

TWC/2018/0874

Site of 1-15 & 62-64, Pool Meadow/Church Street, Hadley, Telford, Shropshire
Demolition of existing apartment block and 2no. dwellings and the erection of 13no. dwellings with associated access, parking and landscaping

APPLICANT

The Wrekin Housing Trust, Stephen Williams

RECEIVED

23/10/2018

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF HADLEY AND LEEGOMERY PARISH COUNCIL.

1. Summary Recommendations

1.1 Full Grant subject to conditions and informatives.

2. APPLICATION SITE

- 2.1 The site subject to this application is located within Hadley. Hadley is located within Telford and is situated approximately 3 miles North-West of Telford Town Centre. Hadley is located within the urban area of Telford and as such, has a provision of facilities for residents to use such as shops, schools and doctors surgeries and has good transportation links to the surrounding areas of Telford.
- 2.2 The site currently comprises of one block of flats and two semi-detached dwellings. The block of flats are three stories high and have been constructed in red brick. The roof of the block is gabled and has been covered in plain tiles. White uPVC windows and doors have been installed and a number of flats feature balconies which face out towards Pool Meadow. The two semi-detached dwellings are two stories high and feature the same materials as the flats.
- 2.3 The landscaping largely comprises of soft landscaping and 1.8m high fences and walls.

3. Application Details

- 3.1 This application seeks permission for the demolition of the existing apartment block and 2no. dwellings (total of 10no. dwellings) and the erection of 13no. dwellings with associated access, parking and landscaping.
- 3.2 The proposed dwellings will be 100% affordable and will consist of:

- 9no. Two-bed houses,
- 1no. Three-bed house,
- 1no. Four-bed house, and
- 2no. Two-bed bungalows.

3.3 The scheme will see an increase of 3no. dwellings on the site and all of the properties will be constructed in brick and tile (final details to be agreed by the Local Planning Authority by condition). Twenty-six parking spaces will be provided and a landscaping scheme has been provided as part of this application.

4. Planning History

4.1 None.

5. Relevant Policy Documents

5.1 National Planning Policy Framework (NPPF)

5.2 Telford & Wrekin Local Plan 2011-2031

6. Neighbour Representations

6.1 18 neighbouring properties have been formally consulted and the Local Planning Authority has received four comments which raise the following comments/concerns:

- Clarification required regarding the position of fencing between 57 Near Vallens and Plot 13. Where will the fence be located and will there be any changes to the hedge in between both properties?
- The development will make the access roads more secure from a crime prevention point of view.
- One comment has been received offering the applicant the opportunity to purchase some additional land and questioning whether access can be gained alongside 56 Near Vallens.
- In regards to Plot 13, the proposed double length parking space will require the motorist to either reverse on to or off the drive on a blind bend directly opposite Dove Close. There are no footpaths between Dove Close and Union Street so pedestrians must cross Church Street at the junction with Dove Close and Marlborough Road. Visibility is

poor and pedestrians often walk on the road rather than crossing over to the footpath. Cyclists cannot be seen when riding close to the wall that fronts Dove Cottage. The extreme close proximity of the junctions of Marlborough Road and Dove Close onto the bend of Church Street often results in near misses.

- There is a pinch point at the junctions with Union Street, Church Street and Pool Meadow. As it is necessary to 'swing out' in order to turn left into Pool Meadow from Church Street, clear vision across the line from the parking spaces of Plot 9 to the parking spaces of Plot 8 is essential to avoid a head on collision as vehicles pull out of Pool Meadow turning right into Church Street. The proposed parking for both plots and the proposed additional tree planting on the corner will severely hamper visibility at the pinch point junction and vehicles reversing on to and off the drives will create further hazards to those which already exist for road users.
- In regards to Plots 5 and 6, the proposed driveways are opposite a bus stop with a frequent service. The addition of further vehicles negotiating the road so close to the junction will only exacerbate the situation and create further safety hazards.
- Church Street and Pool Meadow are busy networks both for pedestrians and other road users. In the current layout the majority of parking spaces are at the rear of the properties with only two drives exiting out onto Church Street and one access road off Pool Meadow. The proposal has a further 15 vehicular access points all of which that will have to cross the footpath. There is a significant increased safety risk to pedestrians particularly during school times as vehicles reverse out of or into driveways off the main roads which also increases the risk of collision with other road users.
- There are currently 10 dwellings and 14 parking spaces on the site. The proposal is for 13 dwellings and 26 parking spaces which is a considerable increase on a small plot. It is considered that this proposal is overdeveloped and would benefit from the removal of Plots 1 & 2 in order to provide adequate parking spaces for the remaining plots proposed which front Church Street and Pool Meadow. Consideration could also be given to creating vehicular access off Near Vallens at the rear of the development and double yellow lines at the approach to the pinch point from Pool Meadow and Church Street. The use of SIDS would also be helpful in slowing down the traffic on the blind bend.

- The safety of existing users of this route is at the forefront of concern. Construction traffic and road works will put considerable pressure on a busy through route and create safety hazards for pedestrians and other road users. The addition of a further 12 motor vehicles on to the site and an increase of 15 vehicular access points directly off the highway at this already precarious junction should be carefully considered.

7. Statutory Representations

7.1 Hadley and Leegomery Parish Council – Object:

Concerns have been raised that the scheme does not include any details regarding access, construction and sightlines and as such, the applicant has not demonstrated that the scheme complies with Policy C4 of the Telford & Wrekin Local Plan 2011-2031. Furthermore, there is inadequate parking provision and little parking for visitors or deliveries. Vehicles from Plots 9-13 will have to emerge on to Church Street in a reverse gear, on a bend, opposite the existing junctions with Union Street and Dove Close, which is located to the junction with Marlborough Road and adjacent to the junction with Pool Meadow. Cars parked at Plots 9-13 will obstruct sight lines for vehicles emerging from Pool Meadow.

7.2 Healthy Spaces – Comment:

Asked for clarification on who will maintain the open space. Requested a condition on any approval which requests the submission of a long term landscape management and maintenance plan.

7.3 Affordable Housing – Comment:

Confirmed that should permission be granted, two conditions should be placed on any approval which requires the submission of a local lettings plan and certification of the two larger properties on the site achieving Part M (4) Category 2 of Building Regulations.

7.4 Highways, Ecology and Drainage - Support subject to conditions and informatives.

7.5 Education – No objection

7.6 Shropshire Fire Service – Comment:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document.

8. Appraisal

Principle of development

- 8.1 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 Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) is also a material planning consideration.
- 8.1.1 Policy SP1 supports development within the urban boundary. The application site is located within the Telford urban boundary. Therefore, on the basis of these points it is considered that the principle of development can be supported.

Site layout, scale and design

- 8.2 The proposal will see a row of 3 terraced properties, a pair of semi-detached dwellings and a bungalow erected which will face out towards Pool Meadow, and a row of 4 terraced properties and bungalow erected which will face out towards Church Street. A further set of semi-detached properties will be located to the rear of plots 3-7. Policy BE1 of the TWLP outlines that developments should respect and respond positively to its context and should enhance the quality of the local built and natural environment. The proposal would demonstrate an integrated design approach and should combine layout, building form and design. Officers are satisfied that the layout of the proposal will respect and respond positively to the context providing active frontages to the main roads which run alongside the boundary of the site, Church Street and Pool Meadow.
- 8.3 The scale of the properties proposed will consist of single-storey and two-storey dwellings. This is consistent with properties within the immediate area and as such, officers are satisfied with the scale of the dwellings. In respect of design, the applicants have proposed dwellings which are similar to those in the immediate area, with features such as single-pitched porches and protruding gables proposed. It is considered that the dwellings will respect the local built environment and as such, the designs proposed are considered to be acceptable.

Impact upon the living conditions of neighbouring properties

- 8.4 The properties which adjoin the application site are 56/56A and 57 Near Vallens, and 17 Pool Meadow. A number of residential properties also sit opposite the application site, however a highway lies in between these properties and the site subject to this application. There are no significant level differences in between the application site and these neighbouring properties.

- 8.5 The applicant has confirmed that all boundary landscaping is to be retained and that additional landscaping such as additional trees will be planted on the site.
- 8.6 In respect of 57 Near Vallens, there is currently a large hedgerow in between these properties and the part of the site which will be occupied by Plot 13. This hedgerow is to remain and no further boundary planting is to be planted in between the two properties.
- 8.7 In respect of the design of Plot 13, there will be one window on the ground floor, side elevation of the property and a further window on the first floor. These windows will serve a living room and a landing. Due to the presence of the hedgerow and the design of the dwelling, officers are satisfied that there will be no issues of overlooking or loss of privacy. Furthermore, due to the orientation of the proposed dwelling, the windows located on the rear elevation of the property will not cause any issues of overlooking or loss of privacy. There is considered to be satisfactory separation distance between the two dwellings to avoid any overbearing impact.
- 8.8 A comment has been received by the owner/occupier of 57 Near Vallens and another neighbouring property in regards to the placement of a 1.8m high fence in between Plot 13 and 57 Near Vallens. Officers can confirm that the boundary treatment in between the two properties will be the existing hedgerow, which is considered to be acceptable and that no fencing is proposed within this location.
- 8.9 In respect of 17 Pool Meadow, there will be a distance of approximately 9.5 metres in between the side elevation of the existing dwelling and the side elevation of Plot 3. An access road will lie in between the two properties and a single window will feature on the side elevation of the new dwelling which will obscure glazed and serve a bathroom. Officers consider that there is a satisfactory distance between the two properties, and that the proposal will not result in any overbearing impact, loss of privacy or any issues of overlooking.
- 8.10 In respect of 56/56A Pool Meadow, a single window will feature on the first floor, side elevation of the Plot 1 which will serve a bathroom. Given the location of the window and the location of 56/56A Near Vallens, officers will condition that this window is obscure glazed and top-opening only in order to ensure that it has no adverse impact upon the occupants of 56/56A Pool Meadow. It is considered that the inclusion of this condition, will ensure that there is no overbearing impact, loss of privacy or any issues of overlooking.

Highways impacts

- 8.11 Policy C4 of the TWLP requires all development to accord with Government Guidance such as Manual for Streets, take into account the needs of all highway users to ensure that it is safe, convenient and provide links to surrounding community facilities.
- 8.12 Hadley & Leegomery Parish Council have objected to the scheme on the following grounds:
- Lack of details of access, construction and sightlines fail to demonstrate compliance with Policy C4 of the TWLP;
 - Inadequate parking arrangements with little provision for visitors or deliveries;
 - The proposed parking provision will result in vehicles reversing onto Church Street, on a bend opposite the existing junction;
 - Parked vehicles will obscure sightlines for vehicles emerging from Pool Meadow;
 - Lack of continuous pedestrian footpath,
 - Surrounding roads are busy pedestrian routes, particularly by school children accessing HLC; the proposal will introduce parking which will reduce visibility.
- 8.13 The submission has been assessed by the Local Highways Authority in respect of visibility splays, parking provision and accessibility to existing community facilities and the LHA are supportive subject to conditions.
- 8.14 The scheme includes the provision of 26no. Car parking spaces for use by the occupants of the proposed dwellings. When calculated against the provisions required within the TWLP as stipulated by the sites location and the number of bedrooms within each property, officers and the Local Highways Authority are satisfied that the parking standards within the Local Plan have been met.

Flood Risk and Drainage

- 8.15 The Council's Drainage Team initially objected to the scheme on the basis that a Flood Risk and Drainage Strategy was not submitted as part of the application. This document is required as part of the site is at high risk of surface water flooding.
- 8.16 The applicant has since submitted a Flood Risk and Drainage Strategy which has been reviewed by the Council's Drainage Department, and they have confirmed that they can now support the application subject to conditions.

Planning obligations and financial contributions

- 8.17 The Council's Education team have not requested any financial contributions

and have confirmed that this is due to the scheme comprising the demolition of existing dwellings to build new properties.

- 8.18 The Council's Highways team have not requested any financial contributions.
- 8.19 The Council's Healthy Spaces officer requested further information regarding the maintenance of open space/landscaping within the development site and confirmed that if this was to be maintained by the Council, a Section 106 contribution would be required. The applicant has confirmed that the open space/landscaping will be maintained by the tenants of the properties and as such, officers are satisfied that a Section 106 contribution in regards to open space is not required.
- 8.20 In respect of affordable housing provision, the applicants have confirmed that the scheme would be 100% affordable. In accordance with Policy HO6 of the TWLP, the units will be secured as affordable in perpetuity by condition.

Other matters

- 8.21 The application includes a comprehensive landscaping plan which has been assessed by the planning officer and the Council's Ecologist and no objections are raised. The Council's Ecologist did originally ask for a condition to be placed on any approval which requires the submission of landscaping details, however as this has now been provided the condition is not required. The applicants have confirmed that all of the landscaped areas will fall within the ownership of tenants and as such, it will be their responsibility to maintain them. A condition controlling the management of landscaped areas/open spaces will be added to this approval.
- 8.22 All new dwellings will have kerbside collection for both general waste and recycling with all areas being able to achieve refuse collections within 30 metres of the public highway. Recycling bins can be stored within the rear gardens of the properties without resulting in an excessive loss of private amenity space and all dwellings will have paths linking rear gardens to highway frontages.

9. CONCLUSIONS

- 9.1 The scheme is acceptable in respect of scale and design and would not cause any detrimental harm to the amenity of any neighbouring properties. The parking provision and access arrangements on the site are considered to be acceptable and have been supported by the Local Highways Authority. It is considered that the proposal is compliant with the policies and guidance contained within the Telford & Wrekin Local Plan 2011-2031 and the NPPF and is acceptable subject to relevant conditions and informatives.

10. Detailed recommendation

Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to the following conditions and informatives:

1. A04 Time Limit
2. B010 Details of materials
3. B061 Foul and surface water
4. B076 SUDS management plan
5. B126 Landscape management plan
6. B145 Lighting plan
7. B149 Erection of artificial nesting/roosting boxes
8. C013 Parking, loading, unloading and turning
9. C014 Visibility splays
10. C020 Access drive bound material
11. C38 Development in accordance with approved plans
12. D08 Windows obscure glazed
13. DCustom Affordable housing
14. DCustom Local Lettings Plan
15. I11 Highways
16. I25m Nesting Birds (Vegetation)
17. I32 Fire Authority
18. I40 Conditions
19. I41 Reasons for grant of approval
20. ICustom Affordable Housing achieving Part M (4) Category 2 of Building Regulations.
21. RANPPF1