

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0220
Site address	Site of Roden Nurseries, Roden Lane, Roden, Telford, Shropshire
Proposal	Outline application with all Matters Reserved for residential development for up to 9 no. dwellings
Recommendation	Full Refuse

Since the preparation of the Officer Report for Planning Committee, additional comments have been received from the agent:

The agent contends that the Peter Brett Report on Objectively Assessed Housing Need for Telford and Wrekin cannot be afforded any weight at this time and as such, housing policies contained within the Core Strategy cannot be considered up-to-date.

Officers disagree with this statement and are confident that the Local Authority can adequately demonstrate at least a 5 year housing land supply in accordance with guidance contained within the NPPF.

The agent has also responded to points raised within the second reason for refusal relating to protected trees and the layout of the development. An alternative site layout (2098/03 Rev F) has been submitted indicating that there is potential to retain all the protected trees on site except for one, located centrally within the site. It is also offered that a replacement tree could be easily accommodated elsewhere on the site.

The Tree and Woodlands officer has provided additional comments based on the submitted plan and information. They concur that the additional information provided demonstrates that all except one of the trees could be protected within the site subject to conditions, with a suitable tree replacement provided to mitigate the loss of the one tree. Notwithstanding this, Officers consider that due to the location of the retained trees, particularly those along the frontage, that a suitable site layout that would be in keeping with the character and appearance of the village could be achieved contrary to policies CS15 of the Core Strategy and UD2 of the Local Plan. The recommendation will be amended to reflect this issue with alterations made to the second refusal reason.

AMENDED RECOMMENDATION: REFUSE OUTLINE PLANNING CONSENT for the following reason(s):

1. The Local Planning Authority considers the proposed residential development represents an unsustainable form of development within the open countryside, where by development in the rural area is focused on the

identified settlements of High Ercall, Waters Upton and Tibberton, limited within the rural area and within the open countryside strictly controlled. The proposed development within Roden would not maintain or enhance the vitality of the settlement nor would it represent an exceptional circumstance. Furthermore the development of this site would therefore result in an undesirable encroachment into the surrounding countryside detrimental to the visual amenity of the area. Accordingly the proposal fails to address the three tests of sustainable development as set out in national policy and would therefore be contrary to the National Planning Policy Framework, Wrekin Local Plan policies UD2, and OL7 and Core Strategy policies CS1 and CS7.

2. The Local Planning Authority considers that the applicant has submitted insufficient information to demonstrate that a suitable site layout could be achieved due to the siting of trees protected by a Tree Preservation Order. As such, the proposal would lead to an unacceptable form of development that would appear out of character with the form appearance of Roden Village. Accordingly, the proposal is contrary to policy CS15 of the Telford and Wrekin Core Strategy (2007) and 'saved' policy UD2 of the Wrekin Local Plan and guidance within the National Planning Policy Framework.