

TWC/2018/0802

Site of Hillside Farm, Woodside Road, Ketley, Telford, Shropshire

Outline application for the erection of 4no. dwellings with all matters reserved

AMENDED DESCRIPTION & AMENDED PLANS RECEIVED

APPLICANT

, D Gwilliam

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 sites measures approximately 0.18ha and lies within the built up area of Telford, approximately 2 miles east of Wellington and 3 miles north-west of Telford town centre. The site is accessed by an un-adopted road which branches off from Woodside Road in Ketley. The site comprises a single detached dwelling and various outbuildings, most of which are disused.

2.2 The site rises gradually in a northerly direction and boundary treatments comprise predominantly of timber fencing and hedging. The site is situated within a well-established residential area with neighbouring properties to the east, south and west. Immediately north of the site is an area of mature woodland. This area of land falls within the Council's Green Network designation and the trees are protected by a group Preservation Order.

2.3 The site is located within walking distance to nearby bus stops (along Waterloo Road) providing half-hourly connections to Telford and the wider area as well as local pubs/restaurants. The Meadows Primary school lies approximately 200m to the south-east of the site and Ketley Business Park lies some 300m to the west.

2.4 The site includes part of the site of the Ketley Inclined Plane, a late 18th century canal lift on the Ketley Canal.

3.0 Application Details

3.1 Originally this outline planning application sought permission for the erection of 6no. dwellings however amendments have since been submitted at officers request and permission is now sought for the erection of 4no. dwellings within the curtilage of Hillside Farm. Permission is sought for the principle of development only with all matters reserved for later approval.

- 3.2 The application site measures approximately 0.18ha and is previously developed land being part of the curtilage of 'Hillside Farm'. Whilst this is not a working farm, there are a number of outbuildings to the south of the dwelling however these are mostly disused. The current owner keeps horses on site however the site is otherwise residential.
- 3.3 The site is accessed by a single width road which leads off from Woodside Road. Indicative site plans have been submitted as part of this application and it is proposed for the existing access to be used. Access was previously proposed from The Incline however this has since been removed following submission of amended plans.
- 3.4 The application is supported by the following documents:
- Preliminary Ecological Appraisal
 - Archaeological & Heritage Impact Assessment
 - Coal Mining Risk Assessment
 - Arboricultural Assessment

4.0 Planning History

- 4.1 W87/0789 – Erection of two detached dwellings with private garage – Full Refused 18/12/1987 (due to inadequate information relating to ground conditions and drainage and potential overlooking of adjacent property).

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. Following neighbour consultation, 10 letters of objection have been received from 9 addresses.

Summarised responses from first round of consultation

- Adverse impact on highway/pedestrian safety and free flow of traffic
- Access is inadequate to serve new dwellings and construction vehicles
- Inadequate visibility splays on to Woodside Road
- Site is close to local primary school – concerns regarding safety of children
- Loss of natural daylight to neighbouring properties
- Loss of privacy/overlooking issues
- Concerns regarding ground stability and impact on neighbouring houses
- Land is liable to flooding and proposal will only exacerbate this problem
- Loss of trees will result in destruction of wildlife and their habitat
- Noise, air and light pollution

- Unsuitable site for new residential development
- Loss of views
- Depreciation in property values

Following a second round of consultation, 6 letters of objection have been received from 5 addresses and any new issues are been summarised below:

- One resident has raised concern with regards to the potential restricted access to the rear of their property as a result of intensification of use of the proposed access road off Woodside Road.
- Amended application from 6 units to 4 units does not satisfactorily address previous objection in regard to impact on highway and pedestrian safety
- Inadequate car parking for new dwellings

7.0 Consultees (Summarised)

7.1 Ketley Parish Council: Object

- Site is of great historical and archaeological interest forming part of the Incline Plane
- Access from Woodside Road is a narrow single track which cannot be widened to allow safe vehicular/pedestrian access
- Concerns regarding safety of children attending nearby primary school
- Existing parking issues along Woodside Road and The Incline and further development would only exacerbate existing traffic problems

7.2 Highways: Support subject to conditions

- Parking, turning & unloading (B42)
- Note – at reserved matters stage the site layout plan needs to clearly outline that the access road is to be improved in order to maximise the potential width available (5.5m) and it must provide some form of pedestrian link from the site to the adopted highway (Woodside Road). Turning facilities also need to be provided within the site which would allow a small delivery vehicles to manoeuvre. The internal layout and access arrangements currently proposed are purely indicative and are not subject for Highways approval.

7.3 Drainage: Support subject to conditions

- Scheme of foul & surface water drainage
- SUDS Management Plan

7.4 The Coal Authority: Comment

- The Coal Authority concurs with the recommendations of the accompanying Coal Mining Risk Assessment report therefore it is recommended to include condition requiring an appropriate scheme of intrusive site investigations to be submitted for approval. This should identify any remedial works and a programme of works to implement.

7.5 Archaeology: Comment

- The site includes part of the site of the Ketley Inclined Plane, a late 18th century canal lift on the Ketley Canal. Accordingly it is recommended to include a programme of archaeological works to be submitted and agreed prior to commencement of development on site.

7.6 Ecology: Support subject to conditions

- External Lighting Plan
- Erection of artificial nesting/roosting boxes
- Landscaping scheme
- Works in accordance with submitted Ecological survey

7.7 Arboricultural: No comments received

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
- 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 0.18ha parcel of land which currently forms part of the curtilage of Hillside Farm. Whilst this is not a working farm, there are a number of outbuildings to the south of the dwelling however these are mostly disused. The site is located within the urban boundary of Telford & Wrekin and approximately 2 miles east of Wellington

town centre. A bus stop is located within walking distance from the site (Waterloo Road) 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.

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 The accompanying illustrative site plan demonstrates that four dwellings can be provided on site without amounting to overdevelopment. This being said, officers do have concerns with the illustrative layout and the potential impact the siting of some of the proposed units may have on the living conditions presently enjoyed by neighbouring properties. Accordingly and for purposes of clarity, any approval would include a condition specifying that the illustrative layout is not approved and further consideration would need to be given at reserved matters stage.
- 8.8 Notwithstanding the above, now that the number of dwellings have been reduced from 6 units to 4, 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 20 dwellings per hectare which is less than other established 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

- 8.9 The Local Planning Authority acknowledges the consultation response received from the Parish Council and those received by neighbours. Concerns have been raised in regard to the potential impact of the proposed development on highway and pedestrian safety.
- 8.10 Access is not a matter sought for approval under this outline application. Nevertheless the illustrative layout plan proposed to use the existing vehicular access which branches off from Woodside Road to provide access to the proposed development. The Local Highways Authority (LHA) have raised no

objection to the principle of utilising this access however have noted that at reserved matters stage, the applicant will need to demonstrate how the access road is to be improved in order to maximise the potential width available of 5.5m. Some form of pedestrian link will also need to be provided linking the site to the adopted highway (Woodside Road).

- 8.11 Subject to further consideration of access at reserved matters stage there should be no reason why the proposed development would adversely affect highway or pedestrian safety. The site can afford adequate on-site car parking and whilst use of the existing access will be intensified to some degree, only 4 additional dwellings are proposed and so any intensification will not be so significant as to warrant a recommendation for refusal in the interests of highway safety. The LHA 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

- 8.12 As previously noted the application is supported by a Preliminary Ecological Appraisal. The Council's Ecologist has assessed this report which concluded that the whole site was assessed to offer moderate potential for foraging and commuting bats. Whilst four waterbodies were identified within 250m of the site, it was noted that the site offers poor quality terrestrial habitat for great crested newts and its surrounded barriers prevent migrating amphibian movement. 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 of the TWLP

Trees

- 8.13 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, groups of trees and hedges. This report notes that whilst the proposed development will result in the removal of several of these trees, the majority proposed for removal were considered to be low quality specimens, many of which are self-seeded. It is recommended that the proposed tree removal be mitigated as part of a post development planting scheme of well-structured new trees that will add to the quality of the area and help integrate the proposed development into the surrounding landscape. A tree replacement plan will therefore be expected to accompany the landscaping detail submitted for the subsequent reserved matters application.

8.14 *Archaeology*

The accompanying Heritage Statement advises that the setting of the Ketley Inclined Plane is not significant and that very limited survival of any earthworks associated with the incline remain. Nevertheless 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 for 4no. dwellings only. The site is located within the urban boundary of Telford & Wrekin and within an established residential area. The site is previously developed land and is considered to be located within a sustainable area. Accordingly, in principle, the proposed development is 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 4no. dwellings could be accommodated on site without resulting in any 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 from technical consultees 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
- Details for parking, turning, loading and unloading of vehicles
- Coal Authority – ground investigation works
- Scheme of foul and surface water drainage
- SUDS Management Plan
- Programme of archaeological works
- Site Environmental Management Plan
- Trees – replacements
- External lighting plan
- Erection of artificial nesting/roosting boxes

- Works in accordance with submitted Ecological survey
- Works in accordance with submitted plans
- Removal of permitted development rights
- Illustrative layout not to form part of approved plans