

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2017/0643
Site address	Land to the North of Haygate Road, Wellington, Telford, Shropshire
Proposal	Reserved matters application for the erection of 289no. dwelling including details for appearance, landscaping, layout and scale pursuant to outline application TWC/2013/1033
Recommendation	Reserved Matters Grant

1.0 ADDITIONAL COMMENTS

1.1 Since the production of the committee report, further comments have been received and these are summarised below:

1.2 Town/Parish Council Comments:

1.2.1 Wellington Town Council: Comment

Members wished to record that they were concerned that not enough provision for access and egress to the proposed development had been planned and that there should be two access points and not just the single point.

1.3 Consultee Comments:

1.3.1 TWC Geotech Engineer: Comment

Has considered the details provided in the Woodlands Avenue Interface Plan and is satisfied that the proposal will have no adverse impact upon bank stability.

1.4 Public Comments:

1.4.1 Mr M Krupa: Objection

Welcomes the late but detailed comments from Council Drainage Engineers. However, still raise concerns over lack of consistency and lack of detail regarding the effectiveness of the proposed 'positive' piped drainage system.

1.4.2 Raise concerns that the (inadequate) landscaped buffer is described by the Drainage Officer as 'public open space' despite the Committee Report referring to the area being securely fenced to avoid prevent public access.

1.4.3 It is difficult to understand how the Drainage Officer has deduced the reduction in the size of the area of land draining towards the Woodlands Avenue boundary given that no detailed drainage scheme has been proposed yet.

1.4.4 Notes the comments by the Drainage Officer that the landscape buffer planting to be provided along the boundary could result in blockages within the land drain to be provided along the Woodlands Avenue boundary.

1.4.5 Also notes comments made by the Drainage Officer that site levels could be amended to direct flows that exceed the network away from the Woodlands Avenue boundary. Suggests that it is difficult to see how significant earth movements could be incorporated into the scheme given the limited space

available in that part of the site. The use of heavy earth moving machinery in the vicinity of the unstabilised bank would cause more than a little concern.

1.4.6 The above uncertainty fails to provide Woodlands Avenue residents with assurances that the Council have enabled them to be fully engaged in the planning process. Urge members to press for greater clarity and assurance from officers in relation to matters concerning the Woodlands Avenue Interface.

1.4.7 Haygate Fields Group (HFG):

Have proposed a suggested alternative layout for the part of the site next to Woodlands Avenue. A plan has been submitted which is shown below:



Figure 1: HFG Suggested Alternative Layout – Woodlands Avenue Interface

1.4.8 The plan shows units turned 90 degrees to create courtyard arrangements with gable ends facing the bungalows in Woodlands Avenue, removing overlooking issues. This would also allow the landscaped buffer width to be increased. The amended layout could result in the loss of 3 units but HFG suggest that these could be accommodated elsewhere on site.

2.0 OFFICER RESPONSE

2.1 In response to the concerns raised by Wellington Council, the proposed means of access to the site was secured at the outline stage cannot be considered further as part of this application. The proposed development accords with the principles secured in the Outline permission which includes the vehicular and pedestrian means of access to the site.

2.2 With regard to the concerns raised by Mr Krupa, the landscaped buffer will not be publicly accessible. It will be securely fenced off and managed by a management company which will be responsible for managing other areas of landscaping and open space across the site.

2.3 The reduction in drainage area referred to by Drainage Officers has been calculated based upon the areas of hard surfacing shown on the site layout plans. Whilst a detailed drainage scheme for this part of the site has not been provided, the reduced sub-catchment area to which they refer is the soft landscaped/grassed area between the hard surfacing and the boundary. This is clearly shown in the Drainage Officer's comments (shown below).

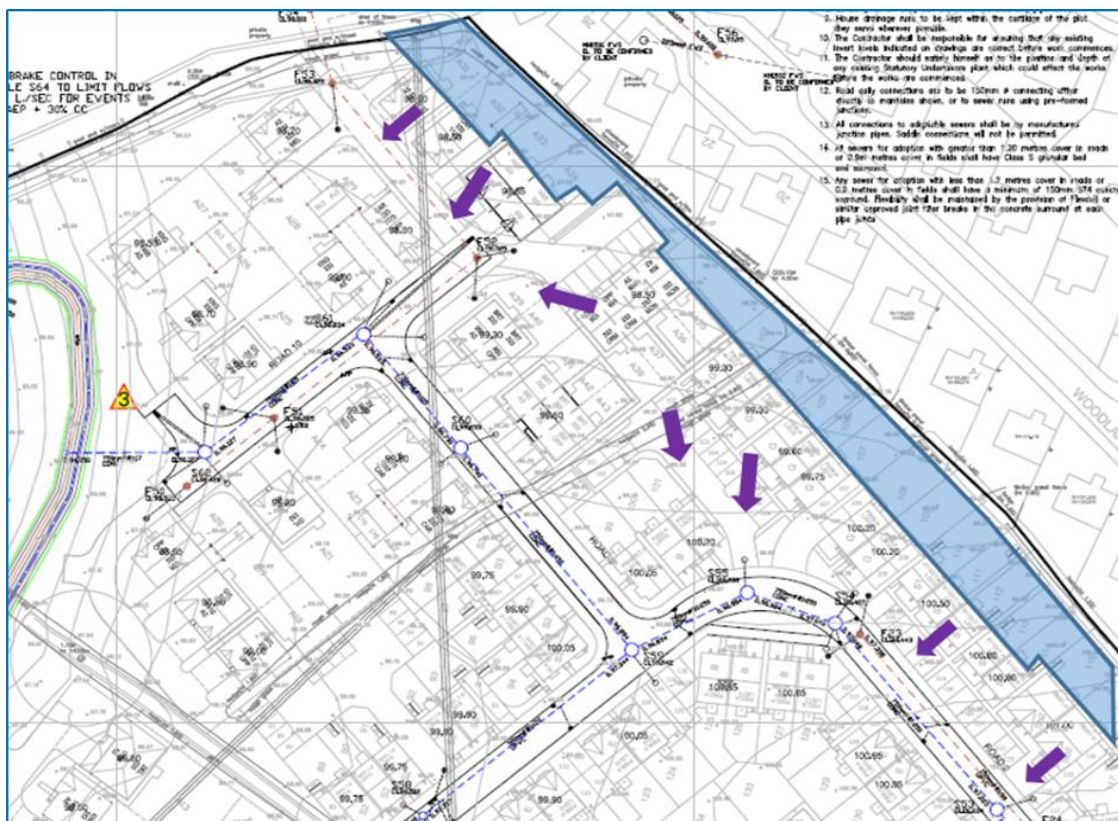


Figure 2: Woodlands Avenue Sub-catchment Post Development

- 2.4 With regard to concerns regarding blockages to the proposed land drain, the applicant has advised that a filter can be included within the drain design to prevent leaves, etc. causing a blockage.
- 2.5 With regard to potential level alterations, there are no significant level changes proposed in this part of the site but residents' concerns in respect of land stability are noted.
- 2.6 It is regrettable that residents feel that they have not been engaged within the planning process. Clearly this is a complex planning application with a number of key issues. Amendments to plans and supporting information has taken place throughout the determination process as matters have evolved. Residents have been reconsulted twice during the planning application and the developer held a consultation event prior to submission of the application. Officers are therefore satisfied that the correct procedures have been followed in terms of neighbour and community consultation.
- 2.7 With regard to the proposed alternative layout proposed by Haygate Fields Group (HFG), similar discussions have been held with applicant at various stages of the determination process. The applicants consider that the proposed arrangement is acceptable and are therefore reluctant to pursue alternative layouts which would potentially result in a loss of units.

3.0 OTHER MATTERS

- 3.1 Amended Planting Plans: In response to neighbour concerns raised regarding the potential impact upon Croft House and Greenacres along the Eastern boundary, the applicant has submitted an amended planting plan showing increased landscape planting along that part of the boundary. Copies of Planting Plan 206 rev D and Landscape Layout 102 Rev J are attached in Appendix A below.
- 3.2 Report Correction: It has been brought to Officers attention that the Drainage Officer, in their recommended planning conditions, incorrectly refers to the boundary with Woodlands Avenue as the Western boundary. This should say the North Eastern boundary. Unfortunately this error has also occurred in the suggested conditions list in Section 8 of the Officer's Committee Report. This has been corrected below.

4.0 ADDITIONAL PLANS

- 4.1 To assist members in consideration of this application, additional plans have been provided in Appendix B below. These are not new or amended but are part of the application and may be helpful to members at plans board.

5.0 CONCLUSION

- 5.1 Taking the above comments into account, no changes are proposed to the recommendation, however, Condition 3 has been amended to request a drainage scheme for the Woodlands Avenue Interface.
- 5.2 The recommendation to the Planning Committee on this application remains that **DELEGATED AUTHORITY** be granted to the Development Management

Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to 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. A02 Reserved Matters Time limit
2. C002 Materials as per Materials Matrix
3. B079 Drainage scheme for Woodlands Avenue Interface
4. B079 Exceedance Flow routing plan
5. B076 SUDS Management Plan
6. B139 Arboricultural Method Statement
7. C020 Highways – details of raised tables
8. Ccust Installation of Cricket Club Car Park Fence
9. Ccust Provision of Woodlands Avenue Landscaped buffer
10. C059 In accordance with Noise Report Mitigation recommendations
11. C089 Haygate Road Hedgerow
12. C109 Felling of Tree with Bat Roost Potential
13. C38 Approved Plans
14. D08 Obscure Glazing
15. D09 No further windows
16. D11 Hours of work restrictions

Informatives

- I08 Highways Licence
- I23 Bats
- I34 Discharge of Condition
- I40 Conditions
- I43 Reason for Grant of Reserved Matters
- RANPPF2 Approval - National Planning Policy Framework.

APPENDIX A: Amended Planting Plan

- **Planting Plan Ref. 206 D (Sheet 6 of 12)**
- **Landscape Layout Ref. 102 J**

(See attached plans)