and parking provided; where there are land stability and contamination issues, the Council is satisfied that the developer has taken adequate remedial action; the proposal does not have an adverse impact on the local environment.

In addition to the above, policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality.

Policy CS1 states that housing development will seek to provide every household in the Borough with an affordable, decent and appropriate home.

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

This site is within walking distance of Hadley District centre and is therefore in a highly sustainable location. NPPF is clear that development in sustainable locations are considered acceptable unless other material considerations over ride this presumption.

Layout

The layout plan shows that the site would comfortably accommodate 14 dwellings with both adequate garden areas and an appropriate level of parking provision. However the indicative plan shows dwellings of a smaller scale and layout when compared to the surrounding residential plots. Dwellings along the main road have are somewhat wider and front the main street, therefore the LPA asks that when matters for layout, scale and appearance are sought for approval that new properties address the main street scene and are visible within the main public realm. On this basis officers do not consider that the indicative layout shown to be an acceptable urban design response to the context of this site and would need to be further development, but is adequate to demonstrate that the site can accommodate residential development.

Whilst the layout is not ideal the plan shows that the site would provide adequate separation distances from surrounding properties. However officers do note that the site lies adjacent to an existing Bowling Club and Bowling Green therefore the applicant should be aware of lighting, overlooking and adequate separation distances when re-designing the layout at reserved matters stage.

The proposal shows that no harm would come to the existing protected trees and no objection has been made by the tree officer subject to conditions. However the

officer has stated that the draft heads of terms submitted with the application does not include any money with regard to the adoption of the trees and the grassed areas on the site. Therefore further discussions between the applicant and the council will need to be held with regard to this as there will need to be a commuted sum towards the maintenance of these areas agreed before the proposal can progress towards Council adoption of this land. It is therefore considered that the site can be developed and retain the protected trees on site controlled through conditions in accordance with policy OL11 of the Wrekin Local Plan.

Highway Safety

Vehicle access to the site would be taken off Stadium Way and each new dwelling would be allocated two car parking spaces each, which officers consider to be acceptable given the sustainable location on the edge of Hadley District Centre. In addition no objections (subject to conditions and a commuted financial sum) have been received from highways.

Although the internal road layout is indicative, it should be noted that in its current form it would not be suitable for highway adoption and would remain in private ownership. Therefore it would be expected that any refuse and recycling collections would be managed by a private company and not the council. Highways therefore ask that the layout submitted at reserved matters stage would discourage pedestrian movement from the site directly onto Britannia Way. The highway verge is narrow and grassed at this point also the signalised junction immediately north of the site is not suitable for pedestrians crossing across Britannia Way.

There are no footways directly surrounding the development therefore highways require the applicant to provide a contribution to the Highway Authority to construct a footway to the south of the existing vehicular access. The footway will link the development to Hadley Centre and to the existing pedestrian crossing near to the Square Roundabout which will provide a safe pedestrian link from the development to the Lidl supermarket on Britannia Way. This development will therefore enhance the existing street pattern and maximise permeability and potential for pedestrian movements in accordance with policy UD2 of the Wrekin Local Plan.

Design

Although matters of appearance have not been sought the officers note that the surrounding area is made up of detached and semi-detached houses of varying styles. However officers note the site north of the application site has been formed with traditional new dwellings that immediately front the main road, therefore officers will require that the surrounding influences and styles are reflected in any subsequent application at reserved matters stage. The urban design officer confirms no objection to the principle of the works however states that the design and layout is not considered wholly acceptable in its current form particularly along the frontage of the site along Britannia Way. Therefore the design will require further development as part of the reserved matters application to follow and it is therefore asked that when matters for appearance and scale are sought that the applicant takes account of the positive local context and seeks pre-application advice.

Having visited the site officers do not consider the proposed development would adversely affect the surrounding amenity. The siting shown on the layout plans

clearly demonstrates that adequate separation distances can be achieved and do not consider the principle of new dwellings in this location to harm amenity of existing adjacent occupiers. In addition this site lies in close proximity to local services and facilities within a residential area.

Other issues

The site can be adequately drained and this can be controlled and mitigated through the imposition of conditions relating to foul and surface water drainage, soakaways and groundwater. There are no issues of land contamination of ground stability and therefore accords with policy H6 of the Wrekin Local Plan.

Ecology issues have been satisfactorily addressed and can be controlled and mitigated through conditions and therefore accords with policy CS12 in the Core Strategy.

The Parish council have confirmed that they have no objections to the application providing improvements to the highway are made and agreed through a legal agreement.

Section 106 Contributions/Draft Heads of Terms

The Councils Parks and Open Spaces Officer has requested £600 per 2 bedroom property (or above) which equates to a sum of £8,400. In addition the applicant has stated in his Draft Heads of Terms that a sum of £14,000 towards primary education provision and £5000 for highway improvements. A further commuted sum of the adoption of the open space and trees is still under negotiation and will be confirmed by the update prior to committee. On the basis that the indicative layout is for 14 dwellings, there is no need for affordable housing as it is below the threshold. It is therefore considered appropriate by officer to limit this consent to no more than 14 dwellings and this can be controlled through conditions.

Conclusion

The principle of the development in this location is acceptable as it is in a highly sustainable location within walking distance of Hadley District Centre. The indicative plans are sufficient to demonstrate that the site can be developed with a scheme of a suitable scale, landscaping, layout and appearance that will not have an adverse impact on residential amenities of nearby dwellings. The site is sufficient to provide adequate parking provision and amenity space. Furthermore the proposal is located near local facilities and service and is therefore a sustainable location that complies with guidance contained in CS5 and guidance contained in the National Planning Policy Framework. The proposal is considered compliant with both local and national policy and recommended for approval with conditions.

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 applicant entering into a s106 agreement for £14,000 towards primary education provision, £8,400 (to be finalised and agreed) To Parks and Open Spaces and £5000 for highway improvements, to financial and monitoring costs of £1000

plus £500 per schedule and subject to the conditions (to be agreed and determined as appropriate).

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

Conditions

1. A01 Time Limit Outline
2. B002 - Standard Outline
3. B003 – General details
4. B011 – Samples of materials
5. B012 -Brick Panel
6. B042 – Parking/ Turning/Loading
7. B049 – Highway Construction
8. B061 – Foul and Surface Water
9. B065 – Soak away
10. B066 - Groundwater
11. B121 Landscaping Design
12. B126 – Landscape Management Plan
13. B130 - Tree Protective Fencing,
14. B132 - Trees No Dig Method
15. B150 Site Environmental Management Plan
16. C007 - Windows set back
17. C013 Parking, Loading, Unloading
18. C014 Visibility Splay
19. C38 – Development in Accordance
20. CCUSTOM Lighting prior to occupation
21. CCustom – This consent does not purport to grant the layout submitted with this outline
22. CCustom – This consent is limited to a maximum of 14 dwellings

Informatives

- I23 - Nesting Birds
- I25e - Bats
- I25m - Trenches
- I32 Fire Authority
- I35 Highways Informative
- I40 Conditions
- I41 Reasons for Grant
- RANPPF1 Proactive Statement

TWC/2013/0613

Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, TF2 7AB
Construction of multi purpose synthetic sports pitch and storage area with fenced enclosure, erection of 8no. flood lights, erection of retaining wall, construction of new pedestrian and vehicular accesses and associated landscaping

APPLICANT

Telford & Wrekin Council

RECEIVED

31/07/2013

PARISH

Oakengates

WARD

Wrockwardine Wood and Trench

OFFICER

Tim Williams

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES

Green Network, Community facilities, Residential amenity and Highways.

THE PROPOSAL:

This is a full application submitted by Telford and Wrekin Borough Council that seeks to relocate the existing floodlit synthetic pitch located at Oakengates Leisure Centre (granted consent in 2003) to another area within the grounds to enable the future construction of the Telford Cooperative Academy, a 1,200 pupil academy to replace the existing Sutherland and Wrockwardine Secondary Schools on the site of the existing synthetic pitch.

The new pitch would be upgraded to a 3G level floodlit pitch suitable for football and hockey. Community access would be granted to the new facility and managed by the Oakengates Leisure Centre, with local school access provided throughout the school day.

The proposed pitch measures 71m x 106m with a total area of 7,526m and would accommodate the following pitch layouts which would provide rental revenue for the Leisure Centre:

- Full size senior football
- Full size hockey
- Junior football pitch
- Three six-a-side football pitches (separated by net court partitions when in use)

A storage area of 200m² would be provided for the storage of sports equipment and accessed directly from the 3G pitch via a gate.

To facilitate the construction and on-going maintenance of the facility an access road would connect the pitch to the existing tennis court/leisure centre car park with a ramp providing access from the lower plateau level. Two separate pedestrian routes will provide DDA compliant access to both the access road to the Leisure Centre (replacing existing steps) and the existing perimeter footpath running along

Wrockwardine Wood Way to the south. These routes provide pedestrian access to the Leisure Centre for use by the community and local schools.

A landscape mound would be constructed close to the north-western boundary with adjacent residential houses to aid in the mitigation of the visual impacts upon these properties. The landform would be created with cut material resulting from the construction of the proposed pitch.

Car parking would be provided within the existing Leisure Centre/Tennis Centre car park for community use of the 3G pitch.

Fencing around the proposed pitch would comprise the relocated sports type rebound fencing from the existing synthetic turf pitch. The fencing would be approximately 4m height along the sides of the pitch and 6m at the ends.

The proposed pitch will be floodlit during night time hours of use as per the existing synthetic pitch which it would replace, these being:

5.00pm – 10.00pm (close) Monday to Friday

9.00am - 8pm (close) Saturday

9.00am - 9pm (close) Sunday

Lighting overrun will be 10mins at reduced 50% lux levels to allow users to vacate the pitches safely.

It is proposed that the existing lighting columns would be reduced to 13 metres and re-used for the new pitch, however to reduce glare and lighting overspill onto adjacent residences and Wrockwardine Wood Way new lighting head units will be utilised to limit this impact.

SITE AND SURROUNDINGS:

The site of the proposed new 3G pitch site is located on existing playing fields adjacent to Oakengates Leisure Centre, Telford Tennis Centre and Telford Athletics Stadium, which in turn lie to the north of the town of Oakengates, Telford.

Playing fields bound the site to the north, with Telford Tennis Centre/Athletics Stadium and the existing synthetic pitch bounding the site to the east and north east. Wrockwardine Wood Way, a 'B' grade road, runs along the southern edge of the site on a heavily vegetated embankment and a largely residential area bounds the site to the west.

The site is currently accessible by the public with no secure boundary. Boundaries are generally delineated by hedgerows and/or timber fences, with areas of trees and shrubs forming buffers to the adjacent land uses where they are located.

Existing pedestrian access to the site is provided through the Leisure Centre car park with a partially demarcated footpath. A track then runs along the front of the existing synthetic pitch and a series of timber steps provides access up the steep embankment to the upper plateau level of the site.

The only point of vehicular access to the site is through the Leisure Centre car park, and along an access road past the existing synthetic pitch. The site entrance is not immediately obvious on approach from New Road as the 3G pitch is located behind Oakengates Leisure Centre and Tennis Centre. However, at present no vehicular access is provided to the higher plateau on which the proposed pitch is sited.

The nearest bus stops to the site are located on New Road/Church Road, approximately 200m to the north east of the site.

The proposed site has an open character, with clear views into it from residential properties to the immediate north west of the proposed 3G pitch location. Some vegetation along this boundary aids in providing a visual buffer to other houses to the north. Along Wrockwardine Wood Way the site is partly screened by vegetation on the road embankment and the roads elevated position in comparison to the site. However, there are breaks in this buffer through which the site is visible. The site is visible to the northwest and west from other areas within the playing fields/athletics stadium and tennis centre site, which aids in the surveillance of the facility.

The proposed 3G pitch is located on a plateau some 2-3m higher than the existing synthetic pitch and separated by a steep grassed embankment. Steep slopes also separate the plateau from the lower playing fields to the north and the higher Wrockwardine Wood Way 'B' road to the south. The proposed pitch area is at a level of approximately 109mOD and slopes gradually down from south to north with an overall level difference of approximately 2m.

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

- Design and Access Statement;
- Site Location Plan, Block Plan and other plans;
- Sports Statement and Pitch Specification details;
- Proposed Floodlighting Design details;
- Coal Mining Risk Assessment;
- Human Health Risk Assessment;
- Flood Risk Assessment;
- Ground Gas Risk Assessment;
- Phase 1 Habitat Survey; and
- Archaeological Assessment.

PLANNING HISTORY:

There are no planning applications of relevance to this application on this area of land.

PLANNING POLICY CONTEXT:
National Planning Policy Framework.

Saved Wrekin Local Plan policies:

- UD2 Design Criteria
- OL3 Green Network
- OL4 Development in the Green Network
- OL5 Extensions and redevelopment in the Green Network
- T4 Development Principles
- LR1 Provision of community facilities
- LR4 Outdoor recreational open space
- EH14 Land Stability

LDF Core Strategy policies:

- CS3 Telford
- CS9 Accessibility and Social Inclusion
- CS10 Community Facilities
- CS11 Open Space
- CS15 Urban Design

SUMMARY OF CONSULTATION RESPONSES:

Policy - Comment.

This is a proposal for replacement recreational open space provision within an area of Green Network. As it is open in nature and it provides a community recreational use then it can be considered in broad conformity with the relevant local planning policies: CS3 (Telford), CS9 (Accessibility and Social Infrastructure), and CS11 (Open Space). Also Wrekin Local Plan Policies: T4 (Development Principles), OL3 (Green Network), OL4 (Development in the Green Network) OL5 (Extensions and Redevelopment in the Green Network) and OL12 (Open Land and Landscape – Contributions from new development), and LR4 – (Outdoor recreational open space). Further advice from specialist officers regarding the potential archaeological, ecological and geological impacts of the development should also be sought.

Highways - Support subject to conditions.

No objections in principle to the proposal subject to a following condition requiring details to be approved of full road/footway/cycleway construction including longitudinal sections, materials, drainage, streetlighting and a satisfactory means of draining roads to an acceptable drainage outfall.

Also note that the Lighting Engineer is satisfied with the submitted report and the floodlights should only be erected in accordance with the submitted design.

Drainage – Support subject to conditions.

Parks and Open Spaces – No comment.

Aboriginal Officer – Comment.

There is a path on the northern side of the 3G pitch that runs to the east and links to the maintenance access ramp. To construct the path T36 will have to be felled.

T36 is a Larch tree which has good form for the species, the structural and physical condition have been recorded as good. The tree has been given an estimated 40+ years of life.

There is no reason why T36 can not be designed around and retained within the proposal it is an established feature of the landscape. If a like for like replacement was planted it may not survive past the first 10 years. T36 is already established and stands to contribute to area for the next 40+ years.

Ecology - Comment.

There are no protected or priority habitats on the site according to Arbtech Report (2013). Suggest informatives relating to bird nesting and lighting.

Environmental Health (Pollution Control) – No objection.

Environmental Health (Contaminated Land) – No comment.

Leisure Services – No comments received.

Archaeologist – No comment.

Shropshire Fire Service – No comment.

West Mercia Constabulary - No objection.

Coal Authority – No objection.

Sport England – views awaited. Response will be included in an update to Planning Committee.

Local consultation and representations:

Wrockwardine Wood and Trench Parish Council – Object.

The Parish Council objects to this application until we have seen plans for a new entrance to the proposed new Academy. We are concerned that construction traffic will have to use the same access as customers of Oakengates Leisure Centre.

Local residents:

The Council has received one representation from a local resident objecting to the application. From the responses received the issues/concerns raised in relation to the application are summarised below:

- Proposed new development will affect both the view from property and severely increase traffic.
- There are plenty of alternative locations available that would be less disruptive and obtrusive.

PLANNING CONSIDERATIONS:

Policy CS3 relates to development in Telford. This states that Telford will accommodate the majority of new services and that all development will support Telford's role as a sub-regional focus for balanced growth.

Policy CS9 aims to ensure that everyone is afforded reasonable opportunity to access schools, recreation and open space, sports facilities and other key services. As part of this, development is required to promote sustainable forms of transport, minimise the distance people travel, increase the safety of travel, and include measures that minimise the negative environmental impacts of travel.

Policy CS11 seeks to protect and enhance open space. Development on open space is only permitted where there will be significant community and environmental benefits and where the open space does not contribute towards local open space standards.

The replacement of this synthetic sports pitch in this location would mean that the site would remain as a predominantly open space use. The pitch would be an outdoor sports facility which is the same type of open space that is presently on the site. There would therefore be no overall change to the levels of open space provision in the area. The loss of the open space use on the current site of the synthetic pitch will need to be considered under the planning application for the new school building.

Policy T4 requires leisure development proposals to be located close to a public transport corridor with a regular service. The Design and Access Statement states that there are bus stops located on New Road/Church Road, approximately 200m to the north east of the site. These bus stops are served by the number 55 bus service which operates approximately every 8 minutes.

The playing fields are designated as 'Green Network' in the Proposals Map of the Wrekin Local Plan. Policies OL3 and OL4 are relevant to the Green Network, with these policies seeking to protect the Green Network and only permit development where there are exceptional circumstances, where the development contributes or is complementary to the aims of the Green Network, or where environmental or community benefits are an integral part of the proposal.

The proposal is for a new upgraded (3G) sports pitch to replace the existing pitch. It would be an open land use and so it would meet the exceptional circumstances of this policy as defined in paragraph 8.3.14 of the Wrekin Local Plan, and it would deliver community benefits in that it provides an outdoor sport recreational use for the local community.

Policy OL5 relates to the redevelopment of existing uses within the Green Network. These are permitted where; redevelopment proposals are not of a scale which would be incompatible with the long term aims of the Green Network; other environmental benefits are secured, e.g. landscaping, and; sites of ecological, geological or archaeological value are not adversely affected.

The site does not have any ecological, geological or archaeological designation. The applicants have submitted archaeological, geological and ecological surveys and assessments and the views of professional officers in these fields have not raised any concerns. Landscaping using some of the material being cut to create a level playing field is proposed to be reused at the north western boundary adjacent

to Garden Close in order to minimise the visual impacts on adjacent residential properties.

Policy OL12 states that the Council will seek improvements to landscape setting, footpath, bridleway and cycleway links and replacement of sports facilities of an equal or enhanced quality and accessibility where they are lost through development. The overall nature of this open space development appears to be in broad conformity with this policy.

Policy LR4 states that the Council will refuse applications for development that will result in the loss of existing recreational open space which is not replaced in a suitable alternative location to an equal or improved specification. As this is a proposal for a replacement sports pitch which will be of at least equal specification, then it will be in conformity with this policy.

The design of the pitches, fencing and lighting are standard designs for these types of development and so are considered to be in keeping with existing characteristics of the site and reinforce the character of the area. Accordingly, the proposal satisfies the design requirements of policy CS15 of the Core Strategy and saved policy UD2 of the Wrekin Local Plan.

The proposed development would be used for the school during the day and on evenings and at the weekend at hours which the current pitch operates. Although the pitch is closer to residential properties to the west than the existing pitch (in particular the properties at Garden Close) a report submitted with the application considers the proposed floodlighting design. This concludes, that as well as meeting the user requirements, that the proposed lighting scheme meets the requirements of the ILP guidance notes for the reduction of obtrusive light for an E2 – ‘Low district brightness’ – Village or relatively dark outer suburban location.

Any noise arising from use of the pitch towards properties at Garden Close would be significantly reduced by an indicative 2 metre high earth mound in the north west corner of the site.

The Pollution Control section of TWC Environmental Health have not raised any concerns regard to light or noise pollution effects on adjoining residential properties.

Nevertheless, it would appear appropriate to condition the hours of use when the floodlighting (and effectively the pitch) can be used to those currently of the existing pitch as later hours of use encroach into the quieter times of the evening and night when residential amenity is at its most sensitive.

The Parish Council has lodged an objection until they have seen plans for a new entrance to the proposed new Academy. This application does not propose an alternative access to that currently serving the Leisure Centre site and the existing pitch and so this point is not relevant. The Parish are also concerned that construction traffic will have to use the same access as customers of Oakengates Leisure Centre. This is noted. However, there is no other way of accessing the site for construction of the new pitch. During construction it is acknowledged that there will be the need for very careful management because there will be a conflict between

construction and leisure traffic. This can be controlled and mitigated by requiring a Site Environmental Management Plan to be provided in advance of the works commencing by the imposition of a planning condition to any consent granted.

The potential loss of the tree as highlighted in the Aboricultural Officer's response can be designed out and this can be secured as part of a highways related condition.

CONCLUSION:

This is a proposal for replacement recreational open space provision within an area of Green Network that will be used by the new school if it is granted permission as well as by the wider community in the evenings. As it is open in nature and it provides a community recreational use then it can be considered in broad conformity with the relevant local planning policies listed above.

The site does not have any ecological, geological or archaeological designation and no objection on these aspects have been received by consultees.

With regard to both light and noise pollution, given the submitted details in support of the application and the response from Environmental Health it is not considered that the proposed development will not have an adverse impact on the amenities of nearby residential properties subject to the imposition of conditions as highlighted in the report above.

Concerns regarding conflict with existing users of the Leisure Centre site during construction works are noted. However, this can be controlled and mitigated by requiring a Site Environmental Management Plan to be provided in advance of the works commencing by the imposition of a planning condition to any consent granted.

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 the following:

A.) 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 - Full with no Reserved Matters
2. B75 Greenfield run off rates
3. BCustom Drainage outfall connection
4. B150 Site Environmental Management Plan
5. B034 Highways details (to include avoiding trees on site)
6. B125 Details of earthworks
7. CCustom Floodlighting details in accordance with supporting document
8. C02 Materials as submitted
9. C38 Development in accordance with submitted plans
10. DCustom No use of floodlighting outside of current opening times for adjacent pitches

Informatives:

1. I40 Conditions
2. I35 Ecology related informatives
3. RANPPF1 Approval - National Planning Policy Framework

TWC/2013/0679

Harveys The Furniture Store, Unit 9, Telford Bridge Retail Park, Colliers Way, Old Park, Telford, Shropshire, TF3 4PB

Installation of mezzanine floor extension

APPLICANT

Steinhoff UK Group Properties Ltd

RECEIVED

02/08/2013

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

OFFICER

Diane Ferriday

OBJECTIONS RECEIVED: Yes

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

PROPOSAL

This application seeks consent for the erection of an extension to an existing mezzanine floor at Harveys furnishing store. The store has an existing mezzanine floor of 401m²; the proposed increase is for an additional 388 m² giving a total floor area of 790m². No other changes are proposed as part of this application and no changes to the existing access points to the site or store. The mezzanine will be constructed with materials to match existing.

BACKGROUND

Unit 9 is occupied by Harveys on the ground floor and Benson for Beds on the existing mezzanine. Bensons typically trade from retail warehouse locations throughout the country as they provide a large showroom with small storage areas required for the nature of goods sold, convenient car parking and loading for customers and dedicated servicing facilities to accommodate HGV deliveries. In other locations Bensons trade alongside Harveys within a single retail unit mostly operation at mezzanine level which saving on rent, service charges and rates. Both Harveys and Bensons are within the Steinhoff Group of companies an established bulky goods retailer at Telford Bridge Retail Park. The increase in mezzanine is required to facilitate Steinhoff Group's business model which relies on Harveys and Bensons trading side by side within a single unit to provide a fully integrated household furniture offer to customers. It will help provide space for bulkier items, better quality product displays and comfortable circulation space. This unit has been established for a number of years and the additional floor space will enable Harveys to maximise the potential of the unit.

SITE AND SURROUNDINGS

The application site is located within the Bridge Retail Park, to the North West side of the Telford town centre which can be accessed via footpaths linking the two. The unit is occupied by Harvey's Furnishing Group; adjacent to Carpet Right and Brantano. The Retail Park comprises of several retail units including a restaurant and has a central parking area.

A number of units on the Bridge Retail Park and the adjacent Forge Retail Park have existing mezzanines providing additional storage and retail floorspace.

CONSULTATION RESPONSES:

Lawley and Overdale Parish Council: no objection

Shropshire Fire Service: No comment

The Coal Authority: No objection

The Council's Highways Engineer states no highway objection subject to the Applicant entering into a Section 106 agreement to pay a contribution towards the Central Telford Area Action Plan.

No comments received following neighbourhood consultation.

PLANNING HISTORY:

TWC/2013/0616 Alterations to shop front to increase window display height – pending decision.

W2003/0417 Display of static internally illuminated flex face sign ADG 20/5/03

POLICY CONTEXT:

National Planning Policy:

National Planning Policy Framework

Local Development Framework:

CS4 Central Telford

CS15 Urban Design

Wrekin Local Plan

UD2 Urban Design Criteria

S1 Hierarchy of Service Centres

Central Telford Area Action Plan

Policy CT23 Developer Contributions for Delivering Infrastructure

Policy CT8 Box Road

Policy CT9 Other Highway Network Improvements

PLANNING CONSIDERATIONS:

With regard to the principle of the new mezzanine and additional floorspace, the following policies are considered most relevant. The proposal accords with the retail hierarchy set out in 'saved' Policy S1 of the Wrekin Local Plan which identifies The Forge Retail Park as Level 1, along with Telford Town Centre, Telford Bridge and Wrekin Retail Park within the hierarchy of centres where development will be focussed.

Policy CS4 of the Core Strategy outlines Central Telford for major retail development to meet the needs of the borough and the sub-region, and seeks to secure Central Telford and enhance it as the core of the service centre hierarchy by recognising its role as a place of significant development as well as a strategic town centre. This policy is somewhat general and therefore advises that more detailed policies are contained in the Central Telford Area Action Plan (CTAAP).

Policy CS15 outlines design of development will create and sustain safe places and strengthen local identity, positively influencing the appearance and use of the local environment. 'Saved' policy UD2 asserts that development must respect and

respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, proportions, materials and access etc.

The CTAAP Development Plan Document is the Council's development vision for the town centre and provides a detailed planning framework for its future development. It also includes adjacent areas of Telford, including Old Park which comprises the out-of-centre retail parks.

The Area Action Plan considered the retail parks outside of the town centre boundary are considered as out of centre locations in the context of the NPPF. To ensure the vitality of the town centre is maintained with the focus of retail and leisure use in this location, policy OP5 of the document states the Council will not support future expansion of the retail parks for additional retail or leisure uses.

The NPPF now fully adopted states Local Planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre. It states that local authorities should require applications for main town centre uses to be located in town centres, then in edge of centre locations and if only suitable sites are not available. Should out of centre sites be considered it advises that the proposals need to demonstrate they meet the appropriate test. A sequential test can be satisfied providing all more central options are either developed out or shown not to be suitable, available or viable; and there would be no adverse impact on the vitality and viability of the Town Centre and District and Local centres within the Borough.

The applicants have not undertaken a full retail impact assessment because the NPPF does not require impact assessments to be carried out for retail proposals less than 2,500sqm unless locally set thresholds are less.

The LPA accepted an analysis of sequentially preferable sites within and on the edge of the town Centre submitted with two planning application for mezzanines at Next and Hobby Craft; it is accepted that there are no sites available, suitable or viable within Telford Shopping Centre and that a small increase in the floor space above the permitted development allowance of 200sqm would not significantly impact on the viability and vitality of the town centre. This was approved by members. Subsequently the applicant have not submitted a sequential test with this application on the grounds that there is no prospect that Harveys/Bensons could relocate their operation to a sequentially preferable site within or on the edge of the Town Centre as they are committed to Unit 9 through the terms of their lease. The availability of sequentially preferable sites is of little relevance as it would not be viable for the applicant to terminate the lease. It would also not be viable to separate the two retail fascia as the business model relies on a consolidated offer. The requirement to upgrade the existing outlet is an immediate one in order to facilitate Christmas trading. This further limits and scope to consider alternatives. In light of this the LPA considers that a sequential approach is not required.

Policy CT8 and CT9 of the CTAPP document asserts that development proposals in Central Telford will support the phased implementation of the Area Action Plan Transport Strategy, including improvements to the 'Box Road' and construction of

the Greyhound Link. In this regard, the Highways Engineer has no highway objection if a CTAAP highways infrastructure S.106 contribution of £10,422 is made prior to first use of the mezzanine. This has been calculated using 6 new 2 way vehicular trips on the adjacent highway network as a result of this development alone, as per the information given in the applicants Transport Statement Para. 3.13. Each new trip is valued at £1,740.37 as per the principles given in the CTAAP document which have been successfully applied, approved and agreed by the applicants of previous planning applications for similar mezzanines at the Retail Park. The applicant is aware of this contribution.

In light of the above officers consider the proposed is a small increase in the floor space above the permitted development allowance and would not significantly impact on the viability and vitality of the town centre. The proposed mezzanine is similar to those approved at other units including the recent approval for Hobby Craft Unit 6 and at Next on Telford Bridge which were subject to Section 106 for highway infrastructure contributions. It is considered that the proposal would not undermine the policy objectives of the Core Strategy by virtue of the scale and nature of development.

The proposed development will deliver positive impacts by sustainably re-using an existing accessible retail building to meet the needs of a business to provide a service and generate local employment. Accordingly, the officers consider that the proposed development should be allowed as there will be positive impacts of the application and no material potential negative impacts.

Thus, on balance, and with regard to the financial contributions for improvements to the highway infrastructure, the proposed extension to the existing mezzanine at unit 9 is considered acceptable subject to condition.

RECOMMENDATION: Subject to the Applicants entering into a Section 106 Agreement relating to financial contributions of £10,422 towards strategic highway infrastructure to be delegated to the Manager of Development Management to GRANT PLANNING PERMISSION subject to the following conditions:

A04 Time

C38 In accordance with plans

