

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2017/0406
Site address	Land rear of Cedar Lodge, Waters Upton, Telford, Shropshire
Proposal	Erection of 8no. dwellings (including 3no. affordable units) with creation of new access ***AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED***
Recommendation	Full Grant

Committee Update

(Accompanied by amended site plan [drawing no. PL-010 Rev D] and additional parking allocation plan [drawing no. PL-031 Rev A]).

Since preparation of the committee report an amended site plan has been received (drawing no. PL-010 Rev D) which seeks to address various concerns raised by members of committee when the application was first heard at committee on 28th February 2018.

Amount of on-site car parking

- Plot 4 has been reduced from a 4 bed dwelling to a 3 bed dwelling. This in turn has reduced the number of parking spaces required. The scheme now provides 23 car parking spaces whilst the parking standards outlined in the Telford & Wrekin Local Plan requires only 20 spaces. A separate parking allocation plan (drawing no. PL-031 Rev A) has been submitted which demonstrates that each dwelling will be served by a number of parking spaces equivalent to the number of bedrooms. With an over provision of car parking this addresses previous concerns and reduces the chances of vehicles having to park on the highway.

Suitability of the site for adoption

- The amended site plan clarifies that the road will not be adopted by the Council and will be controlled by a private management company. There is no policy requirement for the access road to be adopted. There is no statutory requirement for a refuse vehicle to proceed beyond the adopted highway and the operatives will be able to collect the bins from a newly proposed communal bin store positioned adjacent to the edge of the turning head. Elevational details of the bin store will be conditioned.

Shared access with agricultural vehicles

- Highways Officers have confirmed that the concerns regarding agricultural vehicles overrunning verges, footways and private drives is only applicable if having to pass opposing traffic and parked vehicles. The scheme now makes an over provision of on-plot parking spaces reducing the need for on-street parking. The amended site plan demonstrates two vehicular passing places as well as sufficient visibility allowing a car to wait in one of the two passing places. Furthermore, the likelihood of this occurring is limited as the applicant has confirmed that agricultural vehicles would only infrequently access the field (one every 2 days). As such, officers are satisfied that the amended scheme now demonstrates an integrated design approach combining access and parking which will maintain the free flow of traffic.

Purchase of affordable units by a Registered Provider (RP) off an un-adopted highway

- Concerns have recently been raised relating to whether Registered Providers would be willing to purchase the 3 affordable units off an un-adopted highway. This has been investigated and officers can confirm that 'Bromford', a local RSL, have confirmed in

writing that an un-adopted access road would not prevent them from purchasing the affordable units. Confirmation has now also been received by 'Severnside Housing'.

Conclusion

Accordingly, the recommendation to committee members remains unchanged, albeit an additional condition has been included relating to details of the proposed communal bin store.

RECOMMENDATION

- 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 relating to:
 - 37.5% provision of affordable housing (3 dwellings) made available for affordable rent (through a Registered Provider). All lettings should be made through 'Homes Direct' with priority for initial lettings and future relets be given to people in housing need who are long term residents of, or who have a strong local connection with, the parish of Waters Upton.
 - B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

Conditions

1. Time Limit – Full 3 years
2. Samples of materials
3. Details of new roads/footways/access/PRoW
4. Details of off-site highway works
5. Parking prior to occupation
6. On-site construction plan
7. Foul & Surface water drainage
8. Details of enclosure
9. Tree protection plan
10. Landscaping implementation
11. Details of communal bin storage area
12. Erection of artificial nesting/roosting boxes
13. External Lighting Plan
14. Affordable housing provision (Plots 1, 5 & 6)
15. Removal of Permitted development rights
16. Development in accordance with plans

Informatives

S106 Agreement
Ecology
Fire Authority
Secure by Design