

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0917
Site address	Land adjacent Sigma & Staubli House, Hadley Park East, Hadley, Telford, Shropshire
Proposal	Plot A - Erection of a petrol filling station and associated facilities with a drive thru building for A3 use (Use Class A3 - Restaurants and cafes) and associated landscaping, access and parking: Plot B - Erection of 6no. units to be used for Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and distribution) with associated landscaping, access and parking ***Amended Access Arrangements and Site Layout***
Recommendation	Full Grant

### 1.0 ADDITIONAL REPRESENTATIONS

1.1 Comments received from the Council's Conservation Officer, which are provided below in full:

#### 1.2 Conservation Officer: Comment

The proposed development is located to the east of two Grade II listed buildings, Hadley Park Windmill and the Hadley Park Hotel, and has the potential to impact upon their setting. The principal of development of this site for employment has already been established through local plan allocations and historic planning applications.

#### 1.3 *Impact of proposal on setting of listed buildings:*

Historically, the buildings were part of an isolated cluster of rural farm buildings within the open countryside, forming part of the historic Hadley Park Estate. The historic and aesthetic setting of both listed buildings has been much eroded in recent decades. Farm buildings to the north and on the current application site have been demolished, a modern new house has been constructed between Hadley Park House and the Windmill, the associated mill pond and watercourse have been lost (the windmill was converted to water power in the late 18th century), the buildings are now partly surrounded by a number of industrial units to the west, south and east, and the A442 arcs around about 150m to the north. The sense of isolation within the open countryside has therefore been all but lost.

#### 1.4 *Hadley Park Hotel:*

The development site is some 200m to the east of this former detached estate house with intervening buildings of varying dates including the Hadley Park Windmill and Staubli House itself. No views have been identified in which the development site and listed building would be seen together. The hotel is well screened by tall hedges and trees, whilst it's more distant setting has already been diluted by the construction of offices and industrial units in recent decades. Its setting currently has little contribution to its significance, being confined to views within its immediate garden curtilage.

#### 1.5 *Hadley Park Windmill:*

The windmill is approximately 100m to the west of the development site, on the opposite side of Staubli House. An exposed open setting and rural location were essential characteristics arising out of its historic function; but this context has been eroded by the surrounding industrial units and offices. The crenelated tower of the former windmill was historically an important local landmark and evidently gave its name to the area: 'Hadley Castle'. It retains some residual landmark qualities as a notable historic feature amongst the surrounding late-20th/early 21st century units and is visible as a distant feature in views along the approach from the roundabout along Hadley Park East.

- 1.6 The proposed development is set mainly to the north of the site in a continuation of a line of existing units adjacent to the A442. On the south side, development would be largely set back from Hadley Park East well behind the projections of Staubli House and the Fallow Field Hotel with views across the proposed car parks towards the windmill tower maintained. The one exception would be the drive thru café which would have a more prominent location closer to the road. This would briefly impede views of the tower in the approach along Hadley Park East from the roundabout, but this impact would be very fleeting and not substantially impact on any principal views of the listed building.

1.7 *Conclusion:*

There would be some impact on the setting of the grade II listed Hadley Park Windmill. Given the degree of change already experienced in this area, its 'setting' can no longer be said to be a major contributor to its significance, although it does have some residual landmark value. The impact on this aspect of its significance would be minor and 'less than substantial' given its existing eroded setting, and would need to be balanced against other public and planning benefits of the scheme.

## **2.0 FURTHER OFFICER CONSIDERATIONS**

- 2.1 Further to officer comments made in paragraph 7.7.6, the comments of the Council's Conservation Officer have been sought. These provide an analysis of the impact of the proposal upon the setting and significance of identified heritage assets and in doing so, conclude that any impact would be 'minor' and 'less than substantial'. Paragraph 194 of the NPPF requires that a 'clear and convincing justification' is provided for any harm to heritage assets, even 'less than substantial' harm. In this instance, officers consider that factors such as the location within a strategic employment area, the allocation of the site for employment development, existing adjacent development and the significant economic and social benefits generated by the development constitute such a justification. A balancing exercise has been carried out, as required by Paragraph 196 of the NPPF, where appropriate importance and weight has been given to the preservation of the heritage assets, however, it has been concluded that in this instance, the benefits are significant and outweigh the harm. Members will need to be satisfied that in reaching their decision, they agree with this conclusion and in doing so, the Local Planning Authority will have exercised its duty of care under the Act.

### **3.0 RECOMMENDATIONS**

3.1 No change to the recommendation which remains to **GRANT PLANNING PERMISSION** subject to the following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

#### **Condition(s)**

Time Limit  
External Materials  
Site Environmental Management Plan  
Technical Access and Footway Details  
Drainage Details  
Surface Water Treatment  
SUDs Management Plan  
Landscaping  
Cycle Parking Details  
Ecological Reasonable Avoidance Measures Method Statement  
Parking, Loading, Unloading and Turning  
Visibility Splays  
Facilities for Storage of Oils, Fuels or Chemicals  
Testing of Imported Soil  
Nesting/Roosting Boxes  
Extraction Equipment  
Floodlighting Details  
Approved Plans  
Restriction Petrol Station Delivery Hours  
Operating hours for Units 5 and 6  
No Outdoor Storage  
Additional Fuel Storage Risk Assessment Details

#### **Informative(s)**

Nesting Wild Birds  
Petroleum Storage Certificate  
Conditions  
Reason for Grant  
Approval - National Planning Policy Framework