

TWC/2018/0801

Land adjacent, 18 Station Road, Ketley, Telford, Shropshire

Outline application for the erection of up to 6no. dwellings to include acces with all other matters reserved \*\*\*AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED\*\*\*

**APPLICANT**

, Sue Li

**RECEIVED**

28/09/2018

**PARISH**

Ketley

**WARD**

Ketley and Overdale

**KETLEY PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE**

**1.0 Summary Recommendation**

1.1 Grant Outline Planning Permission subject to conditions

**2.0 Application Site**

- 2.1 The application site measures approximately 0.17ha and is located off Station Road in Ketley. The site comprises an 'L' shaped piece of land and is mostly covered by a small group of unmanaged trees. Boundary treatments comprise trees and wire mesh fencing.
- 2.2 The site is served by an existing access directly off Station Road and to the west of No's 18-20 Station Road; a small groups of shops (takeaway, bookmakers and retail). On-site car parking is currently available to the front and rear of these properties for use by customers and residents.
- 2.3 To the north is the AGA factory, to the south is the Shropshire Star site, to the east are established residential dwellings and to the west is a car garage with a new residential development to the rear. A public right of way runs along the western boundary of the site.
- 2.4 Wellington Town Centre is located approximately 1.5 mile away to the west. The nearest bus stop is located in between the application site and the garage providing frequent connections to Wellington and Telford town centre.
- 2.5 A small proportion of the site, in between the existing access and public right of way running parallel to the site, falls within the Borough's Green Network designation. This strip of land is privately owned and comprises a number of trees and vegetation which are unmanaged and are in generally poor condition.

**3.0 Application Details**

3.1 This outline planning application seeks permission for the erection of up to 6no. dwellings on a parcel of land located off Station Road in Ketley. The

application seeks permission for the principle of development together with access only with all other matters (scale, layout, appearance and landscaping) reserved for later approval.

3.2 Permission was originally sought for 8no. dwellings however following discussions with the applicant during the course of this application the proposal has been amended to provide up to 6no. dwellings. A site plan has been submitted for consideration however this is purely indicative and serves to demonstrate that the site can be suitably accessed and that 6no. dwellings could be accommodated on site.

3.3 The application is supported by the following documents:

- Ecological Appraisal
- Arboricultural Impact Assessment
- Coal Mining Risk Assessment
- Noise Assessment

#### **4.0 Planning History**

4.1 W81/0311 – Erection of a two storey office and warehouse accommodation – Outline Refused (01/06/1981)

4.2 W91/0917 – Proposed warehouse/industrial unit – Full Granted (17/03/1992)

4.3 W93/0119 – Demolition of remaining derelict building and erection of a new commercial outlet, distribution centre and separate workshop – Full Granted (12/02/1993)

4.4 W98/0219 – Renewal of planning permission W93/0119 for demolition of remaining derelict building and erection of a new commercial outlet, distribution centre and separate workshop – Full Granted (08/06/1998)

4.5 W2003/0465 – Renewal of planning permission W98/0219 for demolition of remaining derelict building and erection of a new commercial outlet, distribution centre and separate workshop – Full Granted (07/07/2003)

#### **5.0 Relevant Policy Documents**

5.1 National Planning Policy Framework (NPPF)

5.2 The Development Plan:  
Telford & Wrekin Local Plan (2011-2031)

#### **6.0 Publicity (Summarised)**

6.1 The Local Planning Authority has undertaken 2 rounds of neighbour consultation. One letter of objection was received and the issues raised are summarised below:

- Potential for future complaints from residents of proposed new dwellings with regards to living near to a manufacturing facility (AGA)
- Concerns regarding potential difficulties associated with site access to the frontages during and post the potential development. Station Road is very busy and visibility is often obstructed due to vehicles being parked on the pavement areas along Station Road. Further development may add to this problem increasing risk of accidents.

## **7.0 Consultees (Summarised)**

### **7.1 Ketley Parish Council: Object**

- The site is located adjacent to a number of thriving businesses and both the allocated parking spaces and lay-by are invariably full leading to on road parking across the frontage of the proposed new development and access on Station Road. There would be significant disruption caused to the local businesses, customers, local residents, pedestrians and road users by construction vehicles and building works creating traffic problems, noise and dust.
- The proposed access for residents, business owners and customers is too narrow for the volume of expected traffic and does not consider pedestrian access. It exits onto a bus stop and is opposite the access to an existing busy residential estate and large industrial premises (Aga).
- There is heavy traffic on Station Road and existing parking problems particularly on the side of the road proposed by the applicant. On-road parking would prevent clear visibility in to and out of the site causing issues for pedestrians and motorists. Further vehicles would only exacerbate the existing traffic problems as cars turn out of the proposed access on to Station Road and stop the follow of traffic.
- High number of properties on a very small site.

### **7.2 Highways: Support subject to conditions**

- The proposals involve utilising an existing dropped kerb access that serves the rear of the businesses in order to access the proposed development. Visibility from the existing access is substandard in that vehicles parked in the adjacent layby provide an obstruction to visibility. The proposals therefore involve the removal of the layby in order to improve access visibility. The removal of this layby allows for improvements to pedestrian facilities with the inclusion of a pedestrian footway along the site frontage. The removal of the layby does remove the parking for a couple of vehicles however the proposals provide 8no. parking bays for staff and customers to the rear of the premises and signage can be provided at the front. Whilst the proposals will result in an intensification of use of the existing access, the proposals will improve upon existing access arrangements for the businesses on site. Accordingly, the Local Highways Authority makes no objection to the proposals subject to the following conditions:
- Visibility splays to be provided (2.4m x 43m)

- Full construction details of pedestrian footway
- Details for parking, turning, loading and unloading of vehicles
- Access drive – bound material
- Include highways informative

7.3 Drainage: Support subject to conditions

- Scheme of foul and surface water drainage
- Water run-off rates
- SUDS Management Plan

7.4 The Coal Authority: Originally object to the proposal as a Coal Mining Risk Assessment was required. Following submission of this report the Coal Authority has since removed their objection subject to conditions:

- The intrusive site investigations as set out within the Coal Mining Risk Assessment shall be undertaken prior to the commencement of development together with any mitigatory measures identified.

7.5 Archaeology: Comment

- The proposed development sites lies on the south side of the line of Watling Street, the roman road from London to Wroxeter and partly on the site of the former Ketley Railway Station. It is recommended to include a condition requiring a programme of archaeological works prior to commencement of any development.

7.6 Ecology: Following receipt of additional supporting information; support subject to conditions

- External lighting plan
- Erection of artificial nesting/roosting boxes
- Landscaping scheme
- Informatives – removal & disposal of Japanese Knotweed

7.7 Arboriculture: Comment – should consent be afforded to the proposed development, include following conditions:

- Tree Protection Plan
- Tree works
- Soil Levels
- Landscaping scheme

7.8 Shropshire Fire Service: Comment - include Fire Authority informative

## 8.0 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
- Green Network

- Illustrative layout
- Other matters – access, ecology, archaeology, trees

#### 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 0.17ha parcel of land which currently provides some informal parking for No's 18-20 Station Road. The remainder of the site is covered by a group of unmanaged trees and vegetation. The site is located within the urban boundary of Telford & Wrekin and approximately 1.5 mile east of Wellington town centre. A bus stop is located nearby providing frequent connections to Wellington and Telford.
- 8.5 Taking the above in to consideration the application site is considered to be sustainably located amongst other well-established residential developments and with good connections to the wider area. The Local Planning Authority considers this site to be suitable for new development subject to the consideration of any technical constraints.

#### Green Network

- 8.6 Policy NE6 of the TWLP confirms that the Council will protect, maintain, enhance and, where possible, extend the Green Network. Whilst the proposed development will result in a small net loss of green network, the land in question is not considered to provide valuable open space for the public. The proposed development will provide opportunity to improve the appearance of the area through the removal of a group of unmanaged trees and vegetation which have been identified as being in poor condition. The trees outside of the applicants' boundary that run parallel to the adjacent footpath will be retained and the accompanying Arboricultural Impact Assessment sets out the necessary methods to be used during construction to ensure the protection of these trees.

- 8.7 A Preliminary Ecological Appraisal has also been submitted in support of this application and a large patch of Japanese Knotweed has been identified on site. Prior to any building works on site, the developer will be required to undertake a programme of eradication. Accordingly the removal of the Japanese Knotweed will be of further benefit to the area. The Council's Ecologist has considered the supporting information and has concluded that the functionality of the Green Network will remain.

#### Illustrative layout

- 8.8 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.
- 8.9 It is acknowledged that the accompanying site layout plan has been submitted in illustrative form only. This plan demonstrates that up to six dwellings can be provided on site and providing a variety of different house types. Plot 1 front the site and it is proposed that this be a two storey detached dwelling being of traditional appearance to reflect the character of the established surrounding area. Plots 2-5 will be set back from the Station Road and will be in the form of two storey semi-detached dwellings. Plot 6 is shown as a bungalow and this is considered appropriate given the relationship of this plot with existing neighbouring properties.
- 8.10 Notwithstanding the above, now that the number of dwellings have been reduced from 8 units to 6, officers consider that the scale of the proposed development to be proportionate in relation to the size of the plot without amounting to any overdevelopment. The illustrative plan would amount to a density of approximately 35 dwellings per hectare which is comparable to other recent developments nearby. 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

- 8.11 The applicant is seeking approval for access as part of this outline application. The Local Planning Authority acknowledges the consultation response received from the Parish Council and those received by a neighbour to the site. Concerns have been raised in regard to the potential impact of the proposed development on highway safety.
- 8.12 It is proposed to utilise an existing dropped kerb access which currently serves the rear of the businesses (No's 18-20) in order to access the proposed development. Visibility from the existing access has been identified

by the Local Highways Authority (LHA) as being substandard as a result of an adjacent layby obstructing visibility when in use. As part of the proposed development it is proposed to remove this layby and to improve pedestrian facilities by providing a pedestrian footway along the site frontage. This will be a betterment on existing connectivity for pedestrians. Whilst the removal of the layby will result in a small loss of parking for 2 vehicles, on-site car parking for 8 vehicles will be provided to the rear of the shops and these will be reserved for staff and customers. Existing parking to the front of the shops (3 spaces) will also be retained with parking bays being formalised.

- 8.13 The existing dropped kerb access to the shop frontages, to the east of the site can also be improved and lighting column relocated to the rear of the new footway, to minimise potential for it to be struck. It is therefore considered that, although the proposals will result in an intensification of use of the existing access, the proposals will improve upon existing access arrangements for the businesses on the site. The applicant/agent has also confirmed that the businesses on the site will continue to have a right of access over the proposed development access going forward.
- 8.14 Officers note the comments received by the Parish Council in relation to close proximity of the proposed access to the bus stop. This is an existing and unrestricted access and is approximately 25m away from the bus stop and therefore there are no significant concerns for highway safety in this regard. The Local Highways Authority offers support for the proposed development subject to the inclusion of conditions as listed in para 7.2. Accordingly, in principle, the proposal is considered compliant with policies C4 and C5 of the TWLP.

#### *Ecology*

- 8.15 As previously noted the application is supported by a Preliminary Ecological Appraisal. The Council's Ecologist has assessed this report which concluded that the trees on site were too young to provide any roosting potential for bats. Whilst a pond was identified within 250m of the site, it was noted that this is utilised by an adjacent metal factory for cooling and therefore was not considered suitable for aquatic species. Some suitable habitat was noted around site for nesting birds and recommendations have been made for all vegetation clearance to be undertaken outside of the bird nesting period (February –August inclusive). The Council's Ecologist offers support for the development subject to the inclusion of conditions as listed in para 7.6. Accordingly, the proposal complies with policies NE1 and NE6 of the TWLP
- #### *Trees*
- 8.16 An Arboricultural Impact Assessment (AIA) has been submitted in support of the application. This includes a tree condition report, method statement and tree protection plan. This report has assessed individual trees and groups of trees and identifies those to be removed and those to be retained as part of the proposed development. Importantly, the trees along the western boundary and parallel to the PRoW are to be retained and protected during construction. These trees are considered to provide valuable amenity from the public footway and contribute to the overall Green Network designation. Subject to the inclusion of conditions relating to tree protection, replacement

and landscaping, officers are satisfied that the proposal accords with policy NE2 of the TWLP.

#### 8.17 *Archaeology*

The proposed development sites lies on the south side of the line of Watling Street, the roman road from London to Wroxeter and partly on the site of the former Ketley Railway Station. The Archaeology team have been consulted and have raised no objection to the proposed development subject to a condition being included to any planning approval requiring a programme of archaeological works to be prepared and submitted to the LPA for approval prior to commencement of any development.

### **9.0 Conclusion**

9.1 This application seeks planning permission for the principle of residential development and access for up to 6no. dwellings on land situated off Station Road in Ketley. The site is located within the urban boundary of Telford & Wrekin and within an established residential area. Whilst part of the site is partly identified as Green Network, its loss is not considered to have a detrimental impact on the overall functionality of this designation. The scheme will bring about improvements to the appearance of the area as well as connectivity for pedestrians. Accordingly, in principle, the proposed development is supported.

9.2 Whilst a separate Reserved Matters application will be submitted which will consider layout, scale, appearance and landscaping, an illustrative site layout plan accompanies the application. Officers consider that the proposed 6no. dwellings could be accommodated on site without resulting in any significant overdevelopment. Subject to further consideration of layout and design, the scheme could deliver a range of new houses within a sustainable location without adversely affecting the character and appearance of the area of living conditions presently enjoyed by existing neighbours.

9.3 Subject to a range of conditions as detailed above, no objections have been received in regards to access, drainage, ecology or archaeology. Accordingly, the proposal is now considered compliant with relevant policies contained within the development plan and the NPPF and is therefore recommended for approval.

### **10.0 Detailed Recommendation**

10.1 Based on the conclusions above, it is recommended to GRANT OUTLINE PLANNING PERMISSION subject to the following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager:

#### Conditions

- Time Limit – Outline
- Submission of Reserved Matters

- Reserved Matters details
- Visibility splays to be provided (2.4m x 43m)
- Full construction details of pedestrian footway
- Details for parking, turning, loading and unloading of vehicles
- Access drive – bound material
- Coal Authority – ground investigation works
- Scheme of foul and surface water drainage
- Water run-off rates
- SUDS Management Plan
- Programme of archaeological works
- Trees – protective fencing
- Trees – soil levels
- Trees – tree works
- External lighting plan
- Erection of artificial nesting/roosting boxes
- Works in accordance with submitted plans
- Removal of permitted development rights