

TWC/2018/1021

Site of 13 - 23 (odds) Kingsland & 1 - 4, 6, 8, 14 - 20 (evens), 9 - 43 (odds) Princess Avenue, Arleston, Telford, Shropshire

Demolition of 34no. existing dwellings, the erection of 45no. dwellings, the removal of one Tree Preservation Order tree as well as the access, parking and associated works

**APPLICANT**

The Wrekin Housing Trust,

**RECEIVED**

11/12/2018

**PARISH**

Wellington

**WARD**

Arleston

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT CONTAINS A S106 AGREEMENT SECURING FINANCIAL CONTRIBUTIONS**

**1.0 RECOMMENDATION**

1.1 GRANT FULL PLANNING PERMISSION subject to conditions, informatives and a Section 106 agreement.

**2.0 SITE AND SURROUNDINGS**

2.1 The site comprises four parcels of land extending to a combined area of approximately 1.13ha (2.79 acres), located to the north and south of Princess Avenue in the Arleston area of Telford.

2.2 Each parcel contains a number terraced or semi-detached properties which will be demolished to facilitate the proposed development. Parcel 1, situated to the north of Princess Avenue contains 3 TPO'd trees and is bordered to the north by a building materials storage yard owned by Jewson. Parcel 2 occupies a corner site, fronting onto Princess Avenue and Kingsland Street. Parcel 3 is located to the south east of Princess Avenue and Parcel 4 is located to the south of grassed island in the centre of Princess Avenue. The Arleston Community Centre and playing fields area is located to the north of Parcel 3.

**3.0 PROPOSAL**

3.1 This application seeks full planning permission for the erection of 45 affordable dwellings together with associated parking, landscaping and infrastructure following the demolition of 34 existing properties and the felling of one tree protected by a Tree Protection Order.

3.2 The proposed development will comprise a mix of 2 and 3 bedroom properties provided in two storey dwellings and bungalows.

3.3 The application includes the following supporting documents:

- Design and Access Statement
- Preliminary Ecological Appraisal
- Arboricultural Survey
- Flood Risk Assessment
- Phase 1 Geo-Environmental Study

#### **4.0 RELEVANT PLANNING HISTORY**

- 4.1 A similar redevelopment of No's 45 to 51a Princess Avenue has recently been carried out, approved under TWC/2012/0553.

#### **5.0 PLANNING POLICY CONTEXT**

- 5.1 National Guidance:  
National Planning Policy Framework (NPPF)

- 5.2 Telford & Wrekin Local Plan:

#### **6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES**

- 6.1 Wellington Town Council: No comment received.
- 6.2 Highways: Support subject to conditions  
Requests conditions requiring the submission of technical construction details for roads and footways.
- 6.3 Trees: Support subject to conditions
- 6.4 Drainage: Support subject to conditions
- 6.5 Ecology: Support subject to conditions  
Requests conditions requiring artificial nests/roosts, external lighting details and works to be carried out in accordance with the Preliminary Ecological Appraisal.
- 6.6 Healthy Spaces: Comment  
The development will contribute to the need of recreational facilities for the area (11 additional properties). Suggests an appropriate sum to request would be £600 per additional property towards the upgrade of nearby play recreational facilities at Arleston Community Centre.
- 6.7 Education: No objection  
No contributions sought.
- 6.8 Shropshire Fire Service: Comment  
Consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications"

#### **7.0 NEIGHBOUR CONSULTATION RESPONSES**

- 7.1 One comment received in support of the application from the owner of No. 10 Princess Avenue but highlighting that Party Wall issues exist concerning outbuildings between No's 8 and 10 Princess Avenue.

#### **8.0 PLANNING CONSIDERATIONS**

- 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
  - Design and Layout

- Residential Amenity
- Highways and Access
- Trees and Landscaping
- Ecology Issues
- Drainage and Ground Conditions
- Affordable Housing
- Planning Obligations

## 8.2 Principle of Development

The application site is located within the Telford urban area where the principle of residential development is supported by Local Plan policies SP1 and SP4. The dwellings to be demolished are affordable units in the ownership of Wrekin Housing Trust. The proposal will see the existing dwellings demolished and replaced with modern, fit-for-purpose affordable housing and will include an additional 11 units as part of reconfiguration on site. The resulting scheme will remain 100% affordable housing. The proposal will therefore result in enhancements to the existing affordable housing offer on site, together with the provision of an additional 11 units. The development complies with the requirements of Policies HO5 and HO6 and is acceptable in principle, subject to addressing the various relevant planning policies and technical issues.

## 8.3 Design and Layout

The reconfigured site layout will see development patterns in Parcels 2, 3 and 4 following the existing building line, with parking provided to the front and generous gardens to the rear. Parcel 1 will see the main reconfiguration with a new cul-de-sac created in the north west corner. Dwellings will consist of a mixture of bungalows and two storey properties containing 2 and 3 bedrooms as required by Policy HO4. There will be a range of house types, designed to provide a contemporary interpretation on the existing post-modern surroundings in Arleston. Dwellings will contain a mix of brick and rendered frontages and various other features intended to add colour and create interest. Officers are satisfied that the design and layout are satisfactory responses which relate well to the site context, satisfactorily overcome the various constraints and will respect the character and appearance of the area. Accordingly the proposal complies with the requirements of Policy BE1.

## 8.4 Residential Amenity

Two pairs of semi-detached properties are located in between the development parcels. These are not included within the development site. They are privately owned, still occupied and will not form part of the redevelopment. In addition, residential properties border many of the site boundaries to the south and east. Officers are satisfied that the location of the proposed dwellings will not lead to unacceptable overlooking of those remaining or neighbouring properties and the proposal will not therefore have a significant adverse impact upon the amenities of neighbouring residents. Officers are, however, mindful that the conditions will need to be imposed restricting construction hours to those reasonable and appropriate for a residential area.

#### 8.5 **Highways and Access Issues**

The site will continue to be accessed from Princess Avenue as per the existing arrangements. Whilst the development will result in an additional 11 dwellings being provided, Highways Officers are satisfied that any negligible increase in trip rates can be accommodated by the local network and no highways contribution is sought in this instance.

8.6 Highways Officers have considered the proposed layout from a technical highways perspective and consider the road and footway arrangement acceptable. Accordingly, no objection is raised subject to conditions requiring the submission of technical construction details. The proposal includes 79 parking spaces which meets the parking requirements set out in Appendix F of the Local Plan (77 spaces) and each dwelling will contain facilities for private cycle storage. The proposal therefore satisfies the requirements of Local Plan Policies C4 and C5.

#### 8.7 **Trees and Landscaping**

The development involves the loss of a number of trees across the site including a protected Silver Birch, however, the most significant and high quality trees will be retained. The loss of the Silver Birch cannot be avoided to facilitate the development and the Council's Tree Officer has reluctantly agreed to its loss on the understanding that a suitable replacement is provided. A landscaping plan has been provided which provides additional planting across the site, however, does not include a direct replacement for the Silver Birch due to limited space available.

8.8 The Trees Officer has also raised concerns regarding the potential impact upon the two protected Copper Beeches and a veteran Oak to be retained as part of the development. A Tree Protection Plan and Arboricultural Method Statement have been submitted which confirm the measures to protect the trees and details works to be carried out within root protection areas. Whilst the Trees Officer raises no objection in principle, further clarification of certain aspects of the Arboricultural Method Statement will be required but can be requested as a condition of any approval.

8.9 Although the proposal involves the loss of a protected tree and some lower quality specimens, officers note that attempts have been made to ameliorate their loss through replacement planting across the site. However, this needs to be balanced against the significant benefits in terms of affordable housing provision. In this instance, it is considered that the loss can be justified and the proposal meets the requirements of Local Plan Policy NE2.

#### 8.10 **Ecology**

A preliminary Ecological Appraisal has been submitted with the application which confirms that the ecological value of the site is relatively low given the dominance of hardstanding, buildings and gardens, however, the veteran oak does have bat roost potential. On the understanding that the Oak is being retained, no further surveys are recommended, however, a condition providing external lighting deals should be imposed. The Council's Planning Ecologist has considered the application and supporting surveys and raises

no objection. The application is therefore considered to comply with the requirements of local plan Policy NE1.

**8.11 Drainage and Ground Conditions**

Drainage: The application includes a drainage and engineering plan which has been amended following comments made by the Council's Drainage Officers. Concerns had been raised regarding the suitability of parts of the site to use soakaways and some areas which are prone to surface water flooding. As a result, the proposal has been amended to include soakaways and where these are not suitable, surface water drainage to mains sewers will be provided. Finished floor levels will be raised 150mm above flood levels to address any surface water flooding which continues to occur and attenuation tanks have been re-sited under areas of public open space. No objection is raised by the Council's Drainage Officer and the application is considered to meet the requirements of Policy ER12.

**8.12 Ground Conditions**: The application has been accompanied by a Geo-Environmental Site Investigation Report which identifies that the site is generally not considered to pose a risk to human health from contamination or ground gases. Further intrusive site investigation works have been carried out which conclude that there is a low risk to human health and controlled waters from on-site contaminants and no remediation works area required. The proposal therefore satisfies the requirements of Policy BE10.

**8.13 Affordable Housing**

The proposal will involve the replacement of 36 existing affordable dwellings with 45 modern, fit for purpose affordable units. The provision of 11 additional affordable units is welcomed and will include bungalows and accessible homes which are much needed within the borough. The provision of affordable housing will need to be secured through a Section 106 agreement in accordance with Policy HO6.

**8.14 Planning Obligations**

In accordance with T&WLP Policy SP4, the provision of 11 additional units triggers the need to make the following contributions towards infrastructure provision:

**8.15 Open Space/Recreation**: It is requested that a contribution of £600 per additional property (£6,600) is provided towards the upgrade of facilities at the nearby Arlestone Community Centre. This meets the requirements of Policy NE4.

**8.16** No Education or Highways contributions are payable in this instance.

**8.17** In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;

c) fairly and reasonably related in scale and kind to the development.

8.18 In addition, account has to be taken of the changes to the CIL Regulations in April 2015 that now restrict the “pooling” of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the financial contributions required for this application meet the relevant tests. The above obligations will be secured by a S106 agreement attached to the planning permission.

## 9.0 CONCLUSIONS

9.1 The proposed development will provide a replacement of 34 existing affordable dwellings on site with more modern, fit-for-purpose affordable housing together with an additional 11 affordable units which is supported by the Local Plan. The site is located in the Telford urban area in an accessible location. There are no technical issues that would prevent the development from proceeding and no issues that cannot be mitigated against through the use of conditions. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

## 10.0 RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to the following:

A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager and subject to indexation from the date of committee) relating to:

- i) Open Space/Recreation £6,600
- ii) Affordable Housing

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

### Conditions

Time limit - Full

Demolition Method Statement

Construction Management Plan

Highways details

Surface Water drainage

Landscape Management Plan

Additional Tree Protection

Tree Protection

Works in accordance with Arboricultural Method Statement

Landscaping

External Lighting details  
Artificial nesting/roosting boxes  
Materials as submitted  
Parking, Loading, Unloading and Turning  
Visibility Splays  
Works in accordance with Ecology Report  
Approved Plans