

TWC/2016/1124

Site of Caravan and Camping Centre, Stadium Way, Hadley, Telford, Shropshire,
Outline application for the erection of 14no. dwellings with all matters reserved

APPLICANT

Caravan and Camping Centre

RECEIVED

27/10/2016

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

OFFICER Matthew Thomas

OBJECTIONS RECEIVED: NONE

1.0 THE PROPOSAL

- 1.1 This outline application seeks planning permission for the erection of 14no. dwellings. The site is currently used for the sales of caravans under use class order 'Sui Generis'. This application seeks permission for the principle of development only with all matters reserved for later approval.
- 1.2 This application is submitted following the approval of a previous outline application TWC/2013/0567 for 14no. dwellings which was approved in January 2015 and has only recently lapsed. This outline approval was subject to the applicant entering into a S106 agreement to provide financial contributions towards education, parks and highways improvements.
- 1.3 This application is supported by the following documentation:
- Application Form
 - Design & Access Statement
 - Aboricultural Survey
 - Coal Mining Report

2.0 SITE AND SURROUNDINGS

- 2.1 The application site extends to approximately 0.53ha and is prominently located on the junction of Stadium Way and Britannia Way in the centre of Hadley. Access to the site is positioned to the south-eastern corner of the site off Stadium Way. The site is relatively level with a slight slope downwards in a northerly direction. To the south-western corner of the site is a single storey sales building with a customer car park in front.
- 2.2 Boundary treatment comprises palisade fencing and barbed wire fencing supported by concrete posts. There are a number of mature trees along the boundaries of the site including the south-eastern corner, either side of the access, which are protected by a group tree preservation order.
- 2.3 To the west of the site is the Hadley United Services & Village Club where there is a bowling green fronting the Britannia Way. To the east is the Telford Business Centre located at Badhan Court off Castle Street and to the north is

the recently developed residential estate known as 'The Nettlefolds'. To the south east is the Gladstone Court development. Within easy walking distance of the site is a primary school, a convenience store, a public house and a park. The site is also situated within 100m from a local bus stop that provide frequent services to the wider area including the town centre where there is a good range of services and facilities including shops, restaurants, pubs and employment opportunities. Hadley District Centre is also located in close proximity, further east along Britannia Way.

3.0 RELEVANT PLANNING HISTORY

- 3.1 TWC/2013/0567 – Outline application for the erection of 14no. dwellings with all matters reserved – Outline Granted (15/01/2014)

4.0 PLANNING POLICY CONTEXT

- 4.1 National Guidance:
National Planning Policy Framework
- 4.2 Telford and Wrekin Core Strategy:
CS1 Homes
CS5 District & Local Centres in Telford
CS9 Accessibility and Social Inclusion
CS12 Natural Environment
CS15 Urban Design
- 4.3 Saved Wrekin Local Plan:
H10 Scale of Development
UD2 Design Criteria
H22 Community Facilities
T22 Planning Obligations
LR6 Developers Contributions to Outdoor Recreational Open Space Provision within New Residential Developments
- 4.4 Telford and Wrekin Local Plan (Submission Version):
SP1 Telford
SP4 Presumption in favour of sustainable development
BE1 Design Criteria

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Hadley & Leegomery Parish Council: No Objection
- 5.2 Highways: Support subject to conditions
- Highways New Access (B130)
 - Road Design (B32)
 - Parking/Turning/Loading (B42)

- A Section 106 contribution of £5000 to fund the implementation of a pedestrian footway on Stadium Way that links the proposed residential development to the existing footway network to the south of the site
- 5.3 Drainage: Support subject to conditions
- Foul & Surface Water Drainage Scheme to incorporate SUDs (B061)
 - SUDs Management Plan (B076)
- 5.4 Ecology: Support subject to conditions
- Erection of artificial nesting/roosting boxes (C100)
 - Landscaping Design (B121)
 - Informatives – nesting wild birds (I25m)
- 5.5 Arboricultural: Support subject to conditions
- Landscaping Scheme (B121)
 - Tree Protective Fencing (B130)
 - Tree No dig method (B132)
 - Landscape Management Plan (B127)
- 5.6 Healthy Spaces: Comment
- A Section 106 contribution of £600 per dwelling (total £8400) is required towards the upgrading of the nearest community use recreation facilities
 - Landscape Management Plan required for areas of open space
- 5.7 Education: Comment
- A Section 106 contribution of £27,377 is required towards primary provision in the north central planning area. These funds would be allocated towards the HLC remodelling Phase 2.
- 5.8 Urban Design: Support subject to conditions
- No illustrative material submitted therefore it is considered that there is a need to establish some key design principles. An assessment and definition of the local character needs to be undertaken and illustrate how this will influence subsequent development to ensure the scheme successfully relates and enhances the locality – a condition should be imposed if this isn't forthcoming at outline stage
- 5.9 West Mercia Police: Comment – condition Secure by Design

Neighbour consultation responses

- 5.10 No further representations received following neighbour consultation

6.0 PLANNING CONSIDERATIONS

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

- The principle of residential development on this site
- The impact on the character and appearance of the area
- The impact on the living conditions of neighbouring properties
- Developer Contributions
- Other Matters

The principle of residential development on this site

- 6.2 Outline planning permission was granted in January 2014 for the erection of 14no. dwellings subject to the applicant entering into a S106 agreement to provide financial contributions towards education, parks and highways improvements. The principle of development has therefore already been established with the previous approval only recently having lapsed.
- 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 require in particular locations. The guidance seeks the development of brownfield land first and gives weight to good design.
- 6.4 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 CS5 (District and Local Centres in Telford) outlines that new housing development will be located in either several identified District Centres in the Borough or in locations that are highly accessible to the District Centres. New development will provide core services and facilities, be well served by public transport and comprise a mix of uses, in order to sustain the vitality and viability of the District Centres.
- 6.5 Policy H6 (Windfall Sites in Telford & Newport) of the Wrekin Local Plan states that housing development will be permitted 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.
- 6.6 The application site is sustainably located within walking distance of the district centre of Hadley which provides a core of services and community facilities. Within walking distance from the application site are schools, convenience stores, a number of pubs, takeaways and public parks. There are good public transportation links with a bus stop a short walk to the north at the High Street. The NPPF is clear that development in sustainable locations are considered acceptable unless other material considerations over ride this presumption. Therefore, having regard to the continued need for an efficient use of land in sustainable locations, the principle of utilising part of the

existing car park for additional housing is acceptable, in accordance local planning policies.

The impact on the character and appearance of the area

- 6.7 The application site measures approximately 0.53ha and the principle of 14no. dwellings on this site has previously been considered appropriate. This would provide an appropriate density of 26 dph. Whilst the scale, layout and appearance would be the subject of a later Reserved Matters application, officers remain satisfied that the land parcel entailed is capable of accommodating the proposed number of dwellings on the plot together with associated garden areas and parking provision without resulting in an adverse impact on the character and appearance of the surrounding area as a result of any overdevelopment or overbearing impact upon the prominent street scene.
- 6.8 Although matters of appearance have not been sought officers note that the surrounding area is made up of a variety of detached, semi-detached and terraced housing. Whilst there is an assortment of styles and character within the locality, officers note the site north of the application site has been formed with traditional new dwellings that immediately front the main road, therefore officers will require that the surrounding influences and styles are reflected in any subsequent application at reserved matters stage. The urban design officer confirms no objection to the principle of the works however has requested that some key design principles be established – if not during the course of the application then via conditions.
- 6.9 Having carried out a site visit, officers do not consider the proposed development would adversely affect the character and appearance of the surrounding locality. The site lies within the established built up area of Telford within close walking distance to local services and facilities within a residential area and the development of this site would therefore be in-keeping. The Local Planning Authority would expect a detailed and quality design at Reserved Matters stage to ensure the character of the area is reflected in the design schemes. Accordingly, an appropriately designed scheme would not cause harm to the character of the area and the detail of the appearance, layout and scale would be considered fully at the reserved matters stage against the requirements of policies UD2 and CS15. Details of landscaping and boundary treatments would also be considered at this stage.

The impact on the living conditions of neighbouring properties

- 6.10 The application site is located within a predominantly residential area albeit its immediate surroundings uses vary, including the Hadley Social Club and Bowling greens to the east, the Telford Business Centre to the west, a parcel of vacant land to the south and the new development known as 'The Nettlefolds' to the north. Separation distances between these neighbouring sites are considered acceptable albeit special consideration will need to be given to the location of the bowling green to the north-eastern corner of the site, together with the neighbouring properties to the south-east corner forming part of the Gladstone Court development to ensure there is no

overlooking or any overbearing impact arising from the proposed development.

- 6.11 Further consideration to individual designs, scale and positioning of dwellings and wider place making designs will be dealt with at a later stage through the submission of a Reserved Matters application. However, officers are satisfied that the principle of the development remains acceptable in that it satisfies the requirements of WLP policy H6 in that it will not have adverse impact on the local environment, especially in its relationship to adjacent land uses as well as the guidance found within the National Planning Policy Framework.

Developer contributions

- 6.12 In identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied (in addition to saved Wrekin Local Plan Policies H22 and T22) to ensure that the application is treated on its own merits and that the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

- 6.13 In addition account has been 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 requested contribution towards recreation and education would meet the above tests and the negotiation of these contributions is also consistent with Local Plan Policies H22 and T22. The following contributions are to be provided by the developer:

- Highways: £5000 to fund the implementation of a pedestrian footway on Stadium Way that links the proposed residential development to the existing footway network to the south of the site
- Recreation: £600 per dwelling (total of £8,400) towards the upgrading of the nearest community use recreation facilities
- Education: £27,377 towards primary provision in the north central planning area. These funds would be allocated to the HLC remodelling Phase 2.

Other Matters

Highways

- 6.14 Whilst access is a matter reserved for later approval it is envisaged that the existing access to the south-east corner of the site shall be utilised and for the adequate visibility splays to be provided. The Local Highways Authority has been consulted on the proposals and has raised no objection to the principle of development subject to conditions requiring full details of road design, access and on-site car parking. These conditions will be imposed to the decision notice accordingly. A financial contribution of £5000 is required to fund the implementation of a pedestrian footway on Stadium Way that links

the proposed residential development to the existing footway network to the south of the site and is being dealt with by way of a section 106 agreement.

Drainage

- 6.15 Little supporting information has been submitted with regards to site drainage and whilst the Council's Drainage Engineers have raised no objections to the principle of development, various conditions will be required regarding sustainable methods of foul and surface water drainage and this will have to be agreed at a later stage.

Trees

- 6.16 There are a number of mature trees along the boundaries of the site including the south-eastern corner, either side of the access, which are protected by a group tree preservation order. Whilst the Council's tree officer supports the principle of development subject to conditions, no detail has been submitted with the application with regard to the adoption of the trees and the grassed areas on the site. Officers will include a Landscape Management Plan condition to deal with this aspect.

7.0 CONCLUSIONS

- 7.1 The principle of residential development has previously been established on this site through the granting of outline planning permission for 14no. dwellings in January 2014. There have been no significant changes in policy for development within the built up areas of Telford & Newport which would warrant a different recommendation being reached for this current application. The application site is located within a prominent and sustainable location within the centre of Hadley where established residential development exists and therefore the proposals will, in principle, be appropriate for its location.
- 7.2 Subject to consideration of access, scale, appearance, layout and landscaping at Reserved Matters stage, the Local Planning Authority is satisfied that 14no. dwellings can be achieved on this site without adverse impact on the character and appearance of the area or the living conditions of neighbouring properties. The applicant has entered in to a section 106 agreement and will provide financial contributions towards highways, recreation and education facilities in accordance with the requirements of the Wrekin Local Plan. Accordingly, the scheme is compliant with local policy as well as the guidance found within the National Planning Policy Framework and is recommended for approval.

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 OUTLINE PLANNING PERMISSION** subject to the following:

A) The applicant entering in to a Section 106 Agreement with the Council relating to :

- Highways: £5000 to fund the implementation of a pedestrian footway on Stadium Way that links the proposed residential development to the existing footway network to the south of the site
- Recreation: £600 per dwelling (total of £8,400) towards the upgrading of the nearest community use recreation facilities
- Education: £27,377 towards primary provision in the north central planning area. These funds would be allocated to the HLC remodelling Phase 2.

B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

Conditions

1. Time limit – Outline
2. Submission of Reserved Matters
3. Standard Outline – All Matters Reserved
4. General Details Required
5. Highways New access
6. Road Design
7. Parking, Turning, Loading, Unloading
8. Foul & surface water drainage scheme
9. SUDS Management Plan
10. Landscape Design
11. Landscaping Management Plan
12. Trees – protective fencing
13. Trees – no dig method
14. Artificial nesting/roosting boxes
15. Urban Design – design principles
16. Consent – maximum 14 dwellings
17. Development in accordance with plan

Informatives

S106

Ecology –Nesting wild Birds

I40 - Conditions

I41 - Reasons for Grant of permission

RANPPF1 Approval – NPPF