

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0802
Site address	Site of Hillside Farm, Woodside Road, Ketley, Telford, Shropshire
Proposal	Outline application for the erection of 4no. dwellings with all matters reserved ***AMENDED DESCRIPTION & AMENDED PLANS RECEIVED***
Recommendation	Outline Grant

1.0 Since preparation of the committee report the applicant has produced a supplementary paper in response to a number of issues referred to within the correspondence letters received during the consultation period. For completeness, this is copied below:

- It is claimed that the site is of great historic and archaeological interest and that there is a complex network of tunnels beneath the site - however, the applicant has first-hand experience of these 'tunnels' having lived there for over 30 years. There are tunnels running beneath the garden. Blists Hill Museum carried out a study and advised the applicant that their use was unknown. They did link up to a tunnel opening in the area behind 'Hillside' known as Ketley Hill, but Telford & Wrekin Council infilled these tunnels approximately 6 years ago.
- Traffic movements out of the existing access onto Woodside Road would in reality be no different to the current situation, where there is no control for the number and type of vehicles which currently access the site, including horse boxes and larger commercial vehicles.
- "Pre-existing parking issues known to the Police" are not related to Hillside and as per the above, traffic movements could feasibly be less.
- Comments relating to wildlife and habitat would clearly be dealt with under the necessary ecological appraisals
- There are still objections relating to the upper two properties off the incline, which have now been removed from this application.
- Comments relating to light, views, amenity and proximity should have little bearing on this application at present, due to this being an outline application with all matters reserved.

2.0 Since preparation of the committee report consultation response has been received from the Council's Arboricultural Officer who has requested additional conditions. The recommendation to members has been updated accordingly:

Detailed Recommendation

3.0 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
- Tree protection plan
- Tree Replacement
- Trees – services root protection
- Trees – soil levels
- External lighting plan
- Erection of artificial nesting/roosting boxes
- Works in accordance with submitted Ecological survey
- Works in accordance with submitted plans
- Illustrative layout not to form part of approved plans