

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2013/0685
Site address	Land adjoining Waters Upton Village Hall, Waters Upton, Telford, Shropshire
Proposal	Outline application for the erection of up to 5no. detached dwellings with the erection of associated garages, provision of open space with associated access ***AMENDED PLANS AND DESCRIPTION***
Recommendation	Outline Grant

Since the preparation of the Planning Committee report, a number of further representations have been received as set out below:

Statutory consultees

Highways: Comment

Previous response applies, no further comment

Arboricultural: Comment

No objection to the proposal, request conditions for the submission of hard and soft Landscaping Design, provision of Tree Protection measures on the basis of the revised site plan.

Shropshire Fire Service: No comment

West Mercia Police Constabulary: No objection

Local representations

Four neighbour representations have subsequently been received objecting to the scheme, raising the following summarised issues:

- Lack of need - need for development in village fundamentally changed - five year housing land supply achieved since application lodged, along with building at The Swan PH, opposite Village Hall and various applications consented and as yet unbuilt, percentage of rural housing met
- Loss of green space – area provides green space in village, removal of last green break in village, detrimental effect on rural feel of the village, best left undeveloped
- Proximity to nursery – best left undeveloped
- Conflict with policy - Neighbourhood Plan and TWC policies do not support such a development on a greenfield site in the village – only support for 1 or 2 dwellings on infill plots, site is infill, site not included in plan. Neighbourhood Plan progress to point where it holds 'significant weight', contents needs to be taken into consideration, doubt this is the case

- Loss of character and privacy - value attached to quiet village environment, village will become another Telford New Town area with no character, open aspect to rear of property / open views across fields significant deterioration in privacy through estate style site of 5 houses
- Highways concerns - narrow road through the village with poor visibility, could not cope with the extra traffic, 30mph speed limit ignored, entrance to the site would be opposite entrance to butcher's premises, primary school children walk down through the village to get to Crudgington school, and secondary school children now walk up through the village to reach the bus stop outside the village hall, some parts of road through the village have no pavement and too narrow for two cars to pass, proposed development would endanger children
- Reduction in property values
- Surface water drainage issues at bend – already dangerous in winter
- Requests if approved - hedge to be left to hide dwellings, main entrance by village hall away from bend, build as far as possible into farmed field.

The representations from statutory consultees have not raised any new planning considerations, notably in respect of the Arboricultural response, the conditions requested are already included within the recommended list. In terms of the local representations, the status of the Waters Upton Neighbourhood Plan, consistency with adopted policy (this relates to the lack of need issue identified) and the context of policy H10 relating to infill development, these issues are addressed within the Planning Committee report of 3rd June 2015.

The Local Planning Authority restates that issues relating to reasons for refusal suggested within local representations based upon an increase in traffic and access on a bend / opposite busy butchers, surface water drainage, impact on wildlife, impact on the character of the village, loss of green space, decrease in property values, were considered in the original Planning Committee report (11th December 2013). Further, the hedge (bar a modest element where proposed to form part of a garden) along the road frontage is included in the proposed land transfer area to Waters Upton Parish Council.

On the basis of the additional representations, Officers do not consider any amendment to be required and therefore recommend that the previous decision to grant outline planning consent subject to a S106 agreement be maintained by Members of Planning Committee.

RECOMMENDATION: to GRANT OUTLINE PERMISSION subject to the applicant entering into a S106 agreement to transfer the ownership of land as shown on Drawing No. 15 Land Transfer Plan to Waters Upton Parish Council for community benefit for the sum of £30,000, grant delegated authority to the Manager of Development Management subject to the following conditions and informatives:

1. A01 Standard Outline
2. A02 Submission of Reserved Matters
3. B11 Samples of Materials
4. B12 Sample Brick Panel
5. B019 Details of windows and doors
6. B049 Custom highways condition – improvement to footway
7. B061 Foul and surface water
8. B064 Soakaway test – incl. soakaways more than 5m from buildings or boundary
9. B121 Landscaping Design
10. B130 Trees – Protective Fencing
11. B145 Lighting Strategy - amended
12. B150 Site Environmental Management Plan
13. C13 Parking, loading, unloading & turning
14. C14 Visibility splays - 2.4m x 43m
15. C38 Development in accordance with plan Nos.
16. C71 Trees – Soil Levels
17. C109 Ecology Custom - bird and bat boxes
18. CCustom Transferred land landscaped to a suitable standard agreed by the LPA
19. CCustom Provision of access through to land for community gain

Informatives

- | | |
|---------|---|
| I11 | Highways |
| I23 | Bats |
| I25b | Nesting birds (construction) |
| I25e | Trenches |
| I25h | Vegetation cutting |
| I33b | Broadband |
| I35 | Custom informative – soakaways |
| I35 | Custom informatives - Secured by Design |
| I40 | Conditions |
| I44 | Reasons for Outline Consent |
| RANPPF1 | Approval - NPPF |