

TWC/2014/0656

Land Adjacent Stone House, Shifnal Road, Priorslee, Telford, Shropshire  
Erection of 14no. dwellings with associated garages and parking

APPLICANT  
Acorn Homes Ltd, J Beaman

RECEIVED  
22/07/2014

PARISH  
St. Georges and Priorslee

WARD  
Priorslee

OFFICER Matthew Thomas

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Principle of development, design, scale and character of proposed dwellings, noise considerations and impact on the local area as part of the Borough's Green Network designation

**PROPOSAL:**

This full planning application seeks permission for the erection of 14no. dwellings with associated garages and parking on land off Shifnal Road in Priorslee. The proposed scheme comprises 4no, detached four bed dwellings, 8no, semi-detached three bed dwellings and 2no, semi-detached two bed dwellings.

Access to the site will be provided directly off Shifnal Road where a new cul-de-sac road will be provided with a visibility splay of 2.4m x 43m. Each dwelling will have its own driveway and garage with on-site parking. Private amenity space will be provided to the rear of each dwelling as well as some landscaping to the front. The proposed dwellings have a relatively contemporary design being set beneath gabled roofs and finished in brick, part render, plain roof tiles and timber windows. Boundary treatments will comprise a mixture of close boarded timber fencing, brick walls and hedgerows.

As part of the scheme, a sound reducing fence is proposed along the southern elevation ranging between 3 and 4m in height. To the south-east of the site a rainwater attenuation system and sewage treatment plant will be installed with a wooded area established behind. An existing traffic calming mound situated on Shifnal Road will also be relocated, clear of the proposed new site entrance.

**SITE AND SURROUNDINGS:**

The application site forms a parcel of land located on the southern edge of Priorslee extending to approximately 0.59 hectares and sloping gradually in a north-west to south-east direction. The site has largely been cleared of any plantation however there is an established belt of trees to the southern boundary which forms part of the Borough's Green Network and acts as a barrier to the M54 motorway to the south of the site.

Much of the area to the north of the site is occupied by the Telford University Campus and to the south, beyond the motorway, lies the Stafford Park Industrial Estate. To the west is a cluster of 19<sup>th</sup> Century buildings including the Stone House,

a building of local interest, and The Lion Public House. Elsewhere in the area are more recent, modern developments. The site is currently unoccupied with a brick wall approximately 1.8m high separating the road from the lower levels of the site.

The site is located in a sustainable location within close walking distance to Priorslee Centre, local schools and shops and with excellent public transport connections to the wider area.

## SUMMARISED CONSULTATIONS

### Standard consultation responses

St Georges & Priorslee Parish Council: Support subject to conditions

- Consideration to the location and the noise level from the M54
- Concern regarding the increased traffic volume to an extremely restricted cul-de-sac which could cause access problems for emergency vehicles
- Site is considered a 'gateway site' to Telford – it is hoped that a more architectural vision could be considered for this proposed residential site

Highways: No objections subject to conditions and a S106 contribution towards a Parking Restriction Traffic Regulation Order to be implemented along the site frontage and towards the removal of the Traffic Calming Feature positioned within close proximity to the proposed access

Drainage: Support subject to conditions

Parks & Open Spaces: Comment

- S106 contribution towards upgrading of nearby play recreational facilities for children and young people and an offsite contribution to provide environmental/tree enhancements in the locality
- Confirmation required over the proposed management of open space

Education: No Object

- S106 contribution towards primary school facilities

Ecology: Comment – include the following wildlife conditions and informatives

- Giant Hogweed Management Plan
- Japanese Knotweed Management Plan
- Erection of artificial nesting/roosting boxes
- Lighting Plan
- Informatives – Nesting wild birds, disturbance of debris & rubble, storage of materials, trenches & pipework and bats & trees

Aboriginal: Support subject to conditions relating to tree protection and landscape design.

Development Plans: No Objection

- Residential development has previously been approved on this site through the grant of planning permission W2007/0377 for 129 apartments

- The development proposal lies within Telford's development boundary, within a sustainable location and the principle of the proposal is therefore supported

West Mercia Police (Crime Prevention Design Advisor): Comment

- Recommendations made to include a minimum of one window in each gable end, to relocate some of the parking areas, installation of dusk-to-dawn lighting and confirmation of maintenance of open space to reduce opportunities for crime and anti-social behaviour

Shropshire Fire Service: Comment – include Fire Authority informative

Environmental Health: No comments received

Sustainability: No comments received

#### Neighbour consultation responses

No further representations received following neighbour consultation

#### RELEVANT HISTORY

W87/0694 – Erection of four detached houses – Outline Granted (18/12/1987)

W91/0057 – Erection of an office development, provision of car parking facilities and formation of vehicular and pedestrian access – Full Granted (21/06/1991)

W2006/0867 – Residential development to provide 129 apartments, 185 basement car parking spaces and associated landscaping – Full Refused (23/03/2007)

W2007/0377 – Residential development to provide 129 apartments, 185 basement car parking spaces and associated landscaping – Full Granted (21/06/2007)

#### RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS1 Homes

CS3 Telford

CS9 Accessibility & Social Inclusion

CS12 Natural Environment

CS13 Environmental Resources

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H6 Windfall Sites in Telford & Newport

H23 Affordable Housing

T22 Planning Obligations

OL3 Green Network

OL4 Development in the Green Network

OL5 Extension & Redevelopment in the Green Network

OL12 Open Land & Landscape: Contribution from New Development

OL13 Maintenance of 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 within walking distance to local shops in Priorslee Centre and has good access to local schools, shops as well as having good links to public transport. On this basis, the Local Planning Authority is 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 between 0.4 hectare and 1 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 (less than ½ mile) to district or local centres or within 400m from a bus route with regular services. Finally, schemes should generally be of a higher than average density, and, where appropriate, provide footpath links to the bus route and improve bus access into the site. 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

The application site is relatively self-contained and the scale of the proposed development reflects existing built form within the area as well as being proportionate to the size of the site itself. The proposed access will be located centrally to the site, leading directly off Shifnal Road and a shared access road with hammerhead will serve the development. The proposed scheme is for 14no. dwellings; 10 semi-detached and 4 detached and the layout of the proposed development will be inward facing. The detached dwellings will each have 4 bedrooms and the semi-detached will be a mix of 3 and 2 bedroom properties. The proposed dwellings will each have its own driveway and single garage and private gardens to the rear, all of which are generously sized, reflecting the attractive layout and scale of the proposed scheme. This attribute is mirrored to the front of the properties where open plan gardens are to be provided with intermittent landscaping, all of which will contribute to the open character of the development.

The proposed dwellings have a relatively modern design, typical to the existing local vernacular with additional architectural features including corbelled courses to roof verges and eaves and window headers and cills. It is envisaged that finishing materials will include facing brickwork and part render, concrete interlocking roof tiles and white upvc windows however final details will be agreed at a later stage through appropriate conditions. Boundary treatments between the properties are yet to be

agreed however details of which can be conditioned through appropriate landscape management plans. The site will be enclosed by a boundary wall which will be approximately 1.7m high along the adjacent footpath along Shifnal Road but inside of the site it will raise to 2.9m due to differences in ground levels and to ensure adequate privacy and to secure the site from undue noise. Nevertheless, a sound reducing fence is proposed along the southern boundary to protect the site from adverse impacts from noise, given the proximity of the M54 motorway to the south. A Noise Report accompanies the application together with details of the proposed Acoustic Barrier and appropriate conditions can be included to ensure the barrier is installed in line with the recommendations as set out within these reports which state that a fence between 3 and 4 metres in height is required.

With regards to the impact the development will have on neighbouring properties and the general character of the area, given the site is relatively self-contained and when considering the scheme is of a suitable density, the Local Planning Authority is satisfied that the scheme will not have an adverse impact on amenities presently enjoyed by the neighbouring properties to the north-west and north-east. Whilst the development will have an impact on the character of the area and street scene, officers consider the overall affect will be positive and the development will be in-keeping to this area of Telford.

#### Highways

Access to the site will be formed off Shifnal Road and a shared access road with hammerhead will be provided for access to individual properties and to allow for turning of vehicles within the site. Suitable on-site parking provision will also be provided through private garages and driveways. A visibility splay of 2.4m x 43m will be provided at the new access, in line with the requirements of the Local Highway Authority (LHA). An existing traffic calming mound will need to be relocated, clear of the new site entrance and this has already been discussed with the LHA, who have raised no objections to the proposed development subject to appropriate conditions as well as financial contributions of £1500 towards a Parking Restriction Traffic Regulation Order which will be implemented along the site frontage and £3000 towards the relocation of the traffic calming feature. A S106 legal agreement is underway to secure these funds should the application be approved.

#### Drainage

It is proposed for surface water to be discharged to soakaways. The site is not known to be prone to flooding and is not situated within close proximity to any flood zones as identified by the Environment Agency.

To the south-eastern corner of the site, an area has been retained for the installation of rainwater attenuation tanks and estate sewage treatment plant with storm and treated foul outfall to adjacent drain systems. The Council's Drainage Engineers have been notified of this proposed development and have raised no objections to the scheme subject to conditions.

#### Ecology/Arboriculture

Policies OL3 and OL4 of the Wrekin Local Plan relate to the intrinsic value of the Borough's Green Network as well as providing guidance to development within this designation. Policy OL3 sets out the 6 principle aims of the Green Network which

include maintaining Telford's image as an attractive place to live and work, the separation of the built up areas with green wedges, to provide informal recreation and open space and to protect the Borough's ecological and archaeological heritage. The NPPF however asserts the local green space designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

Much of the application site falls outside of the Green Network boundary however part of the rear garden areas for plots 10-13 falls within this designation. The woodland opposite the site falls within the Green Network as well as the woodland to the south, separating the site from the motorway. It is argued that the overall impact the development will have on the Borough's Green Network designation will be negligible and as such, officers are satisfied that the development will be in line with the Green Network policies. Both the Council's Ecologist and Arboriculture Officer have been consulted on this application and have raised no objections to the scheme subject to the imposition of appropriate mitigation and protection conditions.

### Section 106 Contributions

In accordance with local policies, given the nature and scale of the proposed development, the Local Planning Authority has requested that certain financial contributions be provided to provide necessary community benefits.

Originally the following contributions were requested:

- £33,781 towards primary school facilities (Education)
- £600 per unit towards the upgrading of play recreational facilities for children and young people and a further off-site contribution of £6000 to provide environmental and tree enhancements in the locality, thus totalling a contribution of £14,400
- £1500 towards a Parking Restriction Traffic Regulation Order to be implemented along the site frontage has been agreed together with a further contribution of £3000 towards removal of the Traffic Calming Feature positioned within close proximity to the proposed access

The applicant has subsequently submitted a Viability Appraisal and has engaged in discussions with the Local Planning Authority to ensure the scheme is deliverable whilst still being viable. This figure which has been agreed with the LPA following receipt of this report is £30,000 and it is proposed to be split as per the following

- Education: £16,500
- Parks & Open Spaces: £9,000
- Highways: £4,500

A further fee will be required to cover the monitoring costs associated with this application. This fee will amount to 5% of the total costs and will be included within the S106.

The Local Planning Authority has requested the above contributions to make the development acceptable in planning terms and consider the costs reasonable in relation to the scale of development proposed.

## Conclusions and Recommendation

To summarise, the application site is located within a sustainable area in a predominantly residential part of Priorslee being within close proximity to services 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 and amenity 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

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

- a) The applicant entering into a section 106 legal agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relation to:
  - A contribution of £16,500 towards primary education facilities,
  - A contribution of £9,000 towards off site recreation and play facilities
  - A contribution of £4,500 towards highway works/improvements
  - And 5% contribution of the total figure (£1500) for monitoring contributions.
  
- b) and the following conditions to be attached:
  1. A04 Time Limit – Full Planning
  2. B011 Samples of Materials
  3. B034 Highways Details
  4. B061 Foul & Surface Water, including Greenfield Run-off Rates
  5. B079 Approval from Severn Trent Water
  6. B089 Details/Implementation of Acoustic Barrier
  7. B121 Landscape design, including enclosures
  8. B130 Tree Protection
  9. B150 Site environmental management plan
  10. C013 Parking, Turning, Loading, Unloading
  11. C014 Visibility Splays (2.4m x 43m)
  12. C100 Erection of Artificial Nesting/Roosting Boxes
  13. C106 Lighting Plan
  14. C109 Giant Hogweed Management Plan

## Informatives

Ecology

Fire Authority

Broadband

Section 106 Agreement