

TWC/2015/0438

Land North of Dunelm, Rodington Heath, Telford, Shropshire
Reserved matters application for the erection of 6no. dwellings

APPLICANT

Engineered Timber Solutions Limited, Philip Sankey

RECEIVED

15/05/2015

PARISH

Rodington

WARD

Wrockwardine

OFFICER Ian Lowe

OBJECTIONS RECEIVED: Yes

CLLR JACQUELINE SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS DETERMINED BY PLANNING COMMITTEE

1. THE PROPOSAL

- 1.1 The proposal seeks Reserved Matters consent for the erection of six dwellings on land sited north of Dunelm in the village of Rodington Heath.
- 1.2 The original 2014 outline application was considered by Planning Committee in September 2014, whereby members resolved to approve the application for the erection of 6 dwellings subject to a S106 legal agreement. The application included details of access with the remaining matters of layout, scale, appearance and landscaping reserved for later consideration. The S106 agreement secured 40% of the units (2 dwellings) as affordable in addition to contributions of £600 per dwelling towards off-site play and recreation and £3000 towards 30mph gateway features when entering Rodington Heath; this was signed in March 2015, and the application was duly approved on the 5th March 2015.
- 1.3 This reserved matters application duly considers all outstanding matters. The proposed development would comprise a pair of 2 bedroomed semi-detached dwellings and four, 4 bedroomed detached dwelling accessed via a single driveway off the main arterial route through the village. The two storey dwellings will be constructed with a mixture of brick and render with gabled and hipped tile roofs, porch and chimney features and attached garages on the detached dwellings. The site will be enclosed by hedging to the northern boundary with additional hedging along parts of the access road, and a mix of existing boundary treatment and close board fencing along the garden boundary with Dunelm to the South and also in-between plots. Sections of wall are proposed in-between the frontages of plots on the southern side of the access road and also adjacent to the turning point which is located halfway along the access road.
- 1.4 Amended plans have been received following discussions with Officers making alterations to the site layout, boundary treatment and elevational changes to the proposed dwellings.

- 1.5 The application is accompanied by a Design & Access Statement and a Supporting Statement.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located in the rural area of Telford and Wrekin and within the village of Rodington Heath. The site is located to the northern side of Rodington Heath and extends to approximately 0.3 hectares and is currently used as agricultural land. The site sits to the north of an existing two storey dwelling ('Dunelm') which is set back from the highway and was built during the 1970's. A property known as the 'Old Bakery' is sited on the opposite side of the road and occupies a corner plot on the junction with Shop Lane.
- 2.2 To the north and east, the boundaries to the site are open and lead out on to further agricultural land. To the west and fronting the highway, the boundary is made up of a mixture of mature hedging and trees whilst the southern boundary adjacent to Dunelm comprises a mixture of post and wire fencing, hedgerow and foliage.
- 2.3 The immediate surrounding area comprises a mix of dwellings in terms of age, style and their architectural design, however it is predominantly post-war development at this end of the village. There is a variety of detached properties, semi-detached and terraced properties including both two storey houses and bungalows nearby. Properties are located either off the main road through the village or along the three side roads, Crowder Terrace, Turners Lane and Shop Lane.

3. RELEVANT PLANNING HISTORY

- 3.1 TWC/2014/0687 – Outline application for the erection of 6no. dwellings with associated access (All other matters reserved) – Outline Approved
05/03/2015

4. PLANNING POLICY CONTEXT

- 4.1 National Guidance:
National Planning Policy Framework (NPPF)
- 4.2 Saved Wrekin Local Plan:
UD2 Urban Design
- 4.3 Telford and Wrekin Core Strategy:
CS1 Homes
CS7 Rural Area
CS15 Urban Design
- 4.4 Telford and Wrekin Local Plan (2011-2031 – Publication Version January 2016)

5. SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Rodington Parish Council: No comments received
- 5.2 Cllr Jacqueline Seymour: Object following amended plans:
Considers that the repositioning of plots 5&6 has addressed building line and tree concerns previously raised but Plot 1 remains forward of building line and plot 4 is directly opposite side of Dunelm. Considers that the only way to address the problems is to omit the affordable housing from the site and to allow larger dwellings for the remaining plots.
- 5.3 Highways: Support subject to conditions
Relating to parking and turning, road design and visibility splays. Amended plans have overcome previous concerns regarding road design.
- 5.4 Drainage: Object subject to conditions:
They request a condition for the submission surface water and foul water discharge details in respect of the proposed land drainage, demonstrating that it is appropriately sized and in a sufficient condition to receive surface water flows from the site across the lifetime of the development. Until this information is provided they are unable to support the use of land drainage. They note that if this form of drainage is not suitable then Telford & Wrekin have previously carried out improvements to the highway drainage in Rodington and found infiltration rates in the area to be good. The developer may wish to explore the potential for infiltration drainage on the site.
- 5.5 Ecology: Support Subject to Conditions
Relating to working in accordance with the protected species survey, the erection of nesting/roosting boxes, and for the submission of a Lighting Plan. Informatives also recommended regarding nesting wild birds and great crested newts.
- 5.6 Arboriculture: Object following amended plans.
Previous concerns not fully overcome and suggest that the development will lead to pressures on the TPO'd trees which will lead to a loss of amenity.
- 5.7 Affordable Housing: Comment:
Note that the affordable housing provision (2 homes) will help to meet the identified need for affordable housing in the borough. A Local Lettings Plan (LPP) for the affordable homes is to be agreed prior to their occupation. It is assumed that a draft LLP will be provided once an affordable housing provider has been identified.
- 5.8 Shropshire Fire Service: Comment

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'.

Neighbour consultation responses

- 5.9 Neighbouring occupiers have been consulted including on the amended plans.
Following the first round of consultation, 7 objections have been received and the concerns raised are summarised as follows:
- Overdevelopment of the site,
 - Inappropriate scale of dwellings
 - Loss of privacy and outlook to nearby dwellings
 - No need for affordable homes
 - Loss of agricultural open space
 - Unsustainable location
 - Highway safety (traffic speeds)
 - Poor visibility at site entrance
 - Harm to wildlife
 - Drainage and flooding issues.
- 5.10 Following further consultation undertaken following the receipt of the revised plans, 12 objections have been received. The comments replicate those raised above and do not raise additional concerns.
- 5.11 The following, non-material comments have also been raised:
- Loss of view

6. 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:
- The principle of the development
 - Design and layout of development including the impact on the character and appearance of the area
 - Impact upon neighbouring occupiers
 - Affordable housing
 - Highways
 - Drainage
 - Arboriculture and ecology

The principle of the development

- 6.2 Officers note the concern of residents in regards to the principle of development within the open countryside and on agricultural land to the edge of the village. Notwithstanding the concerns raised, the principle of residential development for 6 dwellings on this site has previously been established

through the granting of outline consent (TWC/2014/0687) on 5th March 2015, at a time when the council was unable to demonstrate a five year housing land supply. Some of the objections received suggest that the development should be considered elsewhere and/or on brownfield land; however, as the principle of this development has been approved, neither the location of the site or the number of dwellings it contains are to be considered as part of this application.

This application therefore seeks approval of the Reserved Matters only, including its design and layout.

Design and layout of development and impact on neighbouring amenity

- 6.3 The Wrekin Local Plan, Policy UD2 Design Criteria, requires new development to be of high quality and distinctive design, whilst also respecting and relating to the context, both visually and functionally and enhancing the quality of the local environment. This policy advises the Council to assess the development in relation to its scale, massing, form, density, orientation, layout, proportions, materials, landscape elements, access and spatial quality. In addition to this policy, the Core Strategy, CS15 Urban Design, states the design of development will assist in creating and sustaining safe places, strengthening local identity and projecting a positive local image, positively influencing the appearance and use of the local environment.
- 6.4 Paragraph 216 of the NPPF states that from the day of publication, decision-takers may give weight to relevant policies in emerging plans according to their status and consistency with the framework. As such, some weight should be given to the emerging Telford and Wrekin Local Plan (2011-2031) which is currently at publication stage and will ultimately replace the Core Strategy and existing Local Plan. Policy BE1 of the emerging local plan builds upon the existing design policies set out in UD2 and CS15. It also seeks high quality design and suggests that the council will support development that respects and responds positively to its context and enhances the quality of the local built and natural environment. Policy C4 considers the design of roads and streets and seeks to ensure that a new road is designed to adoptable standard where it is intended to be adopted by the Council.
- 6.5 Prior to the submission of the application, pre-application advice was provided suggesting that the principle of the layout was acceptable. However, following the submission of the application, Officers noted the objections received by local residents and the concerns raised by the Parish Councillor, particularly relating to the building line and the impact upon the character of the village and neighbouring occupiers. As a result, a site meeting was held between the Case Officer, some of the concerned residents, the applicants and the Parish Councillor to seek a solution. Unfortunately, it was apparent that whilst some changes could be made to the site layout, no agreement could be made between the parties. As a result Officers sought amendments to the scheme that would overcome the main concerns raised but allowed the site to remain viable. This has resulted in a layout that significantly improves the impact upon the building line. Although plots remain forward of Dunelm, the properties nearest the road would now stagger towards the road and follow

the curve in the main road at this point. This has been achieved by the relocation of plots 5 and 6 several metres further away from the highway.

- 6.6 Officers have also negotiated several other changes to the scheme including improvements to the house designs such as the addition of window header details. Plot 2, which is the largest house on the site, has also been turned to face the main road so that it becomes a vista and frames the eastern edge of the development. The garage element to Plot 2 which has accommodation above has been reduced in height and now includes an improved design to the garage doors. The semi-detached pair now includes a chimney stack and improved porches along with a window and brick detailing on the side elevation that will face the highway; this avoids a blank elevation facing the highway. There have also been improvements to the boundary treatments across the site with a variety of hedging, brick walls and fencing provided to add to the visual appearance of the site. Furthermore, the road layout has been re-designed and use of materials revised to ensure that it is of an adoptable standard by the Council.
- 6.7 Despite the alterations to move plots 5 and 6 into the site and away from the highway, each dwelling is afforded an adequate garden plot, with good separation distances within the development and also in relation to surrounding properties. In particular there would garden depths of approximately 12m and 20m between plots 3 and 4 and the side garden boundary of Dunelm respectively. There is a distance of approximately 30m between plot 1 to the front of the site and the frontage of The Old Bakery which sits on the opposite side of the road. There would be a distance of approximately 14.5m between the rear elevation of plot 4 and the flank wall of Dunelm. The proposed sitings ensure there would be no adverse loss of privacy or outlook.
- 6.8 Officers note that despite the amendments made, objections remain regarding the layout of the development, however, Officers are now satisfied that the proposed layout is acceptable and overcomes many of the concerns raised. It is noted that there is no distinct form of development in the locality and nearby properties vary significantly in architectural design and in the use of materials. There are three other side roads leading off the main road that runs through the village. As a result, Officers are of the view that there are no sustainable reasons to refuse the application on grounds that it would be out of character with the surrounding area.
- 6.9 Although the plans submitted indicate the types of materials to be used across the development, samples of materials including a sample panel of brickwork are required to be provided for approval as per conditions stated on the Outline Application. Officers will seek a variety of brick types and render to add interest to the development and to add to the variety of materials as seen elsewhere in the village.
- 6.10 Living conditions for adjacent residents can be protected through the imposition of a condition to remove permitted development rights for the addition of extensions and dormer windows. Furthermore, it is suggested that

the condition also removes ability to erect free standing structures within the curtilages of plot 5 & 6; this is due to their position closer to the highway and where detached structures may be visible from the highway, and allowing the authority to consider such applications on their merits assessing the constraints of the site including neighbouring property amenity and root protection areas of the retained protected trees are not built within.

- 6.11 In respect of the impact of neighbours during any construction, a Site Construction Management plan was conditioned on the outline application which should be submitted in accordance with the 'Considerate Constructors Scheme.
- 6.12 Concerns raised by the nearest occupiers in regards to lost views of open countryside are noted however, there is no right to a view over neighbouring land and as such, this is not a material consideration that can be taken into account when determining this application.
- 6.13 It is therefore considered that the development would respect the context and appearance of the local environment, as required by Policy UD2 of the Local Plan and CS15 of the Core Strategy. Officers are also satisfied that the proposal as amended complies with policy BE1 and C4 contained within the emerging Local Plan.

Affordable Housing

- 6.14 The outline planning consent requires the delivery of any scheme to provide 40% for affordable rent; this equates to two dwellings. These units have been identified as the pair of semi-detached units, plots 5 and 6, within this application as illustrated on Plan 44171/12D. These units have been considered in light of the agreement and provide appropriate living accommodation. The applicants are aware of the need to submit a Local Lettings Plan (LPP) for the affordable homes prior to their occupation and once a registered housing provider has been identified, and continues to be controlled through the existing S106 agreement.

Highway Safety

- 6.15 Officers note that there are a significant number of objections relating to highway safety, however, the access point for the development was established at outline stage and was therefore considered acceptable. Amended plans have been received following a request by the Highways Officer in respect of the service margin for kerbstone protection and a larger turning head to accommodate an 11.3m refuse vehicle within the site. The Officer also confirms that the vehicular visibility splay from the access is acceptable.
- 6.16 It is reminded that the outline application was approved subject to a S.106 agreement for £3000 towards 30mph gateway features when entering Rodington Heath; this will assist in reducing traffic speeds in this location.

Highways conditions relating to parking and turning, road design and visibility splays were attached to the outline application.

- 6.17 Officers are therefore satisfied that highways safety and the free flow of traffic both on the adjoining highway and within the development has been taken into full consideration, both on the outline and current reserved matters application and would not prejudice highway safety.

Drainage

- 6.18 The Drainage engineer consulted on this application has noted that it is proposed to provide a land drain for the discharge of surface water from the development into an existing land drain on land owned by the applicant and to an existing outlet point into the River Roden. Although they raise no objections to this in principle, further details are required to demonstrate that it is appropriately sized and in a sufficient condition to receive surface water flows from the site across the lifetime of the development. Although the Outline consent included a condition for the submission of surface and foul water discharge details, a revised condition will be added to request the submission of details relating particularly to the land drain. If the land drain is not found to be appropriate then details of an alternative method of surface water discharge will be required. The Drainage Engineer notes that infiltration rates in the area to be good and as such the developer may wish to explore the potential for infiltration drainage on the site.
- 6.19 Officers therefore consider that the site can be adequately drained in accordance with details to be submitted and approved in writing prior to the commencement of works.

Arboriculture

- 6.20 The objections received by the Councils Arboricultural Officer are noted, which relate to the proximity of plots 5 and 6 to trees to the south and that are protected by a TPO. Notwithstanding these objections, Officers note that the plots will be outside of the tree protection areas and subject to protection measures during the carrying out of works, the development itself would not cause harm to or loss of these trees. Furthermore the distance from the trees has been improved following the submission of amended plans.
- 6.21 Although the plots would remain near to the retained trees, this is not reason alone to warrant a refusal of the application. A condition on the outline application ensures the trees along with retained hedging will be protected in accordance with BS5837. The removal of permitted development rights to be attached to the reserved matters approval, for any extension and detached outbuildings to plots 5 and 6 adds further protection.

Ecology:

- 6.22 It is considered that the proposal will not adversely affect any protected species, which is confirmed by The Council's Ecologist. The outline

application included conditions requesting the nesting boxes and lighting plan which remain valid, in addition a further condition asks for the development to be carried out in accordance with the ecological survey.

7. CONCLUSIONS

- 7.1 Following consideration of this application and the comments received, Officers consider that the layout, scale and appearance of the development as amended is considered to be acceptable, and would respect the context and character of the wider area. The amended proposal takes into account some of the objections raised whilst allowing the site to remain viable. The proposal would also have an acceptable relationship with neighbouring properties and have sufficient access and parking arrangements. Development of this site will also bring about the benefits as secured by outline application and the S.106 agreement including 2 affordable homes and contributions towards a 30mph gateway feature to Rodington Heath and monies towards off-site play and recreation. The conditions will ensure that matters such as materials, landscaping and drainage will be dealt with prior to the commencement of works. Accordingly the application is therefore considered to be in accordance with Policies CS1, CS7 and CS15 of the Core Strategy, Policies H9 and UD2 of the Local Plan, policies within the emerging Local Plan and national policy guidance.

8. RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT RESERVED MATTERS CONSENT** subject to the following conditions and informatives:

1. A02 Time limit – Reserved Matters
2. B046 On-Site Construction
3. B079 Custom Drainage (Land Drain)
4. B121 Landscape design
5. C38 Development in accordance with plans
6. D01 Removal of permitted development

Informatives:

1. I34a Outline Consent Conditions
2. I32 Fire Authority
3. I35 Ecology Informatives
4. I40 Conditions
5. I43 Reasons for Reserved Matters approval
6. RANPPF2 Approval Following Amendments- NPPF