

TWC/2015/0505

Lower Huntington Farm, Little Wenlock, Telford, Shropshire, TF6 5AP
Change of use from agricultural and caravan park to plant hire storage (sui generis), conversion of 2no. brick barns to storage (building B) and offices (building D) and the erection of 2no. buildings (E and C) following demolition of existing derelict agricultural buildings, and associated 2.0m high fencing ***AMENDED DESCRIPTION, PLANS AND INFORMATION RECEIVED*** (Part Retrospective)

APPLICANT

Corley Plant Ltd, Bernard Corley

RECEIVED

05/06/2015

PARISH

Little Wenlock

WARD

Wrockwardine

OFFICER Libby Harper

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE BY
COUNCILLOR SEYMOUR

1. THE PROPOSAL

- 1.1 This is a full planning application seeking the change of use from agricultural and caravan park to accommodate the relocation of a plant hire storage business (sui generis). Development entails the erection of 2no. buildings further to the demolition of existing derelict agricultural buildings, one of which has already been removed from the site due to health & safety reasons, together with associated 2.0m high fencing around the majority of the perimeter of the site. The proposal has been amended during the course of the application to encompass the conversion of two brick built barns, one for the purpose of storage and the second to an open plan office, meeting room, staff kitchen and WC facilities (buildings B and D respectively, usage related to the business) further to the undertaking of more detailed ecology surveys accounting for bat related investigations.
- 1.2 The replacement new build units would be all-purpose with shutter door provision to enable access for the larger scale equipment. Proposed new building C (storage and vehicle lockdown) would be positioned closest to the neighbouring listed farmhouse, sat between the two office buildings. It would comprise a square shaped symmetrical duo pitched roof steel portal frame unit, measuring just over 22 metres wide, 21 metres long and 3m to the eaves and 8 metres high to the ridge. Vehicular access would be from the inner yard area, with pedestrian access to the eastern side towards neighbouring office building D, then from rear southern elevation through to the farmhouse.
- 1.3 Proposed new building E (used for maintenance) would be positioned towards the rear of the site at the northern edge, with vehicular access from the

eastern side onto a yard area, pedestrian access to the front and side towards the central yard and a storage area. The unit would be a shallow pitched roof rectangular steel portal framed building just over 12 metres in width, 15 metres in length, and 8 metres high to the ridge. The block plan outlines the position of the replacement buildings related to the previous units. Building C is shown almost parallel in width but set away from the road fronting barn (building B), whilst further set back in line with the neighbouring barn thus allowing for circulation. New building E would present a particularly scaled back unit being over half the width and in the region of a third shorter in length.

- 1.4 The application is accompanied by a Planning Statement, Coal Mining Risk Assessment, Ecology Report, traffic movement data for the existing site together with a Management Plan for the proposed site. The foremost document sets out the background to the proposal, relating to an existing business operation, namely Corley Plant Limited (Ltd.) cited at Doseley. The business has operated on the site for over 20 years, now needing to relocate due to anticipated redevelopment of the parcel of land entailed (benefitting from planning permission), the existing site is not owned by the applicant. Corley Plant Ltd. specialises in all types of Plant Hire (mini diggers, dumper trucks, excavators, tipper lorries, etc.) for commercial and domestic situations, generally on long term hire, as well as, providing drivers if required, also entailing repair and servicing of vehicles and machinery. The application material identifies that the business and yard will typically operate from 7.00am – 7.00pm during the summer months and 7.30am – 5.30pm during the winter months. Saturday working is generally from 7.30am – 1.00pm. The yard is generally closed during Bank Holidays and Sundays. Further, that the applicant and business use separate haulage contractors to move the plant and machinery to and from the site, with hirers using their own transport to move between sites when vehicles are on long term hire.
- 1.5 The buildings on site that are the subject of this application were originally part of the farm identified as being used in the rearing of pigs as well as dairy cattle housing. The front yard was used for silage storage and the rear yard was used as a modest scale holiday caravan park. The farmhouse was occupied until last year; however the farm yard and buildings have been vacant for a number of years and is now derelict.

2. SITE AND SURROUNDINGS

- 2.1 Lower Huntington Farm sits in the small hamlet of Huntington located in the rural west of the Borough. Lawley is located 2 miles to the east, providing a number of services and facilities,, with Telford Town Centre beyond at 3.5 miles. Wellington district centre is situated 3 miles away to the north, with the

villages of Little Wenlock and Horsehay 1.0 mile to the south and east respectively. The Shropshire Hills Area of Outstanding Natural Beauty (AONB) is located in the region of 450 metres north of the site, with part of the latterly reworked UK Coal site between, this area is presently subject to restoration works (and to the west).

- 2.2 The farmhouse is a substantial detached two storey property believed to date back to the 17th Century and is a Grade II Listed Building, benefitting from a substantial side and frontage garden with parking at the rear, a small area of paddock sits beyond the garden. The farmyard and farm buildings are located to the north of the dwelling. The site is accessed via an adopted road which serves the application site and Upper Huntington Farm only, the latter being situated 100m to the west of the site. The residence of The Fold sits 140 metres to the south west, then Damson Tree Cottage 215 metres to the south.
- 2.3 The site is generally flat comprising a collection of dilapidated red brick and steel framed agricultural buildings sitting to the north of the listed farmhouse, a yard area is located beyond the buildings being part hardcore and part unsurfaced. A 2-2.5m high landscaped bund sits along the northern boundary adjacent to the UK Coal site, and together with post & wire fencing, trees and leylandii hedging, demark the boundaries of the site.

3. RELEVANT PLANNING HISTORY

- 3.1 W90/0622 - Renewal of Temporary Permission for 4 Residential and 2 Touring Caravans. Full Granted 17/08/1990
- 3.2 W88/0489 - Renewal of Temporary Permission to Site Two Mobile Homes Used for Holiday Accommodation. Full Granted 07/07/1988
- 3.3 W88/0486 - Siting of a Mobile Home. Full Granted 07/07/1988
- 3.4 W86/0309 - Use of Land for the Stationing of 1 Residential and 2 Tourer Caravans for Temporary Holiday Accommodation. Full Granted 26/06/1986
- 3.5 W85/0338 - Use of Land for the Stationing of Two Living Vans for Holiday Accommodation
- 3.6 Pre-application enquiry PE/2015/0038 - Alterations to existing listed building and the change of use from redundant farm and caravan site to machinery storage and plant hire including the conversion of outbuilding to office and erection of agricultural barn for workshop/maintenance.

4. PLANNING POLICY CONTEXT

- 3.7 National Planning Policy Framework (the NPPF)
- 3.8 Saved Wrekin Local Plan policies
 - UD2 Design Criteria
 - E6 Rural Employment General
 - OL11 Woodland and Trees
- 4.3 LDF Core Strategy policies
 - CS2 Jobs
 - CS7 Rural Area
 - CS12 Natural Environment
 - CS14 Cultural, Historic and Built Environment
 - CS15 Urban Design
- 4.4 Telford & Wrekin Local Plan (Publication Version, January 2016)
 - SP3 Rural Area
 - SP4 Presumption in favour of sustainable development
 - EC3 Employment in the rural area
 - NE1 Biodiversity and geodiversity
 - C3 Impact of Development on Roads
 - BE1 Design Criteria
 - BE4 Listed Buildings
 - BE9 Land Stability
 - BE10 Land Contamination

4. SUMMARY OF CONSULTATION RESPONSES

Two rounds of consultation have taken place, the 2nd following the inclusion of the two brick barns proposed to be converted.

Standard consultation responses

- 4.1 Little Wenlock Parish Council: Object
Initial objection due to the unsuitability of the narrow road from Lower Huntington Farm for Low Loaders/Heavy Vehicles. Objection reaffirmed through 2nd consultation, identifying that there is a listed building on the site close to the proposed development; the lanes to the proposed development are too narrow to allow any turning circle for the planned traffic of 23 tonne low-loaders; that there is no highway report, and that there has been no caravan park business on the site since 1990 when the license expired.
- 4.2 Highways: Comment

Identify that the Planning department have confirmed that the existing consented use would allow the site to operate as an agricultural enterprise, which could in turn generate regular HGV and farm traffic movements over the course of a year. When considering this scenario against the proposed use of the site it is clear from the information submitted that HGV vehicle movements associated with the Plant Hire, at just 86 vehicle movements per year, would not be unusual in respect of the use of the site for farming. The use of Low Loader HGVs to transport plant is noted but the tracking footprint of such a vehicle is almost identical to that of an articulated milk tanker. Under these circumstances, the Highway Authority (HA) state that it has no grounds to recommend refusal based on the HGV movements associated with the proposals.

A concern is however expressed that they feel there is a possibility of HGVs associated with the plant hire site to route through New Works when travelling to the M54. To combat this, the HA consider advisory and directional signing is needed to inform motorists that these roads are unsuitable for heavy goods vehicles and to re-enforce the appropriate routes the low loader drivers need to take. Traffic signing and lining at the junction of Lower Huntington Farm Lane and the unnamed road between Lower Huntington Farm Lane and the Dog in the Lane is also considered to need improving in order to clearly define priority at the junction. It is also felt that a Weight Restriction Traffic Regulation Order may be necessary depending on how effective the advisory signing proves to be. The intention would be to monitor the advisory signs and if they prove ineffective, put in place a weight restriction traffic regulation order which would then legally prohibit vehicles of a certain size travelling along it.

A routing agreement is required to support the proposals above.

Conditions are requested for the timely provision of the parking, loading, unloading and turning arrangement, together with any gates set a minimum distance of 5 metres from the carriageway edge. This is in conjunction with a S106 agreement comprising:

- (i) A contribution of £5,500 towards implementation of advisory and directional traffic signing along New Works Lane, Church Hill and Dog in the Lane and signing and lining improvements to the junction of Lower Huntington Farm Lane and the unnamed road between Lower Huntington Farm Lane and the Dog in the Lane. The contribution will also cover the implementation of a weight restriction along New Works Lane and Church Hill if required.
- (ii) All Heavy Good Vehicle movements associated with the site shall be routed via Lower Huntington Farm lane, the unnamed road between

Lower Huntington Farm Lane and the Dog in the Lane, then to Dog in the Lane and Coalmoor Road (and vice versa).

- 4.3 Environmental Health Contaminated Land: Support subject to conditions
Bearing in mind the agricultural and caravan park context of the site, which contains a number of derelict agricultural buildings, and in relation to Paragraphs 109 and 121 of the National Planning Policy Framework, the imposition of a land contamination condition is recommended should permission be granted.
- 5.4 Environmental Health Pollution Control: Support subject to conditions
In order to minimise the impact of noise on the surrounding residents, Pollution Control suggest that a suitably worded condition to restrict the hours of use be applied to the development. After meeting with the applicant on site, it is understood that all maintenance will be carried out within a building, and advise that the LPA may also be minded to condition this.
- 5.5 Ecology: Comment
Initially objected due to the lack of a Preliminary Roost Assessment for the buildings on site. Further to the submission of phase 2 bat surveys, Ecology comment on the proposal including identifying from the survey information that none of the buildings affected by the current proposals contain any evidence of bat roosting and no adverse impacts are expected. However, some of the buildings remain suitable to support roosting bats so works to the roofs should be undertaken carefully and by hand. Furthermore, no concerns were raised in relation to amphibians, reptiles, nesting birds, or small mammals which can be controlled through reasonable avoidance measures. No badger setts have been identified on the site, nor were any badgers found on site.
- On the basis of the above, Ecology request conditions for the development to occur in accordance with the ecology survey, the erection of artificial nesting and roosting boxes for bats, swallows and swifts, provision of a landscaping design, and provision of a lighting plan prior to the erection of any external lighting. Informatives are also requested setting out a precautionary approach for the protection of widespread reptiles, the legislation applying to the protection of bats and nesting wild birds.
- 5.6 Drainage: Support subject to conditions
Request conditions for the submission of a scheme of surface water drainage, which shall include proposals for sustainable urban drainage; controlling the runoff produced by vehicle washing and cleaning activities to be classed as

trade effluent, and should be disposed of to a foul water drainage system, a sealed system is required for the effluent where this is not available for off-site removal as a liquid waste, or a new private foul system constructed to convey the waste to an existing foul outfall, with details to be submitted.

5.7 Arboricultural: No objection

5.8 The Coal Authority: No objection

Confirm that the application site falls within the defined Development High Risk Area; where records indicate that the site is in an area of likely historic unrecorded underground coal mine workings at shallow depth. The Coal Authority concurs with the recommendations of Coal Mining Risk Assessment; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

The Coal Authority has no objection to the proposed development subject to the imposition of a condition requiring these site investigation works prior to commencement of development for:

- The submission of a scheme of intrusive site investigations for approval;
- The undertaking of that scheme of intrusive site investigations;
- The submission of a report of findings arising from the intrusive site investigations;
- The submission of a scheme of remedial works for approval; and
- Implementation of those remedial works.

5.9 Shropshire Fire Service: Comment

Advise that as part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications". In this instance, a request is made for specific consideration to be given to the following: Enclosed Agricultural Buildings over 280m² Access for Emergency Fire Service Vehicles, with sufficient access for fire service vehicles to within 45 metres of every point on the projected plan area or a percentage of the perimeter, whichever is less onerous.

Neighbour representations

5.10 One neighbour representation objecting to the proposal has been received relating to the first period of consultation, no representations were received relating to the second period of consultation following the addition of the

proposed converted brick buildings. The objection raises the following summarised issues:

- Noise arising from proposal – Lower Huntington Farm same distance to workings of Huntington Lane Opencast Mine with noise reducing requirements but noise suffered significant, noisy operations entailed exceeding farm work / building work / mining site or landfill site
- Inappropriate access to the site, greater level of traffic movement and low loaders wider and heavier than tractors/lorries, vehicles in addition to farm vehicles as surrounding land still farmed, use daily with heavy farm traffic seasonal / comparatively short periods, impact stretch between end farm lane and Dog in the Lane main exit used by residents Huntington / bus service / walkers / horse riders and cyclists with issues of bends and context of contractor drivers, poor condition road surface
- Out of date Google Earth imagery fronting application
- Risk of pollution through water disposal – understood mine development unable to proceed with plans for washing machinery on site because of concerns relating to water disposal, site near to brook subject to previous flooding due to blockage by waste materials, no information as to disposal of waste other than waste oil to be disposed of by specialist contractor
- No mention made restriction on hours of operation
- Plant hire not a rural business per se, better location for proposed development in Telford
- No reference to job creation with reference to business expansion, if intended then transport and environmental concerns expand
- Request for conditions if approved - environmental conditions similar those specified for the recent mining operations i.e. no vehicle movements in or out of the site or maintenance operations on the site outside of the hours 07:00 to 17:00 Monday to Friday and 07:00 to 13:00 on Saturday with no movements or maintenance from 13:00 Saturday to 07:00 Monday and on Bank Holidays together with such other conditions as are necessary to minimise noise and avoid pollution to water courses.

5. PLANNING CONSIDERATIONS

5.1 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:

- the principle of change of use at this site
- the impact on the character and appearance of the area
- Highway safety
- , The impact on the living conditions of neighbours and

- Drainage
- Ecological factors
- Other matters

The principle of change of use at this site

- 6.2 The economic role of the planning system is notably emphasised in the NPPF, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation (paragraph 7.) Significant weight should be placed on the need to support economic growth through the planning system (paragraph 18.) including supporting existing business sectors, taking account of whether they are expanding or contracting (paragraph 21.). Section 3 of the framework is specifically dedicated to supporting a prosperous rural economy seeking to support the sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion of existing and well designed new buildings.
- 6.3 Local policy CS2 gives emphasis to meeting the needs of existing businesses whilst minimising the impact of new development on existing uses, the environment and local amenity. Policy CS7 defines that development within the rural area will be limited to that necessary to meet the needs of the area focussed on the settlements of High Ercall, Tibberton and Waters Upton, outside of these settlements being limited and within the open countryside will be strictly controlled. Saved Wrekin Local Plan policy E6 identifies that development must be related to local agriculture or forestry or assist in the diversification of the rural economy; be of an appropriate scale, type and design sensitive to its location; located in existing rural buildings a) in or adjacent to a settlement or b) within a farm unit for purposes of farm diversification, or c) to enable, where appropriate the expansion of an existing employment use, with development in the open countryside strictly controlled. The emerging Telford & Wrekin Local Plan is also a material consideration, which has recently been published under regulation 19; this reflects the Councils priorities and strategy for development in the Borough based on appropriate evidence and therefore some weight should now be attached to this. Policy SP3 sets out this spatial strategy for the rural area, directing development to previously developed land, and the delivery of employment through policy EC3. Policy EC3 supports the creation of new employment development in the rural areas where it involves the re-use of previously developed land and sets out the criteria for this including the development assists in the diversification of the rural economy, the capacity of the highway network and an appropriate business case.

- 6.4 The proposal relates to the vacant Lower Huntington Farm comprising the Grade II listed farmhouse and neighbouring farmyard with 2no. brick built single storey barns and 2no. double height steel portal framed buildings, one of which has been demolished due to health & safety reasons. The proposal would bring back in to active use a property in a poor state of repair for an established form of business (having been operating in Telford for over 20 years with a keenness to stay within the Borough where he has a successful client base, family ties and connections). Provision here would enable a consolidated live-work operation with the applicant as business owner (and his family) to reside in the farmhouse, notably proposed to be renovated, with the co-ordination of the business operation taking place in the converted brick built barns in office/WC and storage use at a relatively modest level, and usage can be tied to the plant business. The storage and practical management of the machinery fleet would then arise in the proposed new replacement buildings and yard areas, securing the jobs of the existing 12 members of staff. Whilst subsequent sections of this report deal with the design and technical implications of the proposal, Officers are satisfied that the principle of development in supporting the relocation of an established local business and related to the diversification of the rural economy is supported in this location by both national and local planning policy.

The impact on the character and appearance of the area

- 6.5 Lower Huntington Farm sits in an elevated position in the wider landscape, and whilst much of the site is screened by established stretches of leylandii trees, there are elements of the site that are visible in the wider landscape. This application also necessitates consideration to the impact of the proposal on the setting of the neighbouring listed building. Amendments to the scheme have been sought in both respects, the storage areas of the site have duly been divided into zones relating to the height of equipment. It is proposed that larger equipment be positioned at the rear of the site adjacent to the existing 2-2.5 metre high bund, comprising equipment up to 4.3 metres (typical height for the larger 25 ton excavator), with a low & medium equipment zone also at the rear in the north western corner at a maximum of 3 metres, flanked by a mix of the bund and a proposed mixed species native hedge. A medium equipment storage area is indicated in the north eastern corner, to a maximum of 3 metres, which would then be flanked by the existing bund on one side and proposed mixed species native fencing on the eastern side. A low level equipment storage zone is proposed adjacent at the south eastern edge of the site closest to the listed building and where views to the wider landscape towards Lawley are evident with a maximum height of 2.5 metres for equipment stored. This zoning seeks to minimise any potential visual impact of the development on the wider landscape, and it is acknowledged that the scale of the equipment entailed shares parallels with what could well

be present on a modern agricultural unit. The staff parking area has also been further defined through the amendments and located at the western frontage of the site with a presence of existing landscape.

- 6.6 Officers also note the emphasis of the business is to have limited equipment present on site, focussed around maintenance works when on-site repairs are not possible by mobile mechanics, and severe in nature thus requiring more specialist attention. This is together with the festive season where numbers tend to be greatest, with sites utilising the plant mostly shutting down. Vehicles on site are off-hire and not generating income; the applicant typically operates within the Midlands area and Welsh Borders due to logistics in servicing and management of the machinery and plant.
- 6.7 Notwithstanding this limited context, a need to make revisions to the boundary treatment has been taken forward by the applicant further to concern by Officers as to proposed provision of palisade fencing and a palisade gate to the western yard area. Alternatively, a form of paladin mesh fence with planting to the outer edge, together with a revised powder coated framed gate with finials is now proposed. This is considered to be more sympathetic with the setting of the site adjacent to the listed building, whilst appreciating a desire for improved security related to the use. Whilst these revisions stepping away from palisade form are welcomed, further amendment is required immediately adjacent to the listed building, with 2.0 metre high close boarded fencing and matching gates suggested and is not considered to represent a sufficient enhancement and would be duly controlled through a landscaping condition.
- 6.8 Provision of the new buildings (C and E) will improve the appearance of the site, providing alternative business accommodation to replace particularly dilapidated structures. The design, scale and materials are in keeping with the setting of the site, block work dado walls would be clad with olive green profiled sheeting with contrasting moorland green trims and fascias, with asymmetrical roof goosewing grey profiled sheet cladding interspersed with 10% translucent sheeting to provide natural lighting. The north elevation of Building C would have four 4.0m wide by 5.0m high roller shutter doors to allow access for large vehicles, with a further two on the east elevation of Building E. Officers are satisfied that the new buildings fundamentally adopt the appearance of modern agricultural buildings set between the existing brick built office units or the rear landscaped bund. The scale, massing, form, density, orientation and layout together with the proposed materials therefore accord with the requirements of policy UD2. Further, that they will provide an enhancement to the site whilst helping to meet the needs of an existing business in line with policy CS2 and a limited context of development according with CS7.

- 6.9 The two brick built farm buildings are showing signs of wear and tear, including broken windows, missing roof tiles, and overgrown with vegetation. The intention is to make good with the inclusion of replacing areas of translucent roof sheeting with roof tiles, thus enhancing the building with the use of traditional materials in line with policy UD2 and in keeping with the setting of the listed building as per the emphasis of paragraph 129. of the NPPF. The proposed conversion would ensure the future of the buildings related to an employment use, and at a point prior to becoming in too poor a state of repair to warrant conversion. Again the function of the buildings would help to meet the needs of an existing business in line with policy CS2.

Highway Safety

- 6.10 The nature of the business operation necessitates the movement of large scale equipment e.g. excavation machines, on HGV low loaders. As part of this application evidence has been submitted defining the level of movements attributed to the existing business at Doseley which this site seeks to replace. Evidence has been provided of the traffic movements during the period July 2014 – June 2015 in terms of traffic movements associated with either returning plant to the yard or taking plant to site. The summary of the assessment from invoiced payments shows 43 one way movements, equating to 86 movements overall over the course of the year.
- 6.11 Traffic figures have also been provided in association with the neighbouring farm – Upper Huntington Farm, and Lower Huntington Farm itself when working, to show typical traffic use that could be generated from agricultural activities. Noting the dairy unit context of each, the milk collection alone would typically equate to 365 HGV movements one-way, with other movements associated with feed deliveries and unlimited tractor and trailer movements 7 days per week tending and preparing the ground for crops, harvesting and the movement of stock. Specific coverage of the caravan park context is not provided, the planning history of the site indicates a maximum of four residential and two touring caravans being approved.
- 6.12 At the request of the LPA, a Management Plan has been submitted in order to demonstrate the controlled management of the site – including traffic movement and zoning arrangements to ensure that the site has minimal impact on the locality. In respect of the former, the plan affirms that managed receipt of vehicles attending the site would arise by the applicant; they would then have good space to drive on to the site, make deliveries or collections and leave in a forward gear. Close control by the applicant of the timing for these journeys would mean that the business and the traffic generated by the site would have minimal effect on the highway network. The overall traffic

movements indicated would be significantly less than those evidenced with the former uses of the site. The consultant who prepared the plan sees no reasons why the business will not continue in the same pattern irrespective of an alternative base and site.

- 6.13 The Highways Authority have commented on the scheme, appreciating the level of movements would not be unusual in respect of the use of the site for farming, and the tracking footprint evidence provided. A highways report has not been requested acknowledging the objection of the Parish Council, with use specific level of movement evidence provided and a Management Plan. Nonetheless, they do have concern around the scheme, focussing on a possibility of HGVs associated with the plant hire site routing through New Works when travelling to the M54. In response, a request is made for a S106 agreement for a package of highway measures comprising advisory and directional signing to inform motorists that a number of specific roads are unsuitable for heavy goods vehicles and to re-enforce the appropriate routes the low loader drivers need to take; together with improved traffic signing and lining in the locality in order to clearly define priority at the junction; and, a routing agreement.
- 6.14 The need for the S106 has been questioned by the applicant. The LPA concur that in this instance an alternative line of mitigation is required and that the request does not satisfy the tests for planning obligations as set out in the NPPF and CIL compliant in being necessary to make the development acceptable in planning terms, whilst also being fairly and reasonably related in scale and kind. Specifically, the LPA is mindful of the agricultural use that could be initiated on the site. Whilst the existing buildings are in a poor state of repair, and likely necessitating replacement provision which would require planning permission due to proximity to the listed farmhouse, the LPA would be likely minded to support provision to aid the farming enterprise, meaning daily and seasonal HGV movement to and from the site could arise. The nature of such movements would be similar in that comprising a mix of daily farm specific HGVs, and recurring collection/deliveries, with the same potential concern of routing through New Works. Thus a routing agreement is deemed appropriate, but would be controlled through condition. This would then work in conjunction with a personal permission related to Corley Plant that the applicant is willing to accept, again reinforcing the nature of the property as a live-work proposition whilst accounting for potential future change in ownership.
- 6.15 The LPA have suggested to the Highways Authority that the routing agreement be conditioned alongside the conditioning of offsite works to improve the junctions and signage in the vicinity of the site at the end of the track to Lower Huntington Farm and at the northern end of Dog in the Lane

only. The Highways Authority advises that the full S106 requirements requested are necessary, they have identified that were the LPA minded to remove the Traffic Regulations Order, then the contribution would be reduced to a minimum fee of £3,500 secured through a S106 agreement.

- 6.16 On balance, the LPA consider that the historic and potential use of the site for agricultural purposes would extend beyond the level of HGV traffic to be generated through this development. This is a fundamental determinant as to what form of request can be made in terms of expenditure by the applicant and what in turn it addresses. Here a measure of control over the route is deemed acceptable through condition to ensure the most appropriate access of the site is utilised. The application relates to a specific business operator (family run business) with the applicant residing on site and for whom it is in their interests for transportation of equipment to be managed and not diverge from the approved position. The road lining at the above locations is showing evidence of wear and tear that would in turn be worsened through the development, thus localised improvements to clearly define priority at the junctions, together with signage to reinforce the appropriate route, represents a clear link with the proposal and is proportionate to the development entailed. Officers therefore recommend the imposition of a condition for a scheme of works to be submitted for road lining and the installation of signage addressing the route to be taken by HGVs serving the development up to £1,000 to be implemented by the applicant – who is agreeable to this position.

Implications to Residential Living Conditions

- 6.17 Paragraph 123 of the NPPF directs planning decisions to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.
- 6.18 In such a respect, the potential impact of the development in terms of noise and the impact on the living conditions of neighbours raises similar issues as to the highways context with consideration of the historic and consented use being material to the nature of the current proposal. Fundamentally, the noise or activities would be comparable to those as if the site was operating as a working farm with unrestricted 24/7 hours of operation. Environmental Health has requested a condition to restrict the house of use to be applied to the development, which the applicant has questioned the need for this condition. Assuming all the maintenance work is carried out within the buildings, and an

appropriate condition is in place to control this, the proposal will result in the only external noise being associated with the vehicle movements; Environmental Health have therefore confirmed that they are satisfied that the proposal will not have an adverse impact and that the hours of use to be unrestricted; however it is considered reasonable to control highway movements into and out of the site to ensure these are not unneighbourly, and remain in a similar vein to that of a farmstead, which can be reasonably controlled through condition.

- 6.19 Bearing in mind the distances entailed with residences exceeding 200m away, with the exception of the applicant's own property and Upper Huntington Farm (170m+) which is in itself a generator of noise with unrestricted operational hours, the site is unlikely to create any significant adverse impacts in respect of noise or disturbance subject to conditions controlling the location of maintenance and repair works to equipment recognising the neighbour representation. The new buildings have been designed at a scale to accommodate the range of equipment operated by the business with Building E proposed for maintenance, including provision of roller shutter doors for ease of access.

Drainage

- 6.20 The application identifies the means of disposing foul sewage as unknown and surface water to soakaway, with vehicle access and hardstanding as concrete and stone. In turn, Drainage have requested the submission of a scheme of surface water drainage, together with any runoff produced by vehicle washing and cleaning activities to be classed as trade effluent and in turn disposed of to a foul water drainage system, and where not available, the effluent should either be stored in a sealed system with details to be submitted; this recognises the neighbour concern as to potential pollution to the local water environment. As the scheme now includes the provision of new staff facilities, it is felt appropriate that details of both the foul and surface water system be requested to ensure a satisfactory drainage approach is available and meet requirements of CS13 to avoid the increasing the risk of flooding.

Ecological implications

- 6.21 The proposal entails redevelopment of a number of vacant buildings, there is a presence of wildlife refuge areas including an area of tyres, and proximity of the site to a number of ponds, in turn necessitating the assessment of a number of ecological species to take place and survey work submitted. With the exception of evidence of nesting wild birds, potential roosting opportunities for bats and refuges for amphibians, presence of voles within a patch of

grassland and passage of badger and deer through the area, no evidence of bats/amphibians/reptiles/badger setts were present on site. A number of recommendations were made through the Ecology reports submitted, a number of these have been taken forward by the representation of Ecology. These conditions seek to ensure the protection of wildlife during the construction phase of the development, to mitigate the potential loss of nesting and roosting opportunities, to provide enhanced landscaping, and ensure any new lighting would not impact on bats. Such measures are considered to be in keeping with the location of the site and the form of development entailed, in turn the protection of biodiversity as required by policy CS12 is deemed to be achieved. This policy requires the protection of the natural environment in the wider sense with the existing mature trees retained through development, further according with policy OL11.

Other matters

- 6.22 Reference is made to the Google Earth imagery affronting the Planning and Design & Access Statement as being out of date. This is appreciated but the statement is clear that the previous use – including the caravans as present on the imagery have vacated the site, with the recommendation to Members based upon a visit to the site with an appreciation of the altered context from that shown to depict the location of the site. All other objections raised in the consultation process have been considered but do not raise any issues that would warrant a review of the analysis of this proposal.

7. CONCLUSIONS

- 7.1 It is considered that the proposed development complies with Government guidance in that it represents a sustainable development proposal for a derelict brownfield site within the rural area. The business will contribute to the local economy by allowing the applicant to stay in Telford, the relocation of the well-established business will ensure the continued employment of the existing staff and will provide a live-work opportunity for the applicant. The investment in the site will ensure the future of the listed farm house, and the associated vehicular movements are no more significant than if the use was as a working farm. There will be no adverse impact upon the adjacent land uses and the removal of the derelict buildings and the tidying up of the site will result in a positive impact upon the visual quality of the area and the setting of the listed building. Through the use of appropriate conditions the proposal will not pollute the environment, adversely affect residential amenities nor adversely affect any protected species. Accordingly it is considered that proposal is in accordance with the principles set out in the NPPF, adopted local plan, and the emerging local plan.

8. RECOMMENDATION

8.1 Based on the conclusions above, it is recommended that the Committee **GRANT PLANNING PERMISSION** subject to the following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1. A04 - Time Limit – Full
2. A08 – Personal Permission
3. B011 – Samples Materials
4. B049 – Scheme of signing and lining undertaken by applicant
5. B050 - Shallow mineworking
6. B057 - Land contamination
7. B061 - Foul and Surface Water including details of disposal of effluent generated from vehicle washing and cleaning activities
8. B121 - Landscaping Design
9. B149 - Lighting Plan
10. Bcustom - Routing plan
11. C13 - Parking, loading, unloading and turning
12. C16 - Gates
13. C091 - Works in accordance with ecological survey
14. C109 - Erection of artificial nesting/roosting boxes
15. DCustom - No onsite maintenance / repairs of plant hire equipment outside of Building E or C
16. DCustom - Maximum height equipment storage zones as per Site Management Report and Proposed Site Plan A.03 Rev. C
17. Dcustom - Hours of operation – HGV vehicle movements into and out of site 07.00-19:00 Monday –Saturday

Informatives

I23 Bats

I25a Nesting birds

I32 Fire Service

I40 Conditions

I41 Reasons for Grant of permission

RANPPF1 Approval NPPF