

TWC/2019/0013

Land north of, 61 Plantation Road, Tibberton, Newport, Shropshire,
Erection of 2no. bungalows and 1no. affordable dwelling with associated garages
and parking

APPLICANT

Shropshire Homes Ltd,

RECEIVED

03/01/2019

PARISH

Tibberton and Cherrington

WARD

Edgmond and Ercall Magna

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

1.0 SUMMARY RECOMMENDATION

1.1 Grant Full Planning Permission subject to a Section 106 Agreement and Condition(s).

2.0 APPLICATION SITE

2.1 The application site forms part of a larger 3.2 hectare site which is located on the northern side of Plantation Road in the village of Tibberton. The land has the benefit of an extant planning permission for the erection of 22No. dwellings following the demolition of some small outbuildings.

2.2 To the north of the site, beyond a well-maintained species-poor hedge, is the Tibberton Community Primary School along with the adjacent Sports Ground. To the east is the existing development along 'Old Smithy' and 'Anvil Close,' the boundary to these dwellings is well defined hedgerows. Running along this eastern boundary is an existing public right of way linking Plantation Road with the main village facilities to the north of the site.

2.3 To the west are the rear of properties fronting Back Lane and a recently completed development of 25 dwellings. On the opposite side of Plantation Road, although there is sporadic residential development, the predominant nature of the land is Open Countryside and a woodland.

2.4 Tibberton is a small agricultural village, located approximately 5 miles west of Newport. It is served by a modest number of local services including a Church, Village Hall, Primary School, community-run shop and a Public House. The Village Core, in which this site is located, developed in the form of a broadly quadrilateral settlement bounded by 4 roads.

3.0 PLANNING HISTORY

- 3.1 TWC/2016/0446 - Outline Application for residential development of up to 22 dwellings, including provision of Community Woodland including access and all other Matters Reserved - Granted 27 March 2018
- 3.2 TWC/2018/0534 - Reserved Matters application for the erection of 22 dwellings with detached double garages with access, appearance, landscaping, layout and scale in pursuant to Outline Application TWC/2016/0446 - Granted 19 September 2018

4.0 APPLICATION DETAILS

- 4.1 This Full Planning application effectively seeks to amend the previous planning approvals for the erection of 22 dwellings on land north of Plantation Road in Tibberton. Permission is currently being sought for the erection of a pair of detached bungalows and an additional Affordable Home. The latter element of the proposal requires the removal of a detached open market dwelling and its replacement with a pair of semi-detached houses, one of which will be affordable.
- 4.2 Access has already been approved off Plantation Road and the proposal will not affect the layout of the previously approved access road. The two bungalows are to be constructed on land previously allocated as private garden areas for Plots 6-8. The remainder of the development falls outside of the red line boundary and will not be affected by the current proposals.
- 4.3 The application is supported by the following documents:
- Ecological Appraisal
 - Design & Access Statement

5.0 RELEVANT PLANNING POLICY

- 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 public consultation however no responses have been received.

7.0 CONSULTEES (Summarised)

- 7.1 Tibberton & Cherrington Parish Council: **Object:**
- Building an additional 3 properties will increase the density of this development by 18%. The PC believes this increase is unacceptable and continue to have considerable concerns that recent developments, effectively increasing the size of the parish by over 50%, have already

placed unacceptable strain on the basic infrastructure of the village. Further development must stop pending a serious review of the cumulative and overall effects this has had on Tibberton, in particular the water pressure, sewerage and drainage systems, and the road surface structure.

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

- Visibility Splays - 2.4 x 43 metres;
- Parking, loading, unloading & turning to be provided prior to occupation;
- Full design and construction of any new roads, footways, accesses.

7.3 Drainage: **Support** subject to Condition(s):

- Scheme of Foul and Surface Water Drainage.

7.4 Ecology: **No objection** to this amended application.

7.5 Healthy Spaces: **No Comment**.

7.6 Shropshire Fire Service: **Comment** (incl. 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
- Access and Layout
- Character and Appearance
- Other matters (incl. Drainage, Ecology/Trees, Affordable Housing)

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 land subject to this application forms part of a larger site which benefits from extant planning permission following outline approval for 22 dwellings in March 2018 and subsequent Reserved Matters approval in September 2018. The principle of residential development in this location has therefore previously been established. Accordingly, the Council is only considering the proposed additional 3 dwellings which comprise two detached 3-bed bungalows (Plots 23 and 24) and one semi-detached 2-bed Affordable Dwelling (Plot 25).

Access and Layout

- 8.5 The access arrangements will remain as per the previous approval in 2018 with a new access road being provided to the north of Plantation Road. The proposed two bungalows will be located to the rear of Plots 6-8 on land which was previously allocated as part of the rear garden areas for these plots. The bungalows will each have a detached double garage and private driveways providing a total of 4 on-plot car parking spaces.
- 8.6 Meanwhile Plot 20 will be amended from an Open Market detached two-storey dwelling to a semi-detached two-storey dwelling with the additional plot (No.25) being allocated as a 2-bed Affordable Unit. Two on-plot car parking spaces will be provided for these semi-detached dwellings in accordance with the parking guidance as set out in the TWLP.
- 8.7 Officers are satisfied that the private garden space afforded to the proposed 3No. new dwellings is adequate and commensurate to the size of each dwelling. In addition, whilst the rear gardens of Plots 6-8 will be reduced, they were previously very large and whilst they are now smaller, they remain adequate for properties of their size.

Character and Appearance

- 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 There is a variety of styles and character within the village with a mixture of mature properties including Duke of Sutherland estate cottages, new traditional and modern single and two storey buildings as well as a complex of converted barns nearby.
- 8.10 The proposed dwellings have been designed in similar form to the wider development which was previously considered appropriate for their setting through the approval of Reserved Matters application, ref.: TWC/2018/0534. The proposed dwellings will be positioned centrally within the site and will not

therefore affect the character and appearance of the village. Finishing materials will comprise brick and tile to match the surrounding development. Accordingly; officers remain satisfied that the development will be in accordance with the aforementioned Design Policy.

Other Matters

Drainage

- 8.11 It is noted that the Parish Council are, amongst other issues, concerned about drainage capacity and that further investigations should be carried out by Severn Trent Water before any further development is allowed in the village. The Local Planning Authority is unable to prevent planning applications from being determined but full consideration has been given by the Council's Drainage Engineers.
- 8.12 It is proposed to retain all of the site surface water drainage within the site boundary and each property to discharge into individual soakaways. The site's road infrastructure will also be designed to drain to its own individual soakaway which is to be located to the woodland area to the north of the site. There is an existing foul mains sewer which lies on the Eastern edge of the site.
- 8.13 The site's foul drainage is to discharge directly to the adopted foul drainage network crossing the site. There are known issues raised by the Parish Council associated with the capacity of the Severn Trent Water (STW) foul sewer network in Tibberton. This is an issue for STW to resolve and carry out improvements to accommodate this development if necessary. The Council's Drainage Engineers have assessed the proposed development and offer support for the development subject to a condition relating to the requirement for a foul and surface water drainage plan to be submitted and approved.

Ecology

- 8.14 The original Outline Application was supported by Phase 1 and Phase 2 Environmental Surveys produced by 'Greenscape Environmental Ltd.' These concluded that the proposed development would not harm any protected species (bats, badgers, great crested newts, and nesting wild birds) although conditions relating to ecological mitigation and enhancements were deemed appropriate.
- 8.15 This current application is supported by an updated letter from 'Greenscape Environmental Ltd' who have assessed the additional development proposed. No evidence of protected species were recorded on the site and a badger sett previously identified on adjacent fields but was seen to be inactive has since been removed under licence in 2018. This letter concludes that the modifications will not cause a further negative impact on the existing ecological constraints on site and the proposed enhancements will compensate for the loss of low value pasture and provide a net gain in

biological value for the site. Accordingly, the proposal complies with Policies NE1 and NE6 of the TWLP.

Affordable Housing

- 8.16 Policy HO5 of the TWLP requires 35% of new developments within the rural area to be affordable dwellings. In accordance with this policy the proposed development will provide an additional affordable unit through the provision of a semi-detached 2 bed property (plot 25). The applicant has agreed to enter in to a S106 agreement with the Council in order to secure this. The Council is satisfied that the provision of affordable housing is necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

S106 agreement

- 8.17 This application shall be tied to the original reserved matters approval by way of a s106 agreement between the developer and the Council to ensure that the development proposed by this current application is delivered as part of a comprehensive development for the wider site.

9.0 CONCLUSION

- 9.1 The principle of residential development on this site has previously been approved through the approval of Outline Planning Permission TWC/2016/0446 and subsequent approval of Reserved Matters application TWC/2018/0534. The current proposal for an additional 3 dwellings within the site boundary is therefore considered acceptable in principle.

- 9.2 In terms of character and appearance the proposed development will reflect that of the wider development and is therefore considered to be acceptable and will not have an adverse impact on the character and appearance of the village or amenity of surrounding neighbouring properties. The proposed dwellings will be accessed via the previously approved access to the north of Plantation Road and subject to conditions, there are no concerns with regards to highway safety.

- 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.

10.0 DETAILED 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 PLANNING PERMISSION** subject to the following:

- A) The applicant entering in to a Section 106 Agreement with the Council to secure 1no. affordable dwelling and to tie the planning consent to the original approval;
- B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

Conditions

Time Limit – Full
Materials as Detailed
Parking delivered prior to Occupation
Visibility Splays at 2.4 x 43 metres
Foul and Surface Water Drainage
Landscaping Implementation
Development in Accordance with Plans
Removal of Permitted Development