

TWC/2014/1056

Site of The Cottage, Wellington Road, Muxton, Telford, Shropshire  
Erection of 9no. dwellings with access and parking

**APPLICANT**

Town Centre Properties [UK] Ltd,

**RECEIVED**

21/11/2014

**PARISH**

Lilleshall, Donnington and Muxton

**WARD**

Muxton

**OFFICER** Matthew Thomas

**COUNCILLOR ADRIAN LAWRENCE HAS REQUESTED THAT THIS APPLICATION BE DETERMINED AT PLANNING COMMITTEE**

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Sustainability of Development, Impact on Residential Amenity, Character and Appearance of area, Highway Safety and Site Drainage

**PROPOSAL**

This application seeks full planning permission for residential development on a piece of land off Wellington Road in Muxton following the recent demolition of the dwelling on site, formerly known as 'The Cottage'. The proposed development involves the erection of 6no. semi-detached properties and a terrace of 3no. dwellings with each property having two bedrooms.

The proposed dwellings are urban in design being set beneath pitched roofs with chimneys and proportionately sized windows with finer detailing to include window heads and cills. Finishing materials are to include facing brickwork and part render, concrete roof tiles and upvc windows with final specifications to be agreed.

Access to the site is to be created directly off Wellington Road where there will be courtyard parking for on-site parking with a total of 13no. car parking spaces. The proposed dwellings will each have their own private garden and bin storage provisions. Final boundary treatment and landscaping proposals will be agreed at a later date through conditions.

**SITE AND SURROUNDINGS**

The application site lies off Wellington Road in Muxton and is currently a vacant piece of land following the recent demolition of the dwelling on site, formerly known as 'The Cottage'. The site extends to approximately 0.12 hectares and is bounded to the front along Wellington Road by a stone wall and to the side and rear by established hedging.

This is predominantly a residential area with established dwellings situated to the east, south and west of a varied house types including Duke of Sutherland properties and modern detached and semi-detached dwellings. To the north-east of the site lies Breton Park, a large established development of mobile homes. Immediately

adjacent the site to the east is a new development of 8 dwellings which replaced the former Sutherland Arms Public House.

The application site lies within a sustainable location, being within close proximity to local shops, schools, colleges, takeaways, pubs, bus and train stations and other local conveniences.

## SUMMARISED CONSULTATIONS

### Standard consultation responses

Lilleshall, Donnington & Muxton Parish Council: Object

- Plans have not yet been submitted for the demolition of the house currently occupying the site
- The site is too small for the proposed nine houses – they would give the appearance of being crammed on to a small space as demonstrated by the neighbouring development on the site of The Sutherland Arms which has a bigger surface area
- The current drainage system is unable to cope with the houses located in this area resulting in constant flooding of the road when it rains. The rainwater has been known to push up sewage on to the main road. No pressure is put on to Severn Trent Water by the Borough Council to ensure that the drainage in Muxton is improved especially with the increasing number of developments in the area. Both Severn Trent Water and Telford & Wrekin Council have a responsibility to ensure houses do not flood or at risk of flooding
- There are not enough parking spaces for residents which would lead to on-road parking on Wellington Road. There is also no room for lorries/plant to park in the development site, should it be granted, resulting in poor visibility for residents coming out of Breton Park and neighbouring driveways as a result of the lorries having to park on the main road. Problems have already been experienced with this issue when developing the neighbouring Sutherland Arms site
- There would be numerous entrances/egresses to properties in a short distance in close proximity to a bend in the road. There would also be a danger for residents of these proposed houses accessing and exiting the development onto a busy Wellington Road which currently has a severe problem with speeding traffic. The entrance to the site is too narrow as is the one at The Sutherland Arms site thus preventing cars passing each other should a vehicle be waiting to leave the site and another to access the site. There are already problems with traffic on Wellington Road, Muxton especially at peak times and vehicles are currently having difficulty accessing School Road from both Wellington Road and Fieldhouse Drive junctions.
- A very old Walnut tree has already been cut down prior to any application being submitted/permission given along with an old oak tree, a “Lady Finger” Apple tree and numerous others. This will result in an unacceptable loss of natural habitat for wildlife and birds. No work should have begun on this site until planning permission has been granted
- Concerns have been raised that The Cottage is a Grade 2 listed building and as such planning permission is required to alter or demolish this building
- Building more houses in such close proximity to Breton Park will result in even greater loss of privacy and loss of natural light to that caused by the

development on the site of The Sutherland Arms. It will greatly affect those residents living on Breton Park

Highways: No Objection to the proposal subject to the following conditions:

- C13 – Parking & Turning – parking spaces to measure 2.4m x 4.8m with 6m of manoeuvring space behind
- C14 – Visibility Splays of 2.4m x 43m at junction with Wellington Road measure to rear of carriageway with no obstruction over 800mm
- Include Highway Authority informative

Drainage: Support subject to conditions

- There are known highway flooding issues on Wellington Road therefore it is important that this site does not contribute to any flows to the highway and that the site is designed in such a manner that any flooding will not enter the site boundary. In addition the site is bounded by an un-named ordinary watercourse. Details on any future riparian owners must be identified prior to the construction of the development
- Condition – development should not take place until a plan showing proposed site elevations in relation to the un-named ordinary watercourse and Wellington Road to be submitted to the LPA. The proposed development should not contribute to any surface water flows to Wellington Road
- Condition – development should not take place until the floodzone associated with the un-named ordinary watercourse has been identified and submitted to the LPA for approval. If it is not possible to identify the floodzone extents, no building or structure should be located within a minimum of 5m of the edge of the watercourse
- Condition – no development shall take place until a plan identifying the riparian ownership extents for the un-named ordinary watercourse along the site boundary to be submitted to the LPA. If the watercourse is located in an area of shared ownership, details of an appropriate management company responsible for future maintenance will be required
- Condition – flows through the watercourse that runs along the east side of the development site must be maintained at all times and the water course must be kept clear. Details on how this shall be maintained to be submitted to LPA
- Condition – scheme for surface water drainage to be submitted to the LPA

Ecology: Comment – Include following conditions/informatives

- Erection of artificial nesting/roosting boxes
- Lighting Plan
- Informatives – Nesting Wild Birds, Badgers, Trenches, Storage of materials

Arboriculture: Comment

- Prior to the application being submitted a mature Walnut & Oak tree were felled and removed from site. There is now only one tree remaining and that is a Holly tree growing underneath the low voltage electricity wires behind the proposed Plot C – there is no tree survey to accompany the application. If consent is granted a condition will be required to protect this Holly tree with fencing placed at the canopy edge along with a tree replacement condition

Shropshire Fire Service: Comment – Include Fire Authority informative

### Neighbour consultation responses

Following neighbour consultation 27 letters of objection were received from a total of 17 addresses with the majority of the objections being received from local residents.

The issue raised have been summarised below:

- Overdevelopment of the site – similar to that of the adjacent new development
- Existing flooding problems along Wellington Road – proposal will exacerbate these issues. Infrastructure not suitable to accommodate additional dwellings
- Loss of trees and ancient hedges – adverse impact on local ecology/wildlife
- Inadequate on-site parking to accommodate the proposed development
- Development will result in additional traffic and will decrease highway safety
- Adverse impact on amenities of existing residents – loss of privacy/light
- No need for more residential development in Muxton – existing development on Sutherland Arms site only has 50% occupancy
- Inconvenience on residents during construction
- Loss of ‘The Cottage’ – part of local history lost – Grade II Listed?
- Area is prone to flooding – history of raw sewerage and rain water along Wellington Road and on to private driveways of local residents
- Design of dwellings out of keeping with Duke of Sutherland Cottages
- Previous applications for residential development has been refused on site
- Too many access points on to Wellington Road – safety is already poor due to vehicles speeding and poor visibility

### RELEVANT HISTORY

TWC/2014/1063 – Prior Notification of proposed demolition of the dwelling known as ‘The Cottage’ – Demolition Determination Permitted Development (03/12/14)

W90/0804 – Erection of a two storey dwelling with attached garage and construction of a new vehicular and pedestrian access – Outline Refused (28/09/90)

W86/0566 – Erection of a house with attached garage – Outline Refused (16/10/86)

### RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS1 Homes

CS9 Accessibility & Social Inclusion

CS12 Natural Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H6 Windfall Sites in Telford & Newport

### 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 centrally to the village of Muxton where there is a primary school, doctor's surgery, public houses, various shops, a Golf Centre and strong public transport links. 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 2014 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 National Planning Policy Framework.

At a local level, policy H6 (Windfall Sites in Telford & Newport) states that housing development will be permitted on land under 0.4 hectare when the site can be adequately accessed and parking provided, the site can be adequately drained and when the Council is satisfied that there are no concerns over land stability or contamination. Furthermore, developments should not have an adverse impact on the local environment and should show a high quality of design. Development sites

should also be situated in close proximity to district or local centres or within 400m from a bus route with regular services. Policy UD2 (Design Criteria) provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality.

Turning to the Local Development Framework Core Strategy, policy CS1 (Homes) states that housing development will seek to provide every household with an affordable, decent and appropriate home with a range of type, size and tenure to meet local need. Policy CS9 (Accessibility & Social Inclusion) aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access homes, work, schools, recreation facilities, food shops and other key services. Policy CS12 (Natural Environment) states that biodiversity will be protected from development and where possible enhancements will be incorporated in to proposals to ensure nature conservation. Finally, policy CS15 (Urban Design) encourages developments which will assist in creating and sustaining safe places, strengthening local identity and positively influencing the appearance and use of the local environment.

#### Design and impact on existing amenities

Following the demolition of the dwelling formerly known as 'The Cottage', the application site has been largely cleared and its appearance is currently quite scarred and is in need of redevelopment. The proposed development will be split in to two halves, along Wellington Road to the front there will be two semi-detached dwellings and a terrace of three dwellings and to the rear will be another pair of semi-detached properties. Each property will be of two storey construction providing two bedrooms and comfortable living accommodation. The design of the dwellings is relatively urban being set beneath pitched roofs with chimneys and proportionately sized windows with finer detailing to include window heads and cills. Finishing materials are to include facing brickwork and part render, concrete roof tiles and upvc windows with final specifications to be agreed at a later date. On-site parking will be provided through courtyard style parking areas with a total of 13 car parking spaces being provided. Private amenity space will be provided for each dwelling however details relating to landscaping of the site and boundary treatments will need to be agreed via appropriate conditions.

The site itself will be relatively self-contained however the layout has been influenced by the recent adjacent development on the site of the former Sutherland Arms Public House. The scale and density of the proposed development is similar to that of the adjacent development and the Local Planning Authority is satisfied that the proposed scheme is acceptable in terms of its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality as set out in policy UD2 of the Wrekin Local Plan. In terms of the relationship the development will have with neighbouring properties, the closest dwellings will be those on the adjacent new development, the detached and semi-detached properties opposite and a couple of mobile homes on the Breton Park site. When considering the existing built form of the surrounding area, in particular the density of both the Breton Park site and the adjacent new development, officers are satisfied that there will be no detrimental impact on neighbours by virtue of any significant loss of

privacy, light or overbearing impact. Appropriate conditions will be imposed to the decision notice ensuring adequate on-site landscaping to help soften the overall appearance of the development and details will also be required regarding the proposed methods of enclosure to ensure the character and appearance of the surrounding area is maintained.

### Highways

The existing access in to the site is located to the south-eastern corner however it is proposed to relocate the access to a more central position where a 5.5m wide road access will be provided. Whilst the access will be utilised by all residents, there will still only be one point of access on to Wellington Road. The Council's Highways Authority has been consulted on the application and no objections were raised to the proposed scheme subject to conditions requiring adequate visibility splays of 2.4m x 43m and adequate on-site parking. Officers acknowledge the concerns raised by local residents regarding the potential impact the development might have on highway safety however the site can be sufficiently accessed in lines with the requirements of the Local Highway Authority and sufficient on-site parking will be achievable. It is not therefore considered that the proposed development will lead to any significant adverse impact on highway safety in the locality.

### Drainage

The Council's Drainage Engineers have been notified of this proposed development and have raised no objections to the scheme subject to conditions. It is known that there are highway flooding issues on Wellington Road and therefore appropriate conditions will be imposed to ensure that the proposed development does not contribute to any flows to the highway and is designed in such a manner that any flooding will not enter the site boundary. The Council's Drainage Engineers are also aware that the site is bounded by an un-named ordinary watercourse and further conditions will be applied requiring details of ownership and future maintenance of this watercourse as well as a scheme for foul and surface water drainage to be agreed with the Local Planning Authority prior to the commencement of any development on site to ensure that the site does not adversely affect or exacerbate any existing issues regarding drainage along Wellington Road.

### Ecology/Arboriculture

This application must be considered under the Habitats Regulations Assessment process in order to satisfy the Local Authority duty to adhere to the Conservation of Species and Habitats Regulations since it is within 10km of the European Designated Site at Aqualate Mere. A Habitats Regulations Assessment has been undertaken by the Council's Ecologist which concluded that there is no legal barrier under the Habitats Regulations Assessment process to planning permission being granted. The Ecologist has however requested that appropriate conditions be imposed to the decision notice relating to the provision of nesting/roosting boxes for bats and birds as well as a requirement for the applicant to submit an external lighting plan to ensure that any disturbance to bats is kept to a minimum.

Prior to 'The Cottage' being demolished the site was heavily planted with a number of trees on site however these have since been mostly cleared except for a Holly tree. The Council's Arboriculture Officer has requested that conditions be imposed requiring the retention of this tree as well as separate tree replacement condition.

### Conclusions and Recommendation

To summarise, the application site is located within a sustainable area in a predominantly residential part of Muxton being within close proximity to service and facilities and strong public transport connections. The site will be relatively self-contained and officers are satisfied the site can be adequately accessed and sufficient on-site parking provided. The layout, scale and design of the proposed dwellings as well as the associated parking, amenity and landscaping are acceptable and will be in-keeping with the immediate surrounding area. Subject to conditions requiring additional information, the Local Planning Authority is satisfied that there will not be any significant adverse impact on highway safety or drainage infrastructure and accordingly the proposed development is compliant with both local policy and the guidance contained within the National Planning Policy Framework and is therefore recommended for approval subject to conditions.

### RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 Time Limit – Full
2. B011 Samples of Materials
3. B061 Foul & Surface Water Drainage
4. B079 Details on future riparian owners/future maintenance
5. Details of un-named watercourse
6. Details of Flood Zones
7. Details of maintenance of watercourse
8. B121 Landscaping Design
9. B130 Tree Protection
10. B133 Tree Replacement
11. B150 Site Environmental Management Plan
12. C013 Parking & Turning
13. C014 Visibility Splays (2.4m x 43m)
14. C073 Tree/Hedge Protection
15. C100 Erection of artificial nesting/roosting boxes
16. C106 Lighting Plan
17. D01 Removal of Permitted Development Rights

### Informatives

Ecology - Nesting Wild Birds, Badgers, Trenches, Storage of materials

Highways

Fire Authority

Broadband