

TWC/2016/0125

Land at junction of, Moss Road/Rookery Road, Wrockwardine Wood, Telford,
Shropshire

Erection of 21no. apartments and 3no. dwellings

APPLICANT

Kendrick Homes

RECEIVED

15/02/2016

PARISH

Wrockwardine Wood and Trench

WARD

Priorslee

OFFICER Vijay Kaul

**THIS APPLICATION WAS DEFERRED AT PLANNING COMMITTEE ON 8TH JUNE
2016 FOR A SITE VISIT TO TAKE PLACE ON 29TH JUNE 2016**

Update to Members

- 1.1 Since the last Planning Committee, the applicant has been forthcoming with an amendment to reduce the 3 storey height of the block containing unit 24 (top floor). This has been achieved by lowering the ridge by 0.6m and reduction in eaves height by 0.7m, and also a reduction of 0.6m on land level (for the block containing unit 24 only). This element now more closely resembles a two and half storey building (i.e. room contained in the roof space).
- 1.2 As per paragraph 6.3.3 below, Officers already considered the previous design acceptable, but the step down from the ridge and eaves would provide an improved design response to the roofscape and helps to further reduce its prominence in the streetscene.
- 1.3 The applicant has also had to amend the red-line location plan due to a small portion of land yet to be confirmed within their ownership. This reduces the site area from 0.35ha to 0.34ha. The proposed density is therefore increased to 70 dph. This marginal increase does not alter the assessment made below, in that the proposed density of 70 dph would not be overly intensive in this location to such an extent that it would render the application unacceptable.
- 1.4 The small reduction in site area does not alter the site layout and the communal garden area for units 12-24 would still provide a more than ample private amenity space for future occupiers.
- 1.5 No additional impacts on technical matters referred to in the original report would arise.

Recommendation

- 1.6 The officer's original recommendation still stands, and is as follows;

DELEGATED AUTHORITY be granted to the Delivery Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to;

- a) The applicant entering into a S106 Agreement with the Local Planning Authority for the provision of £12,000 towards the enhancement of the Play Area off Gower Street / Fireclay Drive.
- b) The following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager);

1. A04 Time limit
2. B11 Samples of materials
3. C13 - Parking, loading, unloading and turning
4. C14 – Visibility Splays
5. Details of tactile paving
6. Access drive bound material
7. B061 scheme of foul drainage, and surface water drainage
8. Scheme to restrict surface water runoff to 5 litres per second per hectare
9. B121 Landscaping details, including maintenance of open space
10. B130 Tree Protective Fencing
11. B131 Trees services root protection
12. B132 Trees No Dig Method
13. Arboricultural Method Statement
14. Erection of artificial nesting/roosting boxes
15. Lighting plan to be submitted prior to any external lighting
16. B150 Site Environmental Management Plan
17. Coal Authority Risk Assessment recommendations to be implemented
18. C38 Approved plans
19. D01 Remove Permitted development rights from Units 9-11

Informatives

- I11 Access
- 125m Nesting birds (vegetation)
- I32 Fire Authority
- I33b Broadband
- 135 Secure by Design
- I40 Conditions
- I41 Reasons for Grant of permission
- RANPPF1 Approval – NPPF

*******ORIGINAL REPORT BELOW*******

WROCKWARDINE WOOD & TRENCH PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY PLANNING COMMITTEE.

1.0 THE PROPOSAL

- 1.1 This planning application seeks approval for a total of 24 no. dwellings comprising of the following mix;
 - 9 no. 2 bed apartments

- 12 no. 1 bed apartments
 - 3 no. 2 bed dwellings
- 1.2 The apartments would be accommodated in two separate L-shaped blocks, whilst mainly two storey in scale, due to the significant level differences within the site, Plots 12-24 would incorporate a small element three storey development. Along the Moss Road frontage the scale would be two storey. The development would be constructed mainly in brick with render and concrete tiles over hipped and gable roofs, and contrasting feature brick headers to casement windows and eaves detail.
- 1.3 The site would be accessed via Moss Road, which would lead to a 32 space car park. The 3 dwellings would be served by individual gardens, with the remainder of apartments served by a communal amenity area.
- 1.4 The Monkey Puzzle tree subject of a Tree Preservation Order is to shown to be retained.
- 1.4 The application was accompanied by the following documents;
- Planning Support Statement
 - Design and Access Statement
 - Preliminary Ecological Appraisal
 - Coal Mining Risk Assessment
 - Travel Plan
 - Transport Statement
 - Tree Survey
- 1.5 Planning approval (TWC/2013/0448) has previously been granted by Planning Committee for the erection of 3no. terraced houses and 9no. apartments following demolition of both Erindale and The Nyth. This consent is valid until 25th September 2016.
- 1.6 Prior to this there was also a planning application (TWC/2012/0143) for a two and three storey apartment building comprising 13 units that was refused at Planning Committee as it was considered that the scale, mass and design would constitute an incongruous feature and would be out of keeping with the character of the area. However, upon appeal this was allowed on the 18th September 2013, this is valid until 18th September 2016.
- 1.7 At the time of the above two planning applications, there was also an extant permission (TWC/2012/0862 granted 13/12/2012) for the erection of 4no. detached houses on land to the rear of Erindale. This permission was not implemented.
- 1.8 During the course of the application the following minor amendments were received;
- The access was increased in width from 4.8m to 5m to accommodate vehicles

- Removal of a first floor window and a Juliet balcony within the upper storey facing north towards 'Almaroy'
- Windows incorporated in place of ghost/tax windows on the corner of Rookery Road.
- Inclusion of side elevation windows on blank elevation walls to aid natural surveillance
- Parking bays have been re-numbered to show their association with adjacent apartments, allowing easy surveillance by occupants

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located within a largely residential area on the junction of Moss Road and Rookery Road, approximately 2 miles north of Telford Town Centre and within the parish of Wrockwardine Wood.
- 2.2 The 0.35 hectare application site is situated upon vacant land previously occupied by 2 semi-detached dwellings (The Nyth and Erindale). The surrounding substantial garden area drops quite steeply in level in an eastward direction, this is currently overgrown.
- 2.4 The main vehicular and pedestrian access is to the front of the former properties on Moss Road and the site has mature trees and vegetation around its boundaries with the public highway. This includes an impressive monkey puzzle tree to the front of the site protected by a tree preservation order and a number of mixed trees of various species along the boundaries to Moss Road and Rookery Road. Rookery Road runs along the southern boundary leading to industrial units beyond.
- 2.5 The land to the eastern boundary of the site contains mature trees which are subject of Tree Preservation Orders. Land further east and to the south on the opposite side of Rookery Road is designated as Green Network. The site is located within a Coal Mining Referral Area and there is a known mineshaft on the adjacent site; a sewer also crosses the rear of the site to the east.
- 2.6 A detached bungalow – Alamroy, adjoins the northern boundary. This dwelling is located on a substantial plot and is on a lower land level. There is mature vegetation on the boundary.
- 2.7 The application site is located in a predominantly residential area with a mix of modern bungalows and two-storey properties. However, Rookery Road leads to an industrial development beyond the site. The site is located in the built up area of Telford, close to local services and facilities.

3.0 PLANNING HISTORY

W88/0233 Erection of 3 detached dwellings Outline refused 21/06/88

W89/0725 Erection of 3 detached dwellings Full granted, 12/02/90

W91/0841 Erection of a dwelling Full granted 13/12/91

W93/0006 Erection of 3 dwellings (renewal of W89/0725) Outline granted 23/02/93

W96/0051 Residential development Outline granted 19/03/96

W99/0076 Renewal of outline permission W96/0051 for residential development Outline granted 26/03/99

W2001/0220 single dwelling and integral garage FG 30/04/01

W2005/1509 Erection of three 3-4 bedroomed dwellings and new access Outline granted 03/03/06

W2008/1316 Erection of 4no. dwellings Withdrawn 29/01/09

W2009/0189 Erection of 3no.detached dwellings with new vehicular access (outline application) renewal of planning permission W2005/1509 Outline granted 21/04/09

W2009/0632 Erection of 4 dwellings and new access Withdrawn 25/09/09

W2010/0060 Erection of 4no. dwellings Full granted, 23/04/10

TWC/2011/0395 Erection of 6 dwellings and 22 apartments Withdrawn 02/08/11

TWC/2012/0143 Demolition of 2no. dwellings (The Nyth and Erindale) and erection of a block of 13 apartments with associated car parking and amenity area, Full refused, 15/08/2012, Appeal Decision: Allowed 18/09/2013

TWC/2012/0862 Renewal of planning permission W2010/0060 for the erection of 4no. detached houses, Full granted, 13/12/2012

TWC/2013/0448 Erection of 3no. terraced dwellings and 9no. apartments following demolition of existing 2no. dwellings Full granted, 25/09/2013

4.0 PLANNING POLICY CONTEXT

4.1 National Planning Guidance:
National Planning Policy Framework

4.2 Core Strategy:
CS1 Homes
CS5 District and Local centres in Telford
CS9 Accessibility and Social Inclusion
CS12 Natural Environment
CS13 Environmental Resources
CS15 Urban Design

4.3 Wrekin Local Plan:

EH7 Contaminated Land
EH14 Land Stability
UD2 Design Criteria
H6 Windfall Sites in Telford & Newport
H22 Community Facilities
LR4 Outdoor Recreation and Open Space
LR6 Developer Contributions to Outdoor Recreational Open Space Provision within New Residential Development
OL11 Woodland and Trees

- 4.4 Telford & Wrekin Local Plan (Publication version):
SP1 Telford
SP4 Presumption in favour of sustainable location
HO 1 Housing requirement
HO 4 Housing Mix
NE1 Biodiversity and geodiversity
NE2 Trees, hedgerows and woodlands
NE3 Existing public open space
BE1 Design Quality
C3 Impact of development on highways
C5 Design and Parking
BE9 Land stability

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Wrockwardine Wood & Trench Parish Council: Object on following grounds;
- Over-development of the site;
 - Lack of car parking spaces;
 - Access onto a very busy road;
 - Proposed three storey houses are not in keeping with the established street scene and will overlook bungalows opposite the site.
 - Concerned about the water courses.
 - There is a need to ensure that there are no mine shafts in this area.
- 5.2 St Georges and Priorslee Parish Council: Object on following grounds;
- Adverse impact on the road system creating a cross roads effect with Cappaquin Drive (opposite)
 - Overdevelopment of the site.
- 5.3 Highways Officer: Support subject to conditions to provide acceptable visibility splay details of tactile paving adjacent development access, implement parking with bound material at access.
- 5.4 Drainage: Support subject to conditions requiring provision of foul and surface water drainage details.

- 5.5 Strategic Housing Officer: Comment: At least 25% of the new homes on site should be affordable, of which 80% should be for affordable rent and 20% for shared ownership. However, the Council's policy is that a viability appraisal can be taken into account.
- 5.6 Development Delivery Group Specialist: Comment: Development on a neglected, brownfield site in a prominent position, together with an increase in the Borough's housing supply particularly with smaller affordable units, weigh in favour of the proposal despite the lack of any planning obligations available. The developer has written off the land debt and made a robust case for zero contributions, so the offer of £12,000 should be captured to allow this stalled development to start.
- 5.7 Ecological Officer: Support subject to conditions requiring artificial nesting/roosting boxes, landscaping and lighting plan.
- 5.8 Tree Officer: Comment: Conditions required relating to tree replacement and landscape design, and tree protection measures.
- 5.9 Parks and Open Spaces Officer: No objection subject to the applicant's offer for an off-site contribution towards recreation and open space being secured.
- 5.10 Education: In view of the viability issues with this site the community would be better served if the financial contribution is allocated to recreation.
- 5.11 Shropshire Fire Service: Comment, consideration should be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications'. An informative will be required to make the applicant aware.
- 5.12 West Mercia Police: Comment: General advice provide in respect of Secure by Design principles and measures to prevent crime during the building phase.
- 5.13 The Coal Authority: Initial objection was removed, subject to necessary remedial works and further site investigations being carried out.

Neighbour consultation responses

- 5.14 Direct notification was carried out to all adjoining and adjacent premises, as a result of which 1 objection has been received, summarised as follows;
- Previous planning application was refused, why then has Erindale since been demolished. Caused impact on local environment.
 - Site has now been left as an eye sore impacting on all of the neighbours.
 - Now that property has been demolished, previous large dwelling traffic generation cannot be used to mitigate caused by proposal
 - Increase the amount of traffic without speed limiting arrangements.
 - Known mining location - only recently a bungalow on Moss Road was demolished due to mining issues.

- 5.14 A further representation from a neighbouring property has been received summarised as follows;
- Foul and surface water must be dealt with appropriately

6.0 PLANNING CONSIDERATIONS:

- 6.1 Having regard to the development plan policies and other material considerations, the planning application raises the following main issues;

- Principle of development
- Impact on the character of surrounding area
- Parking and highway safety
- Impact upon residential amenity
- Tree impact
- Coal mining
- Ecology
- Whether provision is made for Planning Obligations / Economic Appraisal

6.2 Principle of development

- 6.2.1 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.

- 6.2.2 Policy CS1 (Homes) of the Core Strategy aims to provide every household in the Borough with an affordable, decent and appropriate home with the type, size and tenure of new and improved homes to meet local need and be delivered in a way that creates locally inclusive sustainable communities. 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 application site is located within the defined Telford boundary and so the principle of the development of the site would accord with the broad aims of Policy CS3.

- 6.2.3 The site has no specific policy designation (i.e. white land). Policy H6 (Windfall Sites in Telford & Newport) of the Wrekin Local Plan states that housing development will be permitted on land under 0.4 hectare when the site can be adequately accessed and parking provided, the site can be adequately drained and when the Council is satisfied that there are no concerns over land stability or contamination. Furthermore, developments should not have an adverse impact on the local environment and should show a high quality of design, these elements are explored further below.

- 6.2.4 As highlighted above, the application site formerly accommodated dwellings and the site has been subject of several planning applications for residential development, 2 of which are still extant and capable of implementation. The site has no designation in the Wrekin Local Plan and as is it located close to a

range of services and facilities, including public transport links, it would continue to be suitable for residential redevelopment.

6.2.5 Furthermore, the proposed development of one and two-bedroomed houses and apartments combined would constitute a reasonable mix of housing.

6.2.6 Having regard to the continued need for an efficient use of land in sustainable locations, the principle of utilising this site for additional housing is acceptable, in accordance with Core Strategy policies CS1 and CS3, CS9, Wrekin Local Plan policy H6, and Telford & Wrekin Local Plan policies SP1, SP4 and HO1.

6.3 Impact on the character of surrounding area

6.3.1 The NPPF suggests that Council's should set out their own approach to housing density to reflect local circumstances.

6.3.2 Whilst the proposed density of 68 dwellings per hectare (dph) is higher than that of the surrounding area, it should be noted that the previously approved apartment led schemes would also have resulted in a higher density of development. The combination of the proposal for 13 apartments (TWC/2012/0143) and the application for 4 bungalows (TWC/2012/0862) would have resulted in a density of development of 49dph. It is not considered that the proposed density of 68 dph would be overly intensive in this location to such an extent that it would render the application unacceptable. Further commentary is provided in the Planning Obligations and Viability section of this report below, in respect of the need for an increased number of units.

6.3.3 Some concern has been expressed by the Parish Council about the proposed 3 storey scale. It should be noted that both of the previously approved apartment schemes had a higher proportion of third storey floorspace. The current proposal results in a small amount at this scale (a single apartment) and is limited only to the block which houses plots 12-24. This block steps down to follow the topography of the land, and would therefore be largely two storey in scale. Indeed along the main Moss Road and Rookery Road frontage the scheme would appear as conventional housing rather than as an apartment block. The significant set back into the site helps to reduce its prominence further.

6.3.4 The proposed design incorporates detailing which seeks to reflect the character of the building previously demolished. For example use of hipped and pitched roofs over prominent facing gable end projections to road frontages, vertical emphasis to windows, facing brick, and window sills and lintels, would provide some reflection of the form of the demolished building. The proposed use of brick and render are appropriate facing materials as these are predominantly the materials used in residential development in the surrounding area.

6.3.5 The location of car parking at the front of the site will be screened by existing boundary treatment, thus it will not unduly prominent in the streetscene.

6.3.6 The site is located in an elevated corner position when viewed from further along both Moss Road and Rookery Road. It is well screened by boundary trees and shrubs and is set against a woodland backdrop to the rear with a further densely wooded backdrop on higher ground to the south. Given this context, the site would comfortably accommodate the mainly two storey scale and mass of the proposed building while its architectural design and appearance, together with the retained monkey puzzle tree, would add interest and be a focal point.

6.3.7 It is therefore concluded that there would be no conflict with saved Wrekin Local Plan Policies H6 and UD2, Core Strategy Policies CS 1 and CS 15, and Telford & Wrekin Local Plan (2031) Policies SP1, SP4 and BE1. These policies seek appropriate design quality which relates to its context whilst positively influencing the use and appearance of the local environment. The policy aims are consistent with the National Planning Policy Framework.

6.4 Parking and highway safety

6.4.1 The development would be served by a vehicular access point that is located in a similar position to the existing access off Moss Road. An increased width of 5m would ensure two way vehicle flows can be accommodated.

6.4.2 Parish Council concerns regarding the increase in traffic on to Moss Road are noted; however provided the requisite visibility splays can be provided, it is not considered that the additional vehicles will have a detrimental impact on the highway safety.

6.4.3 The Council's Highways Officer is satisfied that the total number of 32 car parking spaces would be acceptable to serve this development.

6.4.4 The site is also in a sustainable location, well served by public transport (Moss Road is on a bus route) and within walking distance of a range of shops and facilities.

6.4.5 It is concluded that there would be no conflict with saved Wrekin Local Plan Policies UD2 and H6, Core Strategy Policies CS 9 and CS 15, and Telford & Wrekin Local Plan Policies BE1 and C3. These policies seek adequate access and car parking provision to new development which preserves highway safety. The policy aims are consistent with the National Planning

6.5 Impact upon residential amenity

6.5.1 There would be a separation distance of 30m between the habitable room windows in the side elevation of Plots 12-24 to the side elevation of Alamroy (to the north). There is also intervening mature vegetation on the boundary which would protect the residential amenities of this neighbour.

6.5.2 Given the set back from the Moss Road frontage and the two storey scale of the development, the separation distance to the dwellings on the opposite side of the road (which is in excess of 35 metres) would ensure that there

would be no adverse impact to the occupiers of those houses in terms of loss of outlook or privacy.

- 6.5.3 The NPPF requires the provision of a good standard of amenity space for all existing and future occupants of land and buildings. The future occupiers of the individual dwellings would be served by ample private rear garden areas. The blocks of apartments would be served by two separate communal garden areas.
- 6.5.4 The development also offers an opportunity to bring back into use a site that has remained vacant for several years and one that is detracting from the streetscene, and thus will result in an enhancement to the visual amenity of the area.
- 6.5.5 The supporting Planning Statement acknowledges that due to the location of the site being within a residential area, the applicant will prepare a construction management plan, this can be secured by condition.
- 6.5.6 The proposal has been satisfactorily designed to ensure that no material harm to the living conditions of the surrounding neighbours or future occupiers of the proposed dwelling would arise. The development complies with policy CS15 of the Core Strategy and 'saved' policy UD2 of the WLP.

6.6 Tree Impact

- 6.6.1 It is vital that the parking area does not encroach further into the root protection area of the protected Monkey Puzzle tree at the front of the existing building; in this regard, the tree protection measures / plans indicate that this will be protected during the demolition and construction phases and maintained as a feature in the new development, providing significant amenity value.
- 6.6.2 Accordingly it is considered that the proposed development can provide adequate parking and access without harm to the protected trees.
- 6.6.3 The submitted tree report, indicates several species of tree in varying physical conditions, to the frontage of the development. Any attempt to keep the trees identified within the report, would severely restrict the nature of the development, affect parking layouts, restrict views into and away from the development, and affect light levels within each apartment. The removal of most of these trees (which are not subject of tree preservation orders) is therefore proposed to create a more open spacious feel and aid natural surveillance. There is however scope to retain species on the periphery of the frontage and implement a quality tree replacement and landscape proposal on the frontage, which can be secured by condition.
- 6.6.4 The development complies with 'saved' policy OL11 Woodland and Trees of the WLP and Telford and Wrekin Local Plan policy NE2 Trees, hedgerows and woodlands.

6.7 Coal mining

- 6.7.1 The Coal Authority is satisfied that the remedial measures proposed by the applicant following intrusive site investigation works set out in the Updated Coal Mining Risk Assessment are appropriate to address the coal mining legacy issues present on the application site. This includes a programme of drilling and grouting in order to stabilise the shallow mine workings.
- 6.7.2 The Coal Authority accepts that a 'stand-off' has been provided between the recorded position of the mine entry to the north of the application site and the building accommodating Plots 12-24. The applicant should ensure that adequate investigations have been undertaken to discount the presence of the mine entry from being within the application site. The proximity of this untreated mine entry to the site boundary should be taken into consideration in the stabilisation works carried out on site and in the design of the foundation solutions for the properties proposed. The mining and possible stability issues can be covered sufficiently by condition
- 6.7.3 The applicant has demonstrated to the LPA that the application site is safe and stable to accommodate the proposed development, in accordance with the National Planning Policy Framework, paragraphs 120-121, saved' policy EH14 Land Stability of the WLP and Telford and Wrekin Local Plan policy BE9 Land stability.

6.8 Ecology

- 6.8.1 The accompanying Ecological Survey confirms that the site comprises areas of hard standing with small perennial vegetation, unmanaged former gardens with amenity grassland, ornamental shrubs, semi-improved species poor grassland, tall ruderals and scattered mature and dense scrub. These have the potential to support foraging bats and wild bird nesting.
- 6.8.2 The Ecological Officer recommends conditions to control external lighting on the site and ecological enhancements to provide bird and bat boxes.
- 6.8.3 The proposal would therefore comply with Core Strategy Policy CS 12, which seeks to protect biodiversity in development.

6.9 Whether provision is made for Planning Obligations / Economic Appraisal

- 6.9.1 The development would ordinarily trigger the requirements for 25% of the dwellings to be on-site affordable housing.
- 6.9.2 The applicant has advised that previous consents have not come forward due to high abnormal costs and financial contributions. An Economic (Viability) Appraisal has been prepared by the applicant which has regard to the delivery costs taking into account the anticipated abnormal costs of mine workings treatment, drainage solutions and retaining walls linked to the delivery of this site.

- 6.9.3 The applicant's Economic Appraisal based on a zero contribution towards S106 and a nil contribution to affordable housing, establishes that the project would have a profit margin less than the accepted market rate before any land cost was taken into consideration.
- 6.9.4 The applicant has shown the historic land cost including stamp duty and fees. This relates to the original purchase price from 2008 when the company acquired the site and reflects the enhanced market at the time. The current site value is probably considerably less but this has little bearing on viability since even a nil land value would still see an unviable position for the applicant as stated above.
- 6.9.5 Notwithstanding this position, the applicant has offered a sum of £12,000 toward open space/recreation, to be spent specifically on enhancement of the Play Area off Gower Street / Fireclay Drive. This meets the three tests of Regulation 122 of the CIL Regulations that a Planning Obligation must meet in order for it to be lawful:
- a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related in scale and kind to the development
- 6.9.6 In addition account has to be taken of the changes to the CIL Regulations in April 2015 that now restrict the "pooling" of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the financial contribution set out above meets the relevant tests.
- 6.9.7 This single contribution exacerbates the applicant's profit position but in this circumstance, the developer has written off the land debt and made a robust case for zero contributions. The Council's Development Delivery Group Specialist has assessed and agrees with the Economic Appraisal. The applicant has demonstrated that the development before land value is unviable based on the values and costs in the appraisal and cannot support any further planning contributions.
- 6.9.8 The applicant has made it clear that any reduction in the number of units now being sought or the provision of further financial contributions would severely impact on the economic viability and development potential of the scheme.
- 6.9.9 Despite the limited offer of planning obligations, the opportunity to secure development on a neglected, brownfield site in a prominent position, together with an increase in the Borough's housing supply particularly with smaller affordable units, creating Council Tax and New Homes Bonus income, weigh in favour of the proposal. The offer of £12,000 should be captured to allow this stalled development to start. This position is supported by the Economic Appraisal.
- 6.9.10 It is considered that this development complies with the requirements of Saved Policies H22 and LR6 of the Wrekin Local Plan.

7.0 CONCLUSION

- 7.1 Having regard to the continued need for an efficient use of land in sustainable locations, the principle of the proposed residential development is acceptable. The layout, scale and design of the proposed apartments and dwellings do not have an adverse impact upon the character and appearance of the area. The development would not harm the residential amenities of the adjacent neighbours. With appropriate conditions, no harm will arise upon the protected Monkey Puzzle Tree, the drainage infrastructure, highway safety or protected wildlife species. The site can be suitably stabilised and remediated from previous uses. A financial contribution will be provided to support the provision of recreational open space in the immediate vicinity. The development is therefore considered to be acceptable and compliant with local planning policy and the guidance contained within the National Planning Policy Framework.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended that DELEGATED AUTHORITY be granted to the Delivery Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to;
- a) The applicant entering into a S106 Agreement with the Local Planning Authority for the provision of £12,000 towards the enhancement of the Play Area off Gower Street / Fireclay Drive.
 - b) The following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager);

20.A04 Time limit

21.B11 Samples of materials

22.C13 - Parking, loading, unloading and turning

23.C14 – Visibility Splays

24.Details of tactile paving

25.Access drive bound material

26.B061 scheme of foul drainage, and surface water drainage

27.Scheme to restrict surface water runoff to 5 litres per second per hectare

28.B121 Landscaping details, including maintenance of open space

29.B130 Tree Protective Fencing

30.B131 Trees services root protection

31.B132 Trees No Dig Method

32.Arboricultural Method Statement

33.Erection of artificial nesting/roosting boxes

34.Lighting plan to be submitted prior to any external lighting

35.B150 Site Environmental Management Plan

36.Coal Authority Risk Assessment recommendations to be implemented

37.C38 Approved plans

38.D01 Remove Permitted development rights from Units 9-11

Informatives

I11 Access

125m Nesting birds (vegetation)

I32 Fire Authority

I33b Broadband

135 Secure by Design

I40 Conditions

I41 Reasons for Grant of permission

RANPPF1 Approval – NPPF