

TWC/2018/0336

Land corner of, Back Lane/Plantation Road, Tibberton, Newport, Shropshire
Erection of 2no. dwellings with associated garage and access

APPLICANT

Shropshire Homes Ltd ,

RECEIVED

19/04/2018

PARISH

Tibberton and Cherrington

WARD

Edgmond and Ercall Magna

OFFICER Matthew Thomas

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

1.0 THE PROPOSAL

- 1.1 This full planning application seeks permission for the erection of two detached 4 bedroom dwellings with garages on a plot of land to the south-east of No.64 Plantation Road in Tibberton.
- 1.2 The principle of development has previously been established on this site through the granting of outline planning permission reference TWC/2017/0499 in October 2017 for the erection of two detached dwellings with all matters reserved. This permission remains extant until October 2020.
- 1.3 The proposed dwellings will be accessed off and form part of a new development of 25 new homes which is currently under construction following approval of outline permission in February 2015 and subsequent approval of reserved matters in May 2017.
- 1.4 Together with the application form and complete set of drawings, this application is supported by the following supporting documentation:
- Environmental Appraisal and update of Method Statement
 - Arboricultural Report
 - Materials schedule

2.0 SITE AND SURROUNDINGS

- 2.1 The application site measures approximately 0.1ha and currently forms part of the private garden area belonging to No.64 Plantation Road in Tibberton.
- 2.2 The host property occupies a large plot and comprises of a 'Duke of Sutherland' style red brick cottage which has previously been extended. The dwelling is set back from the highway and boundary treatments comprise a mixture of established hedging, brick walls and post and rail fencing. There are a number of semi-mature trees along the northern boundary which are subjected to Tree Preservation Orders.

- 2.3 Whilst there are no immediate neighbouring dwellings, the land is adjacent to another site which is currently under development for 25 new dwellings. Existing development along Plantation Road are linear in form whilst elsewhere in the village development is of a higher density.
- 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.

3.0 RELEVANT PLANNING HISTORY

- 3.1 TWC/2017/0499 – Outline application for the erection of 2no. dwellings with all matters reserved – Outline Granted (27/10/2017)

History for adjacent site

- 3.2 TWC/2014/0230 – Outline planning application for residential development with all matters except access reserved – Outline Granted (17/02/2015)
- 3.3 TWC/2016/1127 – Reserved matters application for the erection of 25no. dwellings to include appearance, landscaping, layout and scale pursuant to outline permission TWC/2014/0230 – Reserved Matters Granted (19/05/2017)

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Telford & Wrekin Local Plan (2011-2031)
SP3 Rural Area
SP4 Presumption in favour of sustainable development
HO1 Housing requirement
HO10 Residential development in the Rural Area
NE1 Biodiversity and geodiversity
NE2 Trees, Hedgerows and woodlands
C3 Impact of development on highways
BE1 Design Criteria

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Tibberton & Cherrington Parish Council: Object
- The Parish Council maintains its objection to any development on this site but accepts that outline planning permission for one dwelling has been approved. Access away from Plantation Road is welcomed and should not be reconsidered.
 - HO10 allows for 'limited infill' but the Parish Council contends that to squeeze two dwellings onto this plot falls foul of any reasonable interpretation of 'limited infill'.

- 5.2 Highways: Support subject to conditions:
- Parking, loading, unloading and turning of vehicles to be provided prior to occupation of the dwellings
 - Details of footpath linking the development to Plantation Road to be submitted to and approved in writing prior to commencement of works
- 5.3 Drainage: Support subject to the following conditions:
- Foul & surface water drainage – to be based on SuDS principles
- 5.4 Arboriculture: Comment – if consent is afforded to the proposal the following conditions are required:
- Tree protective fencing details
 - Tree/Hedge replacements
 - TPO Suitable Contractor for pruning of T5 (TPO'd Oak tree)
- 5.5 Ecology: Support subject to conditions
- Works in accordance with Protected Species survey
 - Ecological Mitigation Strategy & Method Statement
 - Erection of artificial nesting/roosting boxes
 - Landscaping Design
 - External Lighting Plan
 - Informatives – Nesting wilds birds, Great Crested Newts
- 5.6 Shropshire Fire Service: Comment – include Fire Authority informative

Neighbour consultation responses

- 5.7 No further representations received following neighbour consultation

6.0 PLANNING CONSIDERATIONS

- 6.1 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
- Scale and design of the proposed development
- Impact upon the living conditions of neighbouring residents
- Access/Highways
- Other matters

Principle of development

- 6.2 The principle of development has previously been established on this site through the granting of outline planning permission reference TWC/2017/0499 in October 2017 for the erection of two detached dwellings with all matters reserved. This permission remains extant until October 2020.
- 6.3 Since the above permission was granted, the Telford & Wrekin Local Plan (2011-2031) has now been adopted. The primary housing policy to consider in this plan is policy HO10 which acknowledges Tibberton as a suitable settlement for development where the Council will 'support a limited amount of infill housing'. Outside of these settlements development will be limited.
- 6.4 By focussing housing, employment, and service and facility development within these settlements, a pattern of development should be created that maximises the accessibility of services and facilities to rural residents, whilst reducing the need to travel by car and enhancing local identity and character. The application site is located close to the core of the village and its services and facilities including a primary school, church, village shop and pub. Also, there are existing developments to the east and west of the site. On this basis, the Local Planning Authority is satisfied that the proposal would be compliant with local planning policy and the guidance of the National Planning Policy Framework (NPPF).

Scale and design of the proposed development

- 6.5 Policies BE1 of the Telford & Wrekin Local Plan provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. This policy advises the Council to support development which will respect and respond positively to its context, demonstrating an integrated design approach and respecting its landscape setting.
- 6.6 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 in Tibberton. Whilst development along this part of the Plantation Road is of a much less dense form in comparison to other parts of the village, the application site will be included in another parcel of land which is currently under construction for 25 new homes. The scale and design of the proposed dwellings are reflective of this new scheme and will therefore be in-keeping with this development.

Impact upon the living conditions of neighbouring residents

- 6.7 Policy BE1 of the TWLP requires development proposals to demonstrate that there will be no significant adverse impacts on nearby neighbouring properties. The objectives of this policy are reflected in the NPPF which requires the provision of a good standard of amenity space for all existing and future occupants of land and buildings.

- 6.8 There are no existing neighbouring properties surrounding the site boundaries other than No.64. This property does have habitable windows within the west facing side elevation however the proposed development has allowed for a separation distance of 21m which is considered acceptable to ensure mutual privacy is retained. The proposed dwellings will be positioned approximately 13m away from the boundary with No.64, again this is considered to be appropriate for its context. Conditions will be included to the decision notice to ensure adequate forms of boundary treatment are provided which will further protect privacy between neighbours. On this basis, the application is considered compliant with local planning policy.

Access & Highways

- 6.9 Policy C5 of TWLP requires all development proposals to demonstrate that parking has been designed as integral to the proposal and be fit for purpose. Meanwhile policy C3 seeks to ensure that development will not adversely affect highway safety.
- 6.10 Access will be provided to the west, off the main access road serving the adjacent site which is currently under development for 25 new houses. Plot A will provide 2 parking spaces on the driveway with an additional parking space provided within the detached garage. Plot B provides 2 parking spaces on the driveway and third space in the attached garage. The Local Highways Authority has assessed the proposals and offers support subject to the inclusion of conditions relating to provision of parking prior to occupation and details of the proposed footpath linking the site with Plantation Road to be submitted to and agreed in writing with the LPA prior to commencement of works.

Other Matters

Drainage

- 6.11 The application site is not located within flood zones 2 and 3 (as per the Environment Agency's Flood Map). The Council's Drainage Engineers have assessed the proposals and have offered support for the proposals subject conditions requiring a scheme for foul and surface water drainage being agreed prior to commencement of development.

Ecology

- 6.12 The application is supported by an Environmental Appraisal and updated Method Statement (prepared by Greenscape Environmental Ltd). This document concludes that the development can proceed 'without the loss of habitat of significant value and without the loss of favourable conservation status of any protected species'. Mitigation measures have been identified within the report and these have been agreed by the Council's Ecologist who supports the application subject to the inclusion of conditions and informatives as listed above.

- 6.13 *Trees*

The Council's Tree Officer was originally concerned that plot A would encroach in to the root protection area of the TPO'd Oak tree. The applicant has addressed this concern by repositioning plot A to increase the structural standoff. The Tree Officer now offers support for the proposal subject to the inclusion of conditions.

7.0 CONCLUSIONS

7.1 In summary, Tibberton is one of the villages identified in the development plan as suitable for growth and the principle of residential development for a pair of detached dwellings on this infill plot has previously been considered to be acceptable in principle.

7.2 The proposed development will provide two 4 bedroom detached dwellings with adequate access, on-site car parking and private garden land. The dwellings have been designed to ensure that they are in-keeping with and respectful to its location as part of a wider development of new dwellings and so as not to adversely affect the living conditions of its neighbouring properties.

7.3 Based on the above conclusions the Local Planning Authority considers the proposal complies with the relevant national and local planning policies and recommends the application be approved subject to conditions.

8.0 RECOMMENDATION

8.1 Based on the above conclusions it is recommended to GRANT PLANNING PERMISSION subject to the following conditions:

- Time Limit
- Details of footpath link to Plantation Road
- Parking, loading, unloading & turning
- Foul & surface water drainage
- Works in accordance with Protected Species survey
- Ecological Mitigation Strategy & Method Statement
- Erection of artificial nesting/roosting boxes
- Tree Protective fencing
- Landscaping Design
- Tree Replacements
- External Lighting Plan
- Maintenance of hedges
- Suitable Contractor for works to TPO'd Oak tree
- Development in accordance with plans
- Removal of Permitted Development rights (to include use of garages as parking only)