

TWC/2017/0128

Land corner of Bank Way/Mossey Green, Ketley Bank, Telford, Shropshire
Erection of 6no. detached dwellings

APPLICANT

Platt King Davies Ltd, Steven Davies

RECEIVED

13/02/2017

PARISH

Oakengates

WARD

Oakengates and Ketley Bank

OFFICER Matthew Thomas

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

OBJECTIONS RECEIVED: YES

1.0 THE PROPOSAL

- 1.1 This full planning application seeks permission for the erection of 6no. detached, two storey dwellings on land that sits between Bank Way and Mossey Green Way in Ketley Bank, located to the south of Oakengates.
- 1.2 The application sites measures approximately 0.32ha and comprises open grassland. The proposed development will be constructed to the northern half of the site with the southern half being retained as undeveloped land and so there will be no second phase of development. The site is largely open to the south, abutting Mossey Green however to the north, east and west the site abuts a belt of mature trees that form part of the Borough's Green Network designation. Whilst the site is located in a predominantly residential area, the site is only visible from a small number of houses to the south along Mossey Green.
- 1.3 Access to the site will be off Mossey Green, an un-adopted cul-de-sac off Bank Way. Three house types are proposed however all will be two storey constructed with gabled roofs and each providing four bedrooms. All have a relatively traditional appearance with finishing materials to be agreed by condition. Three of the dwellings will have integral garages and the remaining three will provide detached single garages. A minimum of three car parking spaces per property is proposed.
- 1.4 Together with the full planning application form this application is supported by a complete set of drawings and the following documents:
- Coal Mining Risk Assessment
 - Ground Investigations Test & Report
 - Arboriculture Report

2.0 SITE AND SURROUNDINGS

- 2.1 The application sites measures approximately 0.32ha and forms a parcel of land that sits on the corner between Bank Way and Mossey Green Way in Ketley Bank, located to the south of Oakengates. The site comprises open grassland being largely open to the south, abutting Mossey Green however to the north, east and west the site abuts a belt of mature trees that form part of the Borough's Green Network designation. None of these trees are protected by TPO's.

- 2.2 This is an established residential area with a mix of housing including red brick Victorian houses, rendered cottages and post war developments. The site is looked out on to by no more than 5 properties, located on the other side of Mossey Green. The application site is located approximately 1.5 miles to the south-west of Oakengates district centre where there is a good range of services and facilities including shops, restaurants, pubs, employment opportunities and access to public transport. A bus stop is located less than 100m from the site along Bank Way providing half hourly services into Telford town centre.

3.0 RELEVANT PLANNING HISTORY

- 3.1 W2005/0932 – Residential Development (Outline) – Outline Granted (08/02/2008)
This scheme was for the whole of the site and condition No.17 of this permission restricted the number of dwellings to 19

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy:
CS1 Homes
CS15 Urban Design
- 4.3 Wrekin Local Plan:
UD2 Design Criteria
H6 Windfall Sites in Telford & Newport
- 4.4 Telford & Wrekin Local Plan (Submission Version)
SP1 Telford
SP4 Presumption in favour of sustainable development
HO2 Housing site allocations
HO4 Housing mix
BE1 Design criteria

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Oakengates Town Council: Object
- Access road is unadopted, has no street lighting and very narrow, making it inappropriate for a development of 6 houses
 - The entrance from the unadopted road is on to Bank Way which has issues with speeding
 - The land is currently a green space used for recreational purposes by families and dog walkers
 - The neighbouring property has a covenant on the land
- 5.2 Highways: Support subject to conditions
- Parking, turning, unloading & turning
 - Visibility splays (2.4m x 43m)
 - Off-site highway works
 - Access drive bound material
 - Include Highways informative

- 5.3 Drainage: Support subject to conditions
- Foul and surface water drainage scheme – to include SUDS
 - SUDS Management Plan
- 5.4 The Coal Authority: Object
- Inadequate information to determine whether or not issues of land instability can be satisfactorily overcome

Following submission of the Coal Mining Risk Assessment (CMRA) and Ground Investigations Test & Report, the Coal Authority was re-consulted and has since removed their objection. Support is now offered for the proposed development scheme subject to conditions requiring the development to be carried out in accordance with the recommendations of the CMRA

- 5.5 Contaminated Land: Support subject to conditions
- Land Contamination
- 5.6 Healthy Spaces: Comment
- Landscape Management Plan
 - £600 per dwelling towards recreation as the site has potential to achieve 10+ dwellings
- 5.7 Ecology: Support subject to conditions:
- External Lighting Plan
- 5.8 Arboriculture: Comment – include following conditions
- Tree Protection Plan
 - Landscaping Design
 - No dig method
- 5.9 Shropshire Fire Service: Comment – include Fire Authority informative

Neighbour consultation responses

- 5.10 Following neighbour consultation a single letter of objection was received raising the below issues:
- Owl nesting on site – issue should be explored further

6.0 PLANNING CONSIDERATIONS

- 6.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Development Plan comprises the “saved” policies of the Wrekin Local Plan (WLP) and the Telford and Wrekin Core Strategy (CS). The National Planning Policy Framework (NPPF) is also a material planning consideration.
- 6.2 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:
- Principle of development
 - Impact on the character and appearance of the area

- Impact on the living conditions of neighbours
- Highway safety
- Trees

Principle of residential development

- 6.3 Outline planning permission was granted in February 2008 for the erection of 19no. dwellings. This permission was never implemented and has since lapsed. Nevertheless, the site has previously been deemed appropriate for residential development. 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. Development sites should also be situated in close proximity to district or local centres or within 400m from a bus route with regular services.
- 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. CS5 of the Core Strategy outlines that new housing development will be located in Oakengates, along with the 5 other District Centres in the Borough and 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. In this regard, the site is in an accessible and sustainable location, located approximately 1.5 miles from Oakengates District Centre.
- 6.5 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. The guidance encourages the development of brownfield land and gives weight to strong designs; advising LPA's to refuse development of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions. The application site is located within close and accessible distance of Oakengates town centre where there are shops, primary schools, restaurants, public houses, a theatre, medical centre and public parks. There is a bus stop within 100m from the site to the north-east along Bank Way and there are also frequent public transportation links in Oakengates. Officers are therefore satisfied that this is a sustainable location and suitable for residential development subject to other usual planning considerations.
- 6.6 Policy EH14 (Land Stability) of the Wrekin Local Plan advises that development will be permitted within the Mineral and Mining consideration areas where it is demonstrated that the proposed development can tolerate the ground conditions and structural integrity is not compromised. The applicant has submitted the required Coal Mining Risk Assessment which has identified that the site lies within a former mining area where past workings for both coal and ironstone are known to be widespread. The report summarises that there are no known workings below the site but a programme of probe drilling has been recommended in the vicinity of new structures to investigate the potential for shallow unrecorded workings. As part of

this application, the Coal Authority was consulted and no objections were raised subject to appropriate conditions requiring the applicant to undertake the works as recommended within the Coal Mining Risk Assessment and for these to be submitted to the LPA for approval.

Impact on the character and appearance of the area

- 6.7 Policy UD2 of the WLP provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed developments in relation to their scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. CS policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment whilst policy BE1 of the TWLP advises that the Council will support development which will respect and respond positively to its context, demonstrating an integrated design approach and respecting its landscape setting. In addition, national guidance contained in the NPPF asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.
- 6.8 Plots 1-3 (House type A, 4 bed with integral garage) will be east facing and whilst they will front the highway (Mossey Green) they will be set back approximately 7.5m to allow for individual driveways to be provided. These dwellings will be constructed with gabled roofs and will have a traditional appearance with features to include small gables above first floor windows, bay windows at ground floor, brick detailing above the windows and traditional window sills. Plots 5-6 (House type B, 4 bed with detached garage) will be south facing and will look out on to the undeveloped area of land to the south/south-east of the site. These properties will have a wider frontage and reflect similar traditional detailing. Plot 4 (House type C, 4 bed with detached garage) will have a dual aspect given its corner position within the street scape. An area of landscaping will be provided as a buffer between the enclosed rear garden areas and the Bank Way. Details of this will be provided through the wider landscaping condition for the whole site. Each of the proposed 6 dwellings will have a minimum of 3 on-site car parking spaces and private gardens to the rear. Further conditions will be imposed to deal with samples of materials and boundary treatments.
- 6.9 There is a mix of development along Mossey Green and surrounding areas and officers consider the mix of dwellings proposed will complement and be in-keeping with this established residential area. This is a well thought through scheme with landscaping proposed in prominent areas such as the corner with Bank Way and Mossey Green and retention of existing landscaping to the west of the site along Bank Way and Mossey Green. Subject to future agreement of finishing materials, landscaping and boundary treatment the Local Planning Authority considers this development will have a positive impact on the street scape, respecting the character and appearance of the area. The proposal will also provide 6 new family homes with comfortable living accommodation in a sustainable location. When considering the above, on balance the scheme complies with the requirements of WLP policies UD2, CS policy CS15 and TWLP policy BE1 and officers are satisfied that the development will respect the context and character of the local environment.

Impact on the living conditions of neighbours

- 6.10 Policy H6 of the Wrekin Local Plan also requires new development to not adversely affect the local environment, especially in its relationship to adjacent land uses. The

proposed site layout plan shows a spacious form of development equating to a density of approximately 18 dwellings per hectare. The rear gardens will have depths of between 12m and 20m. The separation distances between the proposed new houses are generally considered to be acceptable, with a minimum rear to side elevation separation distance of 12.5m and rear gardens of sufficient depth to avoid any significant loss of privacy.

- 6.11 There are 4 residential dwellings situated to the east of the site on the opposite side of Mossey Green, which face out on to the application site. These include 'The Chimes' a relatively recent two storey development with a detached garage, 'Urmson House', a semi-detached property built approximately 20-30 years ago and 'The Clive', a large detached red brick Victorian dwelling. It is appreciated that the outlook will change for the occupiers of the above mentioned properties as the application site is currently undeveloped and left to vegetation. However, the use of this site for residential development has been deemed appropriate in the past.
- 6.12 There will be a minimum separation distance of 21m between plot 4 and 'The Chimes' and 'Urmson House' and when considering this distance together with the positioning of these neighbouring properties, the Local Planning Authority is satisfied that there will be no significant adverse impact on the living conditions of these neighbouring properties as a result of any loss of privacy, light or any overbearing impact. The separation distance between 'The Clive' and plots 1 and 2 is 17.5m. The proposed new dwellings will be situated on the other side of the road and so this will not be the usual back to back arrangements. With this in mind and subject to adequate landscaping, is considered acceptable, on balance. Taking the above in to consideration, the proposed development is on balance compliant with policy H6 of the Wrekin Local Plan as well as the guidance of the NPPF.

Highways

- 6.13 Plots 1 – 3 will each have their own driveway access off Mossey Green whilst plots 4-6 will have a shared access drive and turning head. The applicant is proposing to provide a pedestrian footpath along the frontage of the site connecting to the existing footway along Bank Way. A minimum of 3 car parking spaces will be provided per dwelling (including use of the integral or detached garages) and this provision is compliant with the parking standards set out within the emerging Telford & Wrekin Local Plan which are used as guidance. The Local Highways Authority has been consulted on the proposals and offer support for the proposed development subject to conditions relating to the provision of the parking areas prior to occupation, provision of adequate visibility splays and construction details of the pedestrian footpath. Whilst officers acknowledge the concerns of the Parish Council regarding the width of the access road, this is a relatively small scale development and no concerns have been raised by the Highways Authority.

Trees

- 6.14 This application is supported by an Arboricultural Assessment which was carried out in 2005 together with an update (dated April 2016). The update confirms that there have been no significant changes in tree status since the original report. The original assessment of tree categorisation remains valid and this will serve to aid the proposed development ensuring the arboricultural component is recognised and successfully integrated within the scheme. The Council's Tree Officer has raised no objection to the application subject to conditions relating to tree protection measures and a detailed landscaping plan.

7.0 CONCLUSIONS

- 7.1 In conclusion, it is considered that the proposed development complies with local planning policies as well as national planning guidance, allowing the development of a sustainable site within the built up urban area of Telford. Subject to further ground remediation works the site will satisfactorily accommodate the proposed development and in principle the site can be adequately accessed and drained with sufficient on-site car parking will be provided.
- 7.2 The siting, design and appearance of the proposed dwellings is considered to be appropriate and will respect the context and character of the area. On balance, the new dwellings will have an acceptable relationship with neighbouring properties and provide adequate amenity areas for future occupants. The Local Planning Authority is therefore satisfied that the application is in accordance with local planning policies as well as the guidance within the NPPF.

8.0 RECOMMENDATION

- 8.1 Based on the above conclusions it is recommended to GRANT PLANNING PERMISSION subject to conditions

Conditions

1. Time limit – Full with no reserved matters
2. Samples of materials
3. Foul & Surface water – to include SUDS
4. SUDS Management Plan
5. Construction detail of all new roads & footpaths
6. Parking, turning, unloading & turning
7. Visibility splays (2.4m x 43m)
8. Access drive bound material
9. Land Contamination
10. Works in accordance with Coal Mining Risk Assessment
11. Landscaping Design
12. Tree Protection Plan
13. Trees - No dig method
14. External lighting plan
15. Development in accordance with submitted drawings
16. Removal of Permitted Development rights

Informatives

Highways
Fire Authority
Ecology