

TWC/2015/0060

Site of Coddon Sports and Social Club, Wellington Road, Donnington, Telford, Shropshire

Erection of 29no. dwellings with associated access roads, parking, drainage and landscaping *****AMENDED DESCRIPTION*****

APPLICANT

The Wrekin Housing Trust, Sarah Flaherty

RECEIVED

27/01/2015

PARISH

Lilleshall, Donnington and Muxton

WARD

Donnington

OFFICER Daniel Owen

OBJECTIONS RECEIVED: No

MAIN ISSUES

Principle of residential development, Loss of community facilities, Affordable Housing, Impact on Residential Amenity, Loss of Green Network, Highways Implications.

PROPOSAL

This is a full application for the redevelopment of the Coddon Sports and Social Club site through the demolition of the existing buildings and erection of 29 houses. The application has been submitted by the Wrekin Housing Trust and the proposal is for 100% of the dwellings to be Affordable (Social Rented) Housing.

SITE AND SURROUNDINGS

The application site covers an area of 0.7 hectare and is located on the northern side of Wellington Road in Donnington. The area is predominantly residential in character, with existing housing development to the east and west of the site, and also on the opposite side of Wellington Road. There are non-residential uses in the immediate area with the Revive furniture store being situated on the opposite side of Wellington Road and the Territorial Army Centre being located to the North West of the site. To the north of the site is the A518 Wellington to Newport road, beyond which lies MOD Donnington.

The application site is occupied by two bowling greens, a club house, two pavilions, and a large car park at the front of the site. There is a line of tall poplar trees close to the northern boundary of the site, and other mature trees just beyond the eastern and western site boundaries. The site is currently in a relatively poor state of repair with the building having been fire damaged and the bowling greens are overgrown following the closure of the club in 2011.

The boundary treatment to No.1 Wellington Road consists of a close-boarded fence between approximately 1 and 2 metres in height in addition to a relatively mature tree and hedge screen. The boundary treatment to the properties within Harding

Court and Millward Close consists of a close-boarded fence approximately 1.8 metres in height.

SUMMARISED CONSULTATIONS

Standard consultation responses:

Lilleshall, Donnington and Muxton Parish Council: No Objection.

Environmental Services (Highways): No objection
Subject to Conditions requiring the submission of further details relating to the design of the attenuation tank, the surface water drainage scheme, an easement agreement with Severn Trent Water, and a SUDS management plan.

Environmental Services (Parks and Open Spaces): No objection
Subject to the provision of £80,000 as mitigation for the loss of this bowls facility.

Environmental Services (Drainage): No objection
Subject to conditions requiring the submission of further details relating to the surface water drainage scheme, an easement agreement with Severn Trent Water and a SUDS management plan.

Natural England: No objection.

Shropshire Fire Service: Request that an Informative be added to the Decision Notice.

Neighbour consultation responses:

No representations have been received.

RELEVANT HISTORY

TWC/2014/0803: Application for prior notification of the proposed demolition of the Coddon Sports and Social Club – Permitted Development 30/09/2014.

TWC/2011/0343: Redevelopment of the site to provide up to 25 houses with associated access and landscaping (Outline) – Approved 16/11/2011

There are a number of planning applications relating to alterations and extensions of the Coddon Club dating back to 1983 however it is not considered that they are directly relevant to this application.

RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS3: Telford

CS10: Community Facilities

CS15: Urban Design

Wrekin Local Plan:

OL4: Development in the Green Network

LR6: Developers contributions to outdoor recreational open space provision within new residential developments

UD2: Design Criteria

PLANNING CONSIDERATIONS

The Principle of Development

Policy CS3 relates to development in Telford. This states that Telford will accommodate the majority of new homes, jobs and services. The application site is located within Telford and so the principle of the development of the site would accord with the aims of Policy CS3.

Outline consent was granted for the redevelopment of the site for up to 25 houses in May 2012 and that consent is still extant. Although that was an Outline application a masterplan was submitted that showed how the site could accommodate the dwellings proposed. The application now under consideration is similar to that layout however the mix of house sizes has been increased with the current application proposing one, two and three-bedroom houses compared to the previous scheme that was for three-bedroom houses only.

The site is previously developed land within a predominantly residential area. It is also considered that the site is located within a sustainable location. A small section of the rear of the site is located within the Green Network however, as with the previous Outline application this has been shown as a proposed area of open space.

It is considered that the redevelopment of the site is acceptable in principle.

Design and appearance

Policy CS15 of the Core Strategy states that the design of development will assist in creating and sustaining safe places, strengthening local identity and projecting a positive local image. Saved Local Plan Policy UD2 provides more detailed design guidance and states that in considering whether or not a development proposal is of an appropriate design quality, and relates positively to its context, the Council will assess it in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access and spatial quality. A number of urban design principles are set out against which applications will be assessed.

As stated the general layout of the site follows that shown in the previously approved application. A single means of access would be provided adjacent to No.1 Wellington Road. The houses would be arranged in 4 groups and all of the houses would have private amenity space and off-street car parking spaces.

All of the houses would be two-storeys in height and the scheme would comprise semi-detached houses and short terraces of three houses. The proposed materials

include dark red and light red facing brickwork, white render, stone cills and slate grey concrete roof tiles.

A number of trees would be removed from the rear of the site however the proposed Site Plan shows that a number of large individual trees would be planted around the site to compensate for their loss. Metal railings (0.9 metres in height) would be installed across the frontage of the site and the rear gardens would be separated by 1.8 metres high fencing. Each house would also be given a timber shed and an external rotary dryer.

It is considered that the design and external appearance of the proposed development is acceptable and that it would not result in a detrimental impact on the character and appearance of the area.

Residential Amenity

The NPPF states that a good standard of amenity for all existing and future occupants of land and buildings should be sought. There are a number of existing residential properties within close proximity to the site, most notably No.1 Wellington Road that adjoins the Western boundary of the site and to the East is Harding Court and Millward close, a sheltered bungalow development. No.1 Wellington is a white rendered cottage that fronts onto the main road. There are three windows in the facing side elevation of that property, one of which is at first-floor level and of the two ground floor windows one is a high level window and the other is obscure glazed.

Plots 1 and 2 would face towards No.1 Wellington Road and a separation distance of approximately 15 metres will be achieved. Given that the relationship would be between the front of the proposed houses and the side of No.1 Wellington Road this would be a sufficient distance to ensure that the amenity of the occupiers of No.1 are not significantly affected. The dwellings for Plots 12 to 15 would be located between 9.5 metres and 13.5 metres from the boundary with No.1 Wellington Road and would face towards the garden area of that dwelling. The combination of the separation distance and the established tree and hedge screening would be sufficient to prevent an unacceptable level of overlooking.

The house proposed for Plot 7 would be located approximately 12.5 metres from the rear of the closest property within Harding Close (No.4). The only openings proposed for the facing side elevation would relate to a WC at ground floor level and a bathroom at first-floor level. A condition to ensure that these windows are obscure glazed and high level opening only would ensure that there would not be any overlooking of the houses in Harding Close.

The separation distance between the proposed houses and Nos.1 to 5 Harding Close is similar to that shown on the masterplan submitted as part of the previously approved Outline application. The existing Coddon Club buildings are also located along this boundary and it is considered that the proposed development would result in an overall improvement in the outlook from the rear of Nos.1 to 5 Harding Close.

Brook House is located on the opposite side of Wellington Road and a separation distance of approximately 20 metres would be achieved between that house and the proposed dwellings.

It is therefore considered that the proposed development would not result in a detrimental impact on the amenities of the occupiers of existing houses that adjoin the application site; however it is considered appropriate in this instance to remove permitted development rights for further extensions to the proposed houses so that full consideration can be given to the impacts of any extensions.

As stated above each of the proposed dwellings would have an area of private amenity space available and an area of open space would also be provided to the rear of the site. The separation distances between the proposed houses would generally be acceptable with the distance falling below the level that would be typically be required for only one house. However this would relate to the front of the house which is a less sensitive relationship and it is considered that overall the level of amenity that would be provided for the potential future occupiers would be acceptable.

Highways Considerations.

The means of access to the site was approved as part of the previous Outline application and the access included in this application reflects that detail. The proposed car parking would generally be provided as direct curtilage parking with the one-bedroom houses having one space and the two and three-bedroom houses having two spaces each.

The Council's Highways Engineers have not raised any objection to the proposed development subject to a number of conditions.

Planning Obligations

As with the previously approved Outline application the proposed development would result in the permanent loss of two bowling greens. The Council's Open Space Assessment (2008) states that there is a general dissatisfaction with the provision of bowling greens in North East Telford, and that this part of Telford displayed significant deficiencies against the recommended quantity standards. Recommendation OFS2 of the Assessment states that the Council should protect existing outdoor sports facilities, especially those serving residents in North East Telford, and that where a facility is lost to development (and not found to be surplus to requirements), a replacement of equivalent quality and accessibility should be provided. Core Strategy Policy CS10 also seeks to resist the loss of community facilities unless acceptable alternative provision can be provided.

This matter was considered as part of the previously approved Outline application where it was concluded that the applicant would provide a financial contribution of £100,000 towards a replacement bowling facility. This was agreed following the submission of a financial viability assessment that also resulted in a reduction in the payment of the required education contribution and a significant reduction in the level of affordable housing that was secured. Only 4 of the 25 proposed dwellings which represents a provision of 16%.

This application is for a 100% affordable scheme with all of the houses being provided for affordable rent by the Wrekin Housing Trust. The applicant has stated that given the significant increase in the level of affordable housing the scheme a reduced contribution of £80,000 towards replacement bowling facilities is the maximum that the scheme can provide. The Council's Leisure Services Officer has confirmed that they have no objection to the revised amount being secured. It is not currently known where the replacement bowling facilities would be located. The Council's Leisure Services Officer will be developing a Council Bowls Strategy, in association with Sport England and local bowling leagues, to determine the location of future bowling greens in the Borough.

In identifying the required planning obligations for this application the following three tests as set out in Regulation 122 of the CIL Regulations (April 2010), have been applied to ensure that the application is treated in its merits:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The previously approved Outline application also sought to secure a financial contribution of £12,500 towards Primary Education facilities within the vicinity of the application site. The Council's Education officers have considered the proposal again following the submission of this revised application and have confirmed that given the current surplus of places in primary schools in the area and given the low number of primary school age children that would be likely to live at the development that a contribution is not necessary in this instance.

In consideration of the above tests the financial contribution to the provision of replacement bowling facilities has been identified as this would be required as direct mitigation for the loss of the existing facilities caused by the development. The provision of affordable housing is a basic principle for all major planning applications and whilst this application would provide more than the level typically required this is at the applicant's request. It is therefore considered that the obligations sought meet the three tests. The applicant has agreed to the provision of these obligations.

Other Issues

The application site lies within the 2km buffer zone of Muxton Marsh SSSI and as such Natural England was consulted on the development proposals. Natural England raised no objection to the proposal and confirmed that it is satisfied that the development would not damage or destroy the interest features for which the site has been notified and that the SSSI does not represent a constraint in the determination of the application. An Ecological Assessment was also submitted in support of the application that confirms that the site is of generally low ecological value and that there are no features of significant ecological value. The Council's Ecologist has considered the application and has confirmed that they have no objection to the proposal subject to Conditions requiring bird and bat boxes to be installed in the development.

There are no known drainage issues with the site and the Council's Drainage Engineers have confirmed that they have no objection to the proposal subject to a

number of Conditions relating to the detailed design of the drainage system to be installed.

Conclusion

Overall it is considered that the redevelopment of the application site would result in a positive impact on the character and appearance of the site and the surrounding area. The proposal would not result in a detrimental impact on the amenities of the occupiers of neighbouring houses and would also ensure that a satisfactory level of amenity is provided for its potential future occupiers. The proposal would not result in a detrimental impact on the highway network and through the provision of a financial contribution would ensure that the bowling facilities to be lost can be replaced. The site is located in a sustainable location in an established residential area and the provision of 100% affordable housing is a material planning consideration that weighs in favour of the application.

RECOMMENDATION:

It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery manager to GRANT PLANNING PERMISSION subject to:

A. The applicant entering into a S106 Legal Agreement with the Local Planning Authority in relation to:

1. A contribution of £80,000 towards replacement bowling facilities, and
2. The provision of 100% Affordable (Social Rented) Housing

B. The following conditions:

1. A04: Commencement within three years
2. B010: Details of Materials
3. B120: Details of enclosures
4. B121: Landscaping Design
5. B128: Landscape Management
6. B130: Trees – Protective Fencing
7. B133: Trees – Replacements
8. B046: On-site construction
9. B047: Mud on Road
10. B079: Modelling of surface water drainage system
11. B074: Brownfield Run Off Rates
12. B079: Details of Easement Agreement
13. B079: SUDS Management Plan
14. B149: Bird and Bat Boxes
15. C097: Nesting Birds (vegetation)
16. C098: Nesting Birds (pre-construction)
17. C38: Development in accordance with the approved plans
18. D01: Removal of all permitted development
19. D08: Windows obscure glazing (East facing side elevation of Plots 7 and 20)
20. D09: No further windows (East facing side elevation of Plots 7 and 20)

Informatives:

I40: Conditions

I41: Reason for grant of permission

RANPPF1: Approval – National Planning Policy Framework