

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 16 May 2012 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, K R Guy, I T W Fletcher, R T Kiernan, J Loveridge, A A Mackenzie (as substitute for Councillor C R Turley), S A W Reynolds and R J Sloan (as substitute for Councillor A S Jhawar)

ALSO PRESENT: Councillor S Bentley (for planning application TWC/2012/0109)

PB-110 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on Wednesday, 25 April 2012 be confirmed and signed by the Chairman

PB-111 APOLOGIES FOR ABSENCE

Councillors A S Jhawar and C R Turley

PB-112 DECLARATIONS OF INTEREST

None.

PB-113 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-114 SITE VISITS

None.

PB-115 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report.

(a) TWC/2012/0109 The Swan, A442, Waters Upton, Shropshire, TF6 6NP

This was an outline application for residential development (up to 5 houses) on part of the public house car park and beer garden, with amended access off River Lane. This application had been deferred at the meeting of the Board on 25 April 2012 to enable Members to undertake a site visit. Additional consultation responses had been received since the main report to members, including extensive comments from the Parish Council, and these were detailed in an update report tabled at the meeting.

Ms K Baker, representing Waters Upton Parish Council spoke against the proposals highlighting the use of the public house as an important community facility and the threat to its future viability. Ms Baker also raised highways issues, rapid housing growth and questioned the need for additional affordable housing in the area. The Parish Council were concerned that granting permission for this application would lead to uncontrolled development at the site.

Councillor S Bentley, Borough Ward Councillor, spoke to oppose the application which he viewed as a threat to the long-term future of The Swan as a long-established community

focal point. He raised questions as to whether the plans would impact the viability of the public house as a business, and expressed concern regarding housing need and highways issues pertaining to the proposed entrance to the site.

The Planning Officer referred the Board to the report and displayed plans, which detailed the site and surroundings and clarified the removal of trees and the status of the Right of Way which was not publicly defined. The application was compliant with the National Planning Policy Framework and Policy CS7 of the Core Strategy. The proposed 40% affordable housing was in line with policy requirements. With regard to concerns about the loss of pub car parking spaces, the plan had been amended to reduce the number of houses from 6 to 5 shown on the indicative layout and increase the spaces available to 20. Access to the site could be conditioned and there were no objections from the Local Authority's Highways Engineers

Initially, Members considered that whilst there were valid concerns raised by the Parish Council and Borough Ward Member, the application was in outline only and those concerns could be addressed at a reserved matters application. However, during the debate there was clear lingering concern about the topography of the site and, more particularly, the viability of the public house business should the application be granted, as the application would reduce available parking, available beer garden, and leave no room for future expansion. Members also expressed concern as to whether 40% affordable housing would be financially viable, and did not want this to be approved now and reduced at a later date. In response, the Development Management Planning Manager advised Members that requesting a viability study would assist in providing answers to Members' concerns in order to better inform the decision making process and facilitate a clear decision being made at a future meeting.

RESOLVED – that determination of planning application TWC/2012/0109 be deferred to allow a viability study to be undertaken to demonstrate that the public house would remain a viable business, and that 40% affordable housing is financially viable should the proposals to remove part of the car park and beer garden be approved.

(b) TWC/2012/0116 The Paddock, Arleston Lane, Arleston, Telford, Shropshire, TF1 2LY

This was an application for renewal of extant planning permission W2008/1029 for the demolition of the existing dwelling and redevelopment to provide 12no. dwellings. The original application, W2008/1029 had been allowed by the Planning Inspector at an Inquiry, subject to a Unilateral undertaking that the Applicant provided contributions towards community recreation provision and further subject to conditions. Full details of the Planning Inspector's decision were set out in the report which concluded that the principle of development was acceptable in light of that decision.

Councillor I T W Fletcher noted the details of the Planning Inspector's decision and, in light of that, he proposed planning permission be granted as set out in the officer's recommendation, and this was seconded by Councillor R J Sloan.

RESOLVED – that with respect to planning application TWC/2012/0116 planning permission be granted subject to the applicant entering into a Section 106 Agreement to pay £7200 towards the upgrade of community recreation facilities within the vicinity and further subject to the conditions set out in the report.

(c) TWC/2012/0128 16 Frame Lane, Doseley, Telford, Shropshire, TF4 3BQ

This was an application for alterations to a garden boundary (amendment to Planning Permission W2007/0773). This application had been deferred at the meeting of the Board on 25 April 2012 to enable Members to undertake a site visit.

Mr M Humphries, neighbouring resident, spoke in opposition to the application on the grounds that the ownership of the site was in question and he provided some historical background detail to support this claim. He also referred to his desire to erect a garage to the rear of his boundary which had not received approval and that a tree in his ownership would be felled under the plans.

The applicant, Mrs E Hancock, spoke to support the proposals, providing some historical background to explain the reasons for making the application.

The Planning Officer advised the Board that the application represented a material minor amendment as the principal of development had already been agreed under the previous Planning Permission and confirmed that the associated processes, including consultation, reflected that of a new application and had been properly carried out. Referring Members to the Planning History set out in the report, the Planning Officer confirmed that no neighbour comments had been received to the original permission reference W2007/0773. With regard to the neighbour's desire to build a garage to the rear of his boundary, she advised that this would require a change of use application as a section of land was included that had not previously been associated with either dwelling, had not received approval and, therefore, could be afforded little weight. Furthermore, the proposed amended boundary would provide additional garden land offsetting the loss and concerns with overlook could be offset by obscure glazing. The tree referred to by Mr Humphries was not protected and ownership issues could not be considered by the Board, and was therefore left for the applicant and neighbour to resolve.

Members acknowledged that the neighbour dispute could not impact upon planning considerations. Both Councillors N A Dugmore and K R Guy noted the chequered history to this application and following the site visit, on balance Members did not consider that this small amendment would significantly impinge upon the neighbouring site at 16A Frame Lane.

RESOLVED – that that with respect to planning application TWC/2012/0128 planning permission be granted subject to the conditions as set out in the report.

(d) TWC/2012/0203 The Rose & Crown PH, Stirchley, Telford, Shropshire, TF3 1DY

This was an application for change of use from car park to car wash facility. This application had been deferred at the meeting of the Board on 25 April 2012 to allow officers to update Members on several issues. This information, set out in the main report, clarified that the bridleway would not be affected by the proposals since it fell outside the red line, set out details of an outline planning permission for an adjacent site, confirmed that there was no requirement to consult with the Environment Agency as the site did not meet the Agency's checklist criteria, the Environment Agency had since been consulted, but declined to comment and also confirmed that the Council's Drainage Engineer had no objections to the proposal but had requested that a scheme for foul and surface water was submitted and that Severn Trent Water were notified of the proposed car wash facility prior to commencement. The report also detailed an objection received from Stirchley Parish Council.

Mr R Breeze and Mr A Watkin, both local residents, spoke against the application. Mr Breeze considered that the issues he raised at the last meeting had not been satisfactorily answered. He maintained that existing problems with car parking would be exacerbated by the proposals, that the proposals would impact upon an outline planning permission for a site to the North, drainage issues had not been adequately addressed and that the access for emergency vehicles to the Town Park would be hindered. Mr Watkin objected to the proposals on the grounds of potential noise nuisance and a detrimental impact on the environment.

Members were satisfied with the responses to their queries which were detailed in the report and outlined verbally by the Planning Officer and were, therefore, able to support the recommendation to grant planning permission for a temporary period of one year.

RESOLVED – that with respect to planning application TWC/2012/0203 planning permission be granted subject to the conditions as set out in the report and further subject to receipt of satisfactory drainage details.

The meeting ended at 7.02pm

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD

30th May 2012

Schedule 1 - Planning applications for determination by Board

TWC/2010/0771 9 Park Street, Madeley, Telford, Shropshire, TF7 5LA Erection of 4no two storey terrace dwellings with private gardens and parking following demolition of existing dwelling ***Amended plans received***	2
TWC/2012/0059 Land at, Brodie House, Central Square, Telford, Shropshire Outline planning permission, with all matters reserved for a mixed use proposal with a cinema (Class D2), retail and food and beverage units (Class A1, A3, A4 and A5), and pedestrian link between Red Oak Car Park and Central Square, including demolition of existing buildings and footbridge over Grange Central. (**Amended details on pedestrian linkages**).	9
TWC/2012/0145 Maddocks Sports & Social Club, Church Street, Oakengates, Telford, Shropshire, TF2 6BP Demolition of existing clubhouse and outbuildings and erection of a new clubhouse facility and bowling green with parking areas and 30no. dwellings comprising of 18no. 2 & 3 bed houses and 12no. two bed apartments with new retaining walls, screen fencing and alterations to vehicular entrance to provide a new access road.....	37
TWC/2012/0219 8 High Street, Hadley, Telford, Shropshire, TF1 5NL Change of use from sui generis youth project centre to D1 use *****Amended Description/ Plans Received*****	49
TWC/2012/0255 6 Crofters View, Little Wenlock, Telford, Shropshire, TF6 5AU Proposed Loft conversion, insertion of 3no. dormer windows to rear and 1no. dormer window to front *****Amended Description and Amended Plans Received*****	55
TWC/2012/0283 Telford Skating Rink, Telford Town Centre, Telford, Shropshire Construction of a temporary 18m x 13m Skating Pad (Amended Plans Received)	59
TWC/2012/0327 Cemetery Lodge, Linden Avenue, Shropshire, Telford, TF1 1QR Extension to existing cemetery.....	64

TWC/2010/0771 9 Park Street, Madeley, Telford, Shropshire, TF7 5LA
Erection of 4no two storey terrace dwellings with private gardens and parking
following demolition of existing dwelling ***Amended plans received***

APPLICANT

Mr Roy Timmins

RECEIVED

10/12/2010

PARISH

Madeley

WARD

Madeley

OBJECTIONS RECEIVED: YES

CLL G GREEN HAS REQUESTED THAT THIS APPLICATION IS
DETERMINED BY MEMBERS OF PLANS BOARD

Main issues: Demolition of dwelling, principle of new development, residential amenity, character and visual amenities, parking and highway safety.

PROPOSAL:

The proposed development seeks planning consent for the demolition of a detached dwelling, and the erection of a row of four terrace properties fronting Park Street Madeley. The proposed design is traditional brick and tile, including single storey porches, brick chimneys, dental eaves and feature cill and lintel details.

The properties will have individual rear gardens approximately 8m in depth; vehicle access and parking to the site is found to the rear, providing 9 spaces, 2 spaces per unit, and 1 visitor space.

SITE AND SURROUNDINGS:

As existing a two storey detached dwelling is located to the south of the site, fronting Park Street. The dwelling is shallow in depth, however maintains a wide frontage. The building is part rendered and part brick construction with limited architectural features. A single storey front porch is located off centre to the front elevation. A dwarf wall and railings act as the boundary to the shallow front garden separating the site from the adjoining highway. To the side, a 1.8m retaining wall and 1.8m close board fence screen the dwellings private rear amenity area. Land to the rear of the dwelling ascends quickly and plateaus to the north of the site.

Vehicle access is found to the rear of the site, through Betnall Grove to the east of the development site. Betnall Grove is a modern development of approximately 17 dwellings erected in the 1970s. these are two storey dwellings, with very limited architectural character. The area is well landscaped breaking up the allocated parking areas and the highway. A large area of such landscaping is found adjacent to the proposed development site.

A development of a similar era is located on the opposing side of Park Street, these units however are single story flat floor dwellings, with no street frontages, and limited landscaping. No onsite parking provision for these

units was provided, and as such utilise the on street parking facilities along this stretch of Park Street.

To the west of the development is a detached property dating approximately late 19th early 20th Century. This has had a few modern alterations at ground floor to provide accommodation for the retail unit at ground floor; a hairdressers currently occupies this unit. A small area of hardstanding is situated to the west of the side, allowing some offsite parking for this unit, in addition to vehicle access into the rear amenity of the hairdressers.

The site is situated within a mixed use area, although predominantly residential at this location; the site is also located on a bus route, its within close proximity to Madeley District centre, and within 100m of the boundary to the World Heritage Site and Conservation Area.

PLANNING HISTORY:

PE – Residential development

RELEVANT POLICIES

Core Strategy:

CS1 Homes

CS13 Environmental Resources

CS14 Cultural, historic and built environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H6 Windfall sites in Telford and Newport

HE25 Buildings of Local interest

OL11 Woodlands and Trees

National Planning Policy Framework

CONSULTATION RESPONSES

Madeley Parish Council: Madeley Parish Council has significant reservations about this proposal whilst, in principle, supporting development that appears to have been subject to careful consideration and prior discussion with planning officers. Particularly, there is concern that the proposal over-develops this small site in the number of dwellings and the required amenities. It is suggested, therefore, that this development be limited to three terraced dwellings thereby reinstating the extent of the original building footprint and allowing sufficient amenity space (gardens and car parking) for the enjoyment of the properties by occupants.

Councillor Gill Green: Objects on grounds of parking, highways access, overdevelopment of the site and potential civil legal matters regarding access over adjacent land at Betnell Grove, owned by the Wrekin Housing trust and conflicts with tenants, owner-occupiers there. It is my understanding that formerly three terraced cottages abutting no. 10a Park Street were converted to form one large dwelling by the demolition of one cottage and the

erection of a double garage to serve it: vehicle access being retained over Betnell Grove to the garage at the rear of the property. Concerns: Parking nos. to the rear of the property with difficult angular configuration for end spaces would seem aspirational and could lead to overspill onto adjacent Betnell Grove invoking civil matters etc. etc. The whole would seem an overdevelopment of the site. Whilst a proposal for reconversion/extension to three properties might have some merit, being a more accurate reflection of the original street scene, this proposal appears cramped and unsuitable. Construction phase - lack of clarity as to how this would be managed with on-street issues and access over adjacent land in WHT ownership. At least WHT might seek a financial contribution here.

It is noted that access to the developed site would be from Betnell Grove, question whether this is an adopted highway; in addition consider that this has implications for off-road parking and traffic movements. Amended plans show the elevations of the property reflect the character of the local area which has a number of mid-19th Century buildings of local interest, therefore consider it will be necessary to ensure that the roofline of the development remains subservient in its response. Design acknowledges the rise in ground levels. Boundary treatment should preserve native hedging as an appropriate screen between the site and the adjacent modern sheltered dwellings.

Highways: Concerns over limited manoeuvring due to restricted rear clearance; however for 4 x 2bed residential units would expect 5 parking spaces (1 per unit plus 1 visitor). Furthermore Paragraph 8.3.53 in Manual for Streets also states that spaces with limited manoeuvring are likely to be acceptable where traffic volumes and speeds are low. Whilst there are no specific residential parking standards locally 6 spaces meet the communal provision for 4 x 2 bed in the ex local plan; as the proposal can accommodate this, it is suggested that the parking provision is therefore reduced to 7 combining the spaces at the two ends, whilst these could be used as two spaces it would be at the individuals decision. These parking bays also measure 6m long and 2.5m wide, rather than the acceptable standards of 4.8m by 2.4m; subsequently to reduce the length of the parking bay will improve the manoeuvrability to the rear of the spaces.

Drainage: no objections subject to conditions B33, and Brownfield run off rates.

Arboriculture: originally objected due to impact on trees on the site or adjacent. As the main vehicular access 'post development' appears to be via Betnell Grove consideration must be given to this access and the trees within the hedgerow at the proposed access to the development. I do not see how any high sided vehicles (such as removal vans or service vehicles) can access these indicative plots. There is no service plan submitted with this application. This is required to establish any RPA intrusion, to include all drainage. There are no soil levels alteration details submitted with this application. Once again this information is required to assess the impact of this development to adjacent trees. An amended tree assessment was

provided, however some details are limited, therefore request additional details.

Geotechs: No objections subject to conditions. Notes that the neighbouring property is of a Victorian age and has shallow foundations, consequently the developer must demonstrate that the new dwellings will not have a detrimental affect on the neighbouring properties foundations. Condition B30 is required and informative 17

Ecology: No objections subject to informatives

Contaminated Land: no comments

Shropshire Fire Authority: No objections subject to informatives

LOCAL REPRESENTATIONS:

One objection has been received from a neighbouring property that raises concerns on the grounds of:

- Boundary dispute – an area of 4.65m x 1.8m is enclosed within the line edged red that forms part of the title to no 10a. This would also block access to the rear of 10a Park Street, in addition to the flat above.
- Close proximity of the building in relation to the property, due to the age built in 1900, concerned over any excavations which could effect the integrity of the building.
- Buildings will prevent maintenance of the wall, chimney and roof area.
- Loss of light to both properties. Forward of the existing building line and the rear building line.
- Madeley centre has increased traffic on Park Street, proposal will create major problems with traffic flow, adding to the already existing problems in this section of Park Street as well as the existing residence of Betnell Grove.
- Rear of building now exposed, security concerns.
- Impact of business during demolition and construction due to noise, access and parking.
- Concern over visitors parking.

Following reconsultation of amended plans:

- still concerns with regard to ownership, being addressed by solicitor.
- Owner considers a right of way across the land, however previous deeds from past owner gave right of way to 10a Park Street on her death.

PLANNING CONSIDERATIONS

The proposed development involves the demolition of an existing dwelling; the dwelling is not within the Conservation Area or World Heritage site, nor a listed or locally listed building. The dwelling has limited architectural features and as such its loss is considered acceptable. However the building has a prominent location, and with such a wide frontage the loss of the building without a suitable scheme for the sites redevelopment would result in a gap detrimental to the street scene. Consequently it is considered that the demolition of the dwelling would only be appropriate if a suitable scheme for development was located on the site.

The proposed development will maintain a wide street frontage, erecting a row of 4 terrace properties. The consultation process has highlighted that 3 terrace properties were originally sited on the site; whilst it is unclear from the historic maps how many units were located on the site, development followed a similar footprint to that proposed. The traditional form of Park Street since the late 19th Century is one of modest buildings and cottages fronting Park Street, maintaining a strong sense of building lines with limited gaps between properties. Subsequently the sitting and form of these terrace buildings is considered acceptable.

The proposal will provide adequate amenity area to each dwelling house; these garden sizes also reflect that of the surrounding area. The orientation of these dwellings, in addition to the proposed location of amenity space will not have a detrimental impact on neighbouring residential amenities, nor proposed residential amenities by virtue of overlooking, loss of light, or distance separation.

The design of the original submitted scheme was not considered appropriate; whilst the development will replace a bland dwelling, the erection of a similar style building is not considered appropriate. Subsequently the design of the dwellings have been amended to reflect the historic character of the area, introducing an appropriate roof pitch, brick chimneys, eave, cill and lintel details.

The proposed vehicle access and parking facilities are found to the north of the site, utilising the existing access. Two allocated spaces will be provided for each dwelling, in addition to a visitor space, maintaining parking within the proximity of the site, and should therefore not result in any on street parking. The spaces indicated on the site plan are slightly deeper than standard, subsequently a few spaces appear tight to exit, however it is considered that vehicles will be able to manoeuvre in/out of such spaces easily. Furthermore it is also considered that the use of the proposed access from Betnall Grove will not impede on highway safety, nor result in a detrimental impact on adjacent residential amenities.

A number of trees are located within the site and overhang the northern boundary. The trees within the site have not been considered worthy of retention, however it is considered that suitable landscaping plan should mitigate against their loss. A revised arboricultural report has also been submitted, taking account of the implications of the developments access to

the trees overhanging the northern boundary of the site. These details are considered acceptable, some information has not been forthcoming – ie service roots for trees, however these details can be controlled through conditions.

The development site can be adequately drained, and is not affected by land contamination, or other ground constraints. As the ground level ascends to the north of the site, the applicant has provided finished floor levels for both the proposed dwellings and the external amenity areas; this results in a retaining wall approximately 2m from the rear of the dwellings, this is considered acceptable, however it is also considered appropriate to remove permitted development rights for extensions.

With regard to land ownership and the neighbouring property's concerns over access, the plans have been amended through the application process, removing a section of land to the west of the property between the proposed development and the adjacent hairdressers as this land lies outside of the applicants ownership. This will not be used as a right of access for the proposed dwellings as they do not have such rights; access to the rear amenities for each plot therefore will be via the rear boundary onto the parking area. Issues of how the dwelling will be erected up to the boundary remain a legal matter, and are not a material planning consideration.

It is therefore considered that the proposed development including the demolition of the existing dwelling is considered acceptable, as the proposal is located within a highly sustainable area, and can be adequately sited without harm to the existing or proposed residential amenities. The proposed design reflects that of the historic character of Madeley, and will not harm the setting of the adjacent World Heritage site or Conservation Area. The proposed development will provide adequate amenity and parking provision within the development site. The proposed development in terms of landscaping, drainage and construction can be adequately controlled through conditions. Furthermore the proposal will not prejudice the safety or free flow of highway users. Accordingly the proposal complies with both local and national planning policies.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A04	Time limit
B06	Samples of materials
B11	Details of windows and doors
B23	On site construction
B24	Mud on road
Bcustom	Parking – amended layout
BCust	Geotechs – scheme to protect/ mitigate for adj property
B30	Foul and surface water drainage
B33	Brownfield run off rates
B40	Details of services - trees
B97	Planting scheme

C79 Bat and bird boxes
C38 Development in accordance with plan Nos.
D01 Removal of permitted development rights

REASONS FOR APPROVAL:

The proposed development including the demolition of the existing dwelling is considered acceptable, as the proposal is located within a highly sustainable area, and can be adequately sited without harm to the existing or proposed residential amenities. The proposed design reflects that of the historic character of Madeley, and will not harm the setting of the adjacent World Heritage site or Conservation Area. The proposed development will provide adequate amenity and parking provision within the development site. The proposed development in terms of landscaping, drainage and construction can be adequately controlled through conditions. Furthermore the proposal will not prejudice the safety or free flow of highway users.

TWC/2012/0059 Land at, Brodie House, Central Square, Telford, Shropshire Outline planning permission, with all matters reserved for a mixed use proposal with a cinema (Class D2), retail and food and beverage units (Class A1, A3, A4 and A5), and pedestrian link between Red Oak Car Park and Central Square, including demolition of existing buildings and footbridge over Grange Central. (**Amended details on pedestrian linkages**)

APPLICANT

Telford Trustee No.1 Ltd & Telford Trustee No.2 Ltd

RECEIVED

29/02/2012

PARISH

Hollinswood and Randlay, Lawley and Overdale

WARD

Lawley and Overdale, The Nedge

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Regeneration, impacts on Town Centre, scale, mass and design, public realm and the night economy.

THE PROPOSAL:

The applicants, Telford Trustee No's 1 & 2 Ltd seek outline planning permission, with all matters reserved, for the demolition of existing buildings and footbridge over Grange Central, and development of a mixed use proposal with a cinema (Class D2), retail and food and beverage units (Class A1, A3, A4 and A5), and a pedestrian link between Red Oak car park and Central Square, within Central Square, Telford Town Centre.

The proposals involve the demolition of the footbridge over Grange Central and the existing Brodie House and Iceland food store, totalling 1,895 sq. m, to provide a multi screen cinema, retail and food and beverage units over two storeys within the northern area of Central Square. The application expressed in outline form contain a series of minimum and maximum parameters to allow sufficient flexibility for future operators and developers in detailing out their scheme; importantly they allow the Local Planning Authority the ability to test out the parameters to ensure that the different parameter scales can be accommodated in land use and volume terms either together or in a combination of different sizes (scale) within the parameters described in the application.

The key elements of the development are as follows:

- A new multi screen cinema.
- New active frontage including retail and/or restaurants along the new pedestrian street.
- New enhanced pedestrian route linking Red Oak car park and Central Square.
- Demolition of existing buildings and the footbridge link.
- New 'at grade' crossing over Grange Central
- Associated landscaping and new public realm.

The principles of the development being sought for approval at this stage are:

- A multi-screen cinema (Use Class D2) of between 2,643 sq.m and 7,126 sq.m Gross Internal Area (GIA), and;
- Flexible retail space (Use Classes A1 (shops)/A3 (restaurants and cafes)/A4 (drinking establishments)/A5 (hot food takaways)) of between 2,660 sq.m and 7,085 sq.m;
- The overall development that can be built would be between 5,606 sq.m and 11,336 sq.m GIA.

It is proposed to obtain planning permission which will allow a range of layouts to be brought forward at reserved matter stage, including a range of locations for the different uses. However, the key design principles being sought for approval are:

- The cinema entrance lobby would be provided at ground floor within Block CS1, CS2 or CS3;
- There will be no separate retail use operator at the first floor of Block CS1;
- There will be pedestrian access through the centre of the scheme. This will be a minimum width of 8m, and connect Red Oak car park and Central Square south;
- A first floor bridge link can be provided if required. The maximum width of the link will be 10m. This link can be provided within a zone linking Block CS1, CS2 and CS3;
- The development will overhang the existing Red Oak car park at first floor level, enabling a ground floor pedestrian route and vehicular drop off in this area.

Whilst an outline planning permission allows the developer and the Council to agree to the development in principle, allowing detailed development options to be considered in further detail at the reserved planning application stage, the key land uses can nevertheless be described in the following way:

Multiscreen Cinema:

The main use of the new development would be to accommodate a new multi-screen cinema (Use Class D2) of between 2,643 sq.m and 7,126 sq.m Gross Internal Area (GIA) which will be located mainly at first floor, with a ground floor entrance facing the pedestrian street between Red Oak car park and Central Square. The cinema will be accessed by escalators leading from ground floor to first floor.

Depending on the final design of the scheme, it is proposed to provide cinema use at the first floor of both Blocks CS1 and CS2. However, the agreed cinema operator may request that the cinema is only located with Block CS1, depending on the final size of the cinema. In this situation, the first floor of Block CS2 and CS3 would accommodate Use Class A1, A3, A4 or A5.

The cinema area will include a lobby area which will provide ancillary café for the associated food area, and the first floor will be double height to accommodate the cinema screens and seating area.

The design of the block will include a first floor overhang over Red Oak car park. The location of the supporting structures have been designed to be located within the existing car park structures to reduce the impact on Red Oak car park.

At ground floor level, there will be a retained access within Red Oak car park which will provide a protected location for visitor drop off. There will also be a pedestrian link in this area to link to the 'at grade' crossing over Grange Central.

Bridge Link Route:

The illustrative scheme proposes to accommodate the cinema within the first floor of Block CS1 and CS3 at first floor only. Therefore it is proposed to provide a first floor bridge link route between Block CS1 and CS2. The link would be an enclosed building, and would be a maximum of 10m wide.

Retail, Food and Beverage Units:

The retail, food and beverage uses will be mainly located on ground floor. Depending on the final design of the cinema block and the requirements of the future cinema tenant, there is a possibility of providing future retail, food and beverage use at first floor, although this would be limited to Block CS2 and Block CS3. The lower ground level will include storage space for the retail, food and beverage uses.

The development of retail on the ground floor of the development will provide active frontages onto the new pedestrianised street.

Flexible planning permission will be sought for the floorspace for the retail floorspace for Use Class A1/A3/A4/A5 in accordance with Class E of Part 3 of Schedule 2 of the GPDO 1995. The number and size of these units created will be determined at the reserved matters stage and the amount of floor space will be dictated by the requirements of retailers.

If the cinema operator wishes to maximise the possible area for the cinema, then the retail element would be at its minimum, which would be 1,963 sq. m GIA. However, there is also an option that the cinema area is reduced to reflect the operator requirements, this would then allow the retail area to be maximised. In this instance, the parameter plans show that this could increase to a maximum of 7,085 sq. m.

Public Realm/Pedestrian Movement:

Currently there are a number of steps within the site which make the movement through the site difficult. The redesign of the public realm would level off the whole site to one level, along a newly created pedestrian street with active frontages (restaurants, bars etc) facing the street. This will provide an important link between Red Oak car park and the south of Central Square.

The pedestrian link will be at least 8m wide to allow emergency vehicular access, and also provide a suitable pedestrian walkway.

In addition, the proposal includes the removal of the underused pedestrian bridge over Grange Central. The scheme will provide an 'at-grade' pedestrian crossing over Grange Central which will improve the pedestrian link to the residential development to the east of the town centre. The new level crossing would be wide enough to ensure a large number of people would be able to cross safely.

Servicing:

Block CS1 will be serviced by a service yard located on the lower ground floor fronting onto Grange Central. Blocks CS2 and CS3 will be serviced by Red Oak car park at Central Square. The servicing areas will be designed to a high quality and in keeping with the central Square developments.

Highways amendments:

The proposal would require minor amendments to the existing highway infrastructure to improve the access and egress arrangements.

The proposal will provide a dedicated taxi rank to create an organised area to reduce conflict which is currently experienced in the area. In addition, there will be a dedicated drop off zone for visitors to the new development. The overall vision of the scheme is to discourage any visitors to use the car park in Central Square in the evening.

The main car park will serve the Central Square development will be Red Oak car park, located in the north eastern quadrant of Telford Shopping Centre. This provides a total of 722 car parking spaces of which 69 are for disabled users and 8 spaces are for parents with young children. There is still capacity with Red Oak to serve the Central Square development with the development creating demand at times complimentary to existing usage patterns. Additional car park will also come from other car parks associated with the shopping centre.

Public Transport and wider linkages to the town centre:

The Central Square development will be highly accessible by public transport. The scheme has been designed to encourage public transport use by providing direct and safe access to the closest public transport facilities, located at Grange Central, providing a pedestrian crossing on the existing desire line across Grange Central as well as a walk link. These stops provide for the majority of the key services that serve the Telford area. In addition, connection to the bus station, through the shopping centre or via the footpath around the shopping centre, is provided.

Care and Cycling Parking:

There are seven car parks in the ownership of the Trustees in Telford Town Centre. Three of these (Ash Grey car park, Red Oak car park and Yellow Beech car park) are short stay car parks and four (Blue Willow car park,

Brown Elm car park, Cherry Pink car park and Lime Green car park) are long stay car parks.

The main car park that will serve the Central Square development will be Red Oak car park, located in the north eastern quadrant of Telford Shopping Centre. This provided a total of 722 car parking spaces of which 69 are for disabled users and 8 spaces are for parents with young children. There is capacity within Red Oak car park to serve the Central Square development. Since the majority of the cinema users will arrive in the evening, they will use the Red Oak car park at a different time to shopping centre visitors.

In addition, Cherry Pink car park is well connected to Central Square via a pedestrian bridge link, and will provide additional car parking.

The proposal includes the provision of 53 cycle spaces within the vicinity of the development.

The existing uses will be relocated elsewhere within the town centre. On site employment will increase by 99 as shown below.

Use	Existing (Brodie House)	Proposed	Difference
A1, A2, A3, A4 & A5	33	120	87
B1	43	-	(43)
D2	-	55	55
TOTAL	76	175	99

SITE AND SURROUNDINGS:

The application site (0.75ha) is located in the northern part of Central Square. It is bounded by Red Oak car park to the north and Grange Central to the east. To the west is Debenhams department store and the remainder of the Central Square is to the south. This is within the Primary Shopping Area (PSA) of Telford Town Centre and represents a brownfield site in a highly accessible and sustainable location.

There is currently a mix of Class A1 and B1 uses existing within the site, mainly within Brodie House, which is a three storey office building (Class B1) with some vacant units on the ground floor. In the north east corner of the site is a two storey Iceland food store (Class A1). The service yard for Brodie House faces Grange Central. There is significant amount of poor public realm and underused space within the site, particularly at the entrance to the site between Red Oak car park and Debenhams.

The site is accessed by vehicular traffic from Hollingsgate Roundabout, via Red Oak Car Park or Grange Central, via Hazeldine Car Park. There is pedestrian access directly into the site via a pedestrian bridge over Grange Central into the north of the site, and through Red Oak car park. In addition, the southern

boundary of the site links directly to the south of Central Square where there is pedestrian access from the shopping centre.

Immediately to the south of the site is the southern part of Central Square. Within this area there are a number of buildings with a mix Use Class B1 and flexible Use Class A1/A3 uses.

Hazeldine House is situated to the south east corner of Central Square. It is an L shaped, three storey mixed use building with Use Class A1/A3 and A2 space on the ground floor and offices above. More recently, the developer has obtained planning permission to accommodate A1-A3 uses in a number of vacant units to attract a range of suitable tenants in this location. However, some of these units remain empty.

Adjacent to Debenhams is a Wetherspoons pub with outdoor seating. In the south western section of Central Square, is a VOX nightclub and Dragon's Den Chinese Restaurant. There is also access to the shopping centre from this part of Central Square, via a ramp or stairs.

Between Hazeldine House and the shopping centre there is an area of public realm space which is currently being underused.

The area can be accessed from Red Oak car park from the north, which has 722 spaces, as well as access into Central Square from Grange Central where there are 36 car parks spaces available for public use. The area can also be accessed via Telford Shopping Centre from the west. There is a footbridge link from Telford Shopping Centre through Hazeldine House to access the Cherry Pink car park.

To the west of the Grange Central over the footbridge is Hollinswood residential area.

PLANNING HISTORY:

T89/0040 Alterations and extensions for further development and refurbishment (89/T/66), Malinsgate Car Park. Authorisation under New Towns Act 18/04/1990

W2003/0185 Installation of Automated Car Parking Barriers, Ticket Dispensing Machines, 7no. Canopies and 7no. Lighting/Cameras Columns, Brown Elm, Lime Green, Blue Willow, Ash Grey, Red Oak, Cherry Pink Car Parks, Telford Town Centre. Full granted 09/06/2003

W2009/0734 Installation of a Pay and Display Machine to Car Park (Retrospective), Car Park, Central Square, Telford Town Centre. Full Granted 23/10/2009

W2009/1074 redevelopment to provide a new supermarket (Use Class A1), together with retail and/or office units (each with flexible uses within Use classes A1 or A2 or A3 or A4 or A5 or B1), reconfigured petrol filling station,

car parking, public realm and associated la, Red Oak Car Park, Lawn central, Telford Town Centre. Outline granted 24/09/2010

W77/003ADS Advertisement Erection of Direction Signs, Telford Town Centre. Approved with conditions pre 1989, 23/06/1977

W81/049ADS Advertisement Erection of Advertisement Displays on Three Sites Within Advertisement, Telford Town Centre. Refused 20/01/1982

W81/052ADS Advertisement Erection of Direction Signs for Pedestrians, Telford Town Centre. Advertisement granted 29/10/1981

W82/009ADS Advertisement Erection of Two Illuminated Mail Entrance Signs and a Illuminated Town Centre Sign, Telford Town Centre. Advertisement granted 16/03/1982

W82/041ADS Advertisement Display of Floodlit Flagpoles and Information Board and Internally Illuminated Sign, Telford Town Centre. Advertisement granted 30/09/1982

W82/045ADS Advertisement Erection of Static Internally Illuminated Shop Sign, Unit 57k, Telford Town Centre. Advertisement 05/10/1982

W84/015ADS Advertisement Erection of Direction Signs for Pedestrians Car park and Footpaths, Telford Town Centre. Advertisement granted 04/04/1984

W85/049ADS Advertisement Erection of a Internally Illuminated Free Standing Three Sided Clock Tower, off Hollingsgate Car Park, Debenhams Square, Grange Central, Telford Town Centre. Advertisement granted 06/09/1985

W86/0303 Advertisement Shopfitting Works and Construction of Shop Front, Unit 7, Central Square, Telford Town Centre. Withdrawn 28/05/1986

W86/032ADS Advertisement Display of Illuminated Advertisements Advertisement, Unit 7, Central Square, Telford Town Centre. Granted 17/07/1986

W87/052ADS Advertisement Display of Static Internally Illuminated Fascia and Projecting Signs Advertisement, No.2 Brodie House, Telford Town Centre. Granted 04/09/1987

W88/043ADS Advertisement Display of non-illuminated signs on east and west elevations Advertisement, Brodie House, Telford Town centre. Granted 05/07/1988

W89/1296 Advertisement Display of An Internally Illuminated Sign, Unit 4/Brodie House, Central Square, Telford Town Centre. Withdrawn 20/11/1989

W90/0009 Advertisement Erection of Internally and Externally Illuminated Signs, Asda Store, Malinslee. Advertisement granted 06/03/1990

W90/1031 Refurbishment to Public Mall Areas, extension to form New Shop Units and formation of additional Car Parking to Hollingsgate Car Park, Telford Town Centre. Granted 08/04/1991

W91/0705 Modification of existing planning permission (W90/1031) to allow the Extended centre to Operate Shops of all types currently in use elsewhere in The Centre and to further include Banks, Building Societies, Cafes and Restaurants, Telford Town Centre. Granted 17/02/1992

W91/0926 Change of Use of Ground Floor and Basement to Banking Premises, Units 4 & 5, Brodie House, Town Centre. Granted 05/11/1991

W91/0927 Advertisement Display of 2 Internally Illuminated Fascia Signs and One Projecting Sign Advertisement, Units 4 & 5, Brodie House, Town Centre. Granted 05/11/1991

W91/0928 External alterations to proposed Banking Premises, Units 4 & 5, Brodie House, Town Centre. Granted 05/11/1991

W92/0355 Change of Use of Unit 3 to form an extension for existing Restaurant, and alteration to existing Shop Front, Unit 1/2/3/Brodie House, Telford Shopping Centre. Granted 29/05/1992.

W92/0746 Advertisement Display of Internally and Externally Illuminated Signs, Asda Dale Store, Telford Shopping Centre. Advertisement granted 18/09/1992

W92/0836 Refurbishment of existing Shopping Centre, Telford Town Centre. Granted 22/12/1992

W93/0455 Display of Internally and Externally Illuminated Signs Advertisement, Unit 6, Brodie House, Telford. Granted 06/07/1993

W93/0496 Construction of a Refuse Store, Telford Shopping Centre, Beech Car Park, Telford Town Centre. Granted 28/07/1993

W93/0677 Display of an Internally Illuminated Sign Advertisement, Units 4/5/Brodie House, Telford. Granted 29/09/1993

W93/1031 Formation of two Pedestrian entrances with associated car parking, Asda, Telford Shopping Centre, Telford. Granted 07/03/1994

W94/0485 Advertisement Erection of 11 Directional Finger Posts, land at Area 1, Telford Town Centre. Advertisement granted 07/07/1994

W94/0498 Advertisement Erection of Nine Directional Finger Posts Advertisement, Land at Town Centre, Telford. Granted 11/07/1994

W96/0039 Change of Use from Class A3 Restaurant to Class A2 (Financial and Professional Services) and New Shop Front, Units 3,4,5, Brodie House, Telford Town Centre. Granted 28/02/1996

W96/0040 Advertisement Display of an Internally Illuminated Fascia Sign and Projecting Internally Illuminated Sign Advertisement, Units 3,4,5, Bridie House, Telford Town Centre. Granted 28/02/1996

W96/0257 Alterations to access and egress and for the re-alignment of internal car park layout (scheme 1), Red Oak Car Park, Grange Central, Telford Town Centre. Granted 12/07/1996

W96/0258 Alterations to access and egress and for the re-alignment of internal car park (scheme 2), Red Oak Car Park, Grange Central, Telford Town Centre. Granted 09/07/1996

W96/0357 Reconfigured surface level car park of 283 spaces and proposed multi storey car park of 698 spaces, Cherry Pink Car Park, Grange central, Telford Town Centre. Granted 30/12/1996

W98/0053 Change of use of part of Restaurant to Bank and alterations to existing Front of Bank, Unit 4/5, Brodie House, Telford Town Centre. Granted 11/03/1998

W98/0378 Display of Static Internally Illuminated Signs Advertisement granted, Yorkshire Bank, Unit 4/5, Brodie House, Telford Town Centre. 03/06/1998

W98/0458 Display of two Internally Illuminated Fascia Signs 1 to Front & 1 at rear of Existing Shop Unit Advertisement, Unit 2, Brodie House, Telford Town Centre. Granted 23/11/1998

W99/0101 Display of two Externally Illuminated Signs Advertisement, Unit 1, Brodie House, Telford Town Centre. Granted 04/05/1999

PLANNING POLICY CONTEXT: National Planning Guidance

National Planning Policy Framework came into force on 27th March 2012. There is a presumption in favour of sustainable development.

Part 2 entitled “Ensuring the vitality of town centres” states:

“23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- recognise town centres as the heart of their communities, and pursue policies to support their viability and vitality;
- define a network and hierarchy of centres that is resilient to anticipated future economic changes;
- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
- retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
- allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre.
- Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;
- Recognise that residential development can play an important role in ensuring the vitality of centres and set policies to encourage residential development on appropriate sites; and
- Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.”

“24. Local Planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.”

“25. This sequential approach should not be applied to applications for small scale rural offices or other small-scale rural development.”

“26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local

Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local customer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.”

“27. When an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.”

Paragraph 40 which is part of promoting sustainable transport states:

“40. Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate.”

The Shropshire and Telford & Wrekin Joint Structure Plan 1996 – 2011
(adopted 2002)

Saved Policy 31 Sustainable Transport Strategy

The Wrekin Local Plan, Adopted 2000

Relevant Saved Policies

EH7 Land Contamination
EH8 Remedial Action on Contaminated Land
EH14 Land Stability
UD2 Design Criteria
UD3 Urban Design Assessments
UD4 Landscape Design
UD5 Public Art
UD6 Major Transport Corridors and Gateways into Telford
TC1 Town Centre
TC2 New Shopping Development in Telford Town Centre
TC3 Leisure Uses and A3 Uses
TC4 Mixed Use Development
TC6 Office Development
T22 Planning Obligations

Local Development Framework Core Strategy (CS)
Telford Core Strategy – The Core Strategy Development Plan Document (DPD) was adopted in December 2007 and is the key strategic LDF document that sets out the vision and spatial development strategy for the area and for subsequent DPDs to follow.

CS2 Jobs
CS3 Telford
CS4 Central Telford
CS8 Regeneration
CS9 Accessibility and Social Inclusion
CS10 Community Facilities
CS12 Natural Environment
CS13 Environmental Resources
CS14 Cultural, Historic and Built Environment
CS15 Urban Design

LDF Central Telford Area Action Plan

TC1 Town Centre Core
SA1 The Existing Shopping Area
CT1 Mixed Use
CT2 Retail
CT3 Employment
CT6a Leisure, Culture and Tourism
CT6b Establishing the Evening and Night Time Economy
CT6c Managing the Evening and Night Time Economy
CT8 Box Road
CT9 Other Highway Network Improvements
CT10 Parking
CT12 Public Transport
CT13 Pedestrian and Cycle Network
CT14 Environmentally Sustainable Buildings
CT15 Design
CT17 Public Realm
CT18 Storey Heights and Tall Buildings
CT19 Biodiversity
CT20 Landscaping
CT23 Developer Contributions for Delivering Infrastructure
CONSULTATION RESPONSES:

Development Plans have made representations concerning the proposals and confirm that the site is within the Town Centre as defined by Central Telford Area Action Plan (CTAAP) and within the Town Centre Core sub character area TC1a the existing shopping area. The cinema proposal in Central Square is subject to the following policies of CTAAP:

- Policy TC1 The Town Centre Core states any proposals need to demonstrate how they contribute towards bringing forward a mix of

uses together with the supporting infrastructure. The details of design, height and layout of buildings must be agreed as part of the planning application process. Policy CT1 Mixed Use also states that development proposals must demonstrate opportunity for mixed use has been explored (a mix of retail and leisure is proposed here (is any office use proposed?))

- Site Allocation SA1 The Existing Shopping Area states proposals for leisure uses here are to be founded in Central Square. The aim is to make more efficient use of land and improve skylines with variety of building heights. There are aspirations to improve existing public spaces. Proposals also need to incorporate outward facing frontages to rest of Town Centre area. Development in this area needs to contribute to key infrastructure including Strategic Link B across Grange Central. It is important to note that SUDs features will be required on all developments.
- Policy CT6a Leisure, Culture and Tourism states that development proposals for leisure activities will be supported in the existing shopping area, Central and East Southwater. It also emphasises the need to contribute to enhanced links between Southwater and the existing shopping area. More consideration needs to be given to this lack of suitable routes when the Shopping Centre is closed, given the potential safety issues.
- Policy CT6b Establishing the Evening and Night-Time Economy states that Central Square is an acceptable location for evening and night time uses, such as a cinema and a balanced mix of uses will be sought. Proposals would need to conform with the Design for Community Safety Supplementary Planning Document and no leisure uses would be allowed that created a negative impact. The incorporation of commercial leisure uses, such as the proposed cinema, is likely to benefit the functionality and performance of the centre by attracting a different sort of clientele into the town centre. For example, a cinema is likely to attract people during those hours when the shopping centre is closed (6pm) and the times later in the evening when those visiting the bars and clubs in Central Square (and elsewhere) are likely to spill out into the public areas (10pm and later). The leisure uses will therefore compliment the existing activities in the centre by 'filling the gap' when the centre might otherwise be less active, thus supporting the plan objective of increasing the use of the town centre into the evening by broadening the range of activities and attractions available. How the proposals will contribute to the measures set out in CT6c and help manage the evening and night time economy is however not set out. More detail should be sought on this.

In terms of our evidence base the 2008 White, Young, Green Retail & Leisure Study shows need for 11 screens in Telford & Wrekin. There are currently 10 screens at the existing Odeon in the Civic Quarter. The capacity will increase to between 12 and 13 screens by 2011, 15 and 17 screens by 2026, 17 and

19 screens by 2021 and 18 and 22 screens by 2026. By 2016, there will be capacity for an additional cinema in the Borough of up to seven screens, over and above existing capacity dependent upon which population growth scenario in the Telford area materialises. The study also states that any new cinema should be within the town centre and given the proposal's in-centre location, PPS4 would not support refusal around lack of capacity in any event.

There are other important issues to consider aside from policy, notably surrounding design and access. Movement, access and pedestrians need to be considered alongside how the development functionally and visually 'fits in'. The current layout of Central Square creates a 'cul de sac' and it will be important to assist with movement issues and improve linkages with Southwater especially once the shopping centre is closed in the evening. Consideration will need to be given to how the area is serviced by different transport provisions. There are also concerns regarding the evening and night time economy surrounding anti social behaviour which would need to be addressed by means of design.

Policies CT15 (Design), CT17 (Public Realm) and CT18 (Storey Heights and Tall Buildings) are concerned with the design and appearance of all new development and the requirement for high design standards across Central Telford. Policy CT15 seeks the creation of an attractive, distinct and recognisable town centre, delivering contemporary architecture which is fit for purpose, with well connected streets and spaces accessible to all. The key aspect of Policy CT17 states that development must support the changes planned to the highway network in the town centre in accordance with the transport policies. Policy CT18 supports the creation of town centre with a distinct appearance and skyline, with buildings 'appropriate' in scale and height. Tall buildings are specifically supported in the town centre.

There are design considerations with regard to the proposed development, that need to be carefully addressed, such as the relationship to Grange Central and issues related to pedestrian connections to Southwater (which were discussed at the recent Strategic Applications Workshop on 27th September). It does however seek to introduce new streets that are fronted by active uses at ground floor with buildings that are designed (based on artists impressions) to a contemporary style and height appropriate to a town centre location in line with CTAAP design policies.

The scheme presented thus far proposes a range of uses and scale of development that accords with the policies as set out in CTAAP. The issues relating to pedestrian circulation, access, parking and other matters highlighted above are detailed considerations that may be possible to resolve through the planning application process, and which do not necessarily go to the heart of the proposals in principle.

The Shropshire Fire Service comment on access for emergency fire service vehicles. It will be necessary to provide adequate access for emergency fire vehicles. There should be sufficient access for fire service vehicles to within

45 metres of every point on the projected plan area or a percentage of the perimeter, whichever is less onerous. The percentage will be determined by the total floor area of the building. This issue will be dealt with at the Building Regulations stage of the development. However, the Fire Authority advise that early consideration is give to this matter.

'The Building Regulations, 2000 (2006 edition) Fire Safety Approved Document B5' provides details of typical fire service appliance specifications.

Sprinkler Systems – Commercial premises.

The benefit of installing a correctly designed sprinkler system which can detect and control a fire at an early stage of development will rapidly reduce the rate of production of heat and smoke. Evidence suggests that where fire sprinkler systems have been fitted, fire deaths have almost been eliminated, fire injuries reduced by over 80%, and a significant improvement in fire fighter safety achieved. In addition, property damage has been reduced by over 80% and where sprinklers are fitted there is a considerable reduction in the volume of water taken from service mains by the fire and rescue service for fire fighting. Accordingly, it is strongly recommended that consideration is given to the installation of a sprinkler system that conforms to the BS EN 12845:2005 – LPC Rules for Automatic sprinkler Installations published by the Fire Protection Association.

Drainage Engineering Services at the Council originally commented that although this application is for outline planning permission, with all matters reserved, the principals of foul and surface water drainage are required.

Information is required as to how the site will be adequately drained, and provide a 30% betterment in existing surface water flows for all storm events up to 1 in 100 year event (with a 30% allowance for climate change). Full calculations and detailed drainage design should then be provided as part of the reserved matters application.

Later, comments were received that supported the application subject to the imposition of standard conditions B61 and B74.

Geotechnics in an email dated 30th March 2012 state that they will accept the wording of Waterman Group regarding the conditions placed on their application for the recent Town Centre application (cinema). Geotechnics will accept Waterman's wording as below as the original wording of the condition would stop them from demolishing the existing structures first to achieve appropriate testing.

"Outline foundation proposals shall be submitted and approved by the Local Planning Authority at the Reserved Matters stage." The Site Investigations and further information if available would be submitted following reserved matters with detailed design information submitted and regulated through building control as per normal.

The Trees and Woodland Officer accepts the recommendations of the consultant Brad Docherty which are:

“...Tree planting to the central Boulevard would be *Betula utilis jacquemontii* ‘Doorenbos’ size 30-35cm Girth Height 6m+. With regards to the roots and potential conflict with the lighting scheme, we would propose to introduce a Greenleaf ‘Root Director’ with a root cell system with root rain irrigation...”

Generally, there is no objection and are satisfied that other issues can be addressed through the ‘reserved matters’ process.

The Architectural Liaison Officer for West Mercia Police. The original reply was as follows. The general layout of the proposal is acceptable and when completed will enhance the area. Where you have public open space and business opportunities it will increase movement of the general public. With the development of premises that will show an increase in the night time economy it is important to consider if such a development will have an impact on crime and disorder issues within Telford town centre. Telford town centre itself generates crime ranging from Theft, Criminal Damage to serious assaults. It is important at the outset to put in place measures that will help reduce crime and disorder. Consideration should be given to the completion of buildings to the ACPO police approved Secured By Design Standard.

The Police Licensing Officer should be consulted on issues relating to the appropriate licensing of premises within the new development. The area should be covered by a good quality CCTV system that should be monitored. They are aware that Telford & Wrekin Council is proposing to operate a CCTV control room within the nearby Southwater development that will be monitored 24 / 7. Any CCTV system should be installed to a standard whereby suspects and offenders can be recognised
And footage can be use din court proceedings. Advice for the installation of a suitable CCTV system can be obtained from CCTV in Focus, an independent company with approved ACPO Secured By Design.

All external lighting should also be installed to a high standard and should not leave ‘dark’ areas where would be offenders could hide or escape to. It is important to review the locations of CCTV cameras when planning street lighting.

Having reviewed the proposed layout comment is made on an area that is outside the actual proposal but would benefit from being redesigned/ developed at the same time. The area to the south of Central Square contains a number of walkways and a footbridge etc. This area could pose a problem if there is to be an increase in foot passengers that will be using or passing through it. Ideally this area should redesign to improve foot passage. Consideration could be given to having a Section 106 Agreement in place to enable the area to be developed that would allow for the safer passage of pedestrians to and from the area.

It should be remembered that this proposal and the nearby Southwater Development have to potential to vastly increase the number of persons who

use the area. These newly developed areas should not become 'hot spots' for crime and disorder.

Finally, with regard to any planning issue the authority has a duty under Section 17 of the Crime and Disorder Act, 1988 that clearly states: "it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions of, and the need to do all that it reasonably can to prevent crime and disorder in its area."

In a subsequently reply the Advisor is pleased that there will be linkage improvements between the application site and the bus station. This will include additional CCTV and street lighting. These additional measures will improve surveillance of the area and give additional reassurance to persons who are passing through the area.

Ecology comment that the sub-station in the footbridge was subject to an inspection for bats. No evidence of roosting or feeding perches was found.

This survey was undertaken to support the Masterplan development, rather than this specific planning application. The following comments, copied from the survey, are not relevant to this planning application but should be taken into account as part of the Masterplan development.

The northern footbridge along Grange central contains a storage area within one of the supporting pillars. The front of this storage area has wooden doors with wooden slats above. One of these slats is missing providing access to this area for bats. However, access could not be gained during the survey.

It is ... recommended that if works are to be undertaken on the footbridge along Grange Central (or the storage area within the supporting pillar), which are likely to impact on the integrity of the structure of works are likely to have any indirect impacts on this area, an internal survey of this storage area should be undertaken in order to fully assess its potential to support roosting bats.

... additional planting across the Masterplan Site and green/brown roofs, would improve the Masterplan's Site's suitability for foraging bats. Other enhancements to encourage roosting bats could be incorporated into the new buildings. These include artificial roosting opportunities, such as bat boxes on the trees and buildings as well as bat tiles and bricks.

Lighting around the buildings should be kept to a minimum by using low level, directional lighting and reducing any lighting along wildlife corridors and tree belts.

Suitable habitat for birds is limited to the sporadic areas of shrubs and trees across the Masterplan Site. Starlings and House Sparrows were recorded during the survey.

Bird boxes can provide nesting opportunities for birds that would not normally be present in city centres. The boxes need to be located on trees or buildings that are close to foraging locations as many smaller birds do not travel far from their nesting places.

Any development within the Masterplan Site would result in the loss of habitats of value within the context of the Masterplan Site or less, namely buildings and hard standing, tree belts, scattered trees, broadleaved plantation, scattered shrubs, bare ground and amenity grassland. Any existing retained planting could, however, be supplemented with native scrub and tree species, of local provenance, which are fruit and seed bearing. This would provide a food source for birds, small mammals and invertebrates (and therefore bats). This additional planting would therefore enhance the Masterplan Site (namely the main shopping centre) is relatively isolated and this fragmentation can prevent many species from colonising new habitats. There is the opportunity to enhance the core area with additional planting, which could allow species, such as bats and birds to move across the Masterplan Site with greater ease and connect the Town Park LNR and Wildlife Sites.

Green and/or brown roofs as well as green walls could also be incorporated into the design of the buildings on the Masterplan Site to provide increased ecological habitat on Masterplan Site. These roof systems could be modified to include a range of habitats and thus increase their positive impact on biodiversity.

Insect boxes can be provided, located on trees or buildings that are close to other areas of landscaping.

In addition, there is the potential for the proposed development to impact on the Telford Town Park LNR and Wildlife Site, which both lie 0.5km to the south and the Randlay Wood Wildlife Site that lies within 0.5km to the south east of the Masterplan Site boundary. There is likely to be an increase in human disturbance on the LNR and Wildlife Sites, which supports a number of protected and notable species, such as invertebrates, bats and birds, particularly if the redevelopment proposals include residential homes. This could partially be offset by providing alternative outside amenity space for the public within the proposed Masterplan proposals. There should be consultation with Telford & Wrekin Council, the Shropshire Wildlife Trust and the Shropshire County Ecologist at an early stage to develop a mitigation and enhancement strategy.

Sustainability comment that there are some positive sustainability/aspects of the development, for example the development has been designed to achieve BREEAM 2011 'Very Good' rating and to achieve the 10% reduction in carbon emissions through the use of low or zero carbon technologies.

Taking this into account it is recommended the standard of BREEAM 'Very Good', with a requirement to incorporate on-site renewable energy generation

to meet at least 10% of the developments anticipated energy demand' (Central Telford Area Action Plan, 2011) be conditioned.

Hollinswood & Randlay Parish Council is pleased to see the inclusion of the pedestrian link. A footbridge is considered essential.

Lawley & Overdale Parish Council await further information when detailed planning is available. The only comment to be made at present is questioning if the local population could support two cinemas in such close proximity?

Environmental Health (pollution control) has no objections.

The Highways Agency (HA) originally commented that they have looked at the Transport Assessment (TA) accompanying this application and would appreciate confirmation that the proposal excludes any type of drive-through restaurant.

The HA consider that the 'new', 'wider area transferred trips' and 'diverted' trips all have the potential to impact on the Forge Roundabout and the operation of the M54 slip roads. For the Strategic Road Network (SRN), this equates to 55% of weekday trips and 63% of Saturday trips associated with the proposals, depending on how traffic is distributed and assigned over the highway network.

No evidence is provided in the TA of where the 'wider area transferred' and 'diverted' trips have come from, and what sections of the highway network they will use. The HA therefore require further clarification on this point and commentary to explain the potential impact on Forge Roundabout in the weekday and Saturday peak hours. The HA need this information before an accurate view on traffic impact can be provided.

The transport assessment methodology assigns the development trips associated with the committed planning application for Red Oak, Asda and Southwater by applying background growth factors. This is a non-standard method of accounting for committed traffic growth on the network and not in accordance with DfT Guidance on Transport Assessments. The HA would like to see the methodology on how this has been applied.

Since the HA are unable to determine what impact these proposals have on the SRN, the HA have little choice other than to issue a TR110 directing the application is not granted planning permission for a period of one month. This will allow the applicant time to produce a short technical note to address the points raised in this letter.

The HA's final comments are that further to their original response, they are in receipt of a further technical note provided by the applicant's transport consultants. The HA are now satisfied the level of impact on the Strategic Road Network has been adequately quantified.

Since the application will make a financial contribution to CTAAP and towards the necessary infrastructure mitigation (of which the Forge Roundabout is stated as number one priority), please find our TR110 offering no restrictions on grant of planning permission attached.

The Highways Engineer has made the following comments. The Application has been submitted as Outline with all matters reserved for subsequent approval. Indicative plans have accompanied the application to prove the development can be accommodated on the site and does not prejudice the extant permission W200/1074. Additional indicative plans have been submitted to show how the development can be accommodated with the CTAAP box road improvements and I have commented on the suitability of these below.

For the avoidance of doubt the Transport Assessment has been carried out on the maximum floor area being requested of 11,336sqm GFA (comprising of 7085sqm A1 and 4251sqm Cinema - approx. 1960 seats). This is the worst case development mix for trip generations and the trip rates for this are all that have been formally submitted and agreed at this stage. The CTAAP contribution of £584,764.32 has been based on this. As the exact development mix is unknown at this time and the building could be potentially be smaller there is a possibility that the applicant will look to renegotiate the CTAAP contribution at the reserve matter stage.

Please be advised that I have no objections in principle to the proposal subject to the following conditions:

1. Prior to the commencement of any development details shall be submitted for the approval of the Local Planning Authority indicating:
 - a. Means of access.
 - b. Layout of the site including disposition of buildings and provision of adequate parking, turning and servicing within the site curtilage.
 - c. Enhanced pedestrian linkages, to include a signal controlled crossing between the site and Grange Central, Hollinswood, the Cherry Pink car park and the existing Town Centre.
 - d. Means of surface water drainage from all areas to remain in private ownership.
 - e. Full road construction details including longitudinal sections, materials, street lighting and a satisfactory means of draining roads to an acceptable drainage outfall.
 - f. Provision of a relocated bus stop and associated infrastructure on Grange Central.
2. Prior to commencement of any development full details of the car park management plan for the Town Centre Car Parks, including any highway signage strategy, and the gated access to the Central Square car park, shall be submitted to and approved in writing by the Local Planning Authority.

3. Before any buildings are occupied details of the Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Workplace Travel Co-ordinator. The Travel Plan shall set out proposals, including a timetable, to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually to the Local Planning Authority for approval for a period of five years from first occupation of the development.
4. A scheme of improvements to the pedestrian linkage between the application site and the bus station according with the principles of Benoy plan BNY-CS-03-0023-A01 and including CCTV, street lighting and pathway widening, will be submitted and approved prior to the commencement of development. The approved works shall be carried out prior to the first occupation of any part of the development.
5. Development shall not take place until details of the siting, design, number and location of cycle parking facilities have been submitted to and agreed in writing with the Local Planning Authority. The cycle parking facilities shall be provided in accordance with the agreed details before the development is first brought into use and opened to the public.

Agreements

The CTAAP contribution from this proposal as currently presented has been calculated at £584,764.32. An additional sum of £5,000 will be required for monitoring of the travel plan. These will need to be secured through a Section 106 Agreement.

Any highways works identified at the reserve matters stage that affects areas of the existing adopted highway, such as the bus stop, footway links and signal crossing will need to be covered by S278 Agreement Highways Act (1980).

Note to the Planning Officer and for the attention of the Applicant

The applicant has submitted some draft conditions and a draft heads of terms for the S106 Agreement.

I have drafted my own conditions for your consideration but Conditions 4 and 5 above are the applicant's suggested Conditions 12 and 13 which I have quoted verbatim.

As mentioned above the applicant has assessed the traffic impact on the basis of the worst case development mix and the maximum floor area is

defined by the Agent (and repeated above). As such the CTAAP contribution figure is also a worst case scenario. The applicant will want the opportunity to revisit this in some way should the development be smaller or the mix be different within the Use Classes that are being applied for. Legal Services will need to advise on the draft Heads of Terms Clause 2. The triggers seem reasonable.

Whilst not intended for determination at this time the applicant has submitted some additional details in connection with the position of the signal crossing to Grange Central (PB drw. 20069/211/002) and the siting of the relocated bus stop (three possible solutions shown on PB drw. No 20069/211/016 attached).

The position of the signal crossing is acceptable in principle subject to detailed design and additional works to provide linkages to the existing footway network and Cherry Pink car park.

There has been no discussion as to what will happen to the earthworks associated with the existing bridge structure but I would assume this would be removed. It sought of falls with the remit of the highway works but could also be covered by landscaping etc.

Of the three possible locations for the bus stop the most likely to progress is the SW option opposite Cherry Pink car park. The NE option by the petrol is possible but would be subject to the provision of appropriate pedestrian linkages over Red Oak car park and possible changes arising from W2009/1074. The on road stop is unlikely to be supported.

An objection has been received from an individual. He is opposed to the plans to convert the location of Iceland in the town centre to build a cinema since it will affect our daily lives by the Car Park: noise pollution; in the past we have had issues with poor television signals due to multi storey; parking issues (due to parking charges we get people parking by flats); and relocation of bridge (public right of way).

PLANNING CONSIDERATIONS:

Principle of Redevelopment

The Core Strategy's long term development vision will see the transformation of Telford's centre into an 18 hour, seven days a week focal point for recreation, leisure, and cultural services and facilities. It will provide new jobs, new opportunities and new wealth, to transform the image and perceptions of Telford. This is supported by policy CS4, which states that Central Telford area will be the main focus for major housing, employment, retail, recreation, leisure service and mixed development by creating more shops, offices, cafes and restaurants, sports, recreation and leisure. Accommodating a mix of uses to encourage people into the town at different times of night and day, is a key feature of this scheme and is fully compliant with Core Strategy policies.

The Central Telford Area Action Plan expands this vision and policies of the Core Strategy from the Town Centre, where the vision has been refined and bolstered so that the town centre provides a vibrant, sustainable, commercial and cultural heart for the town that looks, feels and functions like an identifiable Town Centre. The new cinema proposal together with that recently granted planning permission in particular will provide a contrast to the present focus as an indoor shopping centre, especially at night.

The application site is a vital component to delivering this vision as it is mainly located within the Town Centre Core (the new interconnecting at-grade footbridge is to the immediate east of the primary shopping area boundary). Any scheme here is important to establishing a heart to the town – in terms of ambitions, it is clear that development is expected to be characterised by more intense, mixed use activity.

The proposal is for a mix of uses, cinema, retail and food, and beverages, with a new footway. The proposals are in accordance with the uses allocated within Site Allocation SA1 of CTAAP.

The proposal represents the redevelopment of a brownfield site within the town centre, with good access to public transport. The town centre location of the development site meets the aspirations of both the Development Plan (including the Wrekin Local Plan and Core Strategy) and the National Planning Policy Framework. The application site is most certainly a very obvious location for the uses proposed.

In terms of accessibility the town centre is ideal for this type of development providing the design of the scheme contributes to the creation of the strategic linkages as set out in CTAAP. In terms of uses, the proposals are leisure focused in line with the allocation (SA1) for the site within CTAAP. The proposed uses support Policy CS14 of the Core Strategy which identifies the need to develop a 'cultural quarter' within Telford Town Centre to improve the night time economy. In addition, the supporting text to Policy CS9 of the Core Strategy recognises that leisure, sport and recreation infrastructure will be an important resource for the development of the town centre.

CTAAP aims to establish an evening and night time economy, through Policy CT6b, and the proposed development is suitable for this as long as no leisure uses create an unacceptable impact on neighbouring uses. This development will introduce a lot more people into this area in the evening and night and it is essential this is managed effectively as set out in Policy CT6c. Members will note the Police's views on this site. It is considered that the scheme has, as best it can, designed out the potential for crime, although infringements of the law cannot be guaranteed. There is good surveillance from buildings, well integrated footway network with a well lit environment and protected by CCTV measures.

Furthermore, with the emphasis on the developments forming part of the night time economy, there will be plenty of available car parking spaces for vehicles since the main units of the shopping centre are closed in the evenings. This

addresses the concern of the local resident who objected that visitors may use adjacent residential areas for parking.

It is considered that the principle of redevelopment of this site for a mixed use centre is in accordance with planning policies and guidance in the National Planning Framework, Core Strategy and CTAAP.

Layout, scale and design:

This is an outline planning application and so the main details of the development, apart from already given under description of proposals, will be a matter to be considered in the reserve matter application which will be submitted in the event that planning permission is granted.

Public Realm and Landscaping:

Development must conform to the principles set out in CT17 Public Realm. Again, these are details that can be considered in the reserve matter planning application.

Highways:

The proposals do not include the extra car parking spaces. This is because the extra people the night time economy will generate will be more than offset by the fact that the main shopping centre is closed in the evenings and consequently there will be substantial numbers of car parking spaces available. The Highways Agency has also withdrawn its application. The highways aspects of the proposals are compatible with Policy CT10.

The proposed replacement of the current footbridge into Hollinswood residential area with a new at-grade footbridge is welcomed as an improvement. The proposals are therefore considered to conform to CT13 of CTAAP, with a high quality pedestrian at-grade footbridge replacing the existing footbridge. The issue of the lack of suitable pedestrian routes when the main Shopping centre has closed down in the evening can be addressed at the reserve matters stage.

Sustainability:

The application is supported by a Sustainable Energy Strategy. Which concludes that the proposals would be very good under the BREEM criteria. This can be imposed as a requirement by a planning condition as recommended by the sustainability officer. The proposals are therefore in accordance with policy CT14.

Ecology:

It would be appropriate given the comments of the ecology officer that in any outline permission granted, a condition is imposed requiring a bat roosting survey to be undertaken of the internal area of the footbridge.

Geotechnics:

The comments of Geotechnics are noted and this can be addressed in the imposition of a planning condition in the event that an outline planning

application is granted. Consequently the proposals comply with policies ES14 in the Wrekin Local Plan and CS13 in the Core Strategy.

Drainage:

The site is classified within Flood Zone 1 and there is no restriction on the types of development that can occur within these zones. The development is therefore considered to be compatible with policy CS13 in the Core Strategy.

Environmental Health have not objected.

Archaeology:

An archaeological and cultural heritage desk based assessment has been produced by the consultants Waterman in May 2008. The site is not located in an area of designated archaeological potential. Given the scale of redevelopment of the town centre since the 1970s there very unlikely to be any near surface archaeological remains.

There are no statutory or locally listed buildings or conservation areas on or adjacent to the site. The Ironbridge World Heritage Site lies over 4km to the south and would not be affected.

Planning Obligations

Policy CT23 of CTAAP requires development proposals in Central Telford to provide for the delivery of infrastructure which arises from the new development, including site related and strategic demands.

The proposals will require highways improvements, travel plan monitoring, public art and Section 106 Agreement monitoring, which in total come to £619,765.

Economic, Employment and Regeneration benefits:

The proposals will generate significant employment opportunities in the cinema and A1-5 uses. The existing users of Brodie House will be relocated within the town centre and therefore remain in Central Telford in accordance with CTAAP policy. There will be a net increase in employment.

The proposal represents an application for main town centre uses (retail and leisure development) within a defined town centre. Furthermore the proposal is compliant with the CTAAP as an up to date development plan, particularly Policies CT6a and CT6b which respectively supports new leisure activities in the existing shopping centre and allocates Central Square as a location for evening and night time economy uses. Therefore the application is within the town centre and is in accordance with the development plan.

The redevelopment of this site represents a substantial construction costs, which will aid regeneration and bring further investment to the area. It creates a leisure hub and will improve the night time economy with the Town Centre in accordance with the Council's overall vision for the Town. The public realm is a clearly defined pedestrian priority route to assist in the integration of this area with the rest of the existing shopping centre. The design of the building and public realm is high quality and inclusive, which will improve the character and quality of the area.

The development represents significant economic development for the area and will lead to some 99 job gains for the local area, as well as supporting the construction industry during the development.

The proposal will result in a significant increase in customer choice for eating, drinking and a new cinema to watch films, particularly in the evenings and night, which is currently the biggest issue with the function of the existing Town Centre.

This sustainable development is considered to accord with the underlying principles of the National Planning Policy Framework, which urges local authorities to attach significant weight to the benefits of economic growth.

Conclusion

The proposal will deliver much needed leisure uses, which are compliment those being developed by the Southwater Project and will improve the night time economy, in line with policies within CTAAP. In addition to meeting policy requirements the development will bring regeneration benefits through redevelopment of this brownfield site, employment benefits, sustainability benefits and customer benefits through a new cinema and increased choice and competition. The one objector's concerns can be addressed through appropriate conditions.

The proposed redevelopment has been fully considered and assessed to be in accordance with the national planning policy framework, RSS, the Core Strategy policies and Wrekin Local Plan Saved Policies.

RECOMMENDATION: that subject to the signing of a Section 106 Agreement for the following:

1. Travel Plan Monitoring Contribution - £5,000 paid on first occupation of the development.
2. CTAAP Highways Contribution – This will be paid on first occupation of the development. The contribution shall be the lesser of:
 - (a) £584,765 (this maximum has been calculated on the basis of the theoretical mix of developable floorspace permitted by the outline planning permission which would result in the highest CTAAP contribution); and

- (b) A sum calculated in respect of the actual mix of floorspace to be constructed pursuant to the outline planning permission for which approvals are issued to the outline planning permission calculated in accordance with CTAAP's policies on Highways Contributions. Such sum shall be agreed between the owner and the Council before the commencement of the development.
3. Public Art – The owner shall provide Public Art to a value of no less than £25,000 within the development or other land within its control within Telford Shopping Centre. The precise nature of the work or works of art and location(s) to be approved by the Council before first occupation of the development and then provided no later than one year from first occupation of the development.
4. S106 Monitoring Contribution - £5,000 paid on commencement of the development.

GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:

- | | |
|--------------|--|
| 1. A01 | Time Limit Outline |
| 2. A03 | Time Limit – Reserved Matters |
| 3. B01 | Standard Outline all matters reserved |
| 4. B26Custom | Shallow Mine Workings |
| 5. B57 | Land Contamination |
| 6. BCustom | Site Environmental Management Plan |
| 7. B61 | Foul and Surface Water |
| 8. B71 | Surface Water Drainage |
| 9. B74 | Brownfield Run off rates |
| 10. BCustom | Geotechnical Slope Stability |
| 11. BCustom | Outline Foundation Proposals |
| 12. BCustom | Highways Details |
| 13. BCustom | Car Park Management Plan |
| 14. BCustom | Travel Plan |
| 15. BCustom | Pedestrian Linkage Scheme |
| 16. BCustom | Cycle Parking Facilities Scheme |
| 17. BCustom | Installation of a Sprinkler System |
| 18. BCustom | Carbon Emission Report |
| 19. BCustom | Bat Roosting Survey |
| 20. C113 | BREEAM |
| 21. C38 | Development in accordance with deposited plans |
| 22. CCustom | Development in accordance with consultants reports |

Informatives

- | | |
|-----|-----------------------|
| I06 | Section 106 Agreement |
| I32 | Fire Authority |

I40	Conditions
I41	Reason for grant of permission

REASON FOR GRANT OF PERMISSION

The proposed redevelopment has been fully considered and assessed to be in accordance with guidance in the National Planning Policy Framework, the RSS, the Core Strategy policies and Saved Wrekin Local Plan policies.

The proposed buildings are of a suitable scale, mass and design, which respects and responds positively to the site context and surrounding environment and meets the Urban Design policies contained within the adopted Wrekin Local Plan and Core Strategy. The site layout creates and reinforces pedestrian linkages to produce a safe and secure environment in accordance with the urban design policies in the Core Strategy and Wrekin Local Plan. The traffic movements generated by the development can be accommodated without detriment to the highway safety. A financial contribution is necessary to support long term objectives of a travel plan monitoring, highways improvements, public art and Section 106 Monitoring in the CTAAP area.

The development includes the redesigning of public realm to compliment the new buildings and maintain and improve links. Detailed technical issues can be assessed in any subsequent reserve matters planning application.

TWC/2012/0145 Maddocks Sports & Social Club, Church Street, Oakengates, Telford, Shropshire, TF2 6BP

Demolition of existing clubhouse and outbuildings and erection of a new clubhouse facility and bowling green with parking areas and 30no. dwellings comprising of 18no. 2 & 3 bed houses and 12no. two bed apartments with new retaining walls, screen fencing and alterations to vehicular entrance to provide a new access road

APPLICANT

Maddocks Sports & Social Club

RECEIVED

17/02/2012

PARISH

Oakengates

WARD

Ketley and Oakengates

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, loss of existing buildings and sports facilities, affect on character and appearance of the area, contaminated land, highway issues, ecology, Green Network, archaeology & residential amenity.

THE PROPOSAL:

Outline planning permission is sought for the demolition of existing clubhouse and outbuildings and erection of a new clubhouse facility and bowling green with parking areas and 30no. dwellings comprising of 18no. 2 & 3 bed houses and 12no. two bed apartments with new retaining walls, screen fencing and alterations to vehicular entrance to provide a new access road at Maddocks Sports & Social Club, Church Street, Oakengates. The proposed development would involve the loss of 1 of the existing bowling greens.

The applicants are seeking outline planning permission with all matters reserved for consideration at a later date.

The applicants have submitted indicative drawings which show a new access road off Church Street, 17 VIP parking spaces adjacent Church Street leading to a new club house with a viewing terrace and new bowling green. There is a new 52 space parking area to the north of the club house and the bowling green is screened from the access road by a 2m high brick wall. The new access road continues in an easterly direction serving the proposed residential development located on the north, east and south eastern half of the site.

The elevational drawings of the dwellings show traditional features including brick segmental arches above multi paned sash windows, cill details, gable roofs, eaves details and low boundary walls to the fronts of the properties.

The house type mix comprises;

- 12 Type A 2-bed apartments plots 1- 4,7-10 & 27- 30
- 3 Type B 3-bed detached dwellings plots 5, 6 & 13
- 2 Type B 3-bed semi detached dwelling plots 23 & 24
- 3 Type C 3-bed detached dwellings plots 20, 21 & 22

- 10 Type D 2-bed semi detached dwellings plots 11,12,14,15,16,17,18, 19, 25 & 26.

All units have private amenity space. The proposed parking provides communal spaces for the flatted element, spaces adjacent to the dwellings (with some having garaging too) and a number of visitor parking spaces.

SITE AND SURROUNDINGS:

The application site comprises Maddocks Sports & Social Club and covers 1.45 hectares. The club has occupied the present site since the mid 1960's and is a private members club. It is roughly square in shape and comprises a club house, parking, 2 bowling greens and various ancillary sheds and buildings. The club house has a tired and dated appearance, the greens and flower borders are well maintained.

The north and eastern areas of the site, which are designated Green Network, slope away and include unmaintained grassed and scrub areas with tree covered slopes including Sycamore, Goat Willow, Birch, Ash Hawthorne, and Pine. The southern boundary abuts the rear gardens of 6 dwellings located along Holyhead Road (which sit significantly higher than the application site) and a vacant piece of land on the corner of Charlton Street and Holyhead Road; this land is being marketed for residential development (planning permission has previously been granted for 6 x 2 bedroomed dwellings on the site but never implemented W99/0539 OLG & W2001/0493 RMG). The eastern boundary abuts a horse grazing paddock. The northern boundary abuts a public footpath which runs along the rear gardens of properties located in Station Fields. The western boundary abuts the rear gardens of dwellings fronting Church Street.

The ages and design of the existing dwellings in the locality vary from detached and semi detached traditional 2 storey dwellings, 1960/70's houses and ex local authority housing. Further to the east are bungalows.

PLANNING HISTORY:

TWC/2011/ 0522 for the same proposal was withdrawn on 07.09.11 to allow the agent time to compile the outstanding information to enable the application to be resubmitted.

PLANNING POLICY CONTEXT:

National Planning Guidance
NPPF National Planning Framework 2012

Core Strategy:

CS1 Homes
CS5 District and Local Centres in Telford
CS9 Accessibility and Social Inclusion
CS10 Community Facilities
CS12 Natural Environment
CS13 Environmental Resources
CS14 Cultural, Historic and Built Environment

CS15 Urban Design

Saved Wrekin Local Plan Policies

UD2 Design Criteria

EH7 Contaminated Land

EH14 Land Stability

H6 Windfall Sites in Telford & Newport

H22 Community Facilities

H23 Affordable Housing

LR6 Developers Contributions to Outdoor Recreational Open Space Provision within New Residential Developments

OL3 Green Network

OL4 Development in the Green Network

OL5 Extensions and Redevelopment in the Green Network

OL11 Woodland and Trees

OL12 Open land and Landscape-Contributions from New Development

CONSULTATION RESPONSES:

Oakengates Town Council agrees that the site should be developed, but objects to these plans on the following grounds;

- Station Field properties are now overlooked by two storey houses. Also loss of light.
- The new retaining wall has allowed new properties to come even closer to Station Fields.
- Serious concerns over water run-off onto Station Fields.
- Increased traffic density at the junction with Charlton St, Vicar St, Dukes Hill and Holyhead Rd. This is made worse by the development of the Pear Tree.

The Council's Drainage Engineer supports the proposal subject to conditions B62 in respect of surface water drainage, B64 soakaway tests and B65 advising that soakaways should be more than 5m away from boundaries and buildings. Additionally as the site is over 1ha in size a full Flood Risk Assessment (FRA) is required in line with the requirements of NPPF, to ensure that the site can be adequately drained.

Furthermore, as the site contains both greenfield and brownfield development the appropriate run off rates must be achieved.

The Council's Geotechnical Engineer has advised that though the developer has gone some way to proving shallow mining does not affect the site, an appropriate depth has not been reached in the original report and therefore condition B50 shallow mining is required. Mineshafts effect the site, however an appropriate stand off has been demonstrated within this application. Some small areas of land fill exist on the site and large amounts of fill material. Therefore conditions B57 and C22 gas mitigation measures are required.

The Council's Ecologist has no objections in principle subject to conditions in respect of the retention of habitat features, a planting scheme and the erection of nest boxes, and informatives in respect of nesting birds (vegetation) and a management plan.

The Council's Tree Officer has no objection in principle subject to the following conditions. B120 Details of enclosure, with regard to the boundary/retaining wall and the possible mitigation strategy if any roots are encountered, if any trees are retained. B121 Landscaping Design, above & below ground services utilities. Given the large amount of trees adjacent to road, paths and houses root barriers should figure in the design, ducted services for ease of future maintenance etc. B122 Tree Survey, Retention/Removal Plan, buffer distances between retained trees & construction exclusion zones, location of HERAS fencing. B125 Details of Earthworks, B126 & B128 Landscape Management & Maintenance Plan, C70 No burning, C71 Soil Levels, C72 Material Storage and C76 Landscaping Implementation hard & soft.

The Council's Highway Engineer has no objections to the proposal subject to a S.106 contribution for various highway/footpath improvements. He notes that a pedestrian link is planned onto the Public Rights of Way network running to the north. As a result some remedial improvements will be required to mitigate its increased use. The local footpath infrastructure between the site and Bridge Street to the north also requires dropped crossing improvements to ensure the sustainability of the site is fully maximised and ensuring safe routes to Oakengates. Accordingly, a S.106 contribution of £10,000 to fund these improvements is required. These monies will be required upon the commencement of development, indexed and any unspent monies after 5 years will be refunded to the applicant. In addition full details of the means of access, including;

- the layout,
- construction,
- visibility splays of 2.4m x 33m
- and a suitable off site traffic management scheme to achieve vehicular speeds on Charlton Street/Church Street in line with these visibility splays has been submitted to and approved by the Local Planning Authority.
- The agreed details will need to be fully implemented before the development is commenced.
- Other conditions in respect of B32 - Road Design, B42 - Parking/Turning/Loading and B44 – Parking are required and informative I11 in respect of a S.184 Highways Licence are deemed necessary.

The Council's Capital Planning Officer has requested a contribution of £69,828 towards education facilities.

The Council's Outdoor Recreation Officer has requested a contribution of £600 per 2 bed property (or above) towards the upgrading of the nearest community use play / recreation facilities (which would serve the development area).

Sport England has no objections.

Shropshire Council has advised that the southern boundary of the proposed development site is crossed by the course of the former Ketley Canal and the eastern part of the site lies over an area of 19th-century mining remains. Archaeological remains relating to the canal and mine works may therefore be impacted on by the proposed development.

Following the notification of 70 surrounding properties and the display of site notice, 12 letters of objection have been received. The comments made are summarised below:

- I believe this development will dramatically and detrimentally impact on the basic 'right to light' at my property and sunlight, over looking, over bearing, loss of privacy, noise nuisance, disturbance,
- Insufficient parking, inappropriate layout and density,
- We have a wonderful array of wildlife and birds frequenting the shrubbery on the bank behind out houses, this will be lost to us if the bank is to be landscaped.
- Potential landslip as the shrubbery has the effect of holding together the mud and soil in heavy rainfall, if this is removed; I have no doubt half of the bank will eventually end up in mine and my neighbours gardens.
- This development will see my house overlooked by more than one property, which will dramatically reduce the value of my house.
- I am happy that Maddocks Social Club wants to re-develop, I am sure it will be of great benefit to the local community. But I would like to see the plans amended so that my property, finances and most importantly my light, are not compromised by it.
- The proposed planting scheme is hawthorn who will maintain this when it is established as it will soon encroach on my property and with small children it is not safe and takes away the lovely raspberry plants which so many people and wildlife alike enjoy to harvest.
- The close proximity of the social club as noise levels will be dramatically increased due to the speaker system/band stand being much closer. The tunnel effect also being a concern from the main entrance past the club and retaining wall + fence will mean the vehicle noise will be greatly increased as will the volume of traffic which will surely have a negative effect on the quality of mine and my families lives.
- Issues regarding vehicular access and egress.
- The major site investigation took place in 1991 I feel that using a report that is 21 years old for a development of this nature should not be allowed. I feel that a new site investigation should take place using the latest technology in ground investigation.
- Danger from asbestos when dismantling the club
- Danger from flooding,
- Impact upon the archaeology on the site.

PLANNING CONSIDERATIONS:

This is an outline application with all matters reserved; therefore, although the Agent has provided detailed drawings and a Design & Access statement, the drawings are indicative only to demonstrate that the site is adequate to accommodate 30 dwellings. Accordingly, consideration in respect of the principle of residential development on the site and the demolition and replacement of the existing sports facilities is all that is currently required.

The agent advises that the fabric of the existing building is unsatisfactory and unsustainable and due to club finances may cease to exist within the next year or so. Furthermore, the existing 2 bowling greens are not fully utilised and do not have the required irrigation facility. Furthermore, the one green is not used often as the levels are not ideal.

The agent advises that the only solution to the long term retention of the established community and sports facility at Maddocks Sports & Social Club is the generation of income for replacement of the existing facilities by a purpose designed building constructed to modern standards. The most effective way that the club to create income for the new club development is by the sale of the excess land for residential development.

Principle of Development

NPPF gives Government advice on new housing developments, amongst other issues it states that housing applications should be considered in the context of the presumption in favour of sustainable development. The mix, type size and tenure of housing should reflect local demand.

Policy H6 states that housing development will be permitted on land between 0.4 and 1 hectare in Telford when the site is located less than 400m from a District Centre. In addition, the site should be adequately drained, accessed and parking provided; where there are land stability and contamination issues, the Council is satisfied that the developer has taken adequate remedial action; the proposal does not have an adverse impact on the local environment, especially in its relationship with adjacent land uses and the proposal shows a high quality of design.

Policy CS1 states that housing development will seek to provide every household in the Borough with an affordable, decent and appropriate home. Policy CS5 requires all new residential development to be situated in highly accessible locations, creating vibrant, safe and attractive places, with designs which respect and respond to the locality.

The location is within the built up area of Telford and lies less than 400m from Oakengates District Centre, employment opportunities, various amenities and public transport facilities, and therefore, considered a sustainable location. It is therefore considered that the proposed development is acceptable in principle and compliant with policy H6 of the Wrekin Local Plan, policies CS1 & CS5 of the Core Strategy and national guidance contained within NPPF.

Design, appearance and amenity

National guidance contained in NPPF, asserts that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people. Policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment. Policy UD2 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.

The appearance of the proposed dwellings will be considered via the Reserved Matters application. However, it is considered that the indicative layout has satisfactorily demonstrated that the site is sufficient to accommodate 30 units with adequate off street parking, private amenity space, separation distances and bin storage. There will be no significant adverse impact upon the residential amenity of the neighbouring properties despite differences in ground levels. The proposal is therefore considered compliant with policy UD2 of the Wrekin Local Plan, policy CS15 of the Core Strategy and national guidance contained in NPPF.

Loss of a bowling green, development in the Green Network and loss of trees

With the exception of the eastern edge of the site, the entire area is within the Green Network. The main issues in regard to Green Network are the loss of one of the bowling greens and the development of surrounding green network for the housing. Government guidance in NPPF states that to deliver the social and recreational facilities decisions should ensure that established facilities are permitted to modernise in a way that is sustainable, and retained for the benefit of the community, and to ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

As the site falls within the Green Network, policies OL3 to OL5 of the Wrekin Local Plan apply. Policy OL3 states that the council will protect the Green Network in order to achieve the six aims set out in paragraph 8.2.12 of the plan. Many of these aims relate to the visual and structural qualities of spaces as part of the overall network. This site is relatively isolated so the potential for it to link with other spaces is quite limited. One of the aims is 'to provide an appropriate supply of open land to meet the diverse recreational needs of an expanding population, combining the more formal parkland and recreation areas with the wider landscaped areas valuable for informal recreation'. As this site contains both formal (bowling greens) and informal (the surrounding natural and semi natural green space) areas, it has a role in achieving this aim.

Policy OL4 states that development may be permitted in the Green Network where there are exceptional circumstances (predominantly open land uses), where the development contributes or is complimentary to the aims of the Green Network (see above) or where community and environmental benefits are an integral part of the proposal. The loss of a bowling green would be

detrimental but the replacement with a higher quality bowling green together with a new club house offers an overall betterment of facilities and is therefore compliant with policy OL12 which highlights that where a facility is lost a suitable replacement of equal or greater quality and accessibility must be provided. Thus, the proposal will provide a community benefit to the numerous bowls playing in the area and enhanced clubhouse facilities available for hire.

Policy CS11 of the Core Strategy is policy in regard to open space. This states that areas of open space both formal (e.g. the bowling greens) and informal (e.g. the surrounding green space) are to be protected and enhanced and that development will only be permitted if it can be demonstrated that there will be significant community and environmental benefits delivered by the proposal and that the land does not contribute to the open space standards set to meet the requirements of the local population. With this in mind both Sport England and the Council's Parks and Open Space Officer support the application as it will result in an improvement to the current facilities, as well as securing the long term future of the club.

Policy OL11 advises that the Council will seek to retain and enhance the contribution that trees and woodland make to the landscape character of the District. With this in mind the Council's Arborist has visited the site and recommends that the majority of self set Sycamore, Goat Willow & Ash trees on the northern boundary are removed. These trees are self set, overcrowded and malformed. With regard to the retained trees on site a Tree retention & Protection Plan is deemed necessary.

The proposal indicates that 6 houses are to be constructed on the slope of the site. The area to the north will then be planted with Alder, Ash & Oak a Soil Survey will be required as this in turn will dictate foundation depth as per NHBC guidelines, this will ensure that there will be no subsidence in the future due to the trees, as they are often blamed but are usually just contributing factors.

With regard to the proposed planting choice there is concern given that Ash, Oak and Alder can all exceed 30 metres in height. This may be poor species choice for the existing properties on Station Fields given that the proposal is due south of these homes and considerably higher. Accordingly, conditions in this respect will be imposed.

S106 Contributions

Policies LR4 and LR6 require developers to contribute to the provision of recreational open space and policy H22 requires contributions towards community facilities. Based on the proposed scale of development, the above policies require the developer to contribute £69,828 towards education facilities in the vicinity and £600 per dwelling (£18,000) towards recreational facilities in the local area.

This application proposes the provision of 30 housing units. The Council's policy requires affordable housing provision of up to 38%. This would equate

to 11 dwellings on the proposed scheme. The application does not currently propose any affordable housing provision. It is explained in the Design & Access that the purpose of the application for residential accommodation is to provide funding for a new club house, as the club is currently running at a loss and the facilities are in need of updating and upgrading.

Whilst it is appreciated that these facilities will be of great benefit to the community and are supported by the Town Council, there does not appear to be any evidence submitted with the application to justify the entire housing provision being open market housing. The need for the club house needs to be balanced with the need for affordable housing in the area. The Strategic Housing Market Assessment shows that the sub-market area in which Oakengates is situated has a net need for 165 new affordable properties per annum in order to meet the backlog of need. This is the third highest in the Borough. The Strategic Housing Unit therefore can only support this application subject to the provision of affordable housing, the mix and tenure will need to be agreed.

Highway safety

The club have purchased additional land adjacent the existing entrance to the club and the proposed layout is considered to be an improvement to the existing access and the applicant has discussed the access with the Council's Highway Engineer prior to submitting the application. Accordingly, the proposal will not adversely impact upon highway safety. The local footpath infrastructure between the site and Bridge Street to the north requires dropped crossing improvements to ensure the sustainability of the site is fully maximised and ensuring safe routes to Oakengates. Accordingly, a s106 contribution of £10,000 to fund these improvements is required. The proposed development is deemed compliant with policy UD2 of the WLP, policy CS15 of the Core Strategy and national guidance contained NPPF.

The agent has confirmed that the required s106 contributions are acceptable and is aware that contributions are required by the Council's adopted policies and no material considerations have been presented to suggest that the contributions should be waived. Moreover, it will be the eventual developer of the housing element of the site which will be required to pay the monies required not the sports club.

Other Matters

The Council's Drainage Engineer and Geotechnical Engineer support subject to conditions.

The Council's Ecologist has advised that no evidence of bats or birds was observed during the internal inspection of the building, and no activity surveys were carried out as it was considered that there was little potential for the building to support bats. The report considers that the site is of limited ecological value, with the newly emerging woodland in the south east corner and the scrub on the north facing bank being of moderate ecological value. Therefore, conditions which require the retention of habitat features, a planting scheme and the erection of nest boxes, and informatives in respect of

nesting birds (vegetation) and a management plan will be imposed. Accordingly, the proposal is compliant with policy CS12 of the Core Strategy and national guidance contained within NPPF.

Following the submission of additional historic data regarding the site the County Archaeologist is now satisfied that the proposed development does not impinge on the former canal, as shown on the 1885 and 1903 plans. Thus, no further provision need be made for this part of the development area. Nevertheless, the 1902 (2nd edition) 25" Ordnance Survey map of the area shows that the eastern part of the development area lies over the spoil tips of a former mine, with a shaft located 10m beyond and mine buildings 25m beyond the eastern site boundary. A programme of archaeological work is therefore required which will establish (via the desk based assessment) whether these spoil tips represent the maximum extent of these mining remains in the late 19th / early 20th century, and what further provision (for example, an archaeological watching brief on groundworks in this part of the development site) might be required. Accordingly, a condition will be imposed in this respect.

Conclusion

The site is sustainably located and its redevelopment will not be incompatible with the long term aims of the Green Network and will ensure the long term future of the sports and social club. The indicative layout satisfactorily demonstrates that the site and the scale and design of the dwellings with associated parking, amenity space and landscaping is acceptable and in keeping with the character and appearance of the area. The development of the site will not have a significant detrimental impact on the residential amenities of adjoining or proposed dwellings. The proposed new access can be accommodated without detriment to highway safety. The redevelopment of a new club house and bowling green will provide enhanced facilities which are sustainable and fit for purpose. Appropriate conditions will ensure the stability and possible archaeology on the site are not adversely affected. Financial contributions towards recreation will help support the amenities of nearby recreational facilities, education provision and highway improvements and much needed affordable housing provided. Accordingly, the proposal is considered acceptable and compliant with both local and national policy and guidance and hence recommended for approval with conditions.

RECOMMENDATION: Subject to the developer entering in to a Section 106 Agreement to provide 38% affordable housing of a mix and tenure to be confirmed by the Council's Strategic Housing Officer, financial contributions of £18,000 for recreational facilities in the local area, £69,828 towards education facilities in the vicinity and £10,000 towards highway improvements then GRANT PLANNING PERMISSION following conditions:

1. B01 Standard outline all matters reserved
2. B03 General details required
3. B11 Samples of materials
4. B19 Details of new access

5. B30 Access
6. B32 Road Design
7. B42 Parking/Turning/Loading
8. B44 Parking
9. B50 Shallow mine working
10. B57 Land contamination
11. B62 Surface water drainage
12. B64 Soak away tests
13. B65 Soakaways more than 5m away.
14. B67 Programme of archaeological work (desk based study)
15. B74 Brownfield run off rates
16. B75 Greenfield run off rates
17. B121 Landscape Design
18. B120 Details of enclosure
19. B122 Tree Survey, Retention/ Removal Plan, buffer distances between retained trees & construction exclusion zones, location of HERAS fencing
20. B125 Details of Earthworks/Soil Survey,
21. B126 Landscape Management
22. B128 Maintenance Plan
23. C22 Gas mitigation
24. C38 Development in accordance with approved plans
25. C43 Flood Risk Assessment
26. C70 No burning,
27. C71 Soil Levels,
28. C72 Material Storage
29. C76 Landscaping Implementation hard & soft.
30. C095 retention of habitat features
31. C101 Bat and bird boxes
32. I06 Section 106
33. I11 contact highways
34. I25m nesting birds (vegetation)
35. I custom management plan (Japanese Knotweed, Cherry Laurel, scrub)
34. I40 Conditions
35. I41 Reasons for approval.

Reasons For Decision

The site is sustainably located and its redevelopment will not be incompatible with the long term aims of the Green Network and will ensure the long term future of the sports and social club. The indicative layout satisfactorily demonstrates that the site and the scale and design of the dwellings with associated parking, amenity space and landscaping is acceptable and in keeping with the character and appearance of the area. The development of the site will not have a significant detrimental impact on the residential amenities of adjoining or proposed dwellings. The proposed new access can be accommodated without detriment to highway safety. The redevelopment of a new club house and bowling green will provide enhanced facilities which are sustainable and fit for purpose. Appropriate conditions will ensure the

stability and possible archaeology on the site are not adversely affected. Financial contributions towards recreation will help support the amenities of nearby recreational facilities, education provision and highway improvements and much needed affordable housing provided. Accordingly, the proposal is considered acceptable and compliant with both local and national policy and guidance and hence recommended for approval with conditions.

TWC/2012/0219 8 High Street, Hadley, Telford, Shropshire, TF1 5NL
Change of use from sui generis youth project centre to D1 use *****Amended
Description/ Plans Received*****

APPLICANT

Matthew Haynes

RECEIVED

09/05/2012

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

HADLEY & LEEGOMERY PARISH COUNCIL HAVE OBJECTED TO THIS APPLICATION AND HAVE REQUESTED THAT IT IS DETERMINED BY MEMBERS OF PLANS BOARD.

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Residential and visual amenity, highway safety, community facilities.

THE PROPOSAL:

The proposal is for a change of use of no.8 High Street Hadley from a Youth Project Centre (Sui Generis) (*of its own kind*) to an Islamic and academic education centre (D1). The premises is owned by the Council and is currently being marketed for sale and the Al Huda Trust have agreed commercial terms to purchase the property from the Council subject to planning permission being obtained for the above change of use.

Al Huda Trust is a charity organisation which was established in October 1997 by members of the local community in response to a desperate call by residents to resolve issues including;

- significant drug problems,
- the presence of a gang culture,
- racial tension,
- and a generally high crime rate.

To tackle these issues and others, the Trust created a service to help the community. The Trust aims to equip children with an extensive knowledge and skill base to help lay the foundations for them to become good citizens and contribute successfully to the community.

Since its creation the Trust has operated from various locations within the Hadley area and most recently from the Council owned property at First Point Hadley, Telford since December 2010. Following numerous relocations, the Trust now feels the time has come to find a more permanent base, and over 77% of the Trust's students currently reside within walking distance of no.8 High Street.

The classes will operate every weekday evening, starting at 4.30 p.m. There will be a staged finish between 6.15 p.m. to 6.30 p.m.

In particular the Trust proposes to offer the following services from the premises:

Classes for children (aged 5-16) teaching:

- Islamic studies (comprising Arabic, Islamic history, social behaviour and conduct, family and community values, moral values)
- Other education and advice (Including drug awareness and career planning)

There are also weekday and weekend adult classes, planned for the future.

On the current register, there are 36 students enrolled, of which 75% are regular attendees and 25% are irregular. Whilst there will be variations in the numbers of attendees from time to time, the Trust do not propose to have more than 40 persons (including staff) on the property at any one time. The proposed figures comply with fire safety regulations. Within the property, each of the 1st floor rooms can accommodate 10 people with the ground floor accommodating a further 20 people.

SITE AND SURROUNDINGS:

The application site is located at the eastern end of High Street Hadley adjacent the site of the former Bush PH and diagonally opposite Gladstone Street. Hadley Centre is located at the other end of the High Street approximately 100m away to the north west. The site falls within the Hadley Secondary Zone and comprises a two storey end terrace with attached outbuildings and a small yard to the rear and two off street parking spaces to the fore.

The property has previously been used as, and still holds, a sui generis planning permission for a youth centre / coffee bar (planning reference: W79/0928). It should be noted that some of the services the Trust intends to carry out could actually be carried out under the extant planning permission.

However, to be in a position to provide the full breadth of its services, the Trust is proposing to a change of use to "Islamic and academic education (Use Class D1)".

The building is finished in cream painted render and has a tiled gable roof and various original and replacement doors and windows including sliding sashes, timber and Upvc casements and security grilles on the rear elevation. Some of the window frames are rotten and openings are boarded up and the rear yard of the premises is unkempt. There is an access-way via double gates to the right of the property leading to a large overgrown yard littered with dumped rubbish. The premises is attached to a convenience store to the left (west) and a Chinese take away. There is a row of traditional terraced properties directly opposite and there are double yellow lines along this section of High Street.

PLANNING HISTORY:

W2008/0811 was for the conversion of a two storey 3 bedrooed semi detached dwelling no. 739 Crescent Road to provide accommodation for Al-Huda but this was refused and later dismissed at appeal for the following reason;

1. The Local Planning Authority considers that the change of use of this property from a residential dwelling to an after-school club is unacceptable. It is felt that the intensity of the proposed use within a modest residential property in a predominantly residential area would adversely affect the residential amenities presently enjoyed by people living in the surrounding area by reason of traffic generation, noise, nuisance, and general disturbance. The proposed use is therefore contrary to the provisions of Policy LR1 of the Wrekin Local Plan and Policy CS10 of the LDF Core Strategy.

PLANNING POLICY CONTEXT:

National Planning Guidance

NPPF National Planning Policy Framework 2012

Saved Wrekin Local Plan Policies

S21 - Hadley Secondary Zone

UD2 - Design Criteria

LDF Core Strategy

CS5 – District and Local Centres

CS9 – Accessibility and Social Inclusion

CS10 – Community Facilities

CS15 - Urban Design

CONSULTATION RESPONSES:

Hadley & Leegomery Parish Council object to this application on the following grounds:

- The wide range of possible uses which would be permitted with open D1 use includes those which would generate significant additional vehicle traffic and the council believes would add to congestion at this location.
- There is minimal parking available at the premises and public parking is some distance away.
- There are a number of potential uses for the building that would not cause such problems and would be acceptable including certain specific D1 uses, but the Council opposes open D1 use.

The Council therefore asks that unless it is intended to refuse permission under delegated powers, the application be dealt with under the green card procedure and referred to the Plans Board for determination, and that the Parish Council's letter of representation be copied in full in the report to the Board.

The Council's Highways Engineer - initially objected to the proposed change of use, as it failed to make adequate provision for the parking and waiting of

vehicles within or adjacent to the site curtilage for an open D1 use and would result in an increase in the likelihood of highway danger and an interruption to the free flow of traffic due to the likelihood of vehicles being parked and waiting on the public highway. However, following the receipt of additional information in respect of the actual proposed use and the intended users he now supports the proposal subject to conditions restricting the use to Al-Huda rather than an open D1 use.

Cllrs Keith Austin and Leon Murray - both support the proposal and a letter of support has been received from Usman Ahmed who is the Regional Chairman & Leader of CEO of the West Midlands Conservatives and Vice Chairman & Director of the 2015 National Manifesto Policy Group.

Twelve direct neighbour letters have publicised the application. Seventeen letters of support have been received from previous attendees of Al-Huda Trust facilities or parents of children who currently attend. The issues raised are summarised below:

- Children are taught right from wrong in respect of behaviour and drugs,
- gangs and violence,
- ethnic diversity,
- social cohesion,
- are given counselling,
- can attend the after school club rather than roam the streets and get in to trouble,
- the Trust members are kind, caring and dedicated, the premises are ideally located.

A 19 page petition in support of the proposal has been received.

One letter has been received asking for clarification of the term D1.

Following the receipt of additional information in respect of parking and the amendment to the description of the proposal further consultation letters have been sent. The consultation period had not expired at the time of writing this report and any further comments will be reported to Members at Plans Board.

PLANNING CONSIDERATIONS:

Policy CS5 asserts that District Centres will provide a mix of cultural uses to serve to need of their respective communities. Policy CS9 aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access key services to ensure that no section of the community suffers social inequality of social exclusion. These aims are supported in the NPPF which recognises the importance of delivering the social, recreational and cultural facilities and services required by communities.

This vacant building occupies a fairly prominent end plot and is currently in a dilapidated state; the yard is untidy and overgrown with weeds and currently detracts from the character and appearance of the area. Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design

quality and relate positively to their context, and policy CS15 requires development to positively influence the appearance and use of the local environment.

Internally the layout of the property will remain the same. However, the Trust proposes to redecorate, upgrade the electrics, install fire detection, refurbish the WC's and the kitchen area, and replace floor coverings. The rear yard will be cleared and regularly maintained. Furthermore, the Trust does not propose to change the existing external appearance of the property other than replacing windows and doors, repairing brickwork and render, redecorating render to match the existing render and, over time, possibly changing the roof cover as it is showing signs of deterioration. Planning permission is not required for these works nonetheless when undertaken they will enhance the appearance of the building which will have a positive impact upon the character and appearance of the area and the streetscene. Moreover, bringing this vacant unit back into use is deemed an improvement to the area which will bring these tired looking buildings back into useful occupancy. The proposal is therefore compliant with policies UD2 and CS15.

Amongst other issues policy UD2 also advises the Council to assess proposed development in relation to access and parking. There are currently two parking spaces to the front of the premises; one of these spaces will be used for staff and the second to remain vacant where possible in order to maintain the Trust's commitment to using public transport and walking to and from the property. In total, the Trust do not envisage more than 4 cars arriving at the property either at the start and end of class times, as the majority of students arrive and leave on foot.

The Trust is fully aware of, and has taken in to account, the attendant problems which can arise when users arrive and leave the property. The Trust has gone to great lengths to ensure there will be minimal disruption by encouraging car sharing amongst staff and parents of students. The Trust promotes the use of public transport and there are 3 bus stops within 50m of the building with 1 directly opposite the premises. The peak usage of the property will be between 4.15 p.m. to 6.15 p.m. and the agent has advised that there will be no more than 3 cars dropping children off and picking them up between 4.15 p.m. to 4.30 p.m. and 6.00 p.m. to 6.15 p.m. Both these times are outside of peak traffic times. The Trust intends to erect a cycle rack at the rear of the property in line with current green travel policies. The agent has advised that the Trust has purposely reduced the proposed amount of students to limit the effects of traffic.

Comments made by the Parish Council in respect of traffic and congestion are noted, however, the building, until recently has been occupied as a youth centre and could resume this use without the need for planning permission. The parking and traffic resulting from the Trust's use will be no greater than the effects of the current planning permission. Thus, they do not justify the refusal of this application which could then be successfully substantiated at any subsequent appeal.

The Council's Highway Engineer has no objections to the proposed use and there is ample car parking within a very short distance. Furthermore, a condition will be imposed to restrict occupancy of the building by the Al Huda Trust which will prevent other D1 uses such as health centres, clinics, church halls, crèches, day nurseries etc. occupying the premises in the future without first obtaining planning permission as these could result in significantly more vehicular movements than are currently proposed by Al Huda.

The Trust has been in existence for almost 15 years, and works to improve the community of Hadley. The Trust aims to make a better future for generations to come, creating integrated communities, free of crime, free of racial and religious prejudice to become educated, self-sufficient and create a vibrant community to be proud of. Judging from the representations received from either previous attendees of the facility and parents of children and young people currently attending the Trust it is evident that its work is very much appreciated in the local community. Following numerous relocations, it is now deemed prudent for the Trust to obtain a permanent base to develop its services and develop its aims and objectives. Thus the proposed change of use of this vacant premises which is located in a sustainable location close to its students is deemed appropriate and compliant with the aims and objectives of the above local and national policies and guidance.

Accordingly, the proposed change of use is considered acceptable as it will provide a valuable community use for the area, and will not have a significant impact upon residential amenity or highway safety. Moreover, the occupation of this vacant, tired looking and overgrown premises is considered an improvement to the current situation which will result in an improvement to the property and thus an enhancement to the character and appearance area and the streetscene. Therefore, the proposed development is deemed compliant with both local and national guidance and policy and therefore is recommended for approval with conditions.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 time.
2. C38 in accordance with approved plans.
3. D1 personal permission for Al Huda only
4. Informatives.
5. I40 conditions.
6. I41 reasons for approval.
7. RAcustom approval

REASON FOR APPROVAL:

The proposed change of use is considered acceptable as it will provide a valuable community use for the area, and will not have a significant impact upon residential amenity or highway safety. Moreover, the occupation of this vacant, tired looking and overgrown premises is considered an improvement to the current situation which will result in an improvement to the property and thus an enhancement to the character and appearance area and the street scene.

TWC/2012/0255 6 Crofters View, Little Wenlock, Telford, Shropshire, TF6 5AU

Proposed Loft conversion, insertion of 3no. dormer windows to rear and 1no. dormer window to front *****Amended Description and Amended Plans Received*****

APPLICANT
Mr Adrian Eley

RECEIVED
27/03/2012

PARISH
Little Wenlock

WARD
Wrockwardine

COUNCILLOR KIERNAN AND COUNCILLOR SEYMOUR HAVE BOTH REQUESTED THAT THE APPLICATION IS DETERMINED BY MEMBERS OF PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:
Impact on residential amenity

THE PROPOSAL:

This application seeks planning permission for the insertion of 1 dormer on the front elevation and 3 dormers to the rear, and a new window on the south west side elevation in connection with an internal loft conversion which does not require consent. The initial plans included a balcony and full length windows on the south west side elevation. Following objections this element was omitted and amended plans submitted with a single window that will be obscurely glazed.

SITE AND SURROUNDINGS:

The property is a modern detached house within a cul-de-sac of 11 other properties, similar in terms of design and appearance. The property is sited within the hammer head. It is brick built, tiled roof with white upvc windows and doors. The frontage is open plan with a detached garage. The front elevation has two gabled features on either side of an open porch sited within the central recessed element. The rear is bounded with 1.8m high fencing and established hedging. There are no neighbouring properties directly to the rear.

To the south west are no's 4 and 5 Crofters View sited on lower ground level than the applicant's property and have principal windows overlooking the side elevation. A 1.8m high fence and small trees/hedging runs along the shared boundary providing privacy at ground floor level. At first floor level is a small obscure glazed en-suite window.

The cul-de-sac is situated within the village of Little Wenlock, with the immediate surrounding area predominantly residential. Further afield the surrounding area is rural open land with The Wrekin landmark to the north/west.

PLANNING HISTORY:

No relevant planning history

PLANNING POLICY CONTEXT:

National Planning Policy Framework

Saved Wrekin Local Plan Policies

Policy UD2 – Design Criteria

LDF Core Strategy

Policy CS15 Urban Design

CONSULTATION RESPONSES:

Little Wenlock Parish Council: Objected to the original proposal on the following grounds;

- the balcony and patio door windows would result in an excessive loss of privacy and would present an unacceptable level of intrusion to the two adjacent properties of 5 and 4 Crofters View.

Following the submission of amended plans the Parish Council have further added;

- Previous comments still hold true that this is an inappropriate invasion of the other resident's privacy.
- Whilst the balcony and large glass door have been removed the one metre square window is still far too large.
- The window on that gable end would set a precedent for future loft conversions within the present development.
- 6 Crofters View "sits higher" than the other 2 properties.

Ecology: Support subject to informatives on bats/birds and invertebrate boxes

Shropshire County Council: No comment

One letter of objection was received on the initial proposal on grounds of being overlooked and have a detrimental impact on privacy; following re-consultation of the amended scheme a further letter of objection has been received with the following comments;

- The window being 1m x 1m is imposing and intrusive – as the site is on higher ground we find this intimidating
- Out of character with neighbouring properties
- Even opaque glazing will still cause concerns allowing images over the whole front of our property
- A smaller window would be sufficient.

PLANNING CONSIDERATIONS:

The proposal relates to building work that is in relation to a loft conversion within the existing roof space to accommodate a bedroom with shower and

dressing room. Three dormers will be installed on the rear and one dormer on the front within the existing roof. The initial plans included double doors leading onto a balcony on the south/east side elevation. This balcony was deemed unsuitable due to issues with overlooking and privacy as it would have enabled the occupants to look out onto both no. 4 and 5 Crofters View. Following discussions with the agent, an amended proposal was submitted with the balcony omitted; a window would still be installed on this elevation but would be fixed obscure glazed, preventing overlooking from the dwelling to the neighbouring property,. As this could be adequately be controlled through condition to be fixed and obscure glazing, this amendment is considered suitable. It is also noted that the dwelling benefits from permitted development rights, and as such a window on this side elevation does not require consent, however as this window is being installed in connection with the submitted drawings, it is considered that the window can be controlled by condition,

The proposal will alter the appearance of the dwelling which is visible from several vantage points within the cul-de-sac but these changes are considered acceptable as they do not result in a detrimental change to the architectural merit of the property or the character of the surrounding area.

The proposed works are acceptable in terms of scale, design and appearance. There would not be a detrimental impact on the residential amenities of adjoining properties by virtue of overlooking. The proposal therefore accords with 'saved' policy UD2 of the Wrekin Local Plan Core Strategy, policy CS 15 of the Core Strategy and national planning policy framework.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions;

A04	Standard Time Limit
C01	Finishing materials to match existing building
D08	Fixed, obscure glazing windows
D09	No further windows
C38	Dev't in accordance with deposited plans

Informatives

I25	Bats, birds & invertebrate boxes
I40	Standard conditions informative
I41	Reasons for grant of planning permission

REASON FOR APPROVAL:

The proposed works in terms of scale, mass and design respects the context of this rural area. The development will not adversely impact on neighbouring properties amenities.

TWC/2012/0283 Telford Skating Rink, Telford Town Centre, Telford, Shropshire
Construction of a temporary 18m x 13m Skating Pad (Amended Plans Received)

APPLICANT

Mr Robert McClelland

RECEIVED

19/04/2012

PARISH

Great Dawley

WARD

Malinslee

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Scale and design, Character and appearance, Impact on adjoining uses, Siting of development for temporary period

THE PROPOSAL: The application seeks planning permission for the construction of an outdoor skating pad for a temporary period of 4 months whilst the established ice rink is being extended and refurbished. It is envisaged that the skating pad would be in situ during the summer months whilst the works are undertaken.

SITE AND SURROUNDINGS:

The application site comprises an existing flat rectangular grassed area of public open space bounded by low wooden post fencing with adjacent seating and cycle parking. The site is located at the front of Meeting Point House, Credit Union office and the Library and adjacent to a footpath linking Telford Shopping Centre and Telford Town Park, and is opposite Wilkinsons.

The existing ice rink is located some 100 metres to the southeast of the application site, adjacent to tenpin bowling and bingo hall. The site is within the Southwater area and is due to undergo improvements to the building (extensions and refurbishment) imminently. The wider area of Southwater is being regenerated, with new and improved facilities and links between the town centre and town park.

PLANNING HISTORY:

W2009/0914 Outline planning application with means of access (part) for a mixed use development comprising Offices and Civic offices (B1a/sui generis); Residential (C3) (up to 330 units); Retail, Cafes/Restaurants, Financial and Professional Services, Drinking Establishments (A1,A2,A3,A4); Learning and Media Centre (to include the replacement of Meeting Point House), Leisure Pool, Cinema, Hotels, Energy Centres, Conference and Event facilities including outdoor events space and a Medical Centre (C1, D1, D2 and sui generis); associated landscape improvements to the public realm, replacement and construction of Southwater Lake, boundary treatment and new and reconfigured access; construction of basement, undercroft, surface and multi storey car parking; and all associated and ancillary works. Retention, refurbishment and extension of the existing ice rink building and extension to bowling and bingo building. Retention of existing hotels (the

Holiday Inn and International Hotel) and Event Centre facilities, Outline granted

TWC/2010/0446 Engineering operations comprising foul and surface water drainage works and the draining of Southwater lake, earthworks to facilitate a Main Street and new Southwater lake, demolition of Spout Farm House and the Town Park Ranger Base, Highways improvements to existing and reconfigured accesses, replacement and creation of surface car parking, landscaping, retaining structures and all associated and ancillary works, Full granted

TWC/2011/0037 Provision of public realm improvements to facilitate a new main street, new public squares and access to include street furniture, CCTV, lighting, flagpoles, boundary treatments, landscape improvements and water features and associated and ancillary works, Full granted

TWC/2012/0085 Refurbishment of Telford Ice Rink including extensions to front and side to accommodate a new soft play area, rear extension for the future energy centre and new front entrance to the Ice Rink restaurant. Erection of a new restaurant adjacent to the front of the existing bowling/bingo building and associated public realm works, Full granted

PLANNING POLICY CONTEXT:
National Planning Guidance
National Planning Policy Framework

Saved Wrekin Local Plan Policies
UD2 Design Criteria
LR1 Provision of Community Facilities

LDF Core Strategy
CS3 Telford
CS4 Central Telford
CS8 Regeneration
CS9 Accessibility and Social Inclusion
CS10 Community Facilities
CS15 Urban Design

Central Telford Area Action Plan (CTAAP)
TC1 The Town Centre Core
SA2 Southwater
CT6a Leisure, Culture and Tourism
CT15 Design
CT17 Public Realm

CONSULTATION RESPONSES:
Great Dawley Parish Council supports the proposal.

Geotechs: support the proposal subject to informatives I17 & I20

Ecology: no comment

Two representations from adjoining premises within Meeting Point House have been received with the following objections:

- the proposed relocation of the skating rink will bring noise nuisance and potential anti-social behaviour, which would conflict with some of the uses of the adjoining premises
- negative impact on business
- concern that patrons and spectators will utilise the covered walkway as shelter and cause obstruction to the entrance to the existing premises
- there is sufficient open space available, further away from any business premises, thus more thought could be given to relocating the ice rink in a more suitable part of the town centre

PLANNING CONSIDERATIONS:

One of the long term visions within the Core Strategy is to regenerate the area of central Telford to create a greater range of recreation and leisure facilities, along with a mix of residential, commercial and retail uses.

The Central Telford Area Action Plan (CTAAP) sets out the more specific proposals within the Southwater area. These include the improvements to the existing ice rink as part of the wider regeneration of the area. Telford & Wrekin Council, as the Applicant intends to commence work on the extensions and refurbishment to the ice rink during summer 2012 following recent planning permission at Plans Board in March 2012 (TWC/2012/0085). In order to maintain skating provision for the local community, the Applicant is seeking planning permission to provide a temporary solution, close to the existing ice rink.

The development comprises the temporary siting of an open-air synthetic skating pad comprising light blue polyethylene panels measuring 18m by 13m with barriers and hand rail, located within Southwater Square and associated kiosk/skates storage on adjacent land. The kiosk would measure 6.4m by 3m and be of metal construction and would be used as a till point and ice skating boot store. Heras fencing is proposed around the area to secure the site.

The skating rink and associated kiosk and security fencing is utilitarian in design; however it is considered to be acceptable in the context of the surrounding development and will not be detrimental in the streetscene. The proposal is considered acceptable as a temporary solution to provide continual skating facilities in Telford until the completion of the work at the existing ice rink.

Plans have been amended to reposition the kiosk, as the proposed position would be on the site of existing cycle parking. The amended plans are considered acceptable and the repositioning ensures the cycle parking can be retained.

The development will be located in a central and prominent position between the existing Library, Meeting Point House and Credit Union office and the

main thoroughfare between Telford Shopping Centre and Telford Town Park. The Applicant has proposed to locate the temporary 'ice rink' at the application site as footfall will be highest during the summer period close to the Town Centre and Town Park.

The location of the development is close to the entrances of the Credit Union office and Meeting Point House; and concerns have been raised from both premises. It is noted that the proposal may increase noise in this location; however it is an existing area of public open space. It is adjacent to a main pedestrian thoroughfare and to an area of seating; therefore members of the public can utilise the space already. In order to address the concerns of local businesses, the Applicant has met with the owners of Meeting Point House and has confirmed that although the skating rink can accommodate 100 people, there will be a maximum of 50 people allowed on the skating rink at any one time. The facility is intended to be for families/younger children; furthermore, no music will be played. Conditions shall be imposed to restrict the number of people on the skating rink and to ensure no music is played; this will help to control noise levels.

The hours of opening are proposed to be 8am to 6pm seven days a week. These hours are considered to be compatible with other businesses in the vicinity, and should help to prevent antisocial behaviour, with no late night opening and the site will be secured at night. It is intended that the skating rink would only be situ from June to the end of September; however, in case works are not completed by this date, officers propose to permit development in this location for a period of 6 months from the date of planning permission.

Officers do not consider that there will be a conflict between the existing and proposed uses of the area; however this part of Southwater has a mix of uses and the redevelopment of the area includes a greater mix of recreation and leisure facilities including the a cinema, bars and restaurants to create a night time economy.

The proposal is only to be sited in this location for a temporary period of 4 months; therefore it is considered that the development will not have a significant impact on the adjacent businesses.

The proposal is considered acceptable and will provide continual skating provision for the local community during the redevelopment of the ice rink. The scale, design and materials of the development are appropriate and will not adversely impact the character and appearance of the area or the streetscene. Appropriate conditions shall be imposed to ensure the proposal does not have a detrimental impact on the adjoining business premises. The proposal therefore accords with national and local planning policy and the wider aims of the Core Strategy.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

1. A07 Temporary planning permission for maximum period of 6

2. C38 months
Development in accordance with plans
3. D11 Hours of use 8am – 6pm 7 days
4. Dcustom Maximum number of 50 people on skating rink at any one time
5. Dcustom No music to be played

REASON FOR APPROVAL:

The proposal is considered acceptable and will provide continual skating provision for the local community during the redevelopment of the ice rink. The scale, design and materials of the development are appropriate and will not adversely impact the character and appearance of the area or the streetscene. The development will not have a detrimental impact on the adjoining business premises.

TWC/2012/0327 Cemetery Lodge, Linden Avenue, Shropshire, Telford, TF1
1QR
Extension to existing cemetery

APPLICANT

Becky Eade

RECEIVED

02/05/2012

PARISH

Wellington

WARD

Ercall

OBJECTIONS RECEIVED: No

MAIN ISSUES: Need, Existing Cemetery, Green Network, adjoining recreational use, residential amenity

THE PROPOSAL: The application seeks planning permission for an extension to the existing Wellington Cemetery to meet the needs of the local community and to provide additional capacity for burials to take place at the cemetery site.

SITE AND SURROUNDINGS:

The application site comprises an area of private open space adjoining the established cemetery site to the east. The land was formerly owned by the Primary Care Trust, and is located to the south (rear) of the Wellington District and Cottage Care property. To the west of the site is Bowring Park which comprises sports pitches and public open space. Existing boundary treatments to the site constitute 1.2 metre high metal railings to the east, 1.8m palisade fencing to the north at the rear of the Cottage Care building, and a hedgerow to the south and west boundaries. There are a number of mature trees along the existing boundary of the cemetery.

The application site and adjoining land – both the cemetery and Bowring Park - is designated as Green Network. The Chapel within the Cemetery is a Local Interest Building. The site is located close to the centre of Wellington, in a predominantly residential area, with housing developments bounding the north, south and east of the existing cemetery.

PLANNING HISTORY:

W2000/0145 Change of Use from Cottage Hospital to Day Care Centre with Erection of New Canopy, Full granted

No previous planning history regarding the Cemetery

PLANNING POLICY CONTEXT:

National Planning Guidance
National Planning Policy Framework

Saved Wrekin Local Plan Policies
UD2 Design Criteria
OL3 Green Network

OL4 Development in the Green Network
OL5 Extensions and Redevelopment in the Green Network
OL6 Open Land
LR1 Provision of Community Facilities

LDF Core Strategy
CS5 District and Local Centres in Telford
CS9 Accessibility and Social Inclusion
CS10 Community Facilities
CS11 Open Space
CS15 Urban Design

CONSULTATION RESPONSES:

The statutory consultation period has not yet expired. Any comments that are received shall be reported in an update to Members.

PLANNING CONSIDERATIONS:

The proposal comprises an extension to the existing cemetery to encompass adjoining land adjacent to the Bowring Park. The development will include a 4 metre wide road linked to the existing cemetery, footpaths, seating and trees. An area nearest to the existing cemetery will accommodate cremated remains, with the rest of the site providing additional capacity for adult graves.

The extension to the cemetery is required as the existing facility is close to capacity and the additional area will ensure the local community's needs are met, rather than having to travel some distance to other parts of Telford. The supporting information states this extension to the cemetery should ensure that burials can continue at the site for at least a further 10 years.

It is considered that the proposed use of the land is compatible with the aims of the Green Network policies in that the extension of the existing cemetery will provide a continued facility for the local community and will not significantly affect the function of the Green Network. Additional hedge and tree planting is proposed. Furthermore, this area of land is private open space and does not form part of the Bowring Park. The sports pitches and wider recreation area will not be impacted by the development.

The proposal will utilise the existing fencing that forms the boundaries to the cemetery. The existing hedge will be retained and further planting added to help screen the cemetery from Bowring Park. It is considered that there is sufficient screening to the northern corner of the site, and that adjoining residential properties will not be affected by the development. The extension to the cemetery will be located further from residential properties than the existing site.

Officers consider there is a clear need for the proposal and that the extension to the cemetery will meet the needs of the local community and will accord with the aims of the Green Network. The proposal will not adversely impact on adjoining residential amenity or the adjoining recreational facility at Bowring Park. The proposed design and layout of the site and boundary

treatments are in keeping with the existing Cemetery. The proposal accords with national and local planning policy.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 Time limit
2. B121 Landscaping details to be provided
3. C38 Development in accordance with plans

REASON FOR APPROVAL:

The proposal is considered acceptable as the extension to the cemetery will meet the needs of the local community and will accord with the aims of the Green Network. The proposal will not adversely impact on adjoining residential amenity or the adjoining recreational facility at Bowring Park. The proposed design and layout of the site and boundary treatments are in keeping with the existing Cemetery.

