

TWC/2015/0309

Land adjacent Grangefields, Hay Street, Tibberton, Newport, Shropshire
Outline application with all matters reserved for 3No. detached dwellings

APPLICANT

Gabriella Parkes

RECEIVED

16/04/2015

PARISH

Tibberton and Cherrington

WARD

Edgmond, Edgmond and Ercall Magna

OFFICER Matthew Thomas

TIBBERTON PARISH COUNCIL HAS REQUESTED THIS APPLICATION BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Principle of residential development, impact on existing neighbouring properties and the character of the area, access & highways

PROPOSAL

This outline planning application seeks consent for the erection of three detached dwellings with attached garages on land to the south of 'Grangefields', situated off Hay Lane in the village of Tibberton. All matters are reserved for later approval.

Whilst this application seeks outline permission only, it is envisaged that the proposed dwellings will be of two storey construction, built beneath pitched roofs. The indicative site plan proposes three dwellings of a generous size providing equally sizeable rear gardens. It is proposed to create three new access points off Hay Street to allow each property to benefit from its own private access. On-site parking will be provided to the front of the houses with private amenity space to the rear. A landscaping plan has been submitted which incorporates the retention of the majority of hedging and trees and additional planting within the site where required. Services are available on connection and it is proposed to connect the properties on to the mains drainage.

This application has been submitted following the grant of full planning permission in December 2014 for the erection of two detached dwellings and garages.

SITE AND SURROUNDINGS

The application site is situated on the south side of Tibberton village, approximately 4 miles west of Newport and 5/6 miles north of Telford/Wellington and currently forms part of the boundaries of 'Grangefields', a two storey detached property situated to the west of Hay Lane.

Part of the site is currently occupied by a ménage however the remainder of the site is currently an open field, largely unused. The site is relatively level and is currently bordered by a well-established hedgerow to the north, east and west. A row of mature trees runs along the southern boundary.

The village of Tibberton is formed of clusters of residential development, varying in age, size and style including properties along Maslan Crescent and Church View which are fairly high in density however moving out of the village centre, the spatial pattern of development becomes more spread out including properties on Anvil Close and Old Smithy Road. Within the village is a Public House (Sutherland Arms), a community store, a village hall, a Primary School and a mobile library. A bus service is also available connecting Newport to Shrewsbury. Therefore, whilst situated within the rural area, the application site benefits from a number of sustainable credentials.

SUMMARISED CONSULTATIONS

Standard consultation responses

Tibberton & Cherrington Parish Council: Object

- Consistency is required for all current applications and recent decisions made within the village
- Proposed development is speculative which cannot reasonably be considered to be within the boundaries of the village and it would encroach unacceptably into the countryside
- Proposal is not compliant with Saved policy H10 of the Wrekin Local Plan and cannot be considered to be infill development
- The proliferation of new accesses on to Hay Street and Plantation Road, where there are no overtaking bays, will lead to unsightly erosion of the grass verges. In addition the exit from Hay Street on to the B5062 is extremely dangerous and its use should not be encouraged

Highways: Comment

- The quickest route out of the village from the development is via Hay Street directly onto the B5062. The Hay Street / B5062 junction is substandard in geometry and also has substandard visibility. Although there are concerns that this development would utilise this junction it is considered that due to the small scale of the proposed development the intensification of the junction would not be justified at appeal. The access indicated on the plan for unit 1 cannot secure the required 43 metre visibility splay to the left of the plot within the redline area and so within the control of the applicant and therefore will need to be moved to the south side of the plot. Therefore raise no objections to the proposal subject to conditions relating to:

1. 2.4m x 43m visibility splay
2. Details of parking, turning, loading and unloading of vehicles
3. The gradient of the accesses

A Section 106 contribution of £200 per dwelling towards the improvement of the Public Right of Way which runs from Plantation Road to the Primary School should also be sought.

Drainage: Support subject to conditions

- Scheme of foul and surface water drainage
- Soakaway test & location
- Approval of off-site works by Severn Trent Water

Arboricultural: Support subject to conditions

- Tree Protection & Removal Plan (B130)
- Landscape Design (B121)
- Soil levels within the RPA's (C71)

Ecology: Comment – Include following conditions/informatives

- Erection of artificial nesting/roosting boxes
- Lighting Plan
- Wildlife informatives

Shropshire Fire Service: Include Fire Authority informative

Neighbour consultation responses

To date no representations have been received following neighbour consultation

RELEVANT HISTORY

W2006/0957 – Conversion of existing detached garage to form residential annex – Full Granted (20/09/2006)

W2007/0629 – Construction of an outdoor riding arena – Full Granted (09/07/2007)

TWC/2014/0953 – Erection of two detached dwellings and creation of new accesses – Full Granted (09/12/14)

RELEVANT POLICIES

Core Strategy:

CS1 Homes

CS7 Rural Area

CS9 Accessibility & Social Inclusion

CS12 Natural Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

National Planning Guidance:

National Planning Policy Framework

PLANNING CONSIDERATIONS

Principle of Residential 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. Paragraph 55 recommends that new development in rural areas should be located in areas where it will enhance local services.

Policy CS7 (Rural Area) provides the spatial interpretation of the housing target defined by CS1 (Homes), with an emphasis on helping to sustain rural communities. On this basis, policy defines that new development be focussed on the three suitable settlements of High Ercall, Tibberton and Waters Upton. Outside of these settlements development will be limited. Therefore the principle of development is supported at a local and national level within this location.

Furthermore it is also a material consideration to this application to consider the extant consent the erection of two detached dwellings on the site granted in December 2014. The principle for residential development in this location has already therefore been established and the primary consideration under this new application is the effect an additional dwelling will have within this village location.

Layout & Design

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively 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. In addition the guidance contained within the National Planning Policy Framework asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

There is a variety of styles and character within the village with a mixture of both traditional and more recent development. The village has seen a recent growth in residential development and it is noted that many of the new dwellings built have retained a traditional character, sympathetic to the village. The indicative layout plan proposes three generously sized dwellings set within equally sized plots equating to a density of approximately 7 units per hectare, providing ample on-site parking and private amenity space. Whilst this application seeks outline permission only, the Local Planning Authority would expect a high quality design similar to other recent developments within the village and possibly similar to that of the full planning application approved last year. Finishing materials will be agreed at a later stage but similarly, high quality materials will be required to ensure a satisfactory form of development.

With regards to the impact on neighbouring dwellings, the proposed properties will be set at a suitable distance away to ensure mutual privacy. The closest property will be No.60 Hay Street ('Grangefields') which is set in its own grounds and will be sited facing away from the proposed dwellings. Officers are therefore satisfied that the proposed scheme will not result in a loss of light, privacy or any overbearing impact and that existing amenity will remain largely unaffected.

Access & Highways

It is proposed to create three new access points directly off Hay Street to allow each property to benefit from its own private access. On-site parking will be provided to the front of the houses with each dwelling have their own driveway with turning area and an attached garage.

The Council's Highways engineers have been consulted on this proposal and have noted that the quickest route out of the village from the development site will be via

Hay Street and directly on to the B5062 to the south. The Hay Street/B5062 junction is substandard in geometry and also has substandard visibility. Whilst there are some concerns that the development would utilise this junction, given the proposed scheme is relatively small in scale, no objections have been raised subject to conditions to provide adequate visibility splays and details of the on-site parking.

The highways engineer has also requested a financial contribution of £200 per dwelling towards the improvement of the Public Right of Way which runs from Plantation Road to the village Primary School. Officers have given this request due consideration however on balance it is considered that such a figure is insignificant when setting against the proposal itself. Also, consideration has been given to the location of this PRoW, which is a distance from the application site and it has therefore been decided not to pursue this financial contribution.

Arboriculture/Ecology

An arboricultural report accompanies this planning application given the presence of a number of trees on site. The report comments that the majority of trees recorded are located along the site's boundaries and the majority are semi-mature and recorded Category C, largely due to the lack of management. There are however 6 Category B trees present and the report recommend that these are retained where possible and protected as part of the development proposals. The Council's Arboriculture Officer has raised no objections to the proposal subject to conditions for a tree protection plan to be submitted prior to the commencement of development on site. Officers therefore consider the proposal will not have an adverse impact on the existing trees.

Similarly, the Council's Ecologist requested a Badger survey be submitted to support the planning application. The summary of the assessment concludes that no evidence of badgers was recorded on site and the site is likely to be of negligible value to badgers. The report recommends that wildlife informatives be included to the decision notice and for the boundary hedgerows to be retained and protected during development. The Council's Ecologist has concurred with the recommendations made, and accordingly the proposal will not adversely affect any flora or fauna across the site.

Drainage

The application states that services are available on connection and it is proposed to connect the properties on to the mains drainage. The Council's Drainage Officer supports the proposed scheme subject to conditions which include a scheme for foul and surface water drainage, results of soakaway tests and details of their location as well as written confirmation by Severn Trent Water for any off site drainage improvements. Accordingly it is considered that the site can be suitably drained. Finally, the Local Planning Authority acknowledges the consultation response received by Tibberton Parish Council who considers the site is unsuitable for residential development given its location and reference has also been made towards the amount of residential development which the village has seen in recent years. The Local Planning Authority would respond that Tibberton is one of the villages identified within the Local Plan as being suitable for residential development. Whilst the site isn't within the centre of the village itself it cannot be reasonably

argued as not being within the confines of the village boundaries and thus, development is acceptable in principle subject to scale and design.

In conclusion, the principle of the development and proposed new access are considered acceptable in this location and the layout demonstrates that the development can be accommodated without significant impact on adjoining residential amenity, the prevailing character, highway safety or the natural environment. With the village's existing sustainable credentials, officers consider the proposed development to be in accordance with the guidance contained within the National Planning Policy Framework. Accordingly, officers consider the proposal complies with the relevant national and local planning policies and recommend the application for approval subject to conditions.

RECOMMENDATION

GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

Conditions

1. A01 Time limit
2. B001 Standard Outline – all matters reserved
3. B011 Samples of Materials
4. B61 Foul & Surface Water scheme
5. B64 Soakaway Test/Locations
6. B079 Severn Trent Water approval
7. B121 Landscape Design
8. B130 Trees – Protective fencing
9. C13 Parking, Turning, Loading & Unloading
10. Cus Gradient of access
11. C14 Visibility Splays (2.4m x 43m)
12. C071 Soil levels within the RPA's
13. C073 Hedge Protection
14. C38 Development in accordance with plan Nos.
15. C100 Erection of artificial nesting/roosting boxes
16. C109 Lighting Plan
17. D01 Removal of Permitted Development

Informatives

I11, I25a, I25e, I32, I33b, I40, I41