

TWC/2018/1050

Site of Screenprint Centre, Dawley Road, Lawley Village, Telford, Shropshire
Erection of 1no. dwelling and garage following demolition of existing structure
(Outline planning application with all matters reserved)

APPLICANT

Sapphire Homes

RECEIVED

19/12/2018

PARISH

Dawley Hamlets

WARD

Horsehay and Lightmoor

CLLR JAYNE GREENAWAY HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE

1. SUMMARY RECOMMENDATION

1.1 Full Grant subject to Condition(s) and Informative(s).

2. APPLICATION SITE

2.1 The application sites measures approximately 0.035 hectares and is a corner plot situated off Dawley Road in Lawley Village. There is an existing access to the east of the site off Dawley Road.

2.2 The site is previously developed land and rises gradually in a westerly direction. It comprises a prefabricated nissen hut which is currently used as a printing shop. The site is bound by hedgerows and fencing and a mature Sycamore Tree stands within the southwestern corner of the site.

2.3 Immediately west of the site is a Severn Trent booster station, to the south is an electricity substation and commercial garage. To the east lies established residential developments and to the north is open fields with St John's Church beyond.

3. APPLICATION DETAILS

3.1 Outline Consent is sought for the erection of a detached dwelling and garage following the demolition of the existing prefabricated building. The application seeks permission for the principle of development only at this stage with all other matters, including access, appearance, landscaping, layout and scale Reserved for latter approval.

4. PLANNING HISTORY

4.1 W89/0697 - Use of existing building for printers business - Full Granted 04 October 1989

5. RELEVANT POLICY DOCUMENTS

5.1 National Planning Policy Framework (NPPF)

5.2 Telford & Wrekin Local Plan 2011-2031)

6. PUBLICITY

6.1 Following neighbour consultation 4 letters of Objection have been received from three separate addresses making the following representations:

- No safe crossing point to connect the proposed dwelling to the local village;
- Inadequate access to the site;
- Potential harm to highway safety;
- Development of this site will set an unwelcomed precedent for similar types of development elsewhere;
- Contrary to planning policies within the Telford & Wrekin Local Plan;
- Previous planning applications have been refused on neighbouring fields (TWC/2015/0352) and subsequently dismissed at appeal.

6.2 Cllr Jayne Greenaway: **Object**, making the following observations:

- Previous application (TWC/2015/0352) on an adjacent site was refused at planning committee and subsequently dismissed at appeal;
- The Dawley Road/Stainburn Close provides a clear visual barrier to delineate the edge of the village from the wider rural landscape area;
- The site is currently used by a small commercial business and the building is a single storey hut which is hidden from view and not residential;
- The proposal would affect the character and appearance of the site by introducing urban type development into a greenfield site;
- The harm to the character and nature of this site which provides a rural outlook for the village would significantly outweigh the benefits of development;
- This would set a principle of residential development in the undefined rural area against The Planning Inspectorate determination.

6.3 Cllr David Hopkins: **Object**, making the following observations:

- Proposal would constitute a building encroachment into the greenbelt area beyond the agreed and well-established boundary of the urban development of Telford & Wrekin;
- Proposal would set an unwelcomed precedent for further speculative building and would represent a significant change from the historic nature of the present building, the old WI hall;
- Proposal would involve an extra access in an unsuitable place onto a road that already has traffic management concerns;
- There is no need for further housing but where a small commercial premises could be an advantage.

7. CONSULTEE RESPONSES

7.1 Lawley & Overdale Parish Council: **Object**, making the following observations:

- The site sits adjacent to the Priory site which was subject to a Planning Inspectorate enquiry in 2016. The Planning Inspector found that the area around Church Hill 'lies outside the Village Envelope';
- Although small-scale in nature, it would set an unacceptable precedent for urban residential development to extend further into the greenfield area;
- Given the scale of the existing and proposed further housing development in nearby Lawley Village (an additional 1,300 houses are to be built in the next 5 years) the Parish Council believes that any encroachment of residential development on this side of the Dawley Road is completely unacceptable;
- The current commercial property is a single-storey building which is virtually invisible from the road and does not in any way interfere with the general rural aspect of this area.

7.2 Highways: **Support** subject to Condition(s):

- The most appropriate access as part of any subsequent Reserved Matters application would be via the existing dropped kerb vehicular access, as shown on the indicative Block Plan;
- At present, the existing pedestrian footway terminates at the dropped kerb for the existing site access. The Pedestrian Footway then continues on the western side of Dawley Road, approximately 20 metres to the north, on the northern side of the junction with Church Hill. This forces pedestrians to either cross over, or to walk on rough uneven verge to continue their journey on this side of the road. The absence of pedestrian footway at this location also encourages and results in informal parking on the verge, which obstructs visibility from the site access and the Church Hill/Dawley Road junction, to the detriment of highway safety. Request that the proposal includes the provision of a Pedestrian Footway to address the above concerns and to enhance pedestrian linkages between the site and the existing pedestrian facilities along Dawley Road.

7.3 Drainage: **Support** subject to Condition(s) in respect of a Scheme of Foul and Surface Water Drainage

7.4 The Coal Authority: **Support** subject to Condition(s) in respect of a Scheme of Intrusive Site Investigations.

7.5 Ecology: **Support** subject to Condition(s) and Informative(s) in respect of the erection of artificial Nesting/Roosting Boxes and the submission of an External Lighting Plan.

7.6 Shropshire Fire Service: Request inclusion of Fire Authority Informative.

8. APPRAISAL

8.1 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
- Illustrative Layout
- Other Matters

Principle of Development

8.2 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. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

8.3 The development plan sets out a strategic approach to the delivery of housing in the Borough with TWLP Local Plan Policy SP1 identifying the Telford urban area as the primary focus for housing and employment development over the plan period. Policy HO1 of the Plan sets out the housing requirement it considers necessary to meet the development needs of Telford & Wrekin over the period until 2031. Meanwhile, Policy SP4 seeks to ensure that development is sustainable by balancing economic, social and environmental objectives.

8.4 In this instance, the application site comprises a 0.035 hectares parcel of previously developed land located off Dawley Road in Lawley Village, approximately 2 miles south-east of Wellington. The nearest bus stop is located approximately 350 metres to the southeast of the site providing frequent connections to Wellington and Telford Town Centre.

8.5 Taking the above into consideration the application site is considered to be sustainably located amongst other well-established residential developments and with good connections to the wider area. This is previously developed land which is suitable to accommodate a small scale development such as the one proposed. The Local Planning Authority considers this site to be suitable for new development subject to the consideration of any technical constraints.

Illustrative Layout

8.6 Policy BE1 of the TWLP advises that the Council will support development which will respect and respond positively to its context, demonstrating an integrated design approach and respecting its landscape setting. Meanwhile

the NPPF asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

- 8.7 Whilst it is acknowledged that the site layout plan is purely indicative at this stage the site can accommodate the scale of development proposed. Officers consider the scale of the proposed development to be proportionate in relation to the size of the plot without amounting to any overdevelopment. Further consideration with regard to layout, scale and appearance will be required at Reserved Matters Stage in order to ensure that the development of this site will not have a significant adverse impact on the character and appearance of the area or on the living conditions presently enjoyed by neighbouring properties. In principle, however, the proposal accords with Policy BE1 of the TWLP.

Other Matters

Access

- 8.8 Permission is not currently sought for access however this is an issue which has been raised by a small number of local residents who are concerned with regards to the potential impact of the development on highway and pedestrian safety.
- 8.9 The Illustrative Layout Plan proposes to utilise the existing access off Dawley Road. The Local Highway Authority (LHA) has considered the proposed illustrative layout plan and have confirmed that they are supportive of the proposals subject to the inclusion of Conditions as detailed in para. 7.2.
- 8.10 This is a very small scale development for one dwelling and will utilise an existing access which currently serves a commercial premises. In all likelihood the proposed development will result in less vehicular activity as a residential dwelling than the existing business use. Through conditions the proposed development will also provide local benefits through the provision of an extended footway along Dawley Road to the existing footway north of the junction with Church Hill. Accordingly, in principle, the proposal is considered compliant with policies C4 and C5 of the TWLP.

Other Consultees

- 8.11 The application was supported by a Preliminary Ecological appraisal and a Tree Report. The Ecology Survey confirms that the proposed development could proceed without harm to protected species. A number of recommendations were put forward and appropriate Conditions are proposed. The Tree Report confirms that a mature Sycamore Tree will need to be felled to accommodate the proposed development however all other trees are to be retained with recommendations set out for their protection during construction. Finally, no objections were raised by the Council's Drainage Engineers subject to the developer submitting a scheme for foul and surface water drainage to be agreed through Conditions.

9. CONCLUSION

- 9.1 This application seeks Outline Planning Permission for the principle of residential development only for a detached dwelling with garage on previously developed land located off Dawley Road in Lawley Village. The site is located within the urban boundary of Telford & Wrekin and within an established residential area. The principle for residential development on this site is therefore supported.
- 9.2 Whilst a separate Reserved Matters application will be submitted which will consider access, layout, scale, appearance and landscaping, an illustrative site layout plan accompanies the application. Officers consider that the proposed development is acceptable in principle and will not amount to any overdevelopment of the site. Further consideration will be given to design and landscaping at a later stage to ensure an appropriate form of development.
- 9.3 Subject to a range of conditions as detailed above, no objections have been received in regards to access, drainage, or ecology. Accordingly, the proposal is considered compliant with relevant policies contained within the development plan and the NPPF and is therefore recommended for approval.

10. DETAILED RECOMMENDATION

- 4.1 10.1 Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to:

- a) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager:

- Time Limit - Outline
- Means of Access
- Access drive bound material
- Parking, Loading, Unloading & Turning
- Details of pedestrian footway along site frontage
- Foul & Surface water drainage scheme
- Scheme of intrusive site investigations
- Trees - Protective Fencing
- Nesting/Roosting Boxes
- External Lighting Plan
- Works in accordance with submitted plans
- Removal of permitted development rights