

TELFORD & WREKIN COUNCIL

PLANS BOARD

16th January 2013

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TWC/2012/0679

Land at, Hoo Farm Animal Kingdom, Preston Upon The Weald Moors,
Telford, Shropshire, TF6 6DJ

Change of use of land and the erection of a temporary prefabricated building
to accommodate a pre-school children's nursery

APPLICANT

Edward Dorrell

RECEIVED

31/08/2012

PARISH

Preston upon the Weald Moors

WARD

Church Aston and Lilleshall

THIS APPLICATION WAS DEFERRED AT PLANS BOARD ON 12th
DECEMBER 2012 FOR OFFICERS TO INVESTIGATE ALTERNATIVE
SUITABLE SITES TO ACCOMMODATE THE NURSERY.

Following a meeting with the applicants and their agent, the Local Planning Authority has been furnished with evidence of the 5 year search undertaken by the applicants to find alternative locations within the borough to site, and are satisfied that there are no other suitable alternative sites currently available with the timescales needed to complete works prior to the need to vacate the existing premises.

Furthermore there is a need for rural pre-school and nursery provision which will be significantly reduced following the closures at Wrockwardine and High Ercall. This coupled with the under provision within the Donnington area is considered as exceptional circumstances to consider development in this location.

NPPF supports economic growth in rural areas, with regards to creations of jobs and taking a positive approach to sustainable development. Furthermore, it also encourages the promotion and retention of local and community services in villages. Whilst a village location would be preferable for the retention of this rural nursery provision given the evidence of the 5 year search and inability to find a suitable alternative location consideration needs to be given the retention in another rural location.

One of the reasons NPPF is supportive of village locations is to support the local community needs and promote sustainable transportation. Unfortunately the size and scale of villages in the rural area of Telford are not sufficient to generate enough custom without the need to attract from adjacent villages and rural hinterland. It is therefore acknowledged that within any rural location car dependency would be higher than a town based facility. The main issue with this proposed site is that all staff and customers would need to arrive by car. The retention of a rural location, as apposed to moving the built up area of Telford will result in the reduction of journey lengths, and this can be viewed as being more sustainable.

The Local Planning Authority wishes to seek retention of this rural facility, on the basis of need but continues to have reservations about the long term suitability of the site, and is therefore recommending approval for a temporary 5 year period. It is considered that this timescale is sufficient to warrant the investment into the nursery, and give stability to children that utilise this service. It will also allow for further strategic consideration to childcare within the rural area and consideration of alternative site for long term provision.

RECOMMENDATION: to **GRANT** planning permission subject to the following conditions:

- 1) A06 Temporary permission buildings
- 2) C2 Temporary building to be green in colour
- 3) C12 Car Parking
- 4) C30 Drainage prior to occupation
- 5) C38 Development in accordance with deposited plans

-----Previous report-----

THIS APPLICATION WAS DEFERRED AT PLANS BOARD ON 29TH NOVEMBER 2012 FOR MEMBERS TO MAKE A SITE VISIT.

At the last Plans Board Members were presented with an update from the Early Intervention team with regards to the proposed scheme. Their comments from that update are summarised below:-

- There is no evidence to object to this application and support is given for the development
- The application site lies within the Donnington area where the Council's childcare sufficiency assessment indicates that there is a lack of childcare provision choices especially for children with a disability
- There is need for high quality childcare provision to enable short breaks for children with a disability in an exciting environment
- An existing rural childcare provision is about to close on the High Ercall site which will increase the need for childcare for vulnerable groups in the area
- The Hoo Farm site will provide access to outside provision which is a requirement for high quality childcare provision. This is not easily available on other sites in the Donnington area
- The business proposing to open the provision at Hoo Farm have an excellent reputation supported by outstanding OFSTED inspection judgements and the Local Authority Childcare environment assessments
- The childcare provider has an excellent reputation for provision for children with a disability or SEN – working closely with The Bridge School. They are part of the designation for Childcare Centre provision on the Hadley School site

- The provider has a very sound marketing and business development record with their other provisions in the Telford area.

Despite the above information, officers still maintain the view that the proposed location is inappropriate and unsustainable for permanent use as a children's nursery and hence the recommendation remains unchanged.

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

The proposed site for the new prefabricated building with a Class D1 Use is considered by the Local Planning Authority to be unsustainable, given its rural location and a permanent permission would be contrary to Policies E6 and LR1 of the Wrekin Local Plan and CS10 of the Core Strategy. It is considered that a more suitable location should be sought, preferably within the urban boundaries.

-----Original Report -----

OBJECTIONS RECEIVED: No

MAIN ISSUES: Appropriateness of development in rural location
Provision of Community Facility

THE PROPOSAL:

This full planning application seeks consent for the installation of a prefabricated single storey building with a Class D1 Use (non-residential institutions) to provide a pre-school children's nursery facility to be occupied by ABC Nursery who wish to relocate from their existing site in Wrockwardine. The proposed temporary building would measure approximately 20m x 12m and would be situated north of the main Farm. It is also proposed to provide a small car park north of the proposed building and an outdoor playing area south of the building.

SITE AND SURROUNDINGS:

The application site lies within the boundaries of Hoo Farm, close to its north-east boundary. Hoo Farm is an established countryside attraction which lies in 32 acres of woodland and is located in the open countryside, outside of Telford's urban boundary, as shown on the Wrekin Local Plan proposals map.

Hoo Farm, and hence the proposed nursery, are accessed via a single tarmac road off Humber Lane which is located in Preston upon the Weald Moors, a small village situated some 5 miles east of Wellington and 6 miles west of Newport. The proposed nursery building will be sited some 60m off Humber Lane and will be erected alongside an existing outbuilding.

PLANNING HISTORY:

No relevant history

PLANNING POLICY CONTEXT:

National Planning Guidance
National Planning Policy Framework

Saved Wrekin Local Plan Policies

E6 Rural Employment General

LR1 Provision of Community facilities

LDF Core Strategy

CS2 Jobs

CS10 Community Facilities

CONSULTATION RESPONSES:

Preston Parish Council: No comments received

Two letters of support have been received from customers of the Nursery

- Opportunities for outdoor activities/education
- Hoo Farm would be a better location – with less driving mileage
- Support existing business

PLANNING CONSIDERATIONS:

This full planning application seeks consent for a prefabricated single storey building with a Class D1 Use (non-residential institutions) to provide a pre-school children's nursery facility to be occupied by ABC Nursery who wish to relocate from their existing site in Wrockwardine. The proposed temporary building would measure approximately 20m x 12m and would be situated north of the main Farm. It is also proposed to provide a small car park north of the proposed building and an outdoor playing area south of the building.

ABC Nurseries currently have three children's nurseries catering for pre-school children at Wrockwardine, Hadley and Hollinswood. The nursery in Wrockwardine is currently located in the Village School however the lease on the premise expires at the end of this year and there is now a requirement to find suitable alternative premises.

The applicant is considering a site within the boundaries of Hoo Farm as a suitable location to erect a temporary building to operate the business from which would be open for 51 weeks of the year and would provide care for 52 children and the equivalent of 14 full time jobs. The nursery already has connections with Hoo Farm, with regular educational visits by the pre-school children in the past.

Policy E6 Rural Employment General of the Wrekin Local Plan states that *'development in the open countryside will be strictly controlled'* and employment development must be *'related to local agriculture and assist in the diversification of the rural economy'*. Furthermore, the development should be *'of an appropriate scale, type and design sensitive to its location'*

and satisfy the requirements of the Urban Design, Transport... Whilst the proposed scheme would serve some rural diversification, the proposed development is not related to agriculture.

Policy LR1 Provision of Community Facilities of the Wrekin Local Plan advises that the Council will permit proposals for community facilities *'providing that the proposed development is located in a District or Local Centre'*. Furthermore, the applicant should demonstrate that the proposed development *'is located on a public transport route'* and *'occupies land allocated for development'*. Similar guidance is also represented in Policy CS10 Community Facilities of the Core Strategy. This site is in the countryside and is not located in a district or local centre and is not even in a village. Given this rather isolated location, the proposals fail to comply with the guidance contained in this policy. The recently published National Planning Policy Framework encourages *'sustainable growth and expansion of all types of business and enterprise in rural areas'*.

The Local Planning Authority appreciates the requirement of the business to relocate however is of the opinion that the site, located in the rural area and on the outskirts of Preston upon the Weald Moors, is not a sustainable location and other sites should be selected, preferably within the urban boundary or at least a rural settlement. Whilst it could be argued that the existing site in Wrockwardine is also unsustainable, the matter of permission being previously approved should not justify another permission being approved for this application. The existing site in Wrockwardine is at least in a village and this is considered more appropriate. Officers accept that many of the existing customers would probably come by car given how many people commute but a remote location such as Hoo Farm, which is not even located within a village is not sustainable and a permanent permission would be inappropriate.

The Local Planning Authority has been in discussions with the agent and has advised that it considers the proposed location to be unsustainable and not suitable. The agent has suggested imposing a condition limiting the occupation of the proposed temporary building to ABC Nurseries only. However, the Local Planning Authority considers such a condition does not address the key issue, that the proposed location is deemed unsustainable. The Local Planning Authority appreciates the need for a prompt relocation to deal with the expiring lease in Wrockwardine and has offered the applicant a two year temporary permission which would provide a short term solution for the Nursery and sufficient time to locate a more suitable and sustainable site. This offer however has not been accepted as the business is seeking a permanent permission. Officers however are not prepared to provide a permanent permission and as such are recommending refusal.

Accordingly, the proposed scheme is contrary to Policies E6 and LR1 of the Wrekin Local Plan and CS10 of the Core Strategy and officers recommend that the scheme be refused.

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

Reasons for Refusal

The proposed site for the new prefabricated building with a Class D1 Use is considered by the Local Planning Authority to be unsustainable, given its rural location and a permanent permission would be contrary to Policies E6 and LR1 of the Wrekin Local Plan and CS10 of the Core Strategy. It is considered that a more suitable location should be sought, preferably within the urban boundaries.

The Local Planning Authority has acted positively and proactively in accordance with Wrekin Local Plan policies and the National Planning Policy Framework in determining this application by identifying matters of concern with the proposal and raising those with the applicant/ agent. However, in this case it has not been possible to arrive at a satisfactory resolution for the reasons set out in the reason for refusal.

TWC/2012/0892

Woodlands Primary School, Ironbridge Road, Madeley, Telford, Shropshire,
TF7 5HX

Erection of a new modular classroom

APPLICANT

Woodlands Primary School

RECEIVED

01/11/2012

PARISH

Madeley

WARD

Madeley

OBJECTIONS RECEIVED: No

MAIN ISSUES: Visual appearance and amenity

THE PROPOSAL:

This application is for the erection of a new 'Eco Classroom' within the 'Forest School' area of the Woodlands school grounds. The classroom will support a range of learning and teaching activities. The modular classroom has been designed to meet the specific needs of the learning community at Woodlands following a consultation process with teachers, children, parents and families, Ofsted and the school governing body.

SITE AND SURROUNDINGS:

Woodlands Primary School was built in 2011 in conjunction with the new Abraham Darby Academy School. It is located at the top northern end of Ironbridge Road where there are both vehicle and pedestrian access points leading to car parking facilities for the school. To the rear of the school is a designated 'Forest School' learning area and to the side are designated sport pitches, playing areas and allotments.

Further afield the site is bounded by residential properties. Both Ironbridge and Madeley district centre are within walking distance but there are bus stops outside the school providing good links in and around Telford.

PLANNING HISTORY:

W2009/1005 – Demolition of the existing Abraham Darby Academy and the erection of a 1050 place academy, a 420 place primary school (incorporating ancillary office and consulting space) a community leisure centre and associated facilities and works – Full Granted 22/04/2010.

PLANNING POLICY CONTEXT:

Core Strategy:

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

National Planning Policy Guidance:

National Planning Policy Framework

CONSULTATION RESPONSES:

Madeley Parish Council: Support the application.

Geotechs: Support subject to Informatives I17 & I20.

Drainage: Support subject to standard condition B61.

Aboricultural: Commented that no trees are affected.

Shropshire Fire Service: Support subject to informative for Emergency Vehicles.

Following neighbourhood consultation publicising this application no comments have been received.

PLANNING CONSIDERATIONS:

The Design and Access statement submitted with the application reads that the classroom will be used by the existing pupils and staff of the school principally for support learning with additional use for meetings, staff training and extended services for families. It will be located to the rear of the main school building on land currently used for 'Forest School' learning activities. It is intended to look at home in the immediate surroundings, located close to a natural pond but not too close to the existing mature trees. It is considered that the new facility will provide a safe environment with convenient access in accordance with 'saved' policy UD2 of the WLP.

The National Planning Policy Framework states that planning authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The building is single storey with a floor area of approximately 36sm. It will be a timber framed structure, 2.5m high built with high quality materials from sustainable sources including a sedum living roof, red cedar timber cladding and double glazed hardwood windows and doors and a covered hardwood timber deck approached via a ramp.

The classroom will be located just north of the primary school, located whereby it will not require any new footpaths and is not overlooked by any neighbouring properties as it is over 50m from properties to the north and east.

The proposed classroom in terms of scale, design and appearance responds positively within the site and will provide a safe working environment in accordance with policy CS15 of the Core Strategy, 'saved ' policy UD2 of the Wrekin Local Plan and National Planning Policy Framework.

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

Conditions

A04 Time
B61 Drainage
C38 Development in accordance with plan Nos.

Informatives

I17 Minerals Area
I20 Contaminated Land
I32 Fire Authority
I40 Conditions
I41 Reasons for Grant of Permission

REASON FOR APPROVAL:

The Local Planning Authority considers that the proposed Eco classroom will help create a safe working environment. The scale design and appearance is considered acceptable and responds well within the site. The development will not have a detrimental impact on residential amenities.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

TWC/2012/0918

Public open space rear of, First Avenue, Ketley, Shropshire, TF2 0AJ
Refurbishment of children's ball court

APPLICANT

Telford & Wrekin Council

RECEIVED

21/11/2012

PARISH

Oakengates

WARD

Ketley and Oakengates

OBJECTIONS RECEIVED: No

MAIN ISSUES: Scale and Design, Character and Appearance, Impact on Adjoining Residential Amenity.

THE PROPOSAL: The application seeks planning permission to refurbish an existing ball court.

The existing ball court has suffered vandalism in the past and the wooden posts have perished in places. The existing fencing measures 1m high at the sides and ranges from 2.2m high to 1m high at the goal ends. The goal ends have a 2.2m high strip along the goals which tapers down to meet the 1m sides. The increase in height will significantly increase ball retention within the court to prevent the footballs being kicked into the adjacent private gardens.

The existing recreational use will not change but the fencing on the site will be upgraded. Fencing will be 18 gauge galvanised grille and powder coated green board posts and white goal areas (in accordance with safety guidance). Fencing will be 3m high plus a 0.5m high crank top on all 4 sides to act as an increased ball stop. The surface of the ball court will be tarmac (as existing). The ground will be resurfaced and line marked for the 3 sports, cricket, and football and basket ball.

The proposed works will enhance this recreational venue and provide opportunities for occasional small localised events to promote healthy activities. The site is intended to be used predominantly by local children and young people aged between 3 and 16. A council litter bin, 2 bar seats and safety signage that will be placed on the fence will also be provided.

BACKGROUND INFORMATION

The site is currently owned by Telford and Wrekin Council as public open space.

Prior to submission of the application discussions between the Council, Oakengates Town Council, Ketley Bank Residents Association, Ward Councillors and young people took place. These discussions focussed on the design of the facilities and re-surfacing of the site as well as the informal footpath that links Third Avenue to First Avenue.

SITE AND SURROUNDINGS:

The site is located within the urban area of Telford, situated west of First Avenue and east of Third Avenue in Ketley. The site has been a children's ball court for approximately 25 years for the benefit of the local community. The site contains the existing ball court, children's equipped play area, amenity grass and informal footpaths. The site slopes somewhat in a north to south direction.

Residential properties and their rear garden fences bound the north, east and western sides of the site. There is pedestrian access to the site which locates between number 23 First Avenue and number 16 Third Avenue. An informal footpath extends across the whole of the site and is currently in poor condition.

PLANNING HISTORY:

W96/0416, Installation of children's play area including dog proof fencing and kick about area for 5 A side football and basket/netball, granted 13th August 1996.

PLANNING POLICY CONTEXT:

National Planning Guidance:
National Planning Policy Framework

Saved Wrekin Local Plan Policies
UD2 Design Criteria
H22 Community Facilities
LR4 Outdoor Recreational Open Space
OL11 Woodland and Trees

LDF Core Strategy
CS6 District and Local Centres in Telford & Wrekin Council
CS10 Community Facilities
CS15 Urban Design

CONSULTATION RESPONSES:

Oakengates Town Council: No comment

The Coal Authority: No objections subject to a Coal Mining Area informative

Geotechs: No comment

42 Neighbours were notified about the application however no comments have been received.

PLANNING CONSIDERATIONS:

This application seeks planning permission to refurbish a ball court at a site in Ketley. The principle of development at this site is acceptable providing works comply with relevant local and national planning policies. The NPPF states that local authorities should approve development that accords with the

development without delay as well as support sustainable development unless any adverse impacts would significantly outweigh the benefits.

If permission is granted the applicants intend to upgrade the site with new fencing and resurfacing works. The ball court situates between 8.5m and 8.8m from adjoining east and west garden boundary fences. The Local Planning Authority (LPA) note that National Design Guidelines (in relation to children's play areas) require a minimal separation distance of 30 metres from the edges of the facility to the boundary of the residential properties. Whilst this standard is not achieved the closest properties provide considerable garden depths (between 14m and 18m), which in addition this facility having been built in this location for a considerable number of years is considered acceptable to relax this guidance, particularly as no neighbouring objections have been raised.

TWC has ensured that the design is consistent with current safety guidelines on height and spatial safety guidelines. The fence will be green in colour and will therefore be visually pleasing to the surrounding area.

The LPA considers the proposed improvements will not have a detrimental impact on the surrounding area; therefore the principle of the development is acceptable. The site is sustainably located within Ketley and the layout, scale and materials is considered acceptable and in keeping with the character and appearance of the area. The proposal will improve the site and will not have a detrimental impact on the residential amenities of adjoining occupiers. The proposed public access will be retained. Accordingly, the proposal complies with national and local planning policy.

RECOMMENDATION: to GRANT PLANNING PERMISSION

A04 – Time Limit
C38 – Development in accordance with plans
I35CUSTOM – Coal Mining Informative
I40 – Reason for grant
I41 - Conditions

REASON FOR APPROVAL:

The principle of the development is acceptable. The site is sustainably located and the layout, scale and materials proposed is considered acceptable and in keeping with the character and appearance of the area. The proposal will be an improvement to the site and not have a detrimental impact on the residential amenities of adjoining or proposed dwellings. Accordingly, the proposal complies with national and local planning policy.

Proactive Statement

TWC/2012/0932
Open Space, off Beaconsfield, Brookside, Shropshire, TF3 1LW
Relocation and upgrade of childrens play area

APPLICANT
Telford & Wrekin Council

RECEIVED
22/11/2012

PARISH
Stirchley and Brookside

WARD
Brookside

OBJECTIONS: NO

MAIN ISSUES: Principle of development, impact on existing properties, and design

PROPOSAL: Proposal is for the relocation and upgrading of children's play equipment. These are new facilities for younger children aged between 2 and 12. This equipment is to directly replace existing facilities which are to be removed as part of the wider regeneration proposals for Brookside centre.

SITE AND SURROUNDINGS:

The application site is currently open grass space that is used for recreational and play purposes. The land is designated as green network within the Local plan. Part of the site is already utilised for Children's play for older age groups.

The site is separated by an existing footpath and has enabled the separation of equipment to relevant age groups.

There are residential properties to the east and south of the site, existing school and children's start centre to the west and open land, which is proposed for residential use under the masterplan for regeneration of area to the north, replacing the existing youth centre.

PLANNING POLICY:

National Planning Policy Framework

Core Strategy:

CS5 District and Local Centres in Telford

CS8 Regeneration

CS9 Accessibility and Social Inclusion

CS10 Community Facility

CS11 Open Space

CS12 Natural Environment

CS13 Environmental Resources

CS15 Urban Design

Wrekin Local Plan:

UD2 Urban design

UD4 Landscape Design

H22 Community Facilities

LR1 Provisions of community facilities

OL3 Green Network

OL5 Extensions and redevelopment on the Green Network

PLANNING HISTORY:

None

CONSULTATION COMMENTS:

Stirchley & Brookside Parish Council no objections.

Neighbour comments:

No letters of representation have been received.

PLANNING CONSIDERATIONS:

As part of the co-operative approach the council wanted to offer residents the opportunity to play a 'hands on' role in the formulation of the proposed master plan for the regeneration of the local centre and involved a wide range of initiatives for public engagement. General issues arising from this consultation was the design of existing centre is poor, due to it being small, dark and close in and poor access for those with mobility issues. Also insufficient parking especially around the school area. There are issues of anti social behaviour and an unattractive environment. The community centre as exists is too small and there is a lack of provision for the under 5's.

There are positive issues about there being no through road, those facilities at the community centre and youth centre are will used and attended and there is of open space.

It is light of these views that the master plan has evolved and been refined, along with professional input of officers through pre-application discussions.

The indicative phasing is as follows:

Phase 1:

Commencing 2013 - Construction of new retail units and creation of associated service yard and public car parking area. Remodelling to existing areas of Community Centre building. Construction of new children's play area in area of southern open space.

Phase 2:

Commencing 2014 – Continued works to the Community Centre building including remodelling of existing space and creation of extension area. Works to create new parking areas to the north and west of the Community Centre. Creation of Community Square. Demolition of existing apartment buildings.

Phase 3:

Commencing 2015 - Construction of proposed residential development including creation of new access from Beaconsfield and expansion of existing parking area. Associated landscape / public realm works.

This scheme is for the new retail units and part of the phase 1 works. This has been submitted as a full application for speed issues in getting to determination but is in accordance with the outline master plan considered at the last plans board.

Principle of development

NPPF sets out Government's vision for planning, which is to seek sustainable development to promote social, financial and regeneration improvements to areas. Officers consider that this development accords with these principles and will see much needed physical and social improvement to this area through short/medium term regeneration.

Policy OL3 of the Wrekin Local Plan sets out the six aims of the green network. Policy OL5 does allow for the extension and redevelopment of existing uses with the green network. As the site is currently used for recreational and leisure purposes the proposed development for formal children's equipped play is an extension of the recreational function of the green networks and is therefore compatible with the aims and is accordingly officers considers the proposal to conform with policies OL3 and OL5 of the Wrekin Local Plan.

Design

The design of the proposed equipment has been led by users, with children and young people inputting to the design process and voting of proposed schemes. Most of the existing equipment is of low play values and does not meet current standards. Although some newer pieces are worthy of retention and relocation.

The site is to be surrounded by new green fencing 1.2m in height with yellow pedestrian gates. The equipment is a mix of colours to create a vibrant and attractive play area, whilst being robust in terms of usability and durability.

Officers consider that the proposed development is a high quality design and will significantly contribute to the regeneration of the local centre and creates a safe and secure environment which accords with policy, UD2 of the Wrekin Local Plan, CS5, CS8, CS9 and CS15 of the Core Strategy and guidance within NPPF.

Residential properties and amenity

The siting of the play areas is adjacent to an existing facility. The site achieves in excess of 20m buffer to existing residential properties, which have the back gardens presenting towards the site. This level of separation conforms to Fields in Trust Guidance and is considered by officers sufficient to ensure no adverse impact on the amenities of occupiers of adjacent residential dwellings.

CONCLUSIONS:

The regeneration of the Local Centre is much needed and is a direct response to issues raised by the local community. The proposed scheme will continue to support the well play equipment and create play for the under 5's to meet community objectives. The high quality design will create a sense of place, whilst creating a safe and accessible environment. The development is considered to accord with guidance in NPPF and policies in the Core Strategy and Wrekin Local Plan.

RECOMMENDATION: Grant planning consent subject to the following conditions:

1. Time Limit
2. Details of play equipment, materials and colours
3. Development in accordance with approved plans

Informatives:

- Conditions
- Planning Policies

Reason for Approval

The regeneration of the Local Centre is much needed and is a direct response to issues raised by the local community. The proposed scheme will continue to support the well used play equipment along with create new play facilities for the under 5's to meet community objectives. The high quality design will create a sense of place, whilst creating a safe and accessible environment,

whilst maintaining the amenities for occupiers of nearby residential properties. The development is considered to accord with guidance in NPPF and policies in the Core Strategy and Wrekin Local Plan.

Proactive Statement

TWC/2012/0965
Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT
Change of use to Cafe with the creation of external seating (Retrospective)

APPLICANT
Telford and Wrekin Council

RECEIVED
05/12/2012

PARISH
Lawley and Overdale

WARD
Lawley and Overdale

OBJECTIONS RECEIVED: No

MAIN ISSUES: Visual appearance and amenity

THE PROPOSAL:

This is a Council application which seeks retrospective consent for the change of use of part of the ground floor area to a Café, to open independently of the Council Offices, and the creation of external seating area at Addenbrooke House which has recently been occupied by Telford & Wrekin Council. The café is on the south side of the office and can be accessed from the main entrance as well as internally. The proposed seating area will provide sufficient space for five tables, and will be separated by barriers to the adjacent to a public footpath which links the Telford Town Centre to the Railway station.

The proposed café hours of operation are 07:00 till 18:00 hours Monday to Friday.

SITE AND SURROUNDINGS:

Addenbrooke House is a modern office building situated within the office park which lies north, adjacent to Telford Town Centre. The office park has several office blocks with easy access to the M54, the railway station and the town centre with transport links in and around Telford.

Addenbrooke is a multi storey concrete office block with a fully glazed section feature on the north/east corner. Parking is to the north side. To the south side is a footpath linking the town centre with the railway station. Telford Town centre is a short walk distance accessed via a bridge over the main box road.

PLANNING HISTORY:

No relevant planning history.

PLANNING POLICY CONTEXT:

Core Strategy:
CS4 Central Telford
CS15 Urban Design

Wrekin Local Plan:
UD2 Design Criteria
TC3 Leisure uses and A3 uses

Central Telford Area Action Plan
TC7 Telford Gateway

National Planning Policy Framework

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council have made no comment.

Geotechs: Support to Informatives I17 & I20.

Following neighbourhood consultation publicising this application no comments have been received.

PLANNING CONSIDERATIONS:

Policy CS4 of the Core Strategy asserts the Central Telford Area will be the focus for major housing, employment, retail, recreation, leisure, service and mixed-use development to serve the needs of the Borough. The role of the Central Telford Area will be consolidated with the creation of more shops, offices, cafes etc. The central area has relatively few cafes and bars and such a proposal would therefore be a benefit to the Central Telford area.

Policy TC3 of the Wrekin Local Plan has been superseded by CTAAP which provides the most up to date policy advice. This identifies the site to lie within the Telford Gateway, an area characterised by office employment use, and an area which contains the primary arrival points to central Telford by car and by train; in particular this site is located adjacent to the main pedestrian traffic between the train station and the town centre. The proposed location of the café will support the arrival point providing some vibrancy in this employment area which greets any rail users. Policy TC7 seeks development to support the function of office employment and improve the pedestrian cycle links between the railway and town centre.

The café was present prior to the application; however this was ran ancillary to the office, providing facilities for employees. The proposed additional use will not be ancillary to the office block, but used as a separate entity, operating outside of Council opening hours allows the café to support the area outside of standard office hours, providing facilities for any user not just employees. The proposal is sufficient distance from any similar facility within the town centre and will ensure the area is supported, created an economy to support the adjacent employment area.

The proposal is not located adjacent to any dwellings and as such residential amenity will not be affected. Furthermore the location of the café will not adversely affect the uses of any adjacent employment use. It is therefore considered the proposed hours of use are acceptable and there is no

requirement to control through condition, this will allow the user the ability to adjust according to need.

The proposed location of the external seating area will not adversely affect the free flow of highway users, and as such is considered acceptable.

In terms of waste all recyclable material will be recycled and internal bins will be used prior to double bagging and disposing in bins provided.

The development is considered to be of an appropriate design with the creation of an active frontage in the street scene and will be keeping with the character and appearance of the existing building, with appropriate materials. Furthermore it is considered that the use as a café responds positively within the site and will provide a safe environment in which to serve the needs of the community in accordance policy CS15 of the Core Strategy, 'saved ' policy UD2 of the Wrekin Local Plan and National Planning Policy Framework.

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

Conditions

C38 Development in accordance with plan Nos.

Informatives

I17 Minerals Area
I20 Contaminated Land
I40 Conditions
I41 Reasons for Grant of Permission
RANPPF Proactive Statement

REASON FOR APPROVAL:

The Local Planning Authority considers that the creation of the Café will support the economy of the area, adding to the vibrancy of the area within this primary arrival point from the railway station. The proposal will provide an active frontage within the street scene and will be in keeping with the character and appearance of the existing building. The proposal will not adversely effect the amenities of any adjacent uses nor adversely effect the free flow of highway users.

TWC/2012/1000

Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT
Erection of 5no. fascia signs, 2no. projecting signs and 3no. flag poles on
rooftop (Retrospective)

APPLICANT

Telford & Wrekin Council,

RECEIVED

18/12/2012

PARISH

Lawley and Overdale

WARD

Lawley and Overdale

TELFORD AND WREKIN COUNCIL ARE THE APPLICANTS THEREFORE
THIS APPLICATION IS TO CONSIDERED BY MEMBERS AT PLANS
BOARD

OBJECTIONS RECEIVED: No

MAIN ISSUES: Visual appearance and amenity

THE PROPOSAL:

This application seeks retrospective consent for the display of advertisements and erection of 3 flag poles at Addenbrooke House which has recently been occupied by Telford & Wrekin Council and is partly in conjunction with the retrospective application for the change of use to a café and external seating area.

SITE AND SURROUNDINGS:

Addenbrooke House is a modern office building situated within the office park which lies north, adjacent to Telford Town Centre. The office park has several office blocks with easy access to the M54, the railway station and the town centre with transport links in and around Telford.

Addenbrooke is a multi storey concrete office block with a fully glazed section feature on the north/east corner. Parking is to the north side. To the south side is a footpath linking the town centre with the railway station. Telford Town centre is a short walk distance accessed via a bridge over the main box road.

PLANNING HISTORY:

No relevant planning history.

PLANNING POLICY CONTEXT:

Core Strategy:

CS15 Urban Design

Wrekin Local Plan:

S31 Shop Fronts, Advertisements and Hoardings

National Planning Policy Guidance:
National Planning Policy Framework

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council, and Neighbours have been consulted and members will be updated with their comments at Plans Board.

PLANNING CONSIDERATIONS:

S31 Shop Fronts, Advertisements and Hoardings states that advertisements should be designed and positioned so that it is not detrimental by way of dominating the individual building or street scene or leading to an unacceptable level of visual clutter.

The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

The four fascia signs are on all elevations of the office building and serve to display the Telford & Wrekin Council name and logo. On the south and north the signs read vertically, measuring 540mm wide x 10800mm deep; the signs on the west and east measure 6111mm wide x 1280mm deep. All the signs consist of individual letters and the logo.

In respect of the café there are 2 projecting signs on either side of a fascia sign on the south elevation, all of which advertise Café Go. The signs are located adjacent to the external seating area. The fascia is 4600mm wide x 650mm deep and the projecting signs 550mm wide x 650mm deep. The signs are all aluminium matt black with green raised lettering.

The three flag poles are on the roof of the office building towards the western side. They are 5m high and will fly the St. Georges flag on two poles and the Union Jack flag on the other. The position and display of the flags are not considered to have a detrimental impact on the amenities of the immediate surrounding buildings or upon the street scene.

It is considered that the signage does not dominate or affect the appearance of the office building or the visual amenity of the immediate surrounding area, and will not prejudice highway safety. The signage does not result in visual clutter and the materials, design and colour are considered appropriate. Therefore the proposal meets with 'saved' Policy S31 of the Wrekin Local Plan, policy CS15 of the Core Strategy and National planning policy framework

RECOMMENDATION: to GRANT ADVERTISEMENT CONSENT subject to the following conditions:

Conditions

C38	Development in accordance with plans
E01	Advertisement Standard

Informatives

I40	Conditions
I45	Reason for Advertisement consent
RANPPF	Proactive Statement

REASON FOR APPROVAL:

It is considered that the flag poles and signage does not dominate or affect the appearance of the office building or the visual amenity of the immediate surrounding area. The signage does not result in visual clutter and the materials, design and colour are considered appropriate within the context of the site.

