

TWC/2015/1119  
1 Waterloo Road, Hadley, Telford, Shropshire, TF1 5NX  
Installation of external storage (Retrospective)

**APPLICANT**  
Chander Badhan

**RECEIVED**  
11/12/2015

**PARISH**  
Hadley and Leegomery

**WARD**  
Hadley and Leegomery

**OFFICER** Matthew Thomas

**THE APPLICATION IS BEFORE COMMITTEE AT THE REQUEST OF HADLEY & LEEGOMERY PARISH COUNCIL**

**OBJECTIONS RECEIVED:** Yes

**1.0 THE PROPOSAL**

1.1 This full planning application seeks retrospective planning permission for the creation and enclosure of an external storage area compound to the side of 'Badhan Factory', an established industrial unit situated off Waterloo Road in Hadley. The development was completed in June 2015 and this application seeks to regularise these unauthorised works.

1.2 The external storage area has been enclosed by steel cladding and timber with a flat steel roof. No other alterations to the site, including the existing premises, are proposed and existing access and car parking arrangements remain unaffected.

**2.0 SITE AND SURROUNDINGS**

2.1 The application site is situated off Waterloo Road in Hadley in close proximity to 'The Square' roundabout which serves as a primary access to the High Street and extends to approximately 0.135ha. This is a well-established site with an industrial building occupying the south/east of the site and an external storage area to the south-west adjoining. Access to the site is directly off Waterloo Road and a large tarmacked car parking area is situated to the front.

2.2 This is a relatively mixed-use area with residential development to the south-east, a vehicle repair garage immediately to the north-west and the Holy Trinity Church opposite which is listed as a building of local interest. The application site falls outside of the retail zones of Hadley.

**3.0 RELEVANT PLANNING HISTORY**

3.1 W97/0254 – Partial change of use for outdoor storage and car parking – Full Granted (19/06/1997)

3.2 W99/0285 – Proposed siting of two storage containers – Full Granted (Temporary for 27 months) (27/05/1999)

#### **4.0 PLANNING POLICY CONTEXT**

4.1 Core Strategy:  
CS2 Jobs  
CS3 Telford  
CS5 District and Local Centres in Telford  
CS15 Urban Design

4.2 Wrekin Local Plan:  
UD2 Design Criteria

4.3 National Planning Guidance:  
National Planning Policy Framework

#### **5.0 SUMMARY OF CONSULTATION RESPONSES**

##### Standard consultation responses

5.1 Hadley & Leegomery Parish Council: Object subject to conditions

- The P.C would remove its objection if it will lead to the cessation of the car park in front of the factory from being used for storage, causing nuisance to residents and adversely affecting the amenity of the area
- Concern that the proposed additional storage will increase the capacity of the factory and could result in a worsening of the above problems
- The site is in a sensitive location, opposite the entrance to the Holy Trinity Church and also at a key gateway into Hadley – allowing further development at this site without appropriate conditions or control will undermine efforts being made to improve the amenity of the High Street area including ‘Pride in Your High Street’ initiative

5.2 Shropshire Fire Service: No Comment

##### Neighbour consultation responses

5.3 No further representations received following neighbour consultation

#### **6.0 PLANNING CONSIDERATIONS**

6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of development
- Impact on the character and appearance of the area
- Impact on the living conditions of neighbouring properties

### Principle of development

- 6.2 The application site is situated within the built up area of Telford, on the outskirts of Hadley District Centre and is a well-established manufacturing factory, having been on the site for in excess of 30 years. The company currently employs 4 full time and 6 part time staff and its existing opening times are 09:00 – 18:00 hours Monday to Friday. This full planning application seeks retrospective planning permission for the creation of an external storage area to the side of the existing factory building.
- 6.3 Part of the site has been used for storage purposes for nearly 20 years following the approval of planning permission W97/0254 which sought consent for partial change of use of the site for outdoor storage and car parking. The principle has therefore been well established. This application has been submitted following the erection of a more permanent structure to provide a covered storage area for materials associated with the factory.
- 6.4 The National Planning Policy Framework (NPPF) advocates sustainable development and encourages Local Planning Authorities to ‘support sustainable economic growth’ and to ‘support existing business sectors’. Subject to consideration to design and the impact of the development on the character and appearance of the surrounding area and living conditions of neighbouring properties, the principle of development is acceptable.

### Impact on the character and appearance of the area

- 6.5 In terms of local planning policy, policy UD2 of the Wrekin Local Plan provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. Policy CS15 of the Core Strategy, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.
- 6.6 The storage area subject to this planning application is located immediately to the west of the main factory building and has been constructed mostly from timber posts with steel cladding to the sides with a flat corrugated steel roof. The storage area sits behind existing close boarded timber fencing which stands approximately 2m tall and is set back a minimum of 20m from the Waterloo Road. Timber gates provide necessary access and security to the site.
- 6.7 When viewed from the front of the site from the highway a large proportion of the storage area is screened by the existing 2m high timber fencing and gates and only the top of the structure, no more than 1.5m above the fencing line, is visible. What is seen by a typical passer-by is mostly the steel cladding which forms the side elevations to the structure and the timber posts from which it is built from. The cladding is similar in colour to the existing factory building (brown) and therefore doesn't look out of place. Whilst the structure as a whole has been put together in a somewhat simplistic fashion, this works to its advantage and reinforces that it is a non-permanent structure and as it is only

three-sided it is only used for storage purposes and does not in any way form as an extension to the main factory. Officers consider the scale, siting and appearance of the development to be satisfactory with the general setting of the area remaining largely unaffected.

- 6.8 The application site is well-established having had a light industrial use for more than 30 years. The area of land to the west and north of the main factory building has historically been used for storage purposes together with the parking of vehicles and the new covered storage area does not therefore appear out of place. The three sided covered storage structure is set back some 20m from the Waterloo Road and existing fencing provides screening. Whilst the site is located in a prominent location this is a well-established use which is not in conflict with surrounding uses and when considering the existing planning consents for this site the Local Planning Authority is satisfied that there is no significant adverse impact on the character and appearance of the local area.

#### Impact on the living conditions of neighbouring properties

- 6.9 The area of land subject to this application already has the benefit of planning consent for external storage and this has since evolved from being an informal area of open storage to an area of formal covered storage and it is these new structures which now require planning permission.
- 6.10 The structure is set away from neighbouring boundaries, in particular to the south where the site abuts the rear gardens of neighbouring properties off Gladstone Street and Bevan Close. A row of mature Leylandii trees run along the southern boundary offering natural screening and this is coupled with good separation distances between the site and neighbouring properties which benefit from sizeable rear gardens; some on Gladstone Street extend some 30m. The neighbouring dwellings off Bevan Close have shorter rear gardens (between 15 and 18m) but these are well screened. Whilst the height of the structure may be visible from neighbouring properties where there are breaks in the tree screening (predominantly to the south-west corner), this will be at a distance and the Local Planning Authority is satisfied that there is no adverse impact on the living conditions of neighbouring properties; specifically as result of any loss of privacy.

#### Other Matters

- 6.11 This planning application seeks retrospective consent for the aforementioned development which was completed in June 2015 and is therefore already in place. No alterations have taken place to existing access/egress or on-site car parking or any on-site drainage.
- 6.12 The Parish Council has raised its concerns with regards to the manner in which the land to the front of the factory is being utilised. Whilst the comments received are acknowledged, this area of the site already has the benefit of a planning consent for outdoor storage and car parking and

therefore this issue alone cannot affect the determination of this retrospective planning application. Officers consider the storage area, the subject of this application, has provided the factory with a more functional storage space which may in turn ensure that all storage materials are kept within the confines of this covered storage space. The site has previously been used for storage purposes and it is unlikely therefore that this application will lead to an increase in capacity for the factory. Whilst it also noted that the site lies within close proximity to the Holy Trinity Church, which is locally listed, the use of this site is well-established and the storage structure does not have any worsening implications. Officers would also argue that the storage space is somewhat discreetly located to the rear of the site and at a good distance away from the Church, which too is well screened.

6.13 No objections have been received by local residents.

## **7.0 CONCLUSIONS**

7.1 This retrospective planning application for an external covered storage area is considered acceptable and compliant with local policies and the guidance provided within the National Planning Policy Framework. The storage area is located to the side of the existing factory building and away from the Waterloo Road. No alterations have been made to existing access/egress or drainage arrangements. Existing boundary treatments offer good levels of screening from neighbouring properties and the Local Planning Authority is satisfied that the living conditions of these neighbours will remain largely unaffected. This is a well-established site and ancillary storage has been in use for many years and therefore the development does not appear out of place and does not significantly affect the character of the local area which is a relatively mixed-use area.

7.2 Officers consider the scale, siting and appearance of the development to be satisfactory with the general setting of the area remaining largely unaffected. Accordingly it is recommended that retrospective consent be granted subject to conditions.

## **8.0 RECOMMENDATION**

8.1 Based on the conclusions above, it is recommended to **GRANT PLANNING PERMISSION** subject to the following conditions:

### Conditions

C38 Development in accordance with plan Nos.

### Informatives

I40, I41, RANPPF1