

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/1190
Site address	Land between Arleston Lane & Dawley Road, Arleston, Telford, Shropshire
Proposal	Erection of an Extra Care Facility containing 50no. self contained flats and associated communal/public facilities including a shop, lounge / dining / activities room, hairdressers, residents lounge / multi use room, buggy store, and the erection of 92no. residential dwellings with associated access landscaping, drainage and all ancillary and enabling works ***AMENDED PLANS AND SUPPORTING DOCUMENTATION RECEIVED***
Recommendation	Full Grant

Extra Care Facility

- 1.1 This has now reverted to provision of 50No. flats (from 51No. flats as cited in the report) in order to take on board concerns as to lack of WC facilities within the communal facilities area of the building, and to bring the facility more in line with other Extra Care schemes in the locality. Whilst the internal layout is not prescriptive as to the final precise form of provision, the need for varied provision – for instance disabled and baby changing facilities - is acknowledged by the applicant, with room available to be achieved in this respect. The changes are considered to represent further positive alteration to the internal facilities by the Affordable Housing Officer. Where approved by Members, delegated authority for modest amendment to sought for a more worked up layout in this respect prior to issuing of a decision notice.

- 1.2 The elevational treatment of the Extra Care has also latterly been subject to amendment, the accompanying amended plans *1660-08-02-145 Rev A*, and *1660-08-02-145 – Rev A* present the principal changes to the main entrance section of building. Officers consider that this provides a more coherent and legible entrance to the building – including an amended form to the proposed signage, and its associated roofline when compared to the previous version (as presented in the Committee report to Members) and more in line with an earlier welcomed version of the scheme. At the rear, a gable has also been added to help break up the overall mass of the elevation and the roofline.

Trees

- 1.3 The application is now accompanied by an amended Arboricultural Impact Assessment and Tree Protection Plans, these identify the retention of the western section of existing planting along the boundary of the residence of Midfields (No. 24, Officers note an incorrect reference to this being Heatherset in para 6.70 of the

report). The approach is considered to present a form of betterment to the scheme, with new planting also proposed to aid privacy to the amenity of the existing property.

- 1.4 The Arboriculturalist whilst still having concern with reference to the high hedge at the rear of plots 66-74 as addressed in section 6.70 of the report, has provided a comment response to the application as it now stands with the benefit of amended details and discussion with the applicant's Arboriculturalist. In respect of tree protection, minor amendments will be required in respect of conflicts between structures and fencing to facilitate the erection of scaffolding with an amended plans to be conditioned in this respect. Routing of the foul drainage into Arleston Village requires further assessment as to potential conflict with the tree protection measures proposed, such that provision of Arboricultural Method Statements are duly requested with reference to T9 (positioned opposite plot 91) as a key factor in the previous objection, together with the installation of pipes and manhole within the Root Protection Area of T19 towards the centre of the site. With reference to the TPO'd woodland area TG2 in the east of the site, the requirement for a site meeting between the Council's tree and woodland Officer and the appointed tree consultants is sought to establish the extent of felling within the woodland, the location of the protective fencing in this respect, and control as to replacement trees. The requested conditions are agreed, and considered necessary to demonstrate the protection of particularly valued trees within the site, in accordance with policy OL11 of the Wrekin Local Plan, and NE2 of the Publication Version Local Plan.

RECOMMENDATION

On the basis of the 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/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:
- i. Education - £248,663 towards primary educational facilities comprising the expansion of Wrekin View, North Road
 - ii. Affordable provision – provision of 51No. self-contained flat Extra Care facility 100% affordable (notably triggers have been agreed as per the outline scheme TWC/2012/0240 acknowledging concern in local representations)
 - iii. Open Space - provision of open space (including the area for 10 allotments) and play facilities on site and off site play area contribution of £25,000 towards play area works at John Broad Avenue, with a maintenance contribution of £15,000
 - iv. Highways - £10,000 towards improvements works to three bus stops along Kingsland, £5,000 provision of support and monitoring of the required Travel Plan, £7,000 towards re-location of the 40mph speed limit along Dawley Road covering the costs associated to the necessary amendments of associated signing and lining and amendments to the Traffic Regulation Order.
- B.) The following conditions (with authority to finalise conditions, including the final layout of the Extra Care facility bearing in mind para. 1.1 above, and reasons for

approval to be delegated to Development Management Service Delivery Manager):

1. A04: Time limit – Full
2. B010: Details and samples of materials (notwithstanding details submitted)
3. B011: Sample brick panel(s)
4. B032: Road design
5. B036: Off-site highways (details to be approved)
6. B045: Travel Plan
7. B049: Details of Public Rights of Way works
8. B049: Crossing point details
9. B050: Shallow Mining (Coal Authority)
10. B052: Untreated Mineshafts
11. B057: Land contamination
12. B059: Coal Authority
13. B061: Foul and surface water (including Microdrainage models in .mdx format)
14. B076: SUDS Management Plan
15. B079: Exceedance flow routing
16. B084: Noise mitigation (notwithstanding proposed acoustic barrier on Dawley Road, re-running of noise model and mitigation strategy finalised)
17. B086: Details of extraction (Extra Care facility restaurant kitchen)
18. B110: Programme of archaeological work
19. B121: Landscaping Design (notwithstanding details submitted)
20. B126: Landscape and Biodiversity Management Plan
21. B130: Trees – protective fencing (notwithstanding plans submitted)
22. B131: Trees – services root protection
23. B136: TPO Tree – planting scheme (replacement trees)
24. B139: Arboricultural Method Statements
25. B145: Lighting Plan
26. B149: Woodland Management Plan
27. B150: Site Environmental Management Plan (including on-site construction details)
28. B155: Play space details (including art work)
29. B159: Open Space details
30. Bcust: Well Investigation
31. Bcust: Foundation details
32. C13: Parking, loading, unloading and turning
33. C14: Visibility splays 2.4m x 65m
34. C071: Trees – soil levels
35. C072: Trees – material storage
36. C101: Erection of ecology boxes
37. C109: Badger inspection
38. C118: LEAP Occupancy
39. C38: Development in accordance with deposited plans (materials, soft and hard landscaping plans, tree protection plans, not agreed)
40. D03: Domestic garage restriction on residential use urban area
41. D06: Restriction on use of Extra Care facility

Informatives:

- I06: Section 106 Agreement
- I11: Highways – S278, S257, refuse arrangement for plots 60-65 relating to unadopted section of development
- I25a: Ecology – badgers and birds
- I32: Fire Service
- I40: Conditions
- I41: Reasons for approval
- RANPPF1: Approval - NPPF

