

TWC/2017/0194

Land rear of 41, 43, 45, 47 Wellington Road, Muxton, Telford, Shropshire,
Reserved matters application for the siting of 19no. park homes with associated
access and landscaping pursuant to outline permission TWC/2014/0008

APPLICANT

Mr & Mrs Loveridge

RECEIVED

08/03/2017

PARISH

Donnington and Muxton

WARD

Muxton

OFFICER Matthew Thomas

**DONNINGTON & MUXTON PARISH COUNCIL HAS REQUESTED THIS
APPLICATION BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE**

1.0 THE PROPOSAL

- 1.1 This application seeks approval of reserved matters following the grant of outline planning permission TWC/2014/0008 which was approved in March 2014. Outline permission was granted for the siting of 19no. park homes at Breton Park off Wellington Road in Muxton together with access with all other matters, including appearance, landscaping, layout and scale, reserved for later approval.
- 1.2 Breton Park is an established Park Homes site and the proposed development will enable its expansion to accommodate an additional 19no. park homes on the 0.7ha site which has previously been used for temporary caravanning and tenting purposes. The proposed park homes will be of varying size and designs and will be regulated as part of the park's licensing. There is an existing access to the eastern corner of the site, off Craft Way, and a new road will be provided to serve the proposed development.
- 1.3 Together with site plans and application form this application is supported by a planning statement and ecology statement.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises an area of land measuring 0.7ha, accessed directly from the established Breton Park Homes site, comprising a mix of single storey homes set in modest garden plots, with off-street car parking space. It was formally agricultural land, but has most recently been used for temporary caravanning and tenting purposes. The field access is currently gated, with hard surfacing extending into the entrance of the site.
- 2.2 The application site is bounded by mixed trees and hedgerows. A watercourse runs from Wellington Road to the north-eastern boundary of the site, and appears to have been culverted at the site entrance and adjacent to the existing park homes to the northeast of the site. The application site is

located directly to the north of the Telford urban boundary, but contiguous with it, as outlined on the Wrekin Local Plan proposals map.

- 2.3 To the southern boundary of the site, there are existing properties fronting Wellington Road, located in large garden plots. No.'s 43 to 47 are designated as Buildings of Local Interest. The majority of the properties along Wellington Road follow a similar building line; except No.41 which is set back from the road. The surrounding residential development comprises a variety of house types of different styles and age, including Duke of Sutherland properties and modern detached and semi-detached properties.
- 2.4 Along Muxton Road is a Primary School and Doctors and the site is situated within close proximity to a bus stop providing regular bus services between Telford and Stafford. Further services and facilities are located at the western end of Wellington Road and on Fieldhouse Drive, as well as a range of facilities in the nearby Donnington District Centre.

3.0 RELEVANT PLANNING HISTORY

- 3.1 W93/0214 Residential development, Outline refused 27/05/1993
- 3.2 W94/0678 Change Of Use Of Agricultural Land To The Stationing & Residential Caravans, Full Refused 21/11/1994, Dismissed 26/06/1995
- 3.3 W2006/1489 Change Of Use Of Land For The Siting Of 17no. Park Homes, Full Refused 30/01/2007 – this was refused on the grounds that the development was located outside the built-up area and therefore within the open countryside, contrary to policies H9 and H21 of Wrekin Local Plan and national guidance in PPS1 and PPS3, the development would result in the loss of Grade 2 agricultural land, contrary to policies OL1, OL7 and OL8 of the Wrekin Local Plan and national guidance in PPS1 and PPS7.
- 3.4 TWC/2014/0008 Outline planning application for siting of 19no. park homes with associated access, Outline Granted 10/03/2014

4.0 PLANNING POLICY CONTEXT

- 4.1 National Guidance:
National Planning Policy Framework
- 4.2 Wrekin Local Plan:
H9 Location of New Housing
UD2 Design Criteria
- 4.3 Telford and Wrekin Core Strategy:
CS1 Homes
CS3 Telford
CS7 Rural area
CS9 Accessibility and Social Inclusion
CS12 Natural Environment
CS13 Environmental Resources

CS15 Urban Design

- 4.4 Telford and Wrekin Local Plan (Publication Version):
SP3 Rural area
SP4 Presumption in favour of sustainable development
HO10 Residential Development in the Rural Area
BE 1 Design Criteria

5.0 **SUMMARY OF CONSULTATION RESPONSES**

Standard consultation responses

- 5.1 Donnington & Muxton Parish Council: Object
- Overdevelopment of the site
 - Current drainage system will be unable to accommodate the extra water
 - Poor access - the applicant has failed to demonstrate how the Park Homes will be delivered to the site considering how narrow the road is and how big the delivery vehicles are. Proposal will exacerbate existing traffic problems along Wellington Road
 - No provision for the PRoW which runs through the Breton Park
- 5.2 Highways: Support subject to conditions
- Provision of parking, loading, unloading & turning prior to occupation
- 5.3 Drainage: Support subject to conditions
- There is a watercourse along the site's eastern boundary and a foul rising main is proposed to be installed along the line of this watercourse. Whilst there are no objections to a rising main, the pumping station and main will need to be moved away from the watercourse and the site should be designed such that any failure of the pump would not result in pollution to the watercourse and the drainage proposals will need to be revised.
 - A scheme of surface water drainage will also need to be provided for these reasons the drainage conditions on the outline consent are still applicable
 - Include drainage informative
- 5.4 Environmental Health: Support subject to conditions
- Times of operation: 08:00 – 18:00 hours Monday to Friday, 08:00 – 13:00 hours Saturdays with no working on Sundays/bank holidays
 - Emergency Work - developer to notify LPA of any breaches of above times
 - Noise Assessment to be undertaken and results submitted to LPA
- 5.5 Contaminated Land: No Comment
- 5.6 Healthy Spaces: Comment – Long term landscape management plan required
- 5.7 Ecology: Object
- An updated ecology survey is required

Following the submission of the update ecology information the Council's Ecologist now offers support for the proposed development subject to conditions:

- Works in accordance with protected species survey (dated March 2017)
- 5.8 Arboriculture: Comment – please refer to comments made at outline stage
- 5.9 Shropshire Fire Service: Comment – include Fire Authority informative

Neighbour consultation responses

- 5.10 Following the neighbour consultation process, 5 letters of objection were received from local residents as well as 1 letter of support subject to conditions. The issues raised in these responses are summarised below:

Objections

- Concerns in relation to how the determination of this application will affect the determination of other applications within the area (reference to large development sites along Muxton Lane, subject to appeal)
- No need for development of this kind as there are 9 homes for sale on the adjoining site
- Development will result in additional traffic emerging on to the Wellington Road which already suffers from problems following the recent building of new homes
- Poor visibility from the site on to the Wellington Road
- Previous applications have been refused on this site
- Land in question is Grade II agricultural and if the development is allowed will make it difficult to refuse further development on adjoining land
- Additional light pollution from new street lights on the site
- Detrimental visual impact on the area as well as reduced outlook from established dwellings along Wellington Road
- Concerns regarding existing drainage infrastructure
- Loss of privacy for occupants of neighbouring dwellings

Support subject to conditions

- Support providing Park Homes are to be provided and not caravans
- Developers are not building bungalows which are suitable for the older generation and this development would be in demand
- Existing homes on Breton Park are well look after and the new ones would enhance the area
- Due to height of Park Homes they would not overlook anyone
- The application site has been an eyesore so additional landscaping will be welcomed
- Existing access to be utilised and no concern regarding this

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:

- Principle of development
- Layout
- Access
- Scale
- Appearance
- Landscaping
- Other matters

Principle of development

6.2 The principle for the use of this site for Park Homes has already been established through the granting of outline planning permission TWC/2014/0008 in March 2014 for the siting of 19no. park homes on land to the west of the established Breton Park site off Wellington Road in Muxton. This application seeks approval of the reserved matters only, including appearance, landscaping, layout and scale.

Layout

6.3 The application site measures approximately 0.7ha and the accompanying site layout plan demonstrates how the 19no. park homes are to be arranged. A new roadway will be constructed around a central island with individual plots being positioned around the sites' perimeter. Each plot will have its own on-site car parking provision together with small garden areas and the layout reflects that of the existing Breton Park development.

6.4 Landscaping is also proposed to soften the appearance of the site from surrounding vantage points together with providing some incidental open space for benefit of future residents. The Local Planning Authority acknowledges the application site largely dictates the layout of the proposed development. The proposed layout reflects the existing development at Breton Park and officers are satisfied the layout can be comfortably accommodated without significantly affecting the living conditions or amenities of neighbouring properties or the general character of the area.

Access

6.5 Access was approved at outline stage however for clarity, Breton Park is accessed off Wellington Road and there is an existing access to the site to the far eastern corner of the Park which branches off from Craft Way, an existing residential road within Breton Park and this access will be utilised as the only access to the new development site. A new private road will be constructed and arranged around a central island, which will be landscaped.

6.6 Each plot will have its own driveway and on-site parking provision. The proposals have been assessed by the Local Highways Authority and no

objections have been raised subject to the provision of car parking prior to first occupation of the park homes. Officers acknowledge the concerns raised by local residents regarding the potential impact on highway safety however this issue was considered at outline stage where the number of units and access were approved.

Scale

- 6.7 The new park homes will vary in size and design being dependent on the requirements of future owners however each park home will appear as a single storey bungalow, similar to the existing homes within the Park. A typical 2 bedroom unit measures approximately 12m x 6.5m and comes with a small garden and on-site car parking. The proposed new park homes will be predominantly two and three bedroomed units.
- 6.8 The proposal equates to a density of 27 homes per hectare. This level of development reflects that of the existing Breton Park site and will not therefore amount to overdevelopment. The Local Planning Authority is satisfied that the proposed park homes will be of an appropriate scale, ensuring the character of this established residential area is retained.

Appearance

- 6.9 The applicant has advised that each park home will vary in size and design however it is envisaged that the external appearance of the homes will be broadly similar to the existing homes within the Park, being set beneath a pitched tiled roof and finished in a light coloured render with white upvc windows.
- 6.10 The exact siting for each park home will be managed by the Council's Licensing Officer who will provide the applicant with advice on how the site should be controlled. It is envisaged that the proposed extended development will be in-keeping with the character of the existing site and will not look out of place bearing in mind the existing surrounding uses. The proposed development will be landscaped to include trees and hedging interspersed around the site as well as areas of open space to provide a comfortable living environment. Officers are satisfied that in this regard, the proposal complies with local planning policies.

Landscaping

- 6.11 Due to the previous use of the land for many years for temporary caravanning and tenting purposes, officers understand that very little land clearance is required to accommodate the proposed development. Existing trees and hedgerows will be pollarded and the entire site will benefit from an enhanced landscaping scheme. Whilst the applicant has alluded to the landscaping scheme on the accompanying drawings, this lacks detail and a long term landscape management plan will be conditioned to ensure a satisfactory arrangement.

Other matters

Ecology

- 6.12 The Council's Ecologist initially objected to the proposals due to an out-of-date ecology survey being submitted in support of the application. The applicant has since provided an ecology statement (prepared by Countryside Consultants Ltd) which confirms that the site has been revisited to establish that there had been no material changes in the site's vegetation and evidence or likely presence of protected species since the original report was prepared and to carry out pre-commencement checks in respect of badgers and nesting birds. The Ecologist has assessed this document and is satisfied with its findings and now offers support for the proposal subject to the development being carried out in accordance with the original ecology survey and its recommendations.

Consultation responses

- 6.13 The Local Planning Authority acknowledges the responses received by nearby local residents as well as the Parish Council. Officers must reaffirm that outline planning permission has already been granted for the additional 19no. park homes and this application is to deal with the reserved matters only and does not revisit the principle of development. It is likely that the proposed development will increase the use of the existing access on to Wellington Road and add to the levels of traffic within the immediate locality however this has been assessed by the Local Highways Authority and at outline stage. Finally, subject to a full landscaping scheme being submitted for approval, to include details of boundary materials, officers are satisfied that the proposed development will not significantly affect the living conditions of occupants of nearby neighbouring properties.

7.0 CONCLUSIONS

- 7.1 The principle for residential development with access on this site has previously been established through the granting of outline planning consent for 19no. park homes in March 2014. Having assessed the reserved matters including layout, scale, appearance and landscaping the Local Planning Authority considers the proposed development is acceptable. The park homes are suitably positioned within the site, can be suitably accessed and their scale and appearance is acceptable and respectful to this established residential area. Subject to conditions, officers consider that the site can be adequately landscaped to help soften the overall appearance of the development. On balance, the proposed development is considered acceptable and compliant with local planning policies and the guidance contained within the National Planning Policy Framework. For this reason officers are recommending approval subject to conditions.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended that the Committee **APPROVE RESERVED MATTERS** subject to the following conditions:

Conditions

1. Time limit – Reserved Matters

2. Parking, loading, unloading, turning
3. Noise Assessment
4. Works in accordance with Ecological survey
5. Long term Landscape Management Plan
6. Construction times
7. Development in accordance with submitted plans
8. Limit number of Park Homes to no more than 19

Informatives

Fire Authority

Conditions

Reasons for Reserved Matters Approval

RANPPF1 Approval