

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

24th September 2014

Schedule 1 - Planning applications for determination by Planning Committee

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TWC/2014/0273

Land adjacent The Barns, Church Aston, Newport, Shropshire
Outline application for the erection of 26no. dwellings with associated access,
infrastructure and accommodation works (All other matters reserved)

APPLICANT

David Williams

RECEIVED

03/04/2014

PARISH

Church Aston

WARD

Church Aston and Lilleshall

OFFICER

Matthew Thomas

**COUNCILLOR ANDREW EADE HAS REQUESTED THAT THIS APPLICATION
BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE**

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, Highways issues, Scale and design,
Impact on Listed Buildings, Impact on Residential Amenities, S106 Contributions

PROPOSAL:

The application seeks outline planning permission for the erection of 26no. dwellings with access provided off Dark Lane and pedestrian link through to Wellington Road, and include details for layout of the development. All other matters are reserved for a further application.

The application has been accompanied by a Heritage Statement, Landscape & Visual Appraisal, Design & Access Statement, Planning Statement, Tree Survey, Extended Phase 1 Habitat Survey, Highways and Drainage Report and Noise Climate Assessment.

The proposed scheme initially sought permission for 32no. dwellings, however following discussions between the applicant and the Local Planning Authority, this number has since been reduced. This application has also been submitted following detailed pre-application advice, whereby the principle of some form of residential development on this site was agreed.

SITE AND SURROUNDINGS:

The application site comprises an existing area of pasture land measuring 1.2 hectares and bounded by native species hedgerows with Wellington Road to the west, Dark Lane to the north, barn conversions and modern residential development to the east and established dwellings to the southwest, with trees along the southern boundary. The site slopes from the northwest to the southeast with level differences of 1.75m across that aspect.

There are two Grade II Listed thatched cottages located to the west of the site on the opposite side of the highway along Wellington Road, both of which have previously been extended.

Nearby schools are located in Newport including the Burton Borough secondary school and numerous primary schools. Local services including shops and libraries are also within close proximity.

SUMMARISED CONSULTATIONS:

Standard consultation responses

Church Aston Parish Council: Object

- impact of this proposed development along with other recent large-scale housing development approvals (at Grove Farm, Station Road, Aston Farm, etc.) resulting in an over-supply of dwellings
- cumulative impact of these proposed additional new dwellings on infrastructure including power supplies and drainage systems
- cumulative impact of these proposed additional new dwellings on services including local health services, schools places, healthcare provision, etc.
- provision of new dwellings on 'greenfield' land does not represent sustainable development, nor will provision of new dwellings in relatively high value areas assist the Council in meeting its un-met housing need

Highways: No Objection subject to conditions

- Details of the design and construction of any new Roads, Footways, Block Paved Areas, Visibility Splays, Accesses, Longitudinal Sections, Street Lighting, together with details of the disposal of surface water to a suitable outfall have been submitted to, and approved in writing by the LPA
- Parking, Turning, Unloading, Loading
- Visibility Splay – 2.4m x 43m
- Construction detail of the Offsite Highway Works including; provision of a pedestrian link from the proposed turning head to the existing bus stop, widening of the existing footway to 1.8m which runs along the site frontage adjacent to Wellington Road and Dark Lane and provision of a pedestrian tactile dropped crossing on Wellington Road within the vicinity of the site
- S106 contribution of £800 per unit towards Highways Infrastructure Improvements to the A518 within the Newport Area

Drainage: Support subject to conditions

- Conditions details on the rates of infiltration and designs of the proposed soakaways along with details on how drainage will be restricted to greenfield rates (Soakaway test/locations & scheme for surface water drainage)

Severn Trent Water: No Objections subject to conditions

- Drainage plans for the disposal of foul and surface water flows to be submitted

Parks & Open Spaces: Comment

- S106 contribution of £600 per unit towards recreational facilities for the area
- Condition Conveyance plan to confirm where the open space is to be conveyed to the residents and a condition relating to the requirement of a long term management plan which highlights how the site is to be managed and how this is to be financed

Education: No Objection

- S106 contribution of £84,611 towards education facilities in the vicinity of area

Affordable Housing: Comment

Notwithstanding the preference for onsite provision, comments are as follows:

- The provision should be based on 40% affordable housing [13 units] – of this 80% [10] should be for rent and 20% [3] for shared ownership
- The suggested dwelling mix should also include some larger family homes eg.

Rent

2 x one bed 2 person
6 x two bed 4 person
2 x three bed 5 person

Shared Ownership

2 x two bed 4 person
1 x three bed 5 person

- In terms of space standards, the proposed floor areas should be consistent with the illustrative Level 1 Space Standards set out at the consultation stage of the Housing Standards Review, i.e.

1 bed 2 person – 47 square metres
2 bed 4 person – 77 square metres
3 bed 5 person – 90 square metres

Urban Design: Object subject to conditions

- This proposal is likely to become an enclave sitting on the edge of Church Aston and is unlikely to enhance the locality or create a real sense of place
- Given the lack of information in regard to dwelling types and streetscape information which would be submitted under “appearance” and “landscaping”, it is not possible to fully assess the scheme as it currently stands
- If officers are minded to grant the principle of development through outline, it is suggested that a condition be attached to any approval requiring further work in respect of defining the local character in order to inform and influence the subsequent Reserved Matters scheme

Arboricultural: Support subject to conditions

- Landscape Design, above and below ground services, planting plans, species, numbers, planting pit details for those trees proposed to be installed adjacent to hard standing
- Soil Levels, the most notable trees on site are growing on the south western boundary these include T1, T2 & G1. The soil levels are not to be altered within their root protection area
- Tree and Hedge Protection, all trees and hedges are to be protected on site as shown on the PDP Associates Arboricultural Constraints Plan Drawing No. C-1139-01

Ecology: Comment – Include conditions/informatives

- Erection of artificial nests and bat boxes
- Lighting Plan
- Pre-commencement Badger Survey
- Landscaping Scheme

West Mercia Constabulary: Comment

- Include Secure By Design condition

Shropshire Fire Service: Include Fire Authority informative

Neighbour consultation responses

Following neighbour consultation, 15 letters of objection were received and the issues raised are summarised below:

- Overdevelopment of the site – out of keeping with neighbouring properties
- A more appropriate number of homes would be 15-20, especially as there are two other proposed residential development on the Wellington road which amounts to some 250 houses, 55 of which are already approved
- Concerns over existing and proposed highway safety – visibility is poor and traffic speed is dangerous and an increase in traffic will only exacerbate these issues. May be more appropriate to create entrance direct onto the main Wellington Road itself not from Dark Lane. People already use the village as a rat run to reach the bypass
- Main services in the area already suffers from power cuts, gas levels during peak times and the no through road which is also adopted has never been retarmaced in at least 15 years
- Concerns over waste water disposal – further development will add a significant strain on the existing waste waters disposal system
- Concerns over impact on local wildlife. Natural pond in the south east corner of the site has recently been filled in but was an important habitat for wildlife
- Likely adverse impact on the amenities of existing neighbouring properties
- Site is outside of the proposed residential development boundary – more appropriate/sustainable sites should be sought

- Adverse impact on the character of Church Aston as a village
- Proposed hedge of height of 1.4m is inadequate to offer adequate screening
- Loss of further green spaces should not be supported
- There are no additional employment opportunities being created so people will have to commute to work at Telford or further afield
- Only one acceptable supermarket, 2 overcrowded Doctors' Surgeries and no household amenities site resulting in numerous extra car journeys to Telford
- The targets set by Telford & Wrekin for Newport for 2016 will be exceeded given the permission that have already been approved, without approving further dwellings
- a smaller number of much higher quality homes could be much more attractive visually, offer less potential hazard risk and still give a developer both a good return on investment and an opportunity to showcase a premier development just off a busy road
- Newport is undergoing a period of rapid population growth, with over 1000 homes either planned or under construction. The proposed development is not within the existing settlement and represents an extension of Newport south along the Wellington Road

RELEVANT HISTORY:

Pre-application enquiry – principle of development and indicative design considered acceptable

RELEVANT POLICIES:

National Planning Policy Framework (NPPF)

Core Strategy:

- CS1 Homes
- CS6 Newport
- CS7 Rural Area
- CS9 Accessibility & Social Inclusion
- CS11 Open Space
- CS12 Natural Environment
- CS13 Environmental Resources
- CS15 Urban Design

Wrekin Local Plan:

- NR6 Waste Disposal & Recycling Facilities
- UD2 Design Criteria
- UD4 Landscape Design
- H9 Location of New Housing
- H10 Scale of New Development
- H22 Community Facilities
- H23 Affordable Housing
- T22 Planning Obligations
- OL6 Open Land
- OL12 Open Land and Landscape – Contributions from New Development
- OL13 Maintenance of Open Space
- LR4 Outdoor Recreational Open Space

LR6 Developer Contributions to Outdoor Recreation Open Space Provision within New Residential Developments

PLANNING CONSIDERATIONS:

Principle of Development

The National Planning Policy Framework (NPPF) advises that 'housing applications should be considered in the context of the presumption in favour of sustainable development' and encourages Local Planning Authority's to deliver a wide choice of high quality homes identifying the size, type and range of housing that is required in particular locations. The guidance seeks the development of brownfield land first and gives weight to strong designs; advising LPA's to refuse development of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions. The application site is located on the outskirts of Newport where there are a number of schools, both primary and secondary, local shops and supermarkets, public services and access to public transport. On this basis, the Local Planning Authority is therefore satisfied that this is a sustainable location suitable for residential development.

In accordance with the NPPF, Telford & Wrekin Council must identify and update annually a supply of deliverable sites sufficient to provide 5 years' worth of housing against its housing requirements set out in the adopted development plan, which comprises relevant saved policies in the Wrekin Local Plan and the Core Strategy (2006-2016). The Council maintains its position regarding the significant supply of housing land that exists across the borough, comprising committed sites and sites identified in the current Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, a reassessment of the five year land supply position, particularly in terms of the deliverability of committed sites within five years, has produced a lower delivery figure of 2.5 years. This reassessment was carried out in the light of updated guidance issued in April on assessing housing requirements, the increasing number of appeal decisions and examinations that have occurred nationally which were favouring a more stringent approach to assessing the five year supply issue and one which the Council needed to respond to pro-actively. In the context of the Borough overall, the authority is facing a shortfall in house building rates and has a 2.5 year supply, which is less than the required 5 years. This has implications for decision-making on planning applications.

Having a 5 year housing land supply shortage indicates that para 49 of the NPPF takes on greater significance which states that 'relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites'. Paragraph 14 states that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted. This underlines that planning applications should not be considered on the grounds of housing supply alone and that they should be decided against the golden thread of the presumption in favour of sustainable development. Consequently the proposal should not therefore be

considered against the housing numbers set within policy CS1; however the sustainability of the scheme should be tested against other local policies and the NPPF.

The site is located on the southern edge of Newport, within the Parish of Chetwynd; thus it is located in the rural area however the site is positioned amongst other established developments including a 1970's housing development to the north on Dark Lane and a series of barn conversion to the eastern boundary dating from the mid-1990s. Therefore, whilst rural housing schemes should be limited in scale to meet local needs as set out in the Core Strategy; with regard to NPPF, the proposed housing can be viewed in terms of supporting and maintaining the vitality of Newport Centre and its role as a market town. The development would be well located in terms of service provision. Accordingly, the site is considered to be sustainable and accessible and accords with the criteria in NPPF regarding housing in the rural area and the provision of affordable housing, and policy CS9 of the Core Strategy.

Local planning policies CS11 of the Core Strategy and OL6 of the Wrekin Local Plan seek to protect incidental open space from development where the land contributes to the character and amenity of the area. The NPPF does not stipulate that brownfield land must be developed before consideration of greenfield sites. It was recognised by the Inspector following the Core Strategy examination that in order to deliver the required housing in Newport, development of some greenfield sites and incidental open space adjacent to existing built-up areas in Newport would be necessary.

Officers acknowledge that there have been a number of recent planning applications for residential development in Newport, including the land off Edgmond Road for 85 dwellings. However, the LPA cannot currently demonstrate that there is sufficient supply of housing to meet the Borough's needs. With regard to policy CS1 of the Core Strategy, there is a need to build approx. 60 dwellings a year in Newport. There has been a shortfall of dwellings constructed and completed in Newport and the wider Borough over the Core Strategy plan period 2006 – 2013. Housing land is coming forward as a result of permissions granted; however this does not necessarily mean that the sites are deliverable. Moreover, the larger housing schemes will be phased over a period of years; therefore the provision of housing and in particular affordable housing will not be delivered immediately and the shortfall will remain for some time. By comparison, this smaller development, albeit currently for outline planning permission, could be delivered more quickly and would help to address housing and affordable housing requirements. Accordingly, the principle of residential development on this site is considered acceptable.

Highways Safety

The proposed development will be served off a new vehicular access off Dark Lane, to a shared surface cul-de-sac, with private drives and a pedestrian link to the existing adjacent footpath on Wellington Road, where there is an existing bus stop. Each dwelling will have ample on-plot parking with the larger detached homes having garages. It is anticipated that the new road and footpath link to Wellington Road will be offered for adoption. The majority of the existing hedging along the northern boundary along Dark Lane is to be retained but trimmed back and reduced

in height to 1.1m to provide adequate visibility for vehicles entering and exiting the site. The Applicant has had pre-application discussions with the Council's Highways Engineer and has sought to address their comments, in order to design appropriate access arrangements for the development.

The Local Planning Authority (LPA) acknowledges the concerns raised from local residents regarding to the potential impact the development may have on highway safety. These concerns relate to the provision of adequate visibility splays, the existing volumes of traffic, previous road traffic collisions and speed with drivers using the village as a rat run to access the bypass. Whilst much of these issues are beyond the control of the LPA, the Council's Highways Department were consulted however no objections were raised subject to appropriate conditions. The Council's Highways Engineer has also requested a S106 contribution of £800 per unit towards Highway Infrastructure Improvements to the A518 within the Newport Area and this has been agreed with the applicant.

Officers and Highways Engineers are aware of the existing planning consents within the Newport area however the LPA is satisfied that the proposal will not result in a significant increase in vehicle movements and measures are proposed within the development to provide improved pedestrian connectivity. Accordingly, it is considered that the proposal meets the requirements of policy H6 of the Wrekin Local Plan.

Drainage and Infrastructure

It is noted that there have been objections received on the grounds of drainage concerns however both the Council's Drainage Engineer and Severn Trent Water have confirmed that there are no objections in principle subject to conditions. Accordingly, it is considered that the proposal meets the requirements of policy H6 of the Wrekin Local Plan.

Other objections relate to the lack of other infrastructure and facilities such as supermarkets and doctors. The increased population of Newport by this and cumulatively with other development will lead to an increase in other facilities and services, which are beyond the direct control of the Local Planning Authority but respond to market forces and demand. Whilst these facilities are a material planning consideration the impact of this development on these facilities is insufficient to outweigh the other benefits of the proposal to warrant refusal on these grounds.

Scale, Design & Impact on Residential Amenity

This outline application seeks approval for access and layout only, with appearance, scale and landscaping being reserved for later approval. The scheme has been reduced in scale from 32no dwellings to 26no, each being two storey, four bedroom houses. The site access position affords safe visibility in both directions and there are no adverse level differences along Dark Lane to create safety issues. The access is immediately addressed by dwellings which are dual aspect and provide focal points to the entrance of the site. It is envisaged that plot 9 is positioned to create a focal points to the head of the access road and for plots 11 & 12 to create a courtyard area, whilst respecting the existing trees. In addition, plots 16, 17 and 20

will each have a dual aspect addressing Wellington Road and the junction of Dark Lane and Wellington Road. Officers acknowledge the consultation response received from the Urban Designer, and the conditions recommended will be imposed. More comprehensive design matters will be dealt with at Reserved Matters stage. Officers are satisfied at this stage that the overall character along this part of Church Aston will not be significantly altered, and the proposal will comply with design guidance contained in NPPF and local policies UD2 and CS15.

It is considered that the site is a sufficient separation distance from the adjoining residential properties with adequate screening remaining to ensure that the proposed development can be accommodated without detriment to existing residential amenities, and moreover the proposal will not adversely affect the setting of the nearby Listed Buildings to the west. Officers are satisfied that mutual privacy can be maintained between the proposed and existing dwellings and further screening can be incorporated in to a landscaping scheme, should this be required. Furthermore, matters relating to privacy, light and scale can be addressed at a later stage when consideration is given to the individual house types. Accordingly, through appropriate design considerations, officers are satisfied that the scheme can be successful in not having a significant adverse impact on the amenities of neighbouring properties by virtue of any detrimental loss of light, privacy or any overbearing impact.

Impact on Trees and Ecology

There are no trees within the site which are subject to Tree Preservation Orders however there are a number of mature trees and hedgerows along the boundaries of the site. A tree survey report was submitted together with the application however this concluded that no trees required any specific arboricultural operations or felling/removal in order to facilitate the development. The Council's Arboriculture Officer has requested appropriate conditions, should the application be recommended for approval, and these conditions will therefore be included.

An Extended Phase 1 Habitat Survey was also provided with the application to assess the conservation value of the survey area and to identify any features, habitats or species which would constitute potential constraints to the proposed development. The Council's Ecologist has assessed the findings of this report and concludes to raise no objections to the scheme subject to appropriate conditions and informatives to include the erection of artificial nests and bat boxes, the submission of a lighting plan, undertaking of a pre-commencement badger survey and a landscaping scheme.

Taking the above in to account, as ecological matters can be sufficiently addressed by conditions and informatives, officers consider the proposal complies with policies CS12 of the Core Strategy and OL11 of the Wrekin Local Plan.

Section 106 Contributions

The scale and nature of the proposed development requires contributions towards primary and secondary education, parks & open spaces and highways, as well as provision of a proportion of affordable housing, in order to accord with planning

policies H22, LR6 of the Wrekin Local Plan and CS6 of the Core Strategy and in providing necessary community benefits.

The Applicant has agreed to provide a financial contribution of £84,611 towards education facilities in the vicinity of area, £600 per unit towards offsite play/recreation, £800 per unit towards highways infrastructure Improvements to the A518 within the Newport Area along with monitoring costs of 5% of the total. These figures have all been agreed by relevant internal departments.

With regards to affordable housing it is noted that the Housing officer has requested 40% affordable provision, this figure is for rural development as set out in the core strategy. Given the proximity of this site to Newport and in line with other recent consents on the edge of Newport it is considered more appropriate to apply the Newport policy requiring 35% affordable housing. In this instance, it has been decided not to provide on-site affordable housing and therefore the applicant has agreed an off-site contribution equal to £51,000 per dwelling in relation to the requirement of 35% affordable homes provision. This equates to a sum of £459,000 in lieu of on-site provision and this sum will be used to provide affordable housing in the Newport and/or Church Aston area.

The off-site affordable housing provision of 9 units at 35% of the development for sites in Newport accords with policy criteria set out in CS6 of the Core Strategy. Officers consider the provision of affordable housing and financial contributions towards education and parks are acceptable and accords with policy.

In conclusion, the principle of the development and proposed new access on to Dark Lane are considered acceptable in this location and the layout demonstrates that the development can be accommodated without significant impact on adjoining residential amenity, the prevailing character, highway safety or the natural environment. Accordingly, officers consider the proposal complies with the relevant national and local planning policies and recommend the application for approval subject to financial contributions, affordable housing provision and appropriate conditions.

RECOMMENDATION: that DELEGATED AUTHORITY be granted to the Service Delivery Manager - Development Management to GRANT PLANNING PERMISSION subject to the following:

- A) The Applicant entering in to a Section 106 Agreement with the Council relating to:
 - i. Provision of off-site affordable housing constituting 35% of total number of units
 - ii. A contribution of £84,611 towards education facilities in the vicinity of area
 - iii. A contribution of £600 per 2 bed unit (and above) towards off-site play and recreation (totalling £15,600)
 - iv. A contribution of £800 per unit towards Highways Infrastructure Improvements to the A518 within the Newport Area (totalling £20,800)
 - v. Planning monitoring contribution of 5% of total sum (totalling £6050)

B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

1. A01 Time Limit – Outline
2. B002 Standard Outline – Some Matters Reserved
3. B003 General Details Required
4. B011 Sample Materials
5. B012 Sample Brick Panel
6. B032 Road Design
7. B035 Off-site Highway Works
8. B041 Visibility Splays (2.4m x 43m)
9. B042 Parking, Turning, Loading, Unloading
10. B150 Site Environmental Management Plan
11. B061 Foul & Surface Water Scheme
12. B064/65 Soakaway Test/Locations
13. B159 Urban Design
14. C71 Soil Levels
15. C73/74 Tree/Hedge Protection
16. C100 Erection Artificial Nests/Bat Boxes
17. C109 Lighting Plan
18. C109 Pre-Commencement Badger Survey
19. C119 Conveyance Plan
20. C38 Development in Accordance with Plans

Informatives

S106 Agreement

Highways

Ecology informatives

Shropshire Fire Authority

Broadband

TWC/2014/0687

Land North of Dunelm, Rodington Heath, Telford, Shropshire

Outline application for the erection of 6no. dwellings with associated access (All other matters reserved)

APPLICANT

E Sankey & Son

RECEIVED

30/07/2014

PARISH

Rodington

WARD

Wrockwardine

OFFICER

Matthew Thomas

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, Access, Impact on character of village and residential amenities, S106 contributions and affordable housing provision

PROPOSAL:

This outline application seeks planning permission for the erection of 6no. dwellings with associated access on land to the north of 'Dunelm' in Rodington Heath. Access is sought for approval however all other matters including appearance, landscaping, layout and scale are reserved for later approval.

The scheme proposed a 40% affordable housing provision as well as off-site recreation contributions and further contributions towards highway improvements. The application has been submitted following detailed pre-application discussions where the Local Planning Authority advised that the principle of some form of residential development could be supported.

The application has been accompanied by a Design & Access Statement, Planning Statement, Tree Survey and an Ecological Survey Report.

SITE AND SURROUNDINGS:

The application site is located to the northern side of Rodington Heath and extends to approximately 0.3 hectares and its current use is agricultural land. The site sits to the north of an existing two storey dwelling ('Dunelm') which is set back from the highway and was built during the 1970's.

To the north and east, the boundaries to the site are open and lead out on to further agricultural land. To the west, the boundary is made up of mature hedging with a number of mature trees and to the south; the boundary comprises a mixture of post and wire fencing and further hedgerows.

The immediate surrounding area comprises a mix of dwellings in terms of age, style and design however it is predominantly post-war development at this end of the village.

SUMMARISED CONSULTATIONS:

Standard consultation responses

Rodington Parish Council: Object

- The site is unsuitable and there is the lack of infrastructure in the village to support this development, with no bus route and inadequate roads

Highways: Comment

- Visibility Splay (2.4m x 70m)
- Parking, Turning, Loading
- S106 Contribution of £3000 towards improvements to the 30mph Gateway Features when entering Rodington Heath

Drainage: Support subject to conditions

- Scheme of Foul & Surface Water Drainage
- Greenfield Run-off Rates
- Written confirmation is provided to the LPA that any necessary off site drainage improvements have been completed by Severn Trent Water, or that there is no need for these to be provided to cater for foul and surface water flows from the site following Severn Trent Water investigations

Parks & Open Space: Comment

- S106 Contribution of £600 per dwelling to be provided towards upgrading/enhancement of nearby play recreational facilities for children and young people in order to maximise the capacity and meet the need arising out of this development

Affordable Housing: Comment

- The Council's policy is that 40% of provision in rural areas should be affordable. This is noted in the Design & Access Statement and Planning Statement (Paragraph 8)
- Of this provision, 80% should be for affordable rent and 20% for shared ownership (25% minimum initial equity). The dwelling types, sizes, tenures, specification and location are to be agreed with The Council as part of the full application. The internal space standards should reflect the Homes and Communities Agency's (HCA) illustrative Level 1 Space Standards, as set out at the consultation stage of the Housing Standards Review. The affordable homes should be integrated within the overall development
- The affordable homes should be transferred to an appropriate Registered Provider. An appropriate mechanism is required to ensure that these homes remain as affordable in perpetuity, i.e. a Protected Area Lease. The method

of advertising/marketing these homes will need to be agreed between the Council with the respective Registered Provider. The affordable homes should be advertised and allocated through an agreed Local Lettings Plan, which gives priority to established local residents or those with a strong local connection to the Parish (all tenures)

Arboriculture: No comments received

Ecology: Comment – Include following conditions and informatives

- Condition Ecological Survey (working in accordance with protected species survey)
- Erection of artificial nesting/roosting boxes
- Lighting Plan

Shropshire Fire Service: Include Fire Authority informative

Neighbour consultation responses:

Following neighbour consultation, 18 letters of objection have been received and the issues raised have been summarised below:

- Site is not identified in Shaping Places Plan or in the villages identified as suitable for residential development under policy H9 of the Wrekin Local Plan
- Adverse effect on country lanes, increased traffic, poor infrastructure, quality of village life
- This is a Greenfield site – once it is built upon, it cannot be replaced
- Roden is overwhelmed by planning proposals. There are other proposals which if approved and completed will stretch the village beyond its capability
- Present sewage system in the village is already running at its capacity
- Roads in and around the village are in a poor condition
- No schools, pubs, Doctors, only a part time shop and infrequent bus service
- Adverse impact on wildlife – nearby pond known for Great Crested Newts
- Poor drainage within the village – previous history of flooding
- Loss of prime agricultural land
- Development may set an unwelcome precedent for further development
- No local employment opportunities
- Development will only serve as continued urbanisation of rural village
- Unsustainable form of development which goes against principles and guidance of NPPF
- No requirement for this type of housing in Roden
- Out of character with village and represents a dense form of development
- Light pollution. Site is only yards away from where the Shropshire Astronomy Society meet
- Access to the site is dangerous. Vehicles speed through the village and existing highway/traffic concerns will only be exacerbated
- Noise pollution
- Continued erosion of village boundary and character

RELEVANT HISTORY:

PE/2014/0772 – Pre-application enquiry where the principle of some form of development was agreed subject to affordable housing provision, other off-site contributions and consideration of ecology, trees and drainage

RELEVANT POLICIES:

National Planning Policy Framework (NPPF)

Core Strategy:

- CS1 Homes
- CS7 Rural Area
- CS9 Accessibility & Social Inclusion
- CS11 Open Space
- CS12 Natural Environment
- CS13 Environmental Resources
- CS15 Urban Design

Wrekin Local Plan:

- UD2 Design Criteria
- H9 Location of New Housing
- H10 Scale of New Development
- H22 Community Facilities
- H23 Affordable Housing
- T22 Planning Obligations
- OL6 Open Land
- OL12 Open Land and Landscape – Contributions from New Development
- OL13 Maintenance of Open Space
- LR4 Outdoor Recreational Open Space
- LR6 Developer Contributions to Outdoor Recreation Open Space Provision within New Residential Developments

PLANNING CONSIDERATIONS:

Principle of Development

The National Planning Policy Framework (NPPF) advises that 'housing applications should be considered in the context of the presumption in favour of sustainable development' and encourages Local Planning Authority's to deliver a wide choice of high quality homes identifying the size, type and range of housing that is required in particular locations. The guidance seeks the development of brownfield land first and gives weight to strong designs; advising LPA's to refuse development of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions.

In accordance with the NPPF, Telford & Wrekin Council must identify and update annually a supply of deliverable sites sufficient to provide 5 years' worth of housing against its housing requirements set out in the adopted development plan, which

comprises relevant saved policies in the Wrekin Local Plan and the Core Strategy (2006-2016). The Council maintains its position regarding the significant supply of housing land that exists across the borough, comprising committed sites and sites identified in the current Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, a reassessment of the five year land supply position, particularly in terms of the deliverability of committed sites within five years, has produced a lower delivery figure of 2.5 years. This reassessment was carried out in the light of updated guidance issued in April on assessing housing requirements, the increasing number of appeal decisions and examinations that have occurred nationally which were favouring a more stringent approach to assessing the five year supply issue and one which the Council needed to respond to pro-actively. In the context of the Borough overall, the authority is facing a shortfall in house building rates and has a 2.5 year supply, which is less than the required 5 years. This has implications for decision-making on planning applications.

Having a 5 year housing land supply shortage indicates that para 49 of the NPPF takes on greater significance which states that 'relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites'. Paragraph 14 states that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted. This underlines that planning applications should not be considered on the grounds of housing supply alone and that they should be decided against the golden thread of the presumption in favour of sustainable development. Consequently the proposal should not therefore be considered against the housing numbers set within policy CS1; however the sustainability of the scheme should be tested against other local policies and the NPPF.

The site is located in Rodington Heath; thus it is in the rural area however the site is positioned amongst other established developments, most nearby neighbouring properties are post-war, two storey properties and are a mix of scale and design. Therefore, whilst rural housing schemes should be limited in scale to meet local needs as set out in the Core Strategy; with regard to the NPPF, the proposed housing can be viewed in terms of supporting and maintaining the vitality of this village, which has in recent years suffered from a lack of local facilities. The village is serviced by local bus routes and is a short car journey to the towns of Telford and Shrewsbury.

Officers acknowledge that there have been a number of recent planning applications for residential development in villages such as Rodington however the LPA cannot currently demonstrate that there is sufficient supply of housing to meet the Borough's needs. There has been a shortfall of dwellings constructed and completed across the Borough over the Core Strategy plan period 2006-2013. Housing land is coming forward as a result of permissions granted; however this does not necessarily mean that the sites are deliverable. Moreover, the larger housing schemes will be phased over a period of years; therefore the provision of housing and in particular affordable housing will not be delivered immediately and the shortfall will remain for some time.

By comparison, this smaller development, albeit currently for outline planning permission, could be delivered more quickly and would help to address housing and affordable housing requirements. Accordingly, the principle of residential development on this site is considered acceptable.

Access/Highways Safety

The proposed access is located centrally to the site leading directly off the main arterial route through the village to a shared surface cul-de-sac with private drives. A small section of the hedgerow which runs along the road will need to be removed in order to achieve the required visibility splays as well as a small beech tree. The road has however been configured to protect the large mature tree in the south-western corner of the site which provides valuable visual amenity within the street scene.

The Local Planning Authority (LPA) acknowledges the concerns raised from local residents regarding to the potential impact the development may have on highway safety. These concerns primarily relate to the condition of the local roads being heavily used by agricultural vehicles, provision of adequate visibility splays and the speed in which vehicles travel through the village, despite certain areas being restricted to 30mph. Whilst much of these issues are beyond the control of the LPA, the Council's Highways Department have been consulted on this application however no objections were raised subject to appropriate conditions. The Council's Highways Engineer has also requested a S106 contribution of £3000 towards improvements to the 30mph gateway features when entering Rodington Heath to reinforce this speed restriction and this has been agreed with the applicant.

Concerns were also raised by local residents with regards to the drainage of the site. The Council's Drainage Engineer was also consulted however no objections were received to the proposals subject to conditions including requiring a scheme for foul and surface water drainage, details of the sites run-off rates and written confirmation being provided to the LPA that any necessary off site drainage improvements have been completed by Severn Trent Water, or that there is no need for these to be provided to cater for foul and surface water flows from the site following Severn Trent Water investigations. Accordingly, officers are satisfied that the proposal meets with the requirements of policy H6 of the Wrekin Local Plan.

Scale, Design & Impact on Residential Amenity

This outline application seeks approval for access only, with layout, appearance, scale and landscaping being reserved for later approval. The site access position affords safe visibility in both directions and there are no adverse level differences along this stretch of the highway to create safety issues. The indicative layout plan suggests that a pair of semi-detached dwellings will be sited in the north-western corner of the site, side on to the highway, with two further detached dwellings located centrally to the site and two 'L' shaped properties, slightly larger in scale positioned to the rear of the site, taking advantage of the views out on to the open countryside. This application does not seek permission for layout, scale or appearance and therefore consideration to the final siting of dwellings can be given at a later stage. Similarly, more comprehensive design consideration can also be dealt with when a Reserved Matters application is submitted. Officers are satisfied at this stage that

the overall character along this part of Rodington will not be significantly affected, and the proposal will comply with design guidance contained in NPPF and local policies UD2 and CS15.

It is considered that the site is a sufficient separation distance from the adjoining residential properties with adequate screening remaining to ensure that the proposed development can be accommodated without detriment to existing residential amenities. Officers are satisfied that mutual privacy can be maintained between the proposed and existing dwellings and further screening can be incorporated in to a landscaping scheme, should this be required. Furthermore, matters relating to privacy, light and scale can be addressed at a later stage when consideration is given to the individual house types. Accordingly, through appropriate design considerations, officers are satisfied that the scheme can be successful in not having a significant adverse impact on the amenities of neighbouring properties by virtue of any detrimental loss of light, privacy or any overbearing impact.

Impact on Trees and Ecology

There are no trees within the site which are subject to Tree Preservation Orders however there are a number of mature trees and hedgerows along the boundaries of the site. A tree survey report was submitted together with the application however this concluded that no trees required any specific Arboricultural operations or felling/removal in order to facilitate the development, other than the small Beech tree as identified in the application. Officers are currently waiting on a response from the Council's Arboricultural Officer and therefore members will be updated at Committee.

An Ecological Survey Report was also provided with the application to assess the conservation value of the survey area and to identify any features, habitats or species which would constitute potential constraints to the proposed development. The Council's Ecologist has assessed the finding of this report and concludes to raise no objections to the scheme subject to appropriate conditions and informative to include a conditions to ensure that development is in accordance with submitted protected species survey, the erection of artificial nesting/roosting boxes and submission of a lighting plan.

Taking the above in to account, as ecological matters can be sufficiently addressed by conditions and informatives, officers consider the proposal complies with policies CS12 of the Core Strategy and OL11 of the Wrekin Local Plan.

Section 106 Contributions

Given the nature of the proposed development in a rural village, the Local Planning Authority have requested that certain financial contributions be provided to provide necessary community benefits in order to agree with local policy.

The Applicant has agreed to provide £600 per unit towards offsite play/recreation facilities (totalling £3600) and £3000 towards improvements to the 30mph gateway features when entering the village. Furthermore, the scheme will provide 40% affordable housing (2no dwellings) on-site and officers consider the provision of

affordable housing and financial contributions towards education and parks are acceptable.

In conclusion, the principle of the development and proposed new access are considered acceptable in this location and the layout demonstrates that the development can be accommodated without significant impact on adjoining residential amenity, the prevailing character, highway safety or the natural environment. Accordingly, officers consider the proposal complies with the relevant national and local planning policies and recommend the application for approval subject to financial contributions, affordable housing provision and appropriate conditions.

RECOMMENDATION: that DELEGATED AUTHORITY be granted to the Service Delivery Manager - Development Management to GRANT PLANNING PERMISSION subject to the following

- A) The Applicant entering in to a Section 106 Agreement with the Council relating to:
- vi. Provision of on-site affordable housing constituting 40% of total number of units (2 dwellings)
 - vii. A contribution of £600 per 2 bed unit (and above) towards off-site play and recreation (totalling £3,600)
 - viii. £3000 towards improvements to the 30mph Gateway Features when entering Rodington Heath
- B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):
- 1. A01 Time Limit – Outline 2 years
 - 2. B002 Standard Outline – Some Matters Reserved
 - 3. B003 General Details Required
 - 4. B011 Sample Materials
 - 5. B012 Sample Brick Panel
 - 6. B041 Visibility Splays (2.4m x 70m)
 - 7. B042 Parking, Turning, Loading, Unloading
 - 8. B150 Site Environmental Management Plan
 - 9. B061 Foul & Surface Water Scheme
 - 10. B075 Greenfield Run off Rates
 - 11. B079 Severn Trent Confirmation Letter
 - 12. C73/74 Tree/Hedge Protection
 - 13. C091 Ecological Survey
 - 14. C100 Erection Artificial Nests/Bat Boxes
 - 15. C119 Lighting Plan
 - 16. C38 Development in Accordance with Plans

Informatives:

S106 Agreement

Ecology informatives

Shropshire Fire Authority
Broadband

TWC/2014/0699

Land Adjacent to 1 Talbot Close, Wrockwardine Wood, Telford, Shropshire
Erection of 2no. 3 bedroom detached dwellings and 2no. 3 bedroom semi-detached dwellings

APPLICANT

Bebbs Buildings Co.Ltd.

RECEIVED

04/08/2014

PARISH

Wrockwardine Wood and Trench

WARD

Wrockwardine Wood and Trench

OFFICER

Diane Ferriday

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, Access and highway safety, Residential amenity

THE PROPOSAL:

This application is for the erection of 2no. 3 bedroom detached dwellings and 2no. 3 bedroom semi-detached dwellings to be built on land at the junction of Plough Road and Talbot Close.

The plots are accessed off Talbot Close, over new dropped kerbs with permeable block paved drives and car parking spaces for two cars to the frontages.

Plots 1 and 2 are 3 bedroom semi-detached dwellings with external finish of brick, concrete interlocking roof tiles, white Upvc windows with contrasting brick cill and lintel feature; the front elevation has a pitched canopy above the entrance door.

Plots 3 and 4 are 3 bedroom detached dwellings, that are gable fronted with the same internal layout and external finishes as plots 1 & 2.

Each plot is similar in size with adequate sized rear gardens sub-divided by fencing with established hedging along the rear western boundary.

SITE AND SURROUNDINGS:

The application site is relatively flat rectangular site fronting Talbot Close, in close proximity to the junction with Plough Road; it is presently overgrown with other incidentals relating to building works evident by building materials, portable toilet and enclosed by metal security fencing.

To the rear west side of the site are the mature detached properties, No. 15 Plough Road and 'Pleasington'; a church is opposite south and Talbot Close to the east is occupied by semi-detached houses and bungalows; the immediate surrounding area is predominantly residential with properties differing in terms of age, design and appearance.

Local shops, schools, leisure and other local facilities are within walking distance. Bus stops are along Plough Road with bus routes in and around Telford. Asda superstore is a short drive distance eastwards.

PLANNING HISTORY:

PE/2013/0783 – Residential development – support if in keeping with local area with regards to design, plot size, layout and character.

PLANNING POLICY CONTEXT:

National guidance:

National Planning Policy Framework

Core Strategy Policy

CS1 Homes

CS9 Accessibility and Social Inclusion

CS13 Environmental Resources

CS14 Cultural historic and Built Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H6 Windfall sites in Telford & Newport

T22 Planning obligations

EH14 Land Stability

CONSULTATION RESPONSES:

Wrockwardine Wood & Trench Parish Council: No comment

The Coal Authority: No objection subject to conditions relating to Shallow mine working investigation

Shropshire Fire Service: Informative required

Drainage: Support subject to conditions relating to surface water drainage

Ecology: Support subject to informative relating to Lighting Plans and erection of artificial nesting/roosting boxes

Highways: Support subject to Section 106 contributions and conditions. Relating to implementing a Traffic Calming Feature on Plough Road to the West of the Plough Road and Talbot Close Junction.

Neighbour consultation responses:

Following consultation two letters of objection have been received on the following grounds;

- Access to the site is limited which will cause major obstruction and danger to residents
- West Mercia police and Wrekin council already had multiple complaints of dangerous parking when 15 plough road was under renovation and damage to residents vehicles due to obstruction of work vans in the road causing residents to drive up footpath to exit road
- Illegal tarmac ramps placed in the road causing obstruction and water flow restriction to drainage
- Water feed to the street is original 1960s and Severn Trent are aware that previous work at location has caused breakage in pipe work

- Will be a major disruption to all residents as well as spoiling the look of the quiet location
- Will not blend in with the existing residential properties
- Building 4 additional houses in the most narrow part of the close , will have severe implications to all residents

PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF) states development that is sustainable should go ahead, without delay and development that accords with the development plans approved. The site is within the urban area of Telford where residential development exists. Residential development is acceptable providing the proposal complies with local and national policies.

National Planning Policy Framework is in favour of sustainable development and states that local planning authorities should positively seek opportunities to meet the development needs of their area by securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy CS1 of the Core Strategy states that new homes need to provide convenient access to jobs, schools, shops, open space and other essential services and facilities.

Policy CS9 aims to improve social inclusion and accessibility by making sure that new development is close to work, schools, recreation and open space and other key services.

'Saved' policy H6 of the WLP permits development when the site can be adequately accessed and parking provided, adequately drained and where there are land stability and contamination issues the developer has taken adequate remedial action, the proposal does not have an adverse impact on the local environment and access and parking is provided.

The site is allocated as white land in the Wrekin Local Plan and able to be considered for residential development in accordance with CS1 of the Core Strategy and 'saved' policy H6 of the WLP. In addition the site is within a sustainable location with nearby local services and facilities and therefore suitable for residential development, complying with the fundamental principle of policies CS1 and CS9 of the Core Strategy, 'saved' policy H6 of the WLP and national planning guidance.

Access

The concerns from residents have been considered; however the Highways officer has offered that Plough Road has a 30mph speed limitation therefore a visibility splay of 2.4m x 43 m is required at the Plough Road and Talbot Close Junction; currently a 2.4m x 43 m visibility splay is not achievable to the West due to the positioning of no. 15 Plough Road and the expected increased number of vehicular trips at this substandard junction is a Highway Safety Concern.

A 2.4m x 30m visibility Splay can be achieved to the west of the junction however this is only compliant with 23mph speeds. A Speed Survey was reported earlier this year on Plough road which concluded speeds were higher than this and nearing the 30mph speed limit; therefore a financial contribution is required to secure the implementation of a Traffic Calming feature west of the junction to bring speeds down to the achievable level of visibility. The applicant has agreed to provide a financial contribution of £6,500 towards highway improvements; therefore the financial contribution towards highway improvement is acceptable and accords with

'saved' policy H6 and T22 of the Wrekin Local Plan in providing a site that can be adequately accessed.

Design

The dwellings will be brick finish with concrete interlocking roof tiles and white upvc casement style windows with detailed cill and lintel features; this theme continues to the rear. Attached to the front elevations are lean-to canopies above the entrance. It is considered that the design and appearance of the proposed properties will relate positively to its context, and would incorporate some of the architectural details which are present on the surrounding residential properties. The siting and scale of the dwellings within the site is acceptable providing frontages with garden space, permeable block paved driveways and parking spaces in addition to sufficient rear amenity space for future occupiers; hereby complying with policy CS15 of the Core Strategy and 'saved' policy UD2 of the WLP.

Impact on Amenity

The applicant is the owner of no 15 Plough Road and associated land to the south of the site; and the Director and owner of the applicant (Peartree Bridge Homes Ltd) has an option to purchase 'Pleasington' under a Declaration of Trust dated 14 May 2014. Pleasington is directly to the rear; however reasonable distance separation and existing screening ensures that there is no significant adverse impact upon day light and privacy for this property.

Due to distance separations, orientation and scale of development the impact on the amenities of the residents along Talbot Close is not deemed to be adverse; there are no issues with overlooking, noise or privacy due to the inclusion of 1.8m high fencing along the north and south boundaries. It is therefore considered that there will be no adverse impact on the amenities of nearby residents and development complies with policy CS15 and 'saved' policy UD2 of the WLP.

Other constraints

An archaeology desktop assessment and ecology report were submitted with the application with no adverse results; the proposal therefore complies with policies CS14 and CS13 respectively. The site is within a coal mining area where coal mining features and hazards need to be considered; therefore a Coal Mining Risk Assessment was submitted with the application which was considered sufficient for the purposes of the planning system and met the requirements of the NPPF in demonstrating that the site is safe and stable for development; however it is recommended that intrusive site investigation works are carried out to establish whether or not shallow mine workings are present under the proposed development site along with consideration being given to the potential risks posed by mine gases; these issues can be dealt with via an appropriate condition within the decision compliant with policy EH14 of the WLP.

The site can also be appropriately drained and there are no concerns with regard to land contamination.

No further S106 contributions are required as the proposed development does not meet the threshold for the provision of affordable housing in the urban area, nor the threshold for contributions towards education or offsite leisure and recreation facilities.

In conclusion the proposed development is acceptable sustainable development that

conforms to guidance in the National Planning Policy Framework; the design of the proposed dwellings is satisfactory within the context of the area. The development will not have an adverse impact on neighbouring properties due to the decent separation distances and boundary treatment. Sufficient outdoor amenity space and adequate private garden will be provided as well as appropriate access and suitable parking provision. Accordingly, the proposal complies with the relevant national and local planning policies and is recommended for approval subject to financial highway contribution and appropriate conditions.

RECOMMENDATION: that DELEGATED AUTHORITY be granted to the Service Delivery Manager of Development Management to GRANT PLANNING PERMISSION subject to the following:

A. The Applicant entering in to a Section 106 Agreement with the Council relating to a contribution of £6,500 towards implementing a Traffic Calming Feature on Plough Road to the West of the Plough Road and Talbot Close Junction.

B The following conditions:

| | |
|------|--|
| A04 | Full with no reserved matters |
| B11 | Samples of materials |
| B050 | Shallow mine working investigation |
| B62 | Surface water |
| B150 | Site Environmental Management Plan |
| C12 | Parking, loading, unloading |
| C14 | Visibility splays |
| C109 | Erection of artificial nesting/roosting boxes |
| C109 | Lighting Plan |
| C38 | Development in accordance with deposited plans |

Informatives

| | |
|---------|---------------------------------|
| I11 | Access |
| I25 | Ecology |
| I35Cust | Broadband |
| I32 | Fire Authority |
| I40 | Conditions |
| I41 | Reasons for Grant of Permission |