

TWC/2017/0367

Units 7 - 9, Gower Street Trading Estate, Gower Street, St Georges, Telford,  
Shropshire, TF2 9HW

Demolition of existing building, and outline application for proposed residential  
development with all matters reserved

**APPLICANT**

Mr Anthony Millward

**RECEIVED**

03/05/2017

**PARISH**

St. Georges and Priorslee

**WARD**

St Georges

**OFFICER**

Kirsty Johnson

**1. THE PROPOSAL**

- 1.1 This application seeks outline planning permission with all matters reserved for a residential development of approximately 20 units on part of Gower Street Trading Estate in St Georges. This application is a resubmission of a recently expired application TWC/2013/0901.
- 1.2 An Indicative Layout has been submitted, proposing a combination of 2 and 3 storey dwellings and flats, with vehicular access likely to be off Walker Crescent serving a central communal car park.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site is broadly rectangular measuring approximately 70m in length and 40m in depth equating to 0.28 hectares. The site comprises an existing linear shaped industrial building, positioned parallel to Walker Crescent, which would be demolished. Vehicular access is proposed off Gower Street, which also serves the wider industrial estate. The site is enclosed by timber fencing, security fencing, gates, shrubs and trees.
- 2.2 Gower Street slopes down from south to north. To the south of the site, on the opposite side of Walker Crescent, there is a substantial retaining boundary wall to the former Gower Street Youth Centre, which is located on a higher ground level than the application site.
- 2.3 The site and adjoining buildings are industrial; however the site is located in a predominantly residential area, with established and new residential development to the east, south, west and beyond the adjoining industrial units to the north. The surrounding residential development is predominantly 2-storey terraced, semi and detached housing; however the recent development to the north includes 3-storey flats fronting Gower Street.
- 2.4 The site is centrally located within St Georges. Gower Street is on a main bus route, and there are a variety of local services and facilities in St Georges, with access to other facilities in Telford, Oakengates and Donnington Centres.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 This application is a resubmission of an expired application TWC/2013/0901: Outline application for residential development with all matters reserved: Outline Granted by Members at Committee 12/05/2014.

### **4. PLANNING POLICY CONTEXT**

- 4.1 National Planning Guidance:  
National Planning Policy Framework
- 4.2 Core Strategy:  
CS1 Homes  
CS3 Telford  
CS5 District and Local Centres in Telford  
CS9 Accessibility and Social Inclusion  
CS15 Urban Design
- 4.3 Wrekin Local Plan:  
UD2 Design Criteria  
H6 Windfall sites in Telford & Newport  
H22 Community Facilities  
H23 Affordable Housing  
LR6 Developers Contributions to Outdoor Recreational Open Space Provision within New Residential Development
- 4.4 Telford & Wrekin Local Plan (Publication Version)  
SP1 Telford  
SP4 Presumption in favour of sustainable development  
HO1 Housing Requirements  
HO4 Affordable Housing  
BE1 Design criteria

### **5. SUMMARISED CONSULTATION RESPONSES**

- 5.1 St Georges & Priorslee Parish Council: No objection
- 5.2 Healthy Spaces: Comment- no proposed provision on site – request contribution of £600 per dwelling to enhance the existing play area at Fire Clay Drive together with a condition requiring the submission of a Landscaping Plan.
- 5.3 Urban Design: Object – the provision of the apartment block at the rear represents overdevelopment of the site, the apartment block is in unacceptably close proximity to the proposed dwellings fronting Walker Crescent and would be considered to be located in an area of semi-private space therefore undermining the Community Safety Guidance.
- 5.4 The Coal Authority: No objection

- 5.5 Drainage: Support subject to conditions – foul and surface water drainage and management.
- 5.6 Highways: Support subject to details of access, parking, turning loading/unloading of vehicles.
- 5.7 Ecology: No comment
- 5.8 Pollution Control: Support subject to a condition requiring the submission of a noise mitigation.
- 5.9 Contaminated Land: Support subject to a site investigation which would be controlled by condition.
- 5.10 The Coal Authority: Concurs with the recommendations in the Coal Mining Risk Assessment Report (November 2013) which states intrusive site investigation works should be undertaken prior to commencement of development in order to establish the exact situation regarding coal mining legacy issues on the site. In the event that the site investigations confirm the need for remedial works to treat the mine entry and / or areas of shallow mine workings to ensure the safety and stability of the proposed development, these remedial works should also be undertaken prior to commencement.
- 5.11 Education: Given the number and type of dwellings, a contribution of £43,223 towards St Georges Primary School is required.
- 5.12 Shropshire Fire Authority: Comment- recommend standard fire safety informative.
- 5.13 West Mercia Police: Comment – opportunities to improve development to meet secure by design criteria
- 5.14 Neighbour Consultation - two letters of objection have been received raising the following:
- Impact on the highway – increased traffic, pedestrian safety
  - Limited primary school places in the area
  - No space for refuse vehicles
  - Loss of employment
  - Existing loss of play areas in the locality
  - Nuisance caused by noise, smell and fumes from increased traffic
  - Impact on existing drainage system
  - Contamination risks
  - Known mineshafts in the locality
  - Soft landscaping – ecology considerations
  - Is the development viable and deliverable
  - Design should be in keeping with the local area

## **6. 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
- Impact on the character and appearance of the area
- Impact on the living conditions of neighbours
- Highways safety
- Planning Obligations

### Principle of development

6.2 The site is currently used for industrial purposes but the land is not allocated or protected for this use. The site is located in a mixed area, but predominantly surrounded by residential development, with the character of the area changing, and the majority of former industrial and commercial uses now replaced by residential use. It is close to the centre of St. Georges, on a main bus route and in the urban area of Telford; therefore the site is considered to be accessible and sustainable and appropriate for residential development. In addition the principle of this development has been established through the approval of the outline consent TWC/2013/0901 which recently expired. Accordingly, the proposal meets the criteria of policies CS1, CS3, CS5 & CS9 of the Core Strategy and SP1, SP4 & HO1 of the emerging Telford & Wrekin Local Plan.

### Impact on the character and appearance of the area

6.3 It is reiterated that all matters are reserved for a further detailed application, and concern has been raised by officers that the indicative layout proposes too many units, and that the layout, particularly at the southeast corner, where the 3-storey dwellings are shown, would not work without significant impact on residential amenities. The current arrangement suggests very limited provision of garden space, and at the southeast corner, would be shared between a number of properties, and would not allow for any private amenity space and would create issues of overlooking. The levels of the site also need to be addressed. However, the proposed dwelling footprint and garden plot size is not dissimilar to that of some of the new developments in the vicinity, and the frontage on to Gower Street and Walker Crescent would be appropriate in the context of these existing developments. The removal of the existing structure from the site and its replacement with housing will enhance the site and the predominantly residential area, to the benefit of the character and appearance of this part of St Georges.

6.4 Officers would assert that a reduced number of units from the 20 currently proposed would provide increased amenity space standards and enable provision of a communal amenity area for the flats. The Parks & Open Spaces Officer's query regarding any public open space which the Council may be requested to adopt are noted; however, as all matters are reserved and the layout is indicative, it is not known if there will be such land within the scheme.

### Impact on the living conditions of neighbours

6.5 As outlined earlier, the design of the proposed layout will need to have regard to the potential impact of the remaining industrial units on residential amenity. The position

of the parking area and flats, perhaps designed with a blank rear elevation might be appropriate in addressing this relationship; although the Urban Designer's note of caution regarding community safety are noted, and also need to be considered at detailed planning stage.

- 6.6 The proposal can be designed without adversely impacting adjoining residential amenities, with a sufficient separation distance between the site and the existing properties on the opposite side of Gower Street and Walker Crescent.

### Technical Considerations

- 6.7 The indicative highways arrangements with the proposed access from Walker Crescent and communal parking are considered acceptable in highways terms subject to conditions. Parking standards are provided within the emerging Telford & Wrekin Local Plan. The indicative layout only proposes approximately 1 space per unit. It is likely that as the site evolves through the design stage the number of dwellings will reduce allowing for a better ratio of dwelling to parking spaces. The site is sustainably located and is on a main bus route in an established urban settlement; officers consider in principle the application accords with policy H6 of the Wrekin Local Plan.
- 6.8 Furthermore, in regard to policy H6, adequate planning conditions can be imposed in relation to drainage details, contaminated land and further site investigations relating to former coal mining activities. The Applicant has not submitted information relating to noise or contamination. All matters are reserved and it is likely that remedial measures will be required given the current use of the site and adjacent land. Furthermore, due consideration of the potential impacts of the adjacent industrial uses will be required when designing the layout of the development, to ensure that the remaining industrial uses do not adversely impact residential amenities and conversely the siting of residences does not prejudice the future operation of these industrial uses.

### S106 contributions

- 6.9 Within the time frame of this application, the Telford & Wrekin Local Plan has gained more weight, and as such the affordable housing request has been reduced to 25% as per policy HO5. The affordable housing will consist of a mix of 80% social rent and 20% shared ownership. Following consultation comments from education and recreation there is also a requirement for contributions towards St Georges Primary School (£43,223) and play/recreation for a nearby play area at Fireclay Drive (£12,000), and in order that the development complies H22, H23 & LR6 of the Wrekin Local Plan, Core Strategy and HO5 of the emerging Telford & Wrekin Local Plan.

## **7. CONCLUSION**

- 7.1 In conclusion, the site is considered to be sustainably located and is suitable for residential development; subject to existing site constraints and adjacent uses, which can be addressed by conditions. The principle of the development has been established through the approval of TWC/2013/0901. In principle, the site can be

adequately accessed, with provision of parking and amenity, subject to a revised layout and design. The proposal will be appropriate to the character and appearance of the area. The development will provide community benefit through the removal of the existing industrial building and the provision of a proportion of affordable housing and financial contributions towards primary education and offsite play/recreation. Accordingly the proposal complies with national and local planning policies.

## **8. RECOMMENDATION**

8.1 Based on the conclusions above, it is recommended to GRANT OUTLINE PERMISSION subject to the Applicant entering into Section 106 Agreement to provide 25% affordable housing, £43,223 towards primary education facilities in the vicinity, £12,000 towards offsite play and recreation facilities and the following conditions:

A01	Time limit - outline
A03	Time limit – submission of reserved matters
B01	Standard outline
B03	General details required
B30	Means of Access
B42	Parking/turning/loading
B57	Land contamination
B59	Coal Authority requirements
B61	Drainage details
B84	Noise mitigation
B150	Site environmental management plan
C40	No approval of layout

Informatives:

I06	Section 106 agreement
I11	Highways
I32	Fire Authority
I40	Conditions
I44	Reasons for Grant