

TWC/2015/0973

Land adjacent Kiyokuni Europe Ltd, Holyhead Road, Snedshill, Telford, Shropshire  
Change of use of vacant employment land to a temporary gypsy and traveller  
caravan site with the provision of 15 pitches and portable toilet facilities (until  
February 2016)

**APPLICANT**

Telford and Wrekin Council

**RECEIVED**

28/10/2015

**PARISH**

Oakengates

**WARD**

Oakengates and Ketley Bank

**OFFICER** Daniel Owen

OBJECTIONS RECEIVED: Yes.

**1. PROPOSAL**

- 1.1 Planning permission was granted in December 2013 (TWC/2013/08210 for the change of use of vacant employment land to a gypsy and traveller transit site for up to 29 caravans across 15 pitches. Planning permission was granted for a temporary 2 year period with the site being returned to its previous condition by 18<sup>th</sup> December 2015. A full planning application has been submitted for the creation of a new gypsy and traveller transit at Lodge Road in Donnington (TWC/2015/0830) which is also before the Planning Committee with the intention that the Lodge Road site will effectively replace the temporary site at Snedshill.
- 1.2 Due to delays with the Lodge Road application coming forward this planning application seeks to extend the period before the Snedshill site must close by three months (until February 2016) to allow the Lodge Road site to be constructed and made available.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site is designated for employment purposes and is located at the end of Holyhead Road, adjacent to the Kiyokuni Europe Ltd building. Access is off the existing road which also serves Kiyokuni. The land is set down in relation to Priorslee roundabout, Holyhead Road to the north and the A5 to the east of the site. The application site is immediately bounded by dense vegetation in all directions.
- 2.2 The area is predominantly commercial in character but there are some residential properties to the north. The nearest built form to the site is the Kiyokuni Europe Ltd building to the north which is located around 110m from the main pitch area of the site. The nearest residential properties are around 340m to the north along Priorslee Road and 370m to the east along Shifnal Road. There are other commercial properties around 160m to the east on the opposite side of the A5 and 100m to the south separated by the M54.

- 2.3 Prior to the construction of the gypsy and traveller site the land was vacant and was previously occupied as a builder's yard.

### **3. RELEVANT PLANNING HISTORY**

#### **3.1 Planning Applications**

- TWC/2013/0821: Change of use of vacant employment land to a two year temporary gypsy and traveller caravan site with the provision of 15 pitches and portable toilet facilities on Land adjacent to Kiyokuni Europe Ltd, Holyhead Road, Snedshill, Telford. Granted: 19/12/2013.

#### **Nearby**

- TWC/2015/0830: Change of use of grazing land to a gypsy and traveller site including access road, provision of 1no. toilet block and landscaping on land at Lodge Road, Donnington Wood, Telford. Undetermined and on this agenda.

### **4. PLANNING POLICY CONTEXT**

- 4.1 National Planning Policy Framework (the NPPF) – the NPPF is not the development plan for Telford and Wrekin but it is a material consideration in this case because all of the borough's development plan policies have to be viewed in the light of this more recent national guidance.

4.2 Planning policy for traveller sites

- Published by the Department for Communities and Local Government in August 2015.

4.3 Core Strategy policies

- CS3: Telford
- CS4: Central Telford
- CS15: Urban Design

4.4 Saved Wrekin Local Plan policies

- UD2: Design Criteria
- T22: Planning Obligations

4.5 Central Telford Area Action Plan (CTAAP)

### **5. SUMMARY OF CONSULTATION RESPONSES:**

#### **Standard consultation responses**

- 5.1 Shropshire Fire Service: No objection.
- 5.2 The Coal Authority: No objection.
- 5.3 Shropshire Council: No comment.

5.4 Environmental Services (Arboricultural): No comment.

5.5 Environmental Services (Drainage): No comment.

5.6 Environmental Services (Highways): No objection.

5.7 Ecology: No comment.

## 5.2 Neighbour consultation responses

Notification letters were sent to the occupiers of almost 300 neighbouring properties. In response 15 letters of objection has been received raising the following issues:

- The site has never been used so why is the permission being extended?
  - Impact on local residents, businesses and the Town Centre,
  - Imperative that an end date is defined,
  - Brownfield sites should be used first,
  - Local schools and GP surgeries are over subscribed,
  - Access and traffic problems,
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- Additional matters that are not regarded as material planning considerations, such as the impact on property prices, were also raised.

## 6. PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:

- The principle of the development / need;
- The impact on neighbours;
- Highway matters;
- Other matters

### The principle of the development / need

6.2 The site is within the built up boundary of Telford as defined in the Wrekin Local Plan. Core Strategy Policy CS3 (Telford) states that Telford will be the focus for the Borough's development and that it will accommodate the majority of new homes, jobs and services. The site is designated within the Wrekin Local Plan and within CTAAP for employment uses.

6.3 In determining the previous application for this site it was considered that on balance the fact that consent was only being sought for a temporary period of time and that there was an identified need for the development should

outweigh the employment designation of the site and that the proposal would comply with the NPPF and the Core Strategy.

- 6.4 Since the previous application was approved an updated Gypsy and Traveller Accommodation Needs Assessment (GTTA) has been produced (November 2014) that will be used to inform the preparation of the Local Plan, and that assessment has identified that there is still a need for a transit site within the Borough. A planning application (TWC/2015/0830) has been submitted for a new transit site at Lodge Road in Donnington Wood that is also before the Planning Committee. Should that application be approved then it will essentially replace the facility at this site.
- 6.5 The principle of a temporary Gypsy and Traveller site at this site has previously been found acceptable. It is considered that given that there is still a need for transit pitches within the Borough that an extension to that temporary consent by an additional 3 months is also acceptable in principle.

#### The impact on neighbours

- 6.6 The site is well separated from neighbouring residential properties with the closest house sites approximately 340 metres away. Whilst some of the letters of objection that have been received refer to potential problems associated with the use none of them make reference to any problems that have actually occurred in the past two years. The site is also located well away from any neighbouring commercial use.
- 6.7 There is also a high degree of landscaping between the site and the surrounding area with the site not being readily visible within the streetscene or from neighbouring properties. It is not considered that there would be a detrimental impact on those businesses as a result of the development.

#### Highway matters

- 6.8 Some residents have raised concerns with regards to highway safety, speed limits and pedestrian crossings. The level of traffic associated with the development is limited and no objections have been raised by the Council's Highways Engineers. No reference has been made of any traffic incidents that have occurred within the past two years that would justify the refusal of this scheme for an additional 3 months on traffic and highway safety implications

#### Other matters

- 6.9 Several of the letters of objection that have been received make reference to this being a new facility rather than a 3 month extension to the existing temporary permission. Objections have also been received regarding the potential loss of property value as a result of the proposal however this is not a material planning consideration that should be given weight in the determination of this application. One of the objections also made reference

to the original proposal being to relocate the site to Donnington Wood when the application was submitted two years ago. As mentioned above there is a current planning application for that site.

## **7. CONCLUSIONS**

- 7.1 The proposed development is located within a sustainable location and has previously been found to be acceptable in principle subject to the proposal being for a temporary period. Subject to the proposal being for a limited 3 month extension it is considered that the proposal is still acceptable in principle. Matters relating to the impact on the living conditions of neighbouring houses, design and appearance, highway safety and the impact on neighbouring businesses were all considered in detail previously and the proposal was found to be acceptable. The use of the site for an additional 3 months is considered to be acceptable.

## **8. RECOMMENDATION**

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **PLANNING PERMISSION IS GRANTED** for a temporary period subject to the following conditions:

1. Time limit – three month extension to the temporary permission
2. Site shall be occupied by gypsies and travellers only
3. The site shall accommodate a maximum of 29 caravans at any one time
4. Each pitch shall be occupied for a maximum of 28 days by any one family.
5. Details of materials for amenity blocks
6. Development in accordance with plan Nos.
7. Bat Lighting scheme
8. No commercial vehicles
9. No commercial or industrial activities

### Informatives

1. Coal Authority
2. Ecology Birds
3. Fire Safety
4. Conditions