

TWC/2016/0886

Site of Wrockwardine Wood House, New Road, Wrockwardine Wood, Telford,  
Shropshire

Erection of 12no. dwellings with associated parking, landscaping and repositioning of  
the site access (resubmission of TWC/2016/0358)

**APPLICANT**

H.S.B Ltd

**RECEIVED**

14/09/2016

**PARISH**

Oakengates, Wrockwardine Wood and  
Trench

**WARD**

Wrockwardine Wood and Trench

**OFFICER** Vijay Kaul

**OAKENGATES TOWN COUNCIL HAS REQUESTED THAT THIS APPLICATION  
BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE**

**1.0 THE PROPOSAL**

- 1.1 This is a full planning application to construct three blocks of two-storey residential units creating a total of 12 no. two bedroomed houses together with external works and landscaping in the grounds of Wrockwardine Wood House.
- 1.2 The existing vehicular access to Wrockwardine Wood House is to be repositioned (further north) to form an upgraded junction bellmouth with the requisite visibility splays being provided, this would also continue to serve the existing dwelling. To achieve this, the boundary walls will be lowered to 800mm high.
- 1.3 The buildings will be of two storey height, constructed in external render and brickwork with reconstituted stone detailing and man-made slate roof coverings. The external windows and doors will be white Upvc with rainwater goods in black Upvc
- 1.4 The proposal would be served by a total of 23 off-street parking spaces;
- 2 provided for existing dwelling - Wrockwardine Wood House.
  - 8 allocated spaces for the 4 units in Block A
  - 13 unallocated (courtyard) spaces for 8 units accommodated in Blocks B and C.
- 1.5 A Design and Access Statement, Extended Phase 1 Habitat Survey, Tree Report and Mining report accompany this application.
- 1.6 During the course of the application a Noise Assessment was also provided, and a plan was provided to detail to access and visibility splay.

## 2.0 SITE AND SURROUNDINGS

- 2.1 The application site is located within Telford's urban boundary located some 3.5m north of Telford Town Centre. It relates to side and rear garden of Wrockwardine Wood House which is a 3 bedroom, white rendered property which fronts the road and sits within a 0.26ha plot that extends in an east to west direction for approximately 140m. As the plot extends towards the western boundary the width of the plot tapers, and generally the site slopes down from south to north.
- 2.2 Further into the site, beyond the rear elevation of the dwelling are two outbuildings, which are in a poor state of repair. The existing site is accessed off New Road via some metal gates, with parking both on the frontage and rear.
- 2.3 The southern boundary of the site is bound with mature landscaping, mainly Leylandii trees, with trees also on the west and northern boundaries. The site contains several trees which are subject of TPO'S, these include a Walnut Tree to the northern boundary, 2 pear trees in the front garden and a group of Spruce Trees.
- 2.4 The immediate vicinity of the site is a mixture of land uses. To the north beyond Wrockwardine Wood House is a public house (The White Horse). Adjacent and immediately to the south, is the Wrockwardine Wood Social Club and Oakengates Leisure Centre, with ancillary sports pitches. Car parking spaces serving the Leisure centre adjoin the application site. Further, south-west of the Leisure Centre is Telford Priory School and the county's main athletics track. The main access serving these uses is south of the Social Club.
- 2.5 Opposite the site is a row of small retail shops. Beyond the east of New Road the area is largely residential in character, and further along New Road/Church Road is a mix of residential house types.
- 2.6 The site has access to good transport links and there are bus stops located nearby which provide access to regular bus services to Donnington (to the north-east) and Oakengates (to the south) local centres, as well as into Telford Town Centre.

## 3.0 RELEVANT PLANNING HISTORY

TWC/2016/0358	Erection of 3no. housing blocks for 14no. dwellings with associated parking, landscaping and repositioning of site access	Withdrawn	18/08/2016
<u>TWC/2012/0824</u>	Outline application for the erection of a residential development comprising of	Outline Granted	10/05/2013

6no. 2 or 3 bedroomed houses

<u>TWC/2012/0578</u>	Erection of 9no. 2 bedroom houses and construction of a new access (Outline)	Withdrawn	05/10/2012
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- 3.1 As can be seen from the above history, outline consent (TWC/2012/0824) has previously been granted on this site for 6 dwellings. These approved details of the access, layout and scale. Although reserved matters were not submitted, this application only expired on 10<sup>th</sup> May 2016. This followed on from the withdrawal of a scheme for 9 dwellings (TWC/2012/0578) which utilised the entire length of the site, which was considered unacceptable in design terms.
- 3.2 More recently, planning application TWC/2016/0358 was withdrawn following concerns about the density of the proposal, and the loss of TPO'd trees, location of Block A too close to New Road and their position adjacent New Road. There were also concerns raised about the impact of conifer trees on middle block B.

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

- 4.1 National Planning Guidance:  
National Planning Policy Framework
- 4.2 Core Strategy:  
CS1 Homes  
CS3 Telford  
CS9 Accessibility and Social Inclusion  
CS15 Urban Design
- 4.3 Wrekin Local Plan:  
H6 Windfall Sites in Telford & Newport  
UD2 Design Criteria  
OL11 Woodland and Trees  
LR4 Outdoor recreational space  
H22 Community Facilities
- 4.4 Telford & Wrekin Local Plan (Submission version):  
SP1 Telford  
SP4 Presumption in favour of sustainable location  
HO1 Housing requirement  
BE1 Design Quality  
C3 Impact of development on highways  
NE1 Biodiversity and geodiversity  
NE2 Trees, Hedgerows and woodlands

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

##### Standard consultation responses

- 5.1 Wrockwardine Wood & Trench Parish Council: Object on following grounds;

- Despite reduction in numbers, this is an over development of the site.
- Access road is in close proximity to Wrockwardine Wood House which is a listed building and a feature of Wrockwardine Wood.
- The access road is too close to neighbouring access roads and vehicles from this site will cause further congestion on a very busy road.
- Plans to implement a school crossing patrol next to the proposed site entrance.
- Plans Board should visit the site when the Telford Priory School ends the school day at 2.30pm to see how busy the road is at a peak time and the effect on the school children

5.2 Oakengates Town Council also object on following grounds;

- over development of the site
- access from the site
- highway issues caused by the development

5.3 Highways Officer: Support subject to conditions.

5.4 Drainage: Support subject to conditions.

5.5 Pollution Control (Environmental Health): Support subject to conditions.

5.6 Ecological Officer: Support with conditions requiring lighting plan and informatives.

5.7 Tree Officer: Support with conditions - A tree protection plan is required which should also show the layout of the buildings set against the location of the HERAS fencing. Depending on any proposed surface level changes or surface removal, an arboricultural method statement is required for the Walnut tree

5.8 Education: No objection. Contribution required for planned accommodation improvements at Wrockwardine Wood Infant.

5.9 Healthy Spaces Officer – Object. Transport assessment needs to take account of this type of activity which can include major events recreational activity such as sports pitches. It appears the applicant requires the removal of trees which may be in the council's ownership whilst at minimum would require access to council 'Leisure' land in order to carry out the proposal (certainly regarding block C). This may create safety issues and impact parking during construction. No details submitted for landscaping, management plan for open space, or detailed boundary plan. Leisure Services would need to agree to above issues.

If approved full provision for the infrastructure/amenities and services which they create is needed in the form of £600 per dwelling for children's play at Parrots Beak play area, and £600 per dwelling for sport / recreation (at Oakengates Leisure Centre.

- 5.9 Leisure Centre Service Delivery Manager – Comment. Concerns about the access and car parking, close proximity to Oakengates Leisure Centre. Access road can be very busy given both community and school access to the Leisure Centre site and local schools, also high levels of pedestrian access at certain times of the day associated with the Priory School. Site borders flood lit facilities and extended opening hours seven days per week. Residents or visitors may park at Leisure Centre. Concern in respect of any potential impact upon the Leisure Centre in particular the car park during any associated construction phase.
- 5.10 Geo-tech Officer: No objection subject to conditions relating to ground stability and contaminated land.
- 5.10 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.
- 5.11 West Mercia Police: Comment: General advice provided in respect of Secure by Design principles.

Neighbour consultation responses

- 5.12 Direct notification was carried out to all adjoining and adjacent premises, as a result of which 2 objections were received (on behalf of Wrockwardine Wood FC Sport and Social Club), these can be summarised as follows;
- Increase the level of traffic on what is already a congested area.
  - The first block of houses (block A) are too near the boundary with the football club, result in noise complaints.
  - Trees removed along the boundary wall would be taking away some of the noise prevention.

**6.0 PLANNING CONSIDERATIONS:**

- 6.1 Having regard to the development plan policy and other material considerations, the planning application raises the following main issues;
- Principle of development
  - Impact on character of surrounding area
  - Impact upon highway safety
  - Impact upon residential amenity

Principle of Development:

- 6.2 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.

- 6.3 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.
- 6.4 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.
- 6.5 This site has previously benefitted from outline residential consent and lies within the confines of the built up area of Telford, which is considered suitable in principle for small-scale residential development. It is also surrounded by residential properties and has good public transport links to Donnington (to the north-east) and Oakengates (to the south) local centres, as well as convenient walking distance to local shops and recreational facilities helping social inclusion.
- 6.6 Having regard to the continued need for an efficient use of land in sustainable locations, the principle of utilising this site within Telford's Urban Area 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. It also accords with the NPPF's aim to boost housing in sustainable locations.

#### Impact on character of surrounding area

- 6.7 The NPPF suggests that Council's should set out their own approach to housing density to reflect local circumstances.
- 6.8 The new dwellings in addition to the existing dwelling would result in a density of 49 dwellings per hectare (dph), which given the varied nature of house types in the vicinity, and that it would be an extension to a previously approved development of 6 dwellings, is considered appropriate for this area.
- 6.9 Compared to the previous planning approval, this development would see the rear Block C extend some 18m further west into the site, thereby providing additional space to accommodate the middle Block B, in a perpendicular arrangement. This courtyard arrangement would be compatible with the surroundings given that similar modern development is found further north, in Malcolm Davies Drive and Biddulph Park Place.

- 6.10 The continuation of a two storey built form in the defined frontage, with development that has a traditional pitched roof design in a rendered finish with brick finish, with protruding gables, sash windows, brick plinths, would be assimilated within the street scene, and would not detract from the setting and traditional appearance of Wrockwardine Wood House, which is not a listed or locally listed building, or the adjacent Social Club. The development would not harm the wider character and appearance of the area.
- 6.11 Within the site, the dwellings are arranged in a courtyard formation, with sufficient separation distances between the blocks (17m from rear of Block A to side of Block B, 14m from front of Block C to side elevation of Block B). The Walnut Tree and bin collection area would break up the parking towards the north of the site. A hard landscaping plan would need to be secured by condition to ensure suitable variation in the materials to distinguish parking areas from the main vehicular highway and aid pedestrian circulation.
- 6.12 The boundary wall to the frontage would need to be reduced to 0.8m high to achieve an appropriate visibility splays. This was previously supported under the consent for 6 dwellings. A condition is required to ensure that details of the reduced wall are provided.
- 6.13 Although 2 Pear trees would be removed as part of the proposal, the Council's Arboriculturist is satisfied these can be replaced with suitable species these trees were also subject to removal in the 2013 consent. The more prominent Spruce trees are now to be retained, which make a more valuable contribution in the streetscene. A detailed landscaping condition is required to achieve suitable planting on the frontage facing New Road.
- 6.14 Unlike the previous application, this proposal now offers some 60m of land to the rear of Block C to be provided as a managed landscaping area, rather than be left as a separate entity of land. This will be an improvement to the appearance of this site when viewed from the adjacent Leisure Centre/car park. A long term management plan condition is requested to ensure this is maintained by the applicant.
- 6.15 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.

#### Impact upon highway safety

- 6.16 A number of concerns have been raised about highway safety. The existing vehicular access to Wrockwardine Wood House is proposed to be positioned further north, and would be upgraded to a formed junction bellmouth to accommodate for two vehicles to pass and will incorporate a dropped pedestrian crossing to aid pedestrians. Existing Visibility splays will also be improved with corresponding reduction in wall height to 800mm to allow

sufficient vision of vehicles and pedestrians when exiting the site, such that no significant harm would arise to vehicular traffic along New Road or to pedestrians. The Council's Highway Officer is satisfied that the traffic generated by this proposal would not cause an adverse impact upon the operation of the highway or the access serving the Oakengates Leisure Centre. Furthermore the proposed development would only interact with school traffic during the morning peak period (8am- 9am).

- 6.17 With regards parking provision, the emerging Telford and Wrekin Local Plan would require the provision of 1.6 spaces per 2 bed dwelling, which based upon 12 dwellings would be 19 spaces. As stated in paragraph 1.4 above, there will be 21 spaces serving the proposed dwellings and 2 spaces allocated for Wrockwardine Wood House. This ensures that the development would provide be provided with an ample provision of off-street parking spaces to avoid the need for overspill parking either on New Road or utilising the Leisure Centre car park.
- 6.18 The bin collection point is 30m back from the access point, marginally further into the site than the ideal of 25m. However, this is considered to be the best location to avoid impact upon residential amenity of the occupiers of both Wrockwardine Wood House and the new dwellings. At present bin collection for the existing property would take place on the highway.
- 6.19 With regular bus services and bus stops nearby, there are sustainable transport options in this location as an alternative to car.
- 6.20 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 Policy Framework.

#### Impact upon residential amenity

- 6.21 During the consultation response, objections were received from the adjacent Wrockwardine Wood Social Club and from the Open Spaces Officer / Leisure Services concerned that given the surrounding recreational activity such as sports pitches and Leisure Centre sports and social club activities, the siting of proposed dwellings could result in noise complaints.
- 6.22 The Council's Environmental Health Officer requested a Noise Assessment to analyse existing noise levels and identify specific mitigation measures to protect future residents. This was subsequently provided by the applicant.
- 6.23 After reviewing the Noise Assessment submitted with this application, the Environmental Health Officer confirms no objection to the proposal, as this assesses the noise climate from immediately surrounding uses, and potential impact on future occupants. The proposed mitigation scheme (double glazing

with trickle venting) would ensure that the required internal levels in bedrooms and living rooms will be achieved. A condition will be attached to secure this.

- 6.24 Although the noise survey does acknowledge that the gardens could be exposed to additional levels of disturbance from external plant at the Social Club, this would not exceed 50 dB LAeq,T, which is an acceptable noise level specific for external areas used for amenity space such as gardens, set out in the BS8233:2014 "Guidance on sound insulation and noise reduction for buildings". The Environmental Health Officer recommends a condition is imposed to require a detailed mitigation plan in relation to the plant noise to ensure that the potential impact is further lowered, for example the erection of a solid noise barrier at a height greater than 1.8m may reduce the impact of the plant on the proposed garden.
- 6.25 With regards to privacy there is more than adequate separation distance between the new dwellings to ensure no adverse impact upon privacy or outlook of the future occupiers.
- 6.26 The blank side elevation of Block A would be set off some 7.4m from the side elevation of Wrockwardine Wood House. The relationship between Wrockwardine Wood House and Block A has previously been assessed as being acceptable. The perpendicular and off-set arrangement of Block B and Wrockwardine Wood House, along with the minimum separation of over 15m between windows, would protect the amenity of this existing neighbour.
- 6.27 Each property would be served by private gardens, which are shown to be between 5-7.4m long, providing an approximate area of 25 sq.m. Whilst acknowledging these would be compact, given that the proposed properties are only 2 bed, and that modern development in this location makes similar provision for smaller properties it is considered the amenity space offered would be adequate to serve future occupiers.
- 6.28 In the withdrawn scheme, there was concern expressed by the Planning Authority that the proximity of Block B was problematic due to the presence of the conifer tree belt, and that this would harm the outlook of future occupiers, and daylight received to habitable rooms and their gardens. To address this the block is now moved slightly further away and the applicant has shown that the conifer trees on the boundary are to be removed. As these are not protected and are within the applicant's ownership, these can be removed without consent. Furthermore, the Council's Tree Officer raises no objection on this issue. Notwithstanding, your Officers consider that a greater length of the conifer belt can be retained where this is located adjacent to either the parking areas or against the blank side elevation of Block A. The applicant confirms this can be made subject to a condition.
- 6.29 The proposed development is therefore considered not to have a detrimental impact on the amenities of adjacent residential properties and complies with policy CS15 of the Core Strategy and 'saved' policy UD2 of the WLP.

### Impact upon protected trees

- 6.30 The proposal seeks to retain the group of Spruce trees at the front of the site and a Walnut tree within the site, which are subject to tree preservation orders. Conditions will protect these trees during construction. The loss of the Pear trees is supported by the Tree Officer subject to replacement planting.
- 6.31 Further to a query raised by the Healthy Spaces Officer about the ownership of the tree belt. The Council's Tree Officer has visited the site and confirms the Leylandii/conifer hedges have all been planted inside the curtilage of Wrockwardine Wood House over time they have grown over and through the wire mesh fence onto the adjacent land.
- 6.32 On balance it is considered that the development has been satisfactorily arranged so as to ensure that adequate amenity is afforded for future occupiers without compromising the long-term protection of the trees subject to TPO's. Conditions are recommended to further protect trees during the construction process and replacement species.

### Planning obligations and S106 contributions

- 6.33 The development is likely to have a number of impacts on local infrastructure, most notably on sport and recreation, play provision and education. In accordance with Wrekin Local Plan policies H22 and LR4, the following contributions are to be provided by the applicant:
- £18,539 for primary school provision, this would relate to accommodation improvements at Wrockwardine Wood Infant
  - £7200 (£600 per dwelling) towards the enhancement of local play and recreational space at the nearest Parrots Beak play area.
  - £7200 (£600 per dwelling) for sport/recreation at Oakengates Leisure Centre.
- 6.34 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development;
  - c) fairly and reasonably related in scale and kind to the development.
- 6.35 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 contributions set out below meet the relevant tests

## Other Issues

- 6.36 Concerns have been raised by Leisure Services and Healthy Spaces Officer about access to adjacent land during construction.
- 6.37 The applicant has confirmed that, if access is required to adjacent land, they would need to go through the correct legal procedure for doing so and serve relevant notices on the landowner, this is a civil matter. Furthermore, there would be no requirement to utilise land outside their ownership to build out the properties, therefore Council land would not be harmed. However, the applicant is prepared to accept a condition for a construction management plan, which will commit the applicant to provide details of the arrangements to access and carry out works from the side of Leisure Centre.
- 6.38 In any case, it should be noted that Planning Applications cannot be refused on grounds of access to land issues or potential damage (as this is a land ownership issue covered by non-planning legislation) and temporary problems arising from the construction period.

## **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 dwellings do not have an adverse impact upon the character and appearance of the area. With appropriate conditions, no harm will arise upon the residential amenities of the adjacent neighbours, drainage, highway safety or wildlife species. Appropriate conditions would protect the retained trees which are subject of TPO's. The development is 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, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:
- A) The applicant entering in to a Section 106 Agreement with the Council relating to :
- Education - £18,539 for primary school provision, this would relate to accommodation improvements at Wrockwardine Wood Infant
  - Recreation - £7200 (£600 per dwelling) towards the enhancement of local play and recreational space at the nearest Parrots Beak play area.
  - Leisure - £7200 (£600 per dwelling) for sport/recreation at Oakengates Leisure Centre.

B) The following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager);

Conditions

1. A04 Time limit
2. B010 Materials– Implement in line with material schedule
3. B042 Parking, loading, unloading and turning
4. (B041) Visibility splays of a depth of 2.4m by 43m, no obstacles or obstructions above 800mm in height.
5. Custom – Levels details
6. B130 Tree Protection plan
7. B133 Pear Tree replacement Tree
8. Custom – Conifer belt removal plan
9. Custom - Arboricultural method statement
10. B150 Construction management plan (include access arrangements to adjacent council land)
11. B061 Foul and Surface Water
12. B062 Surface Water Drainage Condition
13. B121 Landscaping Design - Implementation
14. B145 Lighting Plan
15. B057 – Land contamination
16. B127 Landscape Management Plan
17. B084 - Glazing specification implementation
18. B089 Custom – Detailed mitigation measures for protection of rear gardens
19. D01 Remove permitted development
20. C38 Development in accordance with plan Nos.

Informatives

- I11 Access
- 117b Coal Authority – Development Low Risk Area
- I23 Bats
- 125m Nesting birds (vegetation)
- I32 Fire Authority
- 135 Secure by Design
- I40 Conditions
- I41 Reasons for Grant of permission
- RANPPF1 Approval – NPPF