

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 16 October 2013 at 6.00pm in the Auditorium, Abraham Darby Academy, Hill Top, Ironbridge Road, Madeley, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, A S Jhavar, J Loveridge, G C W Reynolds, S A W Reynolds and C R Turley

PC-041 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on Wednesday, 25 September be confirmed and signed by the Chairman.

PC-042 APOLOGIES FOR ABSENCE

Councillor R T Kiernan.

PC-043 ANNOUNCEMENT

The Chairman advised the Committee that in order to accommodate business and determine applications in a timely manner, an additional meeting of the Planning Committee was required.

RESOLVED – that a meeting be held on Wednesday, 11 December 2013 at 6.00pm.

PC-044 DECLARATIONS OF INTEREST

Cllr C R Turley commented on his position regarding planning applications TWC/2013/0612 and TWC/2013/0618 but stated that, in the circumstances he would not be withdrawing from the meeting for either item.

PC-045 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-046 SITE VISITS

RESOLVED – that site visits take place in relation to the following applications on Wednesday, 6 November 2013:-

TWC/2013/0265 – The Mount, 1 Haygate Road Wellington Telford TF1 1QX – 4.00pm;
and

TWC/2013/0676 – Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, TF2 7AB – 4.20pm (approx)

PC-047 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information

tabled at the meeting regarding planning applications TWC/2013/0592, TWC/2013/0606, TWC/2013/0612 and TWC/2013/0618.

- (a) TWC/2013/0592 - Former Ever Ready Factory, Hinkshay Road, Dawley, Telford, Shropshire

This was an outline planning application for up to 165 dwellings and associated open space and infrastructure with all matters reserved for consideration at a later stage. An update report was tabled which informed Members of further consultation responses and the applicant's representations relating to the proposed Section 106 Agreement regarding the timing and mechanism of the provision of viability information.

Members welcomed the proposals to develop this derelict site and provide an enhanced entrance into the Town Park, which would also compliment the wider regeneration of Dawley. The Planning Officer's standpoint regarding affordable housing and viability was supported.

RESOLVED – that with respect to planning application REFERENCE the Development Management Manager be authorised to grant outline planning permission subject to:-

- (A) The landowner/applicants entering into a Section 106 agreement with the Council (terms to be agreed by the Service Delivery Manager of Development Management) relating to:
- (i) Provision of 38% of dwellings built in each Phase of development to be affordable;
 - (ii) A contribution of £100,000 toward the provision, maintenance or enhancement of play equipment or facilities near to the application site;
 - (iii) A contribution toward the provision of primary education of £405,036 based on a scheme of 165 dwellings and the housing mix provided;
 - (iv) The maintenance of informal open space to a detailed schedule of rates.
 - (v) Planning monitoring contribution.
- (B) The conditions set out in the main report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)
- (C) Additional conditions as set out in the update report relating to Root Protection Area details and Protection of Hedgerows

(b) TWC/2013/0606 - Land Off, Hadley Park West, Hadley, Telford, Shropshire

This was an outline planning application for up to 68 dwellings with all matters except access reserved for consideration at a later stage. An update report was tabled which detailed comments received from the Parks and Open Spaces Officer.

Members generally welcomed this application and were delighted that funding had been secured for enhancement to the canal locks which were a distinctive part of local heritage.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0606 the Development Management Manager be authorised to grant planning permission subject to resolution of the matter regarding the Council's adoption costs in respect of the area of open space and to enable the Applicant an opportunity to review viability and further subject to the landowner/applicant entering into a Section 106 Agreement to provide 15% affordable housing and contributions of £16,100 towards highway improvements; £2000 towards monitoring of Travel Plan; £134,378 towards primary education provision; £600 per unit towards offsite play/recreation provision; £50,000 (indicative figure) towards maintenance of open space, and £100,000 towards canal enhancements, with £3500 monitoring costs, and further subject to the conditions set out in the report.

(c) TWC/2013/0612 - Telford Shopping Centre, Telford Town Centre, Telford, Shropshire

This was an outline application for the erection of a mixed use development comprising of Retail and Food and Beverage units (Use Classes A1-A4), Leisure (Use Class D2), Hotel (Use Class C1), reconfiguration of petrol filling station including the demolition of existing buildings and footbridges with associated landscaping, car parking, public realm and access and service arrangements

The Planning Officer presented a lengthy update report and Members were given some time to read the contents. The update report focussed mainly upon further representations received regarding provision of a bus station interchange and proposed alternative options following intensive discussions with the applicant and the main bus service operator (Arriva).

Mr V Rainsford, representing the Senior Citizen's Forum, highlighted the impact that the on-road facility initially proposed by the applicant would have upon elderly residents of the borough with regard to lengthy walking distances and lack of shelter. However, he reserved more detailed comments whilst negotiations continued.

Mr T Binnington, of the Applicant company, expressed the Applicant's support for regeneration of the area. He noted that the full details of the Masterplan would be worked up over a period of time but that it was important for the key principles to be

accepted at this stage. He felt that the Masterplan accorded with Council policy and had received public support at a recent exhibition.

The Planning Officer explained on-going negotiations regarding the provision of bus facilities, focussing on three schematic options: on road bus stations, refurbishment of existing facilities and a new facility situated on Brown Elm car park. In this regard, he advised Members that a Grampian condition was recommended as part of a Section 106 Agreement to ensure that development could not occur until a bus facility solution was in place. He also referred Members to the Car Parking Accumulation Study and the differing opinions between the applicant and Highways Officer as to the required number of spaces. He believed that the application fulfilled the requirements of the Central Telford Area Action Plan. He advised that discussions with the Highways Agency had resulted in the verbal removal of their Holding Direction, but that written confirmation was awaited.

Some Members sought assurance that the proposed Grampian condition was legally enforceable. The Development Management Service Delivery Manager assured Members that Grampian conditions were standard within the profession and the Legal Advisor indicated that they were often used by this Local Authority and that case law supported their enforceability. Some Members also sought assurances that a suitable bus facility would be available, commenting upon the practicalities of changing buses and pedestrian safety on the box road. In response, the Planning Officer indicated that Arriva were supportive of continued dialogue regarding the bus facility and that development would not occur until a solution that was fit for purpose was in place. He confirmed that with the reconfiguration of the box road to a two-way system, traffic flow and the character of the area would be substantially changed and, therefore, at-grade pedestrian crossings were preferred, subject to reserved matters applications and the Highways Officer's support regarding safety. However, the Planning Officer emphasised that the box road was not the subject of this planning application. With regard to questions on the potential for demolition within the red line, the Planning Officer indicated that the yellow boxes on the plan indicated new development on car parks, in particular the current Asda site would require redevelopment following the relocation of the supermarket. The Development Management Service Delivery Manager also pointed out that the Highway's Agency's "Holding Direction" did not constitute an objection but advised that the application could not be determined until it was withdrawn.

Members were supportive of the extensive investment into the Borough offered by this application and noting the Council's long-term ambitions for the town centre, welcomed the proposed reinvigoration of community identity and modernisation of facilities. Some Members welcomed the open dialogue between the applicant and the Council and were reassured by the Planning Officer's comments with regard to the bus facility and the legal advice regarding the proposed Grampian condition.

On being put to the vote, it was, by a majority

RESOLVED – that with respect to planning application TWC/2013/0612, subject to the Highways Agency withdrawing its Holding Direction, the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement to provide a

sum of monies comprising a maximum contribution of £1,503,679.60 for highway works (based on an agreed methodology); £163,000 Public Art; £50,000 for Travel Plan monitoring; £10,000 for planning/financial monitoring and incorporating a covenant that no development takes place within the development quarter comprising the area of the Bus Station until such time as the Council has approved details of replacement bus station and interchange facilities and these have been provided and further subject to the conditions set out in the report and additional conditions linking the permission to the Masterplan, car parking condition and Travel Plan condition directed by the Highways Agency as set out in the update report.

(d) TWC/2013/0618 - Land At Salthouse Road, Salthouse Road, Jackfield, Telford, TF8 7LP

The application sought approval for the stabilisation of 350m length of hillside and river bank including realignment and improvements to existing roadways, footpaths and accesses, creation of new car park, demolition of existing brick wall and associated felling of trees, regrading of land, landscaping works, diversion of overhead power lines and other utilities.

This was a cross boundary application with approximately 75% of the works falling within the administration boundary of Telford & Wrekin, and 25% within the administration of Shropshire Council. At its meeting on 8 October 2013, Shropshire Council's South Planning Committee had delegated authority to determine the whole application to Telford & Wrekin Council in accordance with Section 101(1) of the Local Government Act 1972.

Dr Jean Jones, the Ward Member for Shropshire Council's Broseley Ward addressed the Committee, complimenting the Council on securing funding for the works, and noting that residents' initial concerns with regard to the application had been somewhat allayed following consultation and discussions with Officers although she considered it important that residents retained a voice in liaison meetings. She welcomed the additional recommended conditions and thanked the Planning Officer for her work on the project.

Councillor Peter Smith, representing Broseley Town Council, expressed his support for the application and urged the Committee to approve the proposals. He noted that residents had initially been concerned by the proposals but appreciated Officers efforts to allay any apprehension during the course of consultation. He also sought regular meetings with stakeholders and a direct telephone line to the developer.

Graham Hollox, a Shropshire Resident, considered that the changes to the proposal outlined in the update were satisfactory and he commended the work of Officers to create a proposal that was satisfactory to all parties.

Mr N Rushton spoke on behalf of the Applicant, commenting upon the funding process, continued monitoring of the active landslide area and confirming that proposed conditions were satisfactory.

The Planning Officer referred to the site visit which had been undertaken in the afternoon, and also provided a photographic montage depicting the site including utilities above ground, proposed car parking sites, land failures at woodlands farm, water levels and areas for public realm improvements. She noted residents' initial concerns regarding the location of the compound and advised that a number of conditions had been proposed to mitigate concerns and that a restoration plan would be in place, with a standard 5 year maintenance plan which was over and above that requested. The Planning Officer drew Members' attention to the update report tabled which set out conditions agreed with Broseley Town Council. She also confirmed that points of clarification had been requested by the Environment Agency and that, whilst no objection had been raised, further discussions were necessary in this regard.

Members referred to the site visit which had taken place and considered that the stabilisation works were essential and consultation with residents was welcomed. The long term benefits to the area were highlighted and the proposals were fully supported. Comments were received regarding parking provision for residents of Calcutts Road following the works but it was noted that only temporary parking facilities had been requested as part of this application and more permanent facilities would need to be considered by Shropshire Council.

On being put to the vote it was unanimously

RESOLVED – that with respect to planning application TWC/2013/0618, subject to Environment Agency comments, the Development Management Manager, in consultation with Shropshire Council, be authorised to grant planning permission subject to the conditions set out in the report.

The meeting ended at 7.53pm

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

6th November 2013

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2013/0215 Land Adjacent, The Coach House, Strethill Road, Coalbrookdale, Telford, Shropshire

Change of use from grazing land to camping site including the erection of 6no. camping pods and the part-conversion of existing outbuilding to toilet and shower facility2

TWC/2013/0661 Lord Silkin School, Stirchley, Telford, Shropshire, TF3 1FA

Erection of a 600 place secondary school, 420 place primary school, 100 place post 16 centre, with associated leisure, PCT, Library and parish council facilities with a 32 FTE place nursery, with associated car parking and landscaping10

TWC/2013/0676 Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, TF2 7AB

Erection of a 1200 place academy school with associated parking and landscaping
****Amended location plan to show extra parking****26

TWC/2013/0693 Land adjacent to 8 Heath Court, Cliff Crescent, Ellerdine, Telford, Shropshire

Erection of 4no. two storey detached dwellings and 8no. two storey semi-detached dwellings and conversion of the old smithy into a store for units 1 & 249

TWC/2013/0215

Land Adjacent, The Coach House, Strethill Road, Coalbrookdale, Telford, Shropshire

Change of use from grazing land to camping site including the erection of 6no. camping pods and the part-conversion of existing outbuilding to toilet and shower facility

APPLICANT

R Holding

RECEIVED

15/03/2013

PARISH

The Gorge

WARD

Ironbridge Gorge

OFFICER

Matthew Thomas

THE GORGE PARISH COUNCIL HAS REQUESTED THIS APPLICATION BE DETERMINED BY MEMBERS OF PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Tourism in the Gorge, Impact on open land, Severn Gorge Conservation Area & World Heritage Site, Access/highway issues, Employment opportunities, Provisions for services, car parking and site sustainability

PROPOSAL:

This full planning application seeks permission for the change of use from agricultural grazing land to a camping site to include the erection and siting of 6no. camping pods and the part conversion of an existing outbuilding to provide toilet and shower room facilities on land east of 'The Coach House' off Strethill Road in Coalbrookdale. Access to the site will be to the side of No.11 Strethill Road which is close to the junction with Strethill Road (private road) and Sunnyside Avenue.

The proposed six camping pods will be sited evenly around the site, in front of the existing outbuilding proposed for part conversion and set back approximately 75m south of Strethill Road. Each of the proposed pods are handcrafted using wholly sustainable materials; being finished in cedar roof shingles and timber weather boarding. It is also proposed that if and when further accommodation is required, to allow tents to be erected alongside the pods.

It is proposed to install a new septic tank to serve the proposed use and water supply will be connected to the applicants' own supply. Parking will be made available on site where there is an existing area of hard standing adjacent to the proposed location of the pods which will accommodate between 10 and 20 vehicles.

SITE AND SURROUNDINGS:

The application site lies to the east of 'The Coach House', set back over 75m from Strethill Road and is currently open/agricultural land which is enclosed with post and wire fencing. Access to the site will be to the west side of No.11 Strethill Road which is close to the junction with Strethill Road (private road) and Sunnyside Avenue. A long track leads from the access road upwards to the site which lies on the brow of the hill. The site lies close to the boundaries of both the Severn Gorge Conservation Area and World Heritage Site however the site itself does not fall into these designations.

Due to the hilly nature of the land, the application site itself is not fully visible from the access road (Strethill Road) and raised plantation helps to screen the site further. An existing green coloured, steel clad, agricultural style building lies to the south of the application site and it is proposed to convert part of this outbuilding to provide toilet and wash room facilities.

There are a small number of nearby neighbouring properties with 'Strethill House' and 'Strethill Lodge' to the north west, No.11 Strethill and Sunnyside Farm to the north east. The immediate surrounding area is predominantly open countryside.

The application site lies approximately 0.7 miles from Ironbridge, 2 miles from Madeley and some 6 miles from Telford and as such it is considered to be a sustainable location with nearby shops, services and links to public transport.

SUMMARISED CONSULTATIONS:

Standard consultation responses:

The Gorge Parish Council: Object

- Access track to the site is not suitable for amount of traffic the development will generate
- Water supply to the site is via a private supply – the Parish Council understands the supply will not be sufficient for the additional use
- No details within the application for waste disposal system or water to deal with a fire in an emergency or details on drinking water provisions
- Toilet/Shower provisions appear insufficient for the size of the site
- No details for provision for laundry/washing up facilities
- No provision for emergency telephone
- No proposals for hard surfacing for parking

Highways: Contributions towards highway improvements from the adopted highway (Coach Road) and the proposed access on Strethill Road

Drainage: Support subject to conditions

- Scheme of foul and surface water drainage
- Soakaway tests in accordance with BRE Digest 365
- Suitable location of soakaways

Built Heritage Conservation: Support subject to conditions

- Request for structures to be given temporary permission only in order to avoid the site from being overdeveloped and to allow the option to return the site easily to agricultural use
- Condition external materials and finishes

Arboriculture: Comment

- Consideration to delivery vehicles along a restricted single lane with trees and woodland on either side

Ecology: No Comment

Pollution Control/Environmental Health: No Comments

Shropshire Fire Service: Add I32 (Fire Authority)

Neighbour consultation responses:

Following consultation; 4 letters of objections were received from neighbouring residents highlighting the concerns which have been summarised below:

- No details on water supply – nearby neighbours share a water storage tank which has limited mains supply from Severn Trent. Will a new mains supply be installed to overcome this limitation?
- Foul water drainage is currently to a shared septic tank located on a neighbours' property which is inadequate for an increased number of occupants. Will the applicant be installing a separate facility for sewage?
- Site should be restricted to temporary visitors only and not permanent – no detail on number of visitors at any one time
- Lack of detail within the application regarding services – portable water, cooking facilities, washing facilities, lighting, power, broadband capacity
- Overuse of an unadopted single track road and bridleway for access – the road is already poorly maintained and T&WC have been unwilling to fix
- An existing static caravan on the land as well as toilets and another small touring caravan – appears to be used for permanent accommodation and therefore this should also require planning consent
- Site history should be checked and constraints investigated
- Lack of information relating to the location of car parking for visitors
- All aspects of the environmental impact on local wildlife should be examined
- Measures to avoid noise and light pollution and visual impact not detailed

- Details for provision of facilities for additional waste/recycling required
- Some neighbours work from home using a BT line for their broadband service which is poor – if the campsite is to offer free Wi-Fi an upgrade is essential
- Concerns over how the site is controlled in the future if owners sell the site and potential for site to become overdeveloped
- Potential loss of privacy to one or more of the neighbouring properties
- Approving the proposed scheme may set a precedent for other campsites
- Concerns over noise and light pollution

A separate letter was submitted from Telford & Wrekin Local Access Forum supporting the development subject to conditions:

- The region badly needs camping facilities however there should be no restrictions at any time on the bridleway/restricted byway that runs East to West along Strethill Road

RELEVANT HISTORY:

W89/1048 - Conversion and extension to form single dwelling
Full Granted 10/11/1989

W94/0630 - Change of use of existing outbuilding to Bed & Breakfast Tourist Holiday Accommodation - Full Granted 19/10/1994

RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS2 Jobs

CS7 Rural Area

CS14 Cultural, Historic & Built Environment

CS15 Urban Design

Wrekin Local Plan:

OL6 Open Land

HE3 New Development in Conservation Areas

SG1 World Heritage Site

SG7 Tourism

UD2 Design Criteria

PLANNING CONSIDERATIONS:

The National Planning Policy Framework appears to support the principle of the proposed development. Para 18 states that 'the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global

competition and of a low carbon future'. At 19 it continues that 'the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'. Para 28 advises Local Planning Authorities to 'support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres'.

Policy SG7 of the Wrekin Local Plan advises that 'the Council will only permit tourist development where the character or appearance of the World Heritage Site is being preserved or enhanced and the quality of the area as a place in which to live and work is not being adversely affected by the proposal'. The Council's Tourism Strategy identifies the need for additional tourist accommodation in the Severn Gorge area. Whilst the application site does not lie within the boundaries of the Severn Gorge Conservation Area/World Heritage Site; it is located some 100m from the boundary and therefore the setting of these designations and the impact the proposal will have on them are paramount. This policy should be considered alongside the guidance contained within the National Planning Policy Framework relating to sustainable forms of tourism. Officers are satisfied that the application site meets criteria to allow the scheme to be considered a sustainable form of tourism given its close proximity to neighbouring towns including Ironbridge (approx. 0.7 miles), Madeley (approx. 2 miles) and Telford (approx. 6 miles) with easy access to nearby shops, services and links to public transport.

Whilst the application site does not fall within the Severn Gorge Conservation Area or World Heritage Site; the boundaries of these designations lie close to the east of the site and therefore it is necessary to consider what impact the proposed development will have on the setting of both Conservation Area and WHS. In determining applications in the Severn Gorge area, Policy SG1 iterates that significant weight will be given to the area's designation as a World Heritage Site. The Local Planning Authority considers the proposed scheme will not have a significant adverse impact on the setting of either designation as the site is discreetly located and is not readily visible from any nearby public vantage points and the scheme will be subject to appropriate landscaping conditions to ensure there is no adverse visual impact on the immediate surrounding area.

In terms of local policy, policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively their context. It advises the Council to assess proposed development it in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. 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 CS7 allows controlled development within the rural area subject to the scheme complying with other local and national policy. In addition, it is proposed that two part time staff will be employed initially to manage the site, and therefore the scheme also complies with Policy CS2 which seeks to secure the provision of employment opportunities.

Policy OL6 of the Wrekin Local Plan states that open land will be protected where the land contributes to the character and amenity of the area or when the land has value as a recreational space or importance as a natural habitat. The site does not fall within any related designations and the land in question is currently enclosed private land which has little if no contribution towards the amenity of the area or benefit to the public. No significant ground works are required to accommodate the development. Localised levelling of the land for each pitch will be required and each pod will be mounted on levelled railway sleepers. Staff will be available on site each day to ensure there are no unauthorised bonfires and litter and waste will be collected on a daily basis. No objections have been received from either the Council's Ecology or Arboriculture officers and officers are therefore satisfied that the proposed development complies with this policy.

Access to the site is off Strethill Road which is accessed from Sunnyside Avenue to the north or off Darby Road/Coach Road to the east. Strethill Road itself is a private road which is in fairly poor condition and in recent years the applicants themselves have unilaterally filled in pot holes in this access road despite Strethill Road being used by other neighbouring properties as well. Following consultation, the Council's Highways department requested financial contributions from the applicant to go towards highway improvement from the adopted highway (Coach Road) and the proposed access on Strethill Road. A sum of £4000 has been agreed and a S106 legal agreement has been signed for these sums to be paid to the Council upon the commencement of the proposed development.

The Local Planning Authority has considered the objections raised from both Parish Council and neighbouring properties. Many of the issues raised relate to the lack of detail within the application or the lack of facilities/provisions on site. Officers have discussed these issues with the applicant who has subsequently responded to each matter. It is proposed to install a new septic tank on site to serve the proposed use and therefore the disposal of the sewage will not impact upon the existing drainage network or the facilities of any neighbouring dwellings. In addition; the Council's drainage officer supports the proposed scheme subject to appropriate conditions – one specifically relates to a scheme for foul and surface water drainage. The applicant has a separate water supply, currently supplying the existing outbuilding and this supply will be used for the proposed development and therefore again, there will be no impact on the neighbours' existing supply. Officers disagree with statements made that the proposed toilet and shower facilities are inadequate. This

is not considered to be a large scale development and therefore there is no demonstrable need for greater provisions. With regards to managing waste, the applicants have confirmed that they will be on hand to manage the site day-to-day to ensure litter collection is carried out daily. Rubbish will be collected weekly and will be disposed of responsibly through a private contract. It is proposed that two part-time staff will be employed to manage the day-to-day running of the site, to manage waste/litter and to generally look after the site and its visitors and maintenance of the pods. The proposed site is relatively small and already has adequate safety and security lighting in place which has not drawn any complaints in recent years. It is not proposed to provide any light which would not be in-keeping to that found on domestic properties. No Wi-Fi connection is proposed as the applicants themselves are not connected and therefore the scheme will have no impact on local internet connection for neighbouring properties. Officers appreciate the access road to the site (Strethill Road) is in poor condition however the applicant has agreed to provide financial contributions towards the upgrading of the road and this should therefore be seen as mitigation towards any adverse impact the scheme may have on the existing road in the short term. The LPA will be conditioning a site plan for the car parking and also restricting the occupation of the pods to short term lets only. With regards to loss of privacy, given the lay of the land and the location of the pods; officers do not consider there will be any significant loss of privacy to neighbouring dwellings.

In conclusion; officers are satisfied that the proposed development constitutes a sustainable form of development and one which will contribute to a much needed boost in tourism and accommodation within the Ironbridge Gorge World Heritage Site as well as employment opportunities. The site can be suitably accessed, serviced and managed and there will be appropriate facilities and on site car parking. The proposed layout will ensure there is no significant adverse impact on neighbouring properties and furthermore the setting of the World Heritage Site/Conservation Area will be largely unaffected. Subject to appropriate conditions the proposed scheme will comply with design policies in terms of materials, landscaping and spatial quality. Taken the above in to consideration, the Local Planning Authority is satisfied that the scheme is compliant with the guidance contained within the National Planning Policy Framework as well as that contained in local policies including policies OL6, HE3, SG1, SG7 and UD2 of the Wrekin Local Plan and policies CS2, CS7, CS14 and CS15 of the Core Strategy and the application is therefore recommended for approval.

RECOMMENDATION:

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Service Delivery Manager of Development Management to GRANT FULL PLANNING PERMISSION subject to the following:

The applicants entering into a Section 106 agreement with the Council to provide £4,000 towards highway improvements, and the implementation of the following conditions:

1. Time limit
2. Surface Water Drainage
3. Soakaway Test & Location of soakaways
5. Samples of external materials
6. Landscaping scheme
7. Development in accordance with plan Nos.
8. Parking layout plan
9. Site Management Plan – waste disposal
10. Removal of Permitted Development
11. Temporary occupation only

Informative

S106 Agreement – highways contributions

TWC/2013/0661

Lord Silkin School, Stirchley, Telford, Shropshire, TF3 1FA

Erection of a 600 place secondary school, 420 place primary school, 100 place post 16 centre, with associated leisure, PCT, Library and parish council facilities with a 32 FTE place nursery, with associated car parking and landscaping

APPLICANT

Telford and Wrekin Council

RECEIVED

12/08/2013

PARISH

Stirchley and Brookside

WARD

The Nedge

OFFICER

Tim Williams

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

The layout proposed in this full application as opposed from that considered in the recent outline consent, together with consideration of the detailed design of the building and surrounding landscaping and other relevant matters such as highways and trees.

PROPOSAL:

This is a full application for the erection of a 600 place secondary school, 420 place primary school, 100 place post 16 centre, with associated leisure, Primary Care Trust, Library and Parish Council facilities with a 32 FTE place nursery, together with associated car parking and landscaping at the existing Lord Silkin School and Stirchley Training Centre in Stirchley, Telford. As such the application provides detail of location, layout, scale, detailed design, and access.

The application seeks consent for a new Lakeside Co-operative Campus that forms part of the batch of schools to be developed under the Council's Building Schools for the Future (BSF) Programme. The main elements of the Campus as presented in the application are as follows:

- a) The erection of a new 600 place Secondary school and 100 place post 16 Enterprise Centre;
- b) Incorporated within the Secondary school building – new leisure facilities in the form of a 4 court sports hall, activity studio, Whole life Health & Fitness facilities and community changing provision which would serve both the school and the community, replacing the existing Leisure Centre which is outdated and in need of extensive refurbishment;
- c) A Library and Parish facility in lieu of the existing Library and Parish rooms, currently located within the Stirchley Local Centre; and a Primary Care Trust facility; and

- d) The erection of 420 place Primary school with an integrated 32 FTE place Nursery.

The Campus would be developed in two phases. The first phase would be the construction of the new Secondary school, post 16 enterprise centre, community facilities and associated external areas (to be completed September 2015), followed by the demolition of the existing Lord Silkin Secondary school, leaving the site clear for the construction of a new Primary school and nursery and associated external areas as a second phase (to be completed September 2016).

The applicant states that the existing school buildings on site are of mixed age and quality and are no longer able to support the future educational vision for the Secondary school thus necessitating the need for a replacement school.

The potential for the redevelopment of the existing Leisure Centre and Day Centre to the south east which form part of the Stirchley Local Centre are shown in a Master Plan within the Design and Access Statement. This Master Plan includes proposed housing development on nearby sites not forming part of the Local Centre, namely the former Swan Centre and Grange Park Primary School sites that are subject of separate outline applications to be determined by the Council.

The red line site boundary drawing submitted as part this application does though include part of the Swan Centre site as access to this land is required to construct this development. The Swan Centre site would only be used for construction purposes and temporary school staff parking only and would be reinstated on completion of the project pending consideration of the residential application.

The existing footpath between the Swan Centre and former training Centre running north east to south west would be temporarily closed for the duration of construction and diverted onto the Swan Centre site on completion of the works. The future housing development would, if permitted, create a permanent footpath as set out in the separate planning application for this site.

The proposals would create approximately 9,200 sqm gross internal floor area of new-build accommodation across two separate buildings. The two buildings which are linked at either end at Level 2 (to provide an opportunity to merge the facilities as an 'all-through' school in the future) lie on a south east to north west alignment within the site. Approximately 7,000 sqm would be provided in the three-storey Secondary school building while approximately 2,200 sqm would be provided in the two-storey Primary school building. The proposals, which in terms of development principles, accord with the parameters of the recently approved outline planning permission, as described later in this report.

The new Campus buildings would create a public frontage to the new public realm to Grange Avenue and a private frontage to the rear to each school's secured area for learning, socialising and play. The application states that this public and private frontage concept informs the elevational design throughout with the long elevations in brick to express their solidity and permanence and the end or gable elevations in profiled metal.

The additional mass of the sports hall protruding in both plan and section, articulated in profiled metal, is used as a signage wall to announce the Campus' presence along the distant Grange Avenue to the community.

In addition the fenestration pattern to the public frontage, random vertical double height slot windows, is described as intended to create a larger civic scale to this elevation. These are poised over a largely glazed frontage at Level 1 which forms the shared main entrance. This glazed frontage is framed in blue which then extends far beyond the elevation to form a canopy over the shared main entrance. Caught within this blue frame are the white rendered forms of the proposed Library and Parish facilities and the redesigned substation, the latter forming a backdrop for the shared main entrance signage.

By contrast the fenestration pattern to the private frontage, regular horizontal slot windows, creates a different character to this elevation, with the glazing creating appropriate daylighting conditions to the learning spaces behind.

Both elevations are punctuated by coloured panels and piers in each of the schools' colours which are intended to subtly brand each block, without detracting from the monochromatic materials of charcoal brick and silver metal, which are explained as intending to give the overall composition a calmness and elegance, appropriate to a public building, and this catalyst for the regeneration of Stirchley Local Centre.

The applicant states that a limited, bold palette of robust landscape materials has been selected to express the strong site concept and layout. This would be detailed and arranged in modern and contemporary ways to respond to the overall site vision, building form and to provide an exciting and stimulating learning environment and can be seen in the elevation drawings submitted with the application.

External furniture would be chosen from a soft palette based on timber elements to provide contrast to hard paving and to compliment proposed ornamental shrub and hedge planting.

Externally, the proposals involve the creation of new landscaping for learning, socialising and play for the schools and a new public realm of entrance plaza and car parking between the new campus buildings and Grange Avenue.

The existing open playing fields used by the Lord Silkin school on the opposite side of Grange Avenue are retained largely as existing, although there would be some upgrading works to the Multi Use Games Area as part of this planning application and in the future a separate planning application for a 3G artificial pitch to the south is also envisaged.

The existing vehicular access and egress from Grange Avenue would be retained. Parking provision would be completely reconfigured and increased to provide a total of 184 spaces. This would include provision for 9 accessible spaces adjacent to the shared main entrance.

Public access into the car park is open with the new Campus buildings forming the secure line of the site on this side. Pupil drop-off utilises space in front of parking bays at the front of the proposed Secondary school. Additional drop-off space is available in the service area upon special agreement. This would be agreed and controlled by the school's management strategy.

Pedestrian priority access is provided from Grange Avenue through the proposed car park which would lead to the shared main entrance. Additional points of access from the residential areas to the north east to the Primary school and Secondary school external learning/social spaces. New signage to improve way finding would be provided throughout.

Cyclist access would be from Grange Avenue, providing routes to the main shared and student entrances of both buildings. There would be cycle spaces for 48 bicycles to the Secondary school and 10 bicycles to the Primary school using double sided 'Sheffield-type' hoops. 24 cycle spaces would be covered by the shared main entrance canopy and this will provide covered cycle parking for students and staff of both schools and also the community.

The application has been submitted with the following documents in support of the proposals:

- Planning Policy statement;
- Design and Access statement;
- Various plans and drawings;
- Transport Assessment;
- Parking provision statement;
- Geo-technical report and Ground Gas Risk Assessment;
- Flood Risk Assessment;
- Phase I Habitat survey with Bat survey and Great Crested Newt report;
- Community facilities statement;
- Stability report declaration form;
- Vent and extract statement;

- Archaeology report;
- Tree Survey report;
- Noise and external lighting reports; and
- Statement of Consultation.

SITE AND SURROUNDINGS:

The application site includes the existing Lord Silkin School and former Stirchley Training Centre as well as the former Swan Centre, although the latter (now demolished) would only be used during the construction phases.

The existing buildings are two to three storeys in height, with flat and pitch roofs and comprise a number of building materials. The external fabric of the school buildings is nearing the end of its life and the buildings poorly relate to each other in terms of layout and external appearance.

In area of this application is approximately 4.8 hectares and slopes down from north east towards the Local Centre and then falls further to the west. These level changes are taken up either through sloping land or via stepped retaining walls.

To the north and east of the application site is low density residential development, which is mainly two storey in height. Stirchley Local Centre sits adjacent to the south of the application site and includes the existing Leisure Centre as well as a doctors, dentist, church and supermarket. Grange Avenue bounds the west of the site beyond which lies the Mad Brook local nature reserve and playing fields beyond.

The main buildings to be demolished are current and former educational establishments and sit adjacent to each other on the site. The site has key pedestrian links running through it connecting the surrounding residential areas to the facilities available in Stirchley Local Centre.

There is extensive tree cover within the site with the majority of trees located along the eastern boundary and around the perimeter of the parking areas. The remaining trees are dispersed around the hard play and communal areas to the east, with groupings of trees positioned to complement the grassed areas running through the central area. A further small grouping of trees is located in the central courtyard area of the Lord Silkin school.

The eastern and western edge of the site fall within the Green Network as indicated on the Wrekin Local Plan Proposals Map. The western part of the site in the Green Network currently forms a car park and associated landscaping. The eastern part of the site in the Green Network forms part of the Lord Silkin and former Stirchley Primary school informal recreation areas.

BACKGROUND:

The Lord Silkin School is a mixed Comprehensive school catering for 11-16 year olds and is located within Stirchley Local Centre. The former Stirchley Primary School was until recently used as a Council training centre with the Grange School nearby accompanying Primary pupils. The former Swan Centre in the northern section of the site has been vacated and demolished.

An outline scheme for the demolition of the existing school buildings and the creation of a new integrated school at this site was approved subject to planning conditions in 2012 (reference TWC/2012/0594). Planning conditions provided for the submission of detailed schemes to address those matters reserved.

The full planning application that is subject of this report relates to a wholly different scheme in terms of layout, however in terms of principles, many aspects of the decision made in respect of the outline proposal submitted in 2012 apply to the current scheme.

The main Campus site is previously used land situated in a sustainable location adjacent to a Local Centre with good transport links and comprises an educational or former educational establishment. Therefore, the principle of the proposed school development has recently been established through the granting of the outline consent and was considered by Plans Board post the publication of the National Planning Policy Framework.

Given the above, it is not considered necessary to revisit the principle of the proposals being sought in this full application with regards to the need for the new school; the development being in the Green Network and other issues, because these have already been considered and accepted. Allied to this is the fact that there have been no further changes in National or Local Policy since the outline application was considered and determined.

By way of reference, the report to Plans Board in relation to the outline application TWC/2012/0594 provided the following conclusions:

The principle of redevelopment of an existing school site for the same use is compliant with national and local planning policy. In particular the proposal accords with adopted Green Network policy given the inherent community benefits the proposal holds. The scale and the layout of the proposal are considered acceptable in principle. Environmental benefits such as improved habitat and landscaping can be secured with other matters such as access details by condition for later determination as part of a reserved matters or full application.

The focus of this report to Plans Board is therefore to consider the layout proposed in this full application from those considered in the recent outline consent together

with consideration of the detailed design of the building and surrounding layout and other relevant matters.

RELEVANT PLANNING HISTORY:

An outline scheme for the demolition of the existing school buildings and the creation of a new integrated school at this site was approved subject to planning conditions on 1st May 2013 (reference TWC/2012/0594). Planning conditions provided for the submission of detailed schemes to address reserved matters.

A number of other permission have been granted at this over the years, but these relate to the proposals associated with the current School and so are not relevant to this application.

RELEVANT PLANNING POLICY:

National Planning Policy Framework

LDF Core Strategy

CS3 Telford

CS5 District and local centres in Telford

CS8 Regeneration

CS9 Accessibility and social inclusion

CS10 Community facilities

CS11 Open space

CS12 Natural environment

CS13 Environmental resources

CS15 Urban design

Saved Wrekin Local Plan Policies:

EH7: Contaminated Land

EH8: Remedial Action on Contaminated Land

NR3 Energy use

UD2 Design criteria

UD3 Urban design assessments

UD4 Landscape design

T4: Development Principles

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

Design for Community Safety SPD

CONSULTATION RESPONSES:

For all consultations received by the Development Management Team the following text below represents a summary of the salient points made in relation to the application. Full versions of all consultation responses can be viewed by Members of the Plans Committee via the Council's eplanning system.

Internal consultations from within Telford and Wrekin Council:

Development Plans – Comment. This proposal for the redevelopment of educational and community buildings at Stirchley Local Centre is in general conformity with local planning policy. Further advice from specialist officers regarding the transport and urban design implications of the development should also be sought.

Highways Engineers – Comment.

Raise a number of concerns within the site in relation to:

- Parent drop off/pick up;
- Safety in and around the service area between the two buildings;
- Adequacy of pedestrian and cycle routes to buildings;
- The need for a Travel Plan; and
- Cycle provision.

On-going discussions have been taking place with the applicant with an aim to resolve these issues or enable them to be dealt with by means of planning condition. The latest position from TWC Highways is that it has been agreed with the applicant that further changes would be made to take account of Highways position and they are awaiting revised drawings at this time.

However, in the absence of these new details being available prior to determination the latest Highways position is that whilst there is no objection in principle to the proposal this is subject to conditions, including Grampian style conditions where details have not yet been provided.

The latest Highways response also requests a combined planning contribution of £10,000 for Traffic Regulation Orders for use in the vicinity of the site in connection with on road parking and for the one way system within the proposed car parking area with the proviso that this money being able to be paid back if the TROs are considered unnecessary.

Drainage - Support the application in principle subject to conditions.

Ecology – Comment, there is no priority or protected habitats on the site according to Marishal Thompson Group (June 2013) who recorded buildings, hard standing,

scattered trees, amenity grassland and shrub areas on the site. Suggest various ecology related conditions and informatives be attached to any permission granted.

Environmental Health (Pollution Control) – No objection.

Environmental Health (Contaminated Land) - Support. Satisfied that the work submitted has shown the site to be suitable for its intended use.

Arboricultural Officer – Object.

This application currently requires further detail with regard to arboricultural issues and concerns, some of which may be submitted at a later stage but others require consideration and inclusion within this application now. In light of these comments the applicant has submitted further information and on-going discussions are taking place with an aim to resolve these issues or enable them to be dealt with by means of planning condition and it is understood this will be able to be reported in an Update for Planning Committee.

Parks and Open Spaces – No comment.

Sustainability Officer – Comment.

How does the school development meet the revised sustainability principles developed for the BSF programme? The developer needs to state how these principles have been met.

Urban Design – Comment. Express some disappointment that the facades of the two ends of the building are blank since they will be facing future residential development and the existing Local Centre. Also the strong pedestrian axis in front of the school needs to be picked up at either end and terminated positively when other development sites come forward. In summary, whilst the proposals for the construction of the new school are welcomed, the design and detailing should be further developed so that it actually responds better to its context and thereby improves it for all, not just pupils of the new schools.

Leisure – No comment received.

Education – No comment received.

Building Control – No comment received.

External consultation responses:

Stirchley & Brookside Parish Council - Supports the application.

Councillors have expressed concern about traffic movement and the safe access for younger children who will need to be walked into school. Toilet facilities for the parish office / library area are inadequate

Shropshire Fire Service - Comment with informative.

West Mercia Police – No objection.

PLANNING CONSIDERATIONS:

Consideration of the layout proposed in this full application from those considered in the recent outline consent.

Whilst the principle of this development in this location has been accepted in the outline permission granted, this current application is different with regard to its layout and as such it is necessary to consider this point. In the outline application the Illustrative Site Masterplan showed an irregular shaped building on an east to west alignment in the centre of the site. Parking was proposed to be split between an area off Grange Avenue and a larger area where the current Lord Silkin School is located. The extent of the Campus under the outline permission included (as a Ball Court and landscaping area) the area of land of the Swan Centre which under the current proposals is subject of a separate planning application for residential use post construction of the Campus if it obtains gains consent.

The application states that the key drivers which have informed the location and orientation of the current layout under consideration include:

- The existing Lakeside Academy school building would remain in use whilst the phased proposed building arrangements are constructed. This requirement, as also set out within the outline scheme has been the principal influencing factor in the location of the new building and car park.
- Topography (the sloping ground down from the north east) and existing complex network of underground services.
- The need for efficient building form to fit the new Secondary school building whilst maximising the remaining available site for outdoor learning, socialising and play.

Furthermore, the applicant states that massing of the buildings has been designed to minimise the visual impact of the school on surrounding residential properties. The buildings, which in terms of development principles, accord with the parameters of the approved outline planning permission, would create a new three storey Secondary school building and a two storey Primary school building. The height and prominence of the campus buildings announce the community facilities whilst the location some 50m to 60m from the surrounding housing ensures the impact of scale on neighbouring users is to an acceptable level.

The proposal has linkages with the Local Centre and surrounding footway network. The orientation of the buildings provides for visual links between buildings. The new Campus buildings create a lineated public frontage to the new public realm facing towards Grange Avenue and secured private frontage to the rear of each school for learning, socialising and play.

The provision of a new landmark building and its associated components provide for a high standard of urban design within the context of the existing Sturchley Local Centre and contributes to the improvement of the overall quality of the environment in this location and wider area.

The proposal incorporates the retention/enhancement of existing of sporting/recreational facilities as well as the provision of new areas - both grassed and hardsurfaced. The layout of the Campus complex provides the legibility and visual links between buildings so that the various elements are easily distinguishable as anticipated by officers in considering the outline planning application for the site.

The reasons for the change in layout from that envisaged in the outline are accepted as being a legitimate explanation as to why the layout shown in the Illustrative Masterplan submitted in the outline permission has altered. Furthermore, in consideration of the current layout it is concluded that it relates positively to its context, creating a strong lineated public frontage with secure and safe area for learning, socialising and play behind it. With regard to the building, its scale accords with the parameters of the approved outline planning permission. Its form and massing is simple, compact and efficient enabling multi use and shared use of facilities.

Design considerations of the proposed building and surrounding layout.

The Design and Access Statement explains the design concept and how the scheme has evolved. As described above the new Campus buildings create a public frontage to the new public realm to Grange Avenue and a private frontage to each school's landscaping for learning, socialising and play to the rear. The application states that this public and private frontage concept informs the elevational design of either side of the buildings. On the public side elevation brick dominates with the applicant stating this expresses the solidity and permanence with the end or gable elevations in profiled metal. This is considered appropriate given the outwardly facing nature and whilst the comments regarding the end elevations made by the Urban Design officer is noted these are not primary facing elevations.

Also on the public side facing elevation the additional mass of the sports hall protrudes in both plan and section and is articulated in profiled metal. This is used as a signage wall to announce the Campus' presence along the distant Grange Avenue to the community.

In addition the fenestration pattern to the public frontage, random vertical double height slot windows, is described as intended to create a larger civic scale to this elevation as this is considered reasonable given the prominence of this elevation in relation to its relationship to Grange Avenue. These are poised over a largely glazed frontage at ground floor level which forms the shared main entrance. This glazed

frontage is framed in blue which then extends far beyond the elevation to form a canopy over the shared main entrance. Caught within this blue frame are the white rendered forms of the proposed Library and Parish facilities and the redesigned substation, the latter forming a backdrop for the shared main entrance signage.

By contrast the fenestration pattern to the private frontage, regular horizontal slot windows, creates a different character to this elevation, with the glazing creating appropriate daylighting conditions to the learning spaces behind.

Both elevations are punctuated by coloured panels and piers in each of the schools' colours which are intended to subtly brand each block, without detracting from the monochromatic materials of charcoal brick and silver metal, which are explained as intending to give the overall composition a calmness and elegance, appropriate to a public building, and this catalyst for the regeneration of Stirchley Local Centre.

The applicant states that a limited, bold palette of robust landscape materials has been selected to express the strong site concept and layout. This would be detailed and arranged in modern and contemporary ways to respond to the overall site vision, building form and to provide an exciting and stimulating learning environment and can be seen in the elevation drawings submitted with the application. Final details on materials can be agreed by planning condition.

The Landscaping Masterplan provides an overview of soft and hard landscaping proposed. Details of this together with its management and maintenance can be secured by planning condition.

In terms of overall design and layout it is concluded that the buildings would sit well within their surroundings, be visually attractive as landmark buildings to support the regeneration of the Local Centre, and have an acceptable impact upon local amenity.

Accordingly, the proposal meets the objectives of adopted design criteria as set out in policy UD2 of the Wrekin Local Plan. This being subject to the imposition of planning conditions relating to the samples of materials proposed as well as allowing for consideration of some of the finer design detailing, especially around landscaping and street furniture.

Highways

The latest response to this application from TWC Highways raise a number of concerns regarding matters of detail within the site as highlighted in the Consultation section of the report.

On-going discussions have been taking place with the applicant with an aim to resolve these issues or enable them to be dealt with by means of planning condition. The latest position from TWC Highways is that it has been agreed with the applicant that further changes would be made to take account of Highways position and they are awaiting revised drawings at this time.

However, in the absence of these new details being available prior to determination the latest Highways position is that whilst there is no objection in principle to the proposal this is subject to conditions, including Grampian style conditions where details have not yet been provided.

The latest Highways response also requests a planning contribution towards Traffic Regulation Orders for use in the vicinity of the site if considered necessary.

As there is no objection in principle from TWC Highways and they are content that outstanding matters of concern can be dealt with by planning conditions as specified, it is concluded that highways matters are acceptable or can be overcome.

Trees

The development will result in the loss of a significant amount of trees across the site, predominantly from the parking areas, although the majority of these are not considered to be of high arboricultural value. Although none of the existing trees on site are not subject to any Tree Preservation Orders the Arboricultural Officer has objected on the basis the application currently requires further detail with regard to arboricultural issues and concerns, some of which may be submitted at a later stage but others require consideration and inclusion within this application now. In light of these comments the applicant has submitted further information and on-going discussions are taking place with an aim to resolve these issues or enable them to be dealt with by means of planning condition and it is understood this will be able to be reported in an Update for Planning Committee.

CONCLUSIONS:

The planning application for the Lakeside Cooperative Campus project would enable the phased construction of a new landmark educational and community facility on the current Lord Silkin/Stirchley Training Centre site. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

The Council through its Building Schools for the Future Programme and the developer have worked collaboratively in ensuring that the scheme the subject of this planning application meets wider community requirements, provides for a compact form of design and provides a sustainable approach to use of land, accessibility and level of effect upon the environment. Steps have been taken within the revised

detailed design of the educational facility to take account of concerns that have been raised by stakeholders.

The acceptability of the proposal in principle in policy terms has been established through the grant of outline planning permission in 2012. The provision of new education and community facilities constitutes exceptional circumstances to justify development within the parts of the site designated as being within the Green Network, particularly with respect to benefits. The environmental benefits through landscaping and habitat enhancement the proposal is entirely consistent with the aims of the Green Network.

The key benefit of the proposal is that it would provide regeneration through a much needed modern educational centre for the Stirchley area with the goal of encouraging and fostering education from nursery to post-16 age range. In addition the proposal's focus is also very much with the community in mind with Library, leisure and welfare services all being located within the new building infrastructure.

The proposal site is sustainably located adjacent to an existing and established Local Centre with good public transport links. The site is very accessible for pedestrians and bicycle users.

However, the planning application the subject of this full planning application relates to a scheme which has a revised layout from that shown illustratively in the outline application. The reasons for the change in layout from that envisaged in the outline are accepted as being a legitimate explanation as to why the layout shown in the Illustrative Masterplan submitted in the outline permission have altered.

Furthermore, in consideration of the current layout it is concluded that this relates positively to its context creating a strong lined public frontage with secure and safe area for learning, socialising and play behind it. With regard to the building its scale it accords with the parameters of the approved outline planning permission. Its form and massing is simple, compact and efficient enabling both multi use and shared use of facilities.

In terms of overall design and layout it is concluded that the buildings would sit well within their surroundings, be visually attractive as landmark buildings to support the regeneration of the Local Centre, and have an acceptable impact upon local amenity.

Accordingly, the proposal meets the objectives of adopted design criteria as set out in policy UD2 of the Wrekin Local Plan. This being subject to the imposition of planning conditions relating to the samples of materials proposed as well as allowing for consideration of some of the finer design detailing, especially around landscaping and street furniture.

As there is no objection in principle from TWC Highways and they are content that outstanding matters of concern can be dealt with by planning conditions as specified, it is concluded that highways matters are acceptable or can be overcome.

With regards to trees these matters were not raised as issues of principle in the determination in the outline application. However, concerns have been raised now that some of the detailed design elements of the proposal have been submitted. In light of these comments the applicant has submitted further information and on-going discussions are taking place with an aim to resolve these issues or enable them to be dealt with by means of planning condition and it is understood this will be able to be reported in an Update for Planning Committee.

In summary the proposal satisfies policy at the national through to Local level and will result in significant benefit to the local community. It is therefore concluded that as the proposals accord with the policies of the Development Plan and National Policy considerations, and that there are no site-specific material considerations that cannot be remedied by the imposition of appropriate planning conditions, that the proposals are considered acceptable.

RECOMMENDATION:

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to the following:

A). The Council as landowner agreeing to provide a Memorandum signed by the Assistant Director Development, Business and Employment agreeing that the Council will provide the following sums at timescales to be agreed with TWC Highways:

- £10,000 in connection with Traffic Regulation Order works with the contributions being refundable if they are noted required.

B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1.	A04	Time Limit Full.
2.	B11	Sample of materials.
3.	B121	Landscaping design.
4.	B126	Landscape Management Plan
5.	B128	Landscape Maintenance.
6.	B125	Earthworks details
7.	B120	Details of enclosure

8.	BCustom	Foul and surface water drainage
9.	B/C Custom B150	Ecology related conditions
10.	BCustom	Site Environmental Management Plan – for construction and demolition activities.
11.	BCustom	Highways related conditions (including Travel Plan).
12.	CCustom	Details of Community Use Agreement prior to commencement.
13.	C39	Retention of trees and hedgerows as shown to be retained on submitted plans.
14.	DCustom	Development to be in accordance with submitted plans unless updated through discharge of conditions
15.	Informatives I32 ICustom I40 I44	Hours of use on site to be limited to between 07.00 to 22.00 hours Monday to Friday and 09.00 to 19.00 hours Saturday and 09.00 to 19.00 hours Sunday as set out in application forms Shropshire Fire Service. Informatives as recommended by TWC Ecologist. Conditions. Reasons for approval.

TWC/2013/0676

Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, TF2 7AB
Erection of a 1200 place academy school with associated parking and landscaping
****Amended location plan to show extra parking****

APPLICANT

Telford & Wrekin Council

RECEIVED

21/08/2013

PARISH

Oakengates, Wrockwardine Wood and
Trench

WARD

Wrockwardine Wood and Trench

OFFICER

Tim Williams

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

The principle of proposed development in this location (included the loss of existing 3G pitch), consideration of the detailed design of the building and surrounding landscaping and other relevant matters such as highways and parking, drainage and environmental health.

PROPOSAL:

This is a full application for the erection of new a 1,200 place 11 to 16 year old Academy school with associated parking and landscaping on land at Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford. As such the application provides detail of location, layout, scale, detailed design, and access.

The application seeks consent for a new Telford Cooperative Academy that forms part of the batch of schools to be developed under the Council's Building Schools for the Future (BSF) Programme.

The proposal creates approximately 8,550 sqm gross internal floor area of new-build accommodation in a single three-storey 'L' shaped building on a plateau of land recently in use as an artificial playing pitch. An external secure compound would also be provided for refuse storage, materials storage and a sprinkler tank, located discretely behind the main building.

The proposed building is conceived as two wings of accommodation, a Learning wing located along the northwestern edge of the plateau and a Performance wing located alongside the existing Tennis Centre along the north east, linked by a triple-height dining space. The applicant states the design of each wing and the external layout responds to its location on the site, the activities accommodated within, and to

one of the proposed Academy's two subject specialisms. An outdoor dining area connects these two areas and is located adjacent to the internal dining facilities.

All existing Leisure Centre buildings would be retained. Some internal refurbishment works are planned to be carried out at the Leisure Centre, although these works do not form part of this planning application.

Within the proposed building the following areas will be accessible multi use for wider community use outside of Academy hours - the Main Hall, Dance/Drama and the Music department. TWC Leisure would have access to the two changing rooms outside of school core hours. There are also three Primary Care Trust meeting rooms adjacent to main entrance.

Externally, the proposals involve the creation of hard and soft play areas, teaching and social spaces and sports facilities within the sheltered courtyard created by the new building that would meet the Building Bulletin criteria for a school of this size. Two new netball courts are marked out and partially fenced within the landscaped courtyard. This is supplemented by a formal main entrance plaza and servicing areas adjacent to the north-eastern edge of the building.

The building would form part of the secure line for the north of the site; with fencing of the proposed replacement 3G playing pitch (as described later) forming the western boundary. A 2.4m weldmesh fencing would then form the remainder of the secure line, following the southern embankment with a connection between the building and the 3G playing pitch provided in the north-west.

The red line site boundary drawing submitted as part this application has been revised during the consultation process to include an area of additional parking and grass currently used by Wrockwardine Football and Bowling Clubs. It is understood that this area accommodates circa 90 marked out car spaces and area for coaches. With regard to the existing car parking facilities at the Leisure Centre, these would be reconfigured. There would be 214 spaces retained (29 less than existing) with 14 disability spaces (4 more than existing). A total of 11 bus spaces (2 more than existing) would be provided. Cyclist provision would be provided by 60 cycle spaces.

Improvement of the existing entrance from New Road would include new signage to the Academy school and a newly created pedestrian priority route through the car park to improve pedestrian safety moving through the site. Two new drop-off areas for buses and coaches would allow student drop-off to occur both deep within the site, close to the new building, and adjacent to the Leisure Centre. A new signalised junction between Wrockwardine Wood Way and New Road (north) is also proposed.

A line of trees and a change in surface treatment would define a welcoming arrival space at the main entrance to the building and help to soften the visual impact of the

long three-storey elevation. Integrated seating would allow meeting and waiting whilst avoiding cluttering of this entrance area. Planting beds around the curtilage of the building would provide a green arrival statement and help to keep pedestrians away from the building fabric and the windows into the Primary Care Trust and teaching rooms.

The application has been submitted with the following documents in support of the proposals:

- Planning statement;
- Design and Access statement;
- Various plans and drawings;
- Transport Assessment and Preliminary Junction Improvement Plan at Wrockwardine Wood Way and New Road junction;
- Travel Plan;
- Geo-technical report;
- Flood Risk Assessment;
- Phase I Habitat survey;
- Lighting Assessment;
- Stability report declaration form;
- Vent and extract statement;
- Landscape and Tree Constraints report;
- Archaeology report;
- Tree Survey;
- Coal Mining risk assessment; and
- Noise Survey.

SITE AND SURROUNDINGS:

The location of the proposed new Academy site is within the existing Oakengates Leisure Centre site. This site currently accommodates a range of sports and leisure facilities which are already used by students from Wrockwardine Wood and Sutherland schools nearby, as well as the wider community.

The site is bound to the south by Wrockwardine Wood Way, to the east by New Road and to the north and west by residential development. To the north east of the site lies Wrockwardine Wood Football Club. The Football and Bowling Club car park and adjacent land now forms part of the revised application area.

To the east of the site at the entrance from New Road is the Oakengates Leisure Centre building. Built in the early 1970's, this centre includes a sports hall, swimming pool, fitness suite and associated changing and administration facilities. An indoor Tennis Centre was constructed in 2003 to the south west of the Leisure Centre building, accommodating 4 indoor and 4 outdoor tennis courts.

The proposed Academy building and external play / sports areas (building development zone) would be located on land currently occupied by the existing artificial football pitch to the south west of the Tennis Centre. This comprises a land take of 1.14 hectares.

Vehicle parking is provided within the site for use by Leisure Centre and Tennis Centre users. This is accessed from New Road to the east of the site. A further area of parking is located to the north, on land occupied by a local bowls club. This parking is occasionally made available as overspill parking on an informal basis. It now forms part of a revised application boundary

A floodlit athletics track and a number of grassed sports pitches, whilst not within the application boundary, are located to the north west of the application area and are in the ownership of the applicant (Telford and Wrekin Council).

In area the site is around 8 hectares in size and the ground is higher on its southern perimeter to that of land to the north. The site boundaries are currently open, with access from the adjacent main roads and residential areas. Overall the Leisure Centre site has an open character with a series of open level plateaus. The site perimeters have areas of mature planting, with some open views to and from the surrounding residences.

Views into the site from Wrockwardine Wood Way are very limited due to the heavily planted embankment that runs along the southern site boundary, and the elevated position of the road. Views through to the building development zone from the east and on approach from New Road are generally obscured by the presence of the existing Leisure and Tennis Centre buildings.

The building development zone only becomes visible once deep within the site. Due to the topography of the area long distance views are provided north-west towards open countryside.

The application site consists of a number of level plateaus, separated by grassed embankments. The site access road drops down away from New Road to the level of the Leisure Centre building, and then rises again up to the level of the Tennis Centre. The Tennis Centre sits on a flat plateau which also accommodates the existing artificial football pitch.

The athletics track and lower sports pitches to the north sit 6-7m lower than the Tennis Centre plateau. A smaller grassed plateau to the west sits 3-4m above the Tennis Centre level.

Wrockwardine Wood Way which bounds the site to the south is elevated above the higher plateau by approximately 1-2m. A steep embankment lies between this road and the building development zone at the level of the Tennis Centre. This

embankment, which is heavily planted at the top, provides a strong sense of enclosure to the building development zone and restricts views in and out of the site other than to the north.

The main pedestrian access to the site is currently from New Road, adjacent to the main vehicular entrance. Whilst the perimeter of the site is generally unsecured, there are no formal footpaths into or through the site other than from the main entrance. Once inside the site, a pedestrian path leads down to the Leisure Centre building. Pedestrians must then walk around the Leisure Centre and cross the car park to access the Tennis Centre, artificial football pitch and athletics track.

The only point of vehicular access into the site is from New Road beyond which is existing car parking. Currently there is no formal drop-off or coach waiting areas meaning that coaches regularly reverse in and out of the service access adjacent to the main Leisure Centre entrance.

The whole of the application site is situated within the Green Network shown on the Wrekin Local Plan Proposals Map with the site otherwise unallocated.

BACKGROUND:

The new Academy building has been designed to accommodate 1,200 students and would replace two existing nearby schools, the Wrockwardine Wood Arts Academy to the south of the site and Sutherland Business and Enterprise College to the north. If the new Academy is granted consent and is built these redundant schools would be demolished. Both sites are intended to be subject of planning applications for outline residential use.

The need for the new Academy to replace the existing schools was identified as part of the Telford and Wrekin Building Schools for the Future Programme. Prior to the submission of this application Development Management engaged with the applicants in pre application discussions.

As part of these discussions earlier version of this scheme envisaged the building development zone being on a higher platform on land to the west where the replacement 3G playing pitch granted under application TWC/2013/0613 is to be located. This would have seen vehicular access to the Academy coming directly off Wrockwardine Wood Way. As consideration of this location for the building development zone was investigated in detail it became apparent there were serious issues regarding the potential of mineshaft locations making this area unsuitable for buildings without costly remedial works. Therefore, it was considered that within the wider site a potential building development zone adjacent to the Tennis Centre where the existing artificial playing pitch was located would provide a suitable area of land in the right location.

It is understood that the need to replace the artificial playing pitch on land to the west and the fact that the building development zone now under consideration is on lower ground from that originally under consideration ruled out a direct vehicular access from Wrockwardine Wood Way. The result is that the vehicular access into the site utilises the existing point off New Road which is being upgraded to reflect the inclusion of the Academy and to improve its current standard.

RELEVANT PLANNING HISTORY:

The site of the proposed Academy buildings was subject of a planning application in 2003 for a multisport synthetic turf playing pitch, including lighting, fencing and footpath that was duly implemented and used for that purpose.

A separate planning application TWC/2013/0613 has recently been determined by the Planning Committee for an all - weather 3G playing pitch to the west of the proposed Academy building. Permission for this replacement pitch was granted on 26th September 2013.

The planning history for land within the neighbouring Leisure Centre grounds relate primarily to development associated with Oakengates Leisure Centre and also the provision of indoor and outdoor Tennis Centre.

RELEVANT PLANNING POLICY:

National Planning Policy Framework

LDF Core Strategy
CS3 Telford
CS8 Regeneration
CS9 Accessibility and social inclusion
CS10 Community facilities
CS11 Open space
CS15 Urban design

Saved Wrekin Local Plan Policies:

EH7: Contaminated Land
EH8: Remedial Action on Contaminated Land
NR3 Energy use
UD2 Design criteria
UD3 Urban design assessments
UD4 Landscape design
T4: Development Principles
T22 Planning Obligations
OL3 Green Network

OL4 Development in the Green Network
LR1 Provision of community facilities
LR4 Outdoor Recreational Open Space

Design for Community Safety SPD

CONSULTATION RESPONSES:

For all consultations received by the Development Management Team the following text below represents a summary of the salient points made in relation to the application. Full versions of all consultation responses can be viewed by Members of the Plans Committee via the Council's eplanning system.

Internal consultations from within Telford and Wrekin Council:

Development Plans – Comment.

The Wrekin Local Plan Proposals Map shows that the entire site is designated as Green Network. The proposal is for new and enhanced educational and leisure facilities and so it will deliver the significant community benefits required under policy OL4. This proposal for the development of new educational and leisure facilities is in general conformity with local planning policy, however further specialist advice should be sought from relevant officers in order to determine any environmental health and urban design implications.

Highways Engineers – Support subject to conditions.

Initially there was a question whether the proposal was meeting the parking requirements for all of the users of the site including the school. The amended plans now include the lower car park (owned by Football/Bowls club) and it is considered that this will be necessary. At this stage this just shows the existing layout though an area for expansion is allowed for by the red edged area. A Grampian style Condition relating to this area and other parking areas is recommended.

Similarly, the inclusion of the above area allows for the pedestrian/cycle route onto the site from the Silkin Way. The exact alignment is not shown but again a Grampian Condition can be applied.

A number of existing routes exist to the north and south of the site. These will need to be resurfaced, widened and lit to provide desirable pedestrian/cycle routes onto the site. Footway/cycle routes will need to be a minimum 3.0m wide.

The applicant has identified a signalised pedestrian crossing over New Road/Church Road. The exact location has to be agreed along with the potential relocation of the two bus stops.

There is no alternative access available to the site. The capacity assessments submitted with the Transport Assessment suggest the proposed access will operate satisfactorily. The realignment addresses some existing issues with regard to the visibility at the access (bringing it up to standard) and removes the ad hoc access/parking at the Social Club. Unfortunately the convoluted alignment around the Leisure Centre remains. It is understood the access will be constructed first.

As a result there is no objection in principle to the proposal subject to a number of conditions.

The first condition predominately relates to on site matters with the remaining conditions referencing works or matters that are off-site. This includes works to footways that are either PROW or fall across land that the Council controls. These routes will need to be resurfaced. Where they are intended as cycleways they will need to be widened.

The works required for pedestrian crossing, relocated bus stops and the new signalised junction at Wrockwardine Wood Way and New Road (north) would be need to be delivered by S278 Agreement (Highways Act 1980). Elements of the new access, the signage strategy and the works to the steps would be delivered at the same time.

There would need to be a commuted maintenance sum associated with the signal junction (£22,000) and the PUFFIN crossing (up to £11,100) which would have to be secured by S106 or Memorandum. The commuted sum covers the future maintenance of the signal equipment and is a cost that would otherwise have to be borne by the Local Highway Authority so it is important this is secured from the development. Additionally a payment to secure £5,000 against a Traffic Regulation Order (TRO) for use in the vicinity of the site would be required.

Drainage – Object.

When the proposal to develop the site for a new school was originally put forward it was identified that there were no obvious points of connection for surface water drainage. In order to facilitate this development, TWC Engineering Services provided a 1970's drainage plan showing the line of a historic culvert. This system runs across the playing fields and then through the gardens of Henley Drive. It then discharges to the public sewer network in Richmond Avenue.

The exact route of this culvert was not known. For this reason it was requested that a full condition survey of its entire length was undertaken prior to any connection being made. Unfortunately this work has not been undertaken. Information has been provided on the system within the site boundary. This investigation found that the

system was holding water suggesting a blockage downstream. It is therefore unlikely that the system is capable of receiving the flows from the development.

Any connection may cause flooding either at the site boundary, or in the gardens of properties in Henley Drive. It is not possible to approve a drainage system that may put properties at risk of flooding. For this reason the objection will not be removed until a full condition survey is undertaken up to the point where the system discharges to the public sewer. Should this survey identify any defects these should be addressed prior to any connection being made. A condition to this effect should be attached if permission is minded to be approved together with other conditions on detailed information pertaining to drainage design, management and maintenance.

Ecology – Comment.

There are no protected or priority habitats on the site according to Arbtech (2013). Suggest various ecology related conditions and informatives be attached to any permission granted.

Environmental Health (Pollution Control) – No comment yet received but anticipated response of no objection subject to conditions. To be clarified in Update for Planning Committee.

Environmental Health (Contaminated Land) – Support subject to conditions.

The proposed development is comprises a former colliery spoil site with adjacent landfills. As such a Land Contamination condition should be imposed if permission be granted.

Arboricultural Officer – Support subject to conditions.

Conditions requested related to Landscape Design and Management Plan.

Parks and Open Spaces – Comment.

There is currently a vehicular maintenance access route for the open space in this area which is currently gained via the existing All Weather Pitch. This appears to be impeded by the new layout and may prevent grounds maintenance of areas of POS such as the proposed soft play area. It is understood that this issue is close to being resolved and will be clarified in Update for Planning Committee.

Sustainability Officer – Comment.

How does the school development meet the revised sustainability principles developed for the BSF programme? The developer needs to state how these principles have been met.

Urban Design – No objection.

It is considered that the scale and massing is more to do with achieving a compact and efficient building form rather than responding in a sympathetic way to its context.

The proposed uniformity of the roofscape is considered hard and uncompromising with seemingly the only relief provided in the form of ancillary servicing elements on the roof which although set back will be visible from certain vantage points.

It would have been good to see something stronger architecturally than just the end of the building with some sort of porch extension which looks like an afterthought and appears to be totally unresolved in relation to the rest of the building.

Whilst the dark render is unconventional and could work well from a practical point of view, there is a need to lift it visually with colour which has been proposed around the back of the building to emphasise the hall on approach from the west, but it should be extended further possibly in a limited way to accentuate and distinguish other parts of the building e.g. the student entrances and also the point at which leisure centre users may access the building

Despite some of these and other negative comments there is no objection to the principle of siting a school here, but the proposals and surrounding works are not as well formulated as they should be which is disappointing particularly since some of the issues raised above are significant and should have been addressed in this scheme.

Leisure – No comments received.

Education – No objection.

Building Control – No comments received.

Archeogolgy – No comment.

External consultation responses:

Oakengates Town Council – Object.

There are concerns about access. There shouldn't be traffic lights but roundabouts instead, this is save electricity costs but to also more importantly ease congestion, as the lights will operate even in school holidays, whereas a roundabout helps traffic flow when not in term time. Also access to the proposed school by children living in Oakengates having to cross a fast road. There is felt to be inadequate parking spaces and access to the sports centre.

Wrockwardine Wood & Trench Parish Council - Object.

Do not object to the school but we strongly object to the siting of the entrance on Church Road. Do not feel that it is not feasible to have the entrance sited so close to Wrockwardine Wood Way and on Church Road because of the severe congestion that the road already suffers.

Concerned that many more accidents will be inevitable. There is congestion on this road at weekends and out of school times. Residents of Chapel Terrace opposite the Leisure Centre have problems with exiting their road.

Further concerned that further congestion will cause a health and safety hazard as emergency vehicles will not be able to gain access if there were to be an accident on Church Road.

We are concerned that the proposed zebra crossing near to Wade Road has been sited too close to bus stops. The amended plan shows no improvement to the original proposal; it does not address the problem of traffic congestion.

Conclude by saying that they are of the opinion that Church Road cannot cope with any additional traffic.

Sport England – No objection.

The Academy is proposed to be constructed on the area of the site currently occupied by an Artificial Grass Pitch (AGP). This pitch forms part of the playing field at this site and Sport England has therefore considered the application in the light of our Playing Fields Policy. Given that the AGP affected by this application is to be replaced, the application is considered to be consistent with exception E4 of our policy.

The Coal Authority – Comment.

The Coal Authority is satisfied with the broad conclusions of the Coal Mining Risk Assessment Report, informed by the site investigation works; that coal mining legacy issues are not significant within the application site and do not pose a risk to the proposed development.

Shropshire Fire Service - Comment with informative.

West Mercia Police – No objection.

Local residents:

There has been one letter of support to the scheme subject to fields still being accessible from vicinity of the bridge over Wrockwardine Wood Way from Hollyhurst Road.

There have been 3 letters of objection, the reasons for this are summarised as follows:

- Vehicular access from New Road is totally impractical and is already congested as already two schools along Church Road. Alternative access should be gained from Wrockwardine Wood Way.

- The layout of the internal roads does not help the situation due to tight bends, slopes on the road and parking cars restricting traffic flow.
- The scope for serious accidents involving the children using the school must be very high.
- The distance between the entrance and Wrockwardine Wood Way is very short so there will be nowhere to go for traffic queuing to get into or past the site. A build up of traffic back onto Wrockwardine Wood Way is inevitable. The traffic problems are also exacerbated by the incline of New Road and the entrance to the site. Note that the fire tender access is via the same route, through the Leisure Centre entrance. If the new school were unfortunate enough to suffer a fire during peak arrival/departure times, the consequences could be very serious indeed.
- Inadequate number of car parking spaces and parent drop off to serve development and rest of site.
- Traffic will block Chapel Terrace opposite and parents will use parking there and on surrounding streets.
- School will bring increased litter. Removal of trees. Noise levels will rise.

PLANNING CONSIDERATIONS:

Principle of the proposed development in this location included the loss of existing 3G pitch.

The following planning policies from the Core Strategy are relevant to this proposal:

Policy CS3 relates to development in Telford. This states that Telford will accommodate the majority of new services and that all development will support Telford's role as a sub-regional focus for balanced growth. The physical regeneration of Telford's neighbourhoods is a development priority. The development is located within the existing urban fabric of the northern Oakengates area of Telford and so accords with policy CS3.

Policy CS8 states that development associated with regeneration initiatives will be supported. This proposal is for replacement school and leisure facilities which would assist in the regeneration of Oakengates, Wrockwardine Wood and Trench.

Policy CS9 aims to ensure that everyone is afforded reasonable opportunity to access schools, recreation and open space, sports facilities and other key services. As part of this, development is required to promote sustainable forms of transport, locate in centres to minimise the distance people have to travel, increase the safety of travel, and include measures that minimise the negative environmental impacts of travel.

Whilst the proposal is not within a District of Local Centres the development proposal is located in an established urban community which has good provision of services and facilities, including local shops at Church Road and Teagues Crescent, good public transport via the number 55 bus service, and walking and cycling links via the

Silkin Way and other nearby routes. Improvements to pedestrian, cycle and public transport accessibility in and out of the site are also proposed. The proposed development would therefore accord with this policy.

Policy CS10 relates to community facilities, which include schools. The loss of such facilities is resisted but new provision is supported. Any new facilities should be located in existing centres or have good accessibility by foot, cycle and public transport. If located on open space (e.g. Green Network) then they must demonstrate environmental and social benefits to the local community.

As highlighted above, whilst the development proposal is not located within an existing centre it does, however, benefit from good pedestrian, cycle and public transport links, as described under policy CS9 above. As a new school building it would provide significant benefits to the local community through enhanced education and leisure provision and it would assist in the regeneration of the area. The proposal therefore strongly accords with this policy.

Policy CS11 seeks to protect and enhance open space. Development on open space is only permitted where there will be significant community and environmental benefits and where the open space does not contribute towards local open space standards.

As described under the policies above, the proposal would deliver significant community benefit as it would provide high quality replacement educational and leisure facilities. The existing site is identified as an outdoor sports facility by the Council's Open Space, Sport and Recreation Facilities Study which makes recommendations about local open space standards that could be adopted. The synthetic sports pitch on the site is to be replaced on adjoining land to the west following the positive determination of application TWC/2013/0613 so there would be no overall loss of sports facilities on the site or in the local area in fact the facility would provide an enhanced playing surface. The development proposal is therefore in accordance with this policy.

The following planning policies from the Wrekin Local Plan are relevant to this proposal:

Policy T4 requires leisure development proposals to be located close to a public transport corridor with a regular service. As stated above, the number 55 bus route provides a regular service for the development site and there are proposed to be public transport improvements integrated within the site.

Policies OL3 and OL4 seek to protect the Green Network and only permit development within it where there are exceptional circumstances, where the

development contributes or is complementary to the aims of the Green Network or where environmental or community benefits are an integral part of the proposal.

The proposal is for new and enhanced educational and leisure facilities and so it would deliver the significant community benefits required under policy OL4.

Policy LR1 states that community facilities, including educational establishments will be permitted where the proposed development is located in a District or Local Centre. Where the development cannot be located in an existing centre it should:

- (a) be located on a public transport route;
- (b) demonstrate suitable access arrangements and adequate provision for car parking;
- (c) occupy land allocated for development, or derelict land. Exceptionally, such proposals may be permissible within the Green Network, subject to the provisions of policy OL4;
- (d) not have an adverse impact on the character and amenity of the local area;
- (e) not be located on a site required to meet essential employment growth;
- (f) satisfy the environmental health, urban design and other appropriate policies in this Plan.

In regard to points (a) and (b), these have been addressed under earlier policies. In regard to point (d), this matter is discussed later in this report. In regards to points (c) and (e), the site is not allocated for any particular use; it is within the Green Network and the proposed development is in general accordance with the policies that are relevant to this, as it would provide a significant community benefit. Finally, in regard to point (f), the proposal is in general conformity with the other relevant planning policies identified above, however the views of other specialist officers are discussed addressed later in this report in order to determine any urban design, highways, drainage and environmental health implications of the proposed development.

Policy LR4 states that the council will refuse applications for development that will result in the loss of existing recreational open space which is not replaced in a suitable alternative location to an equal or improved specification. The development site currently comprises of a synthetic sports pitch which is to be replaced by an enhanced facility on adjoining land that has recently been granted planning permission (TWC/2013/0613), as such the proposed development is in general conformity with this policy.

In conclusion, this proposal for the development of new educational and leisure facilities is in general conformity with local planning policy. However, further consideration needs to be given in order to determine any environmental health and urban design implications.

Design considerations of the proposed building and surrounding layout.

The Design and Access Statement explains the design concept and how the scheme has evolved. The proposals contained within the planning application have evolved through a process of continuous and iterative assessment, involvement and evaluation as part of the Future Schools Notice (FSN) stage of the Education Funding Agency's Contractors Framework procurement process.

The physical and historical context of the proposed development has been assessed through a series of site visits and investigations.

The Design and Access states that throughout the process of continuous assessment and involvement, a number of key principles have emerged which have informed the design proposals:

- Maximising the educational benefit of the development through the creation of high quality, aspirational environments that support learning, promote good behaviour and engender pride in the students, staff and wider community.
- Maximising the available site area for the provision of sporting and learning facilities.
- Maximising the accessibility of facilities to the wider community, including adding value to the existing leisure facilities on site.
- Minimising the impact of the development on the existing Leisure Centre and its neighbours.

The applicant states that the key drivers which have informed the location and concept of the building are as follows:

- The existing access and buildings, the existing changes in level, and the potential mineshaft locations on the upper plateau (where the replacement 3G pitch is proposed) define a potential building development zone adjacent to the Tennis Centre.
- The constrained building development zone requires an efficient building form to maximise the available external space for outdoor learning, social activity and play, and to allow access for servicing between new and existing buildings – explaining why the building is three-storey height block.
- The presence of the main road to the south suggests a building footprint towards the north of the building development zone to minimise road noise impact.
- The access route and limited frontage necessitates a strong entrance statement at the corner of the building development zone.
- The use of the building necessitates a form which is easy to navigate and reflects the organisational structure of the Academy.

To further manage the scale of the building, each wing has additional elements of articulation. The learning wing is split centrally by a large slot of curtain walling, at the location of the academic heart spaces, helping to reduce the apparent length of this block. Within the performance wing, the main hall is expressed as an object,

protruding into the rear external courtyard and defining a sheltered zone for external dining.

The main entrances into the performance wing have projecting feature canopies which not only signify the location of the entrances and provide shelter, but also help bring the scale of the building down to a more human level at the points of entry.

Policy CS15 states that the design of development will assist in creating and sustaining safe places, strengthening local identity and projecting a positive local image. It is considered that the scheme has been designed to take safety into account through the use of the building and fencing to define a secure line for the Academy without extensive amounts of fencing. It is considered that the proposals would positively strengthen local identity by establishing a local landmark building within a wider and improved complex of other sporting and community facilities. As a landmark educational building it would replace two ageing schools nearby and would project a positive local image for this part of Telford.

The applicant states that a limited, bold palette of robust landscape materials has been selected to express the strong site concept and layout. This would be detailed and arranged in modern and contemporary ways to respond to the overall site vision, building form and to provide an exciting and stimulating learning environment and can be seen in the elevation drawings submitted with the application. Final details on materials can be agreed by planning condition.

The Landscaping Masterplan provides an overview of soft and hard landscaping proposed. Details of this together with its management and maintenance can be secured by planning condition.

In terms of overall design and layout it is concluded that the building would sit well within its surroundings as a steep embankment lies between Wrockwardine Wood Way and the building development zone at the level of the Tennis Centre. This embankment, which is heavily planted at the top, provides a strong sense of enclosure to the building development zone and restricts views in and out of the site other than to the north where there is the athletics track and sports pitches. Accordingly from a visual viewpoint the new building is considered to have an acceptable impact upon local amenity.

Whilst some of the misgivings in relation to detailed design (as expressed in the comments of the Urban Design officer) are noted, these are not considered sufficient to warrant a reason for refusal especially given the key drivers behind the location, concept and therefore the design of the building development zone as highlighted above.

Accordingly, on balance it is considered the proposal meets the objectives of adopted design criteria as set out in policy UD2 of the Wrekin Local Plan and Policy CS15 of the Core Strategy. This being subject to the imposition of planning conditions relating to the samples of materials proposed as well as allowing for consideration of some of the finer design detailing, especially around landscaping and street furniture.

Other relevant matters highlighted in consultation process.

Highways related matters.

The concerns raised by the Town Council and Parish Council as well as local residents are noted. These concerns primarily relate to the vehicular access point for the Academy being where it already comes off New Road for the Leisure Centre, albeit the junction itself would be improved. The proximity of this access to Wrockwardine Wood Way is also noted given that it is a busy link road.

The concerns focus on the negative effects that the proposals would have on congestion around the vehicular entrance and highway safety issues for residents and those accessing both the Academy and Leisure Centre site. Parking both on site and the immediate is also raised as an issue.

As described in the Background section of this report above, earlier versions of this scheme envisaged the building development zone being on a higher platform on land to the west where the replacement 3G playing pitch granted under application TWC/2013/0613 is to be located. This would have seen vehicular access to the Academy coming directly off Wrockwardine Wood Way. As consideration of this location for the building development zone was investigated in detail it became apparent there were serious issues regarding the potential of mineshaft locations making this area unsuitable for buildings without costly remedial works. Therefore, it was considered that the within the wider site a potential building development zone adjacent to the Tennis Centre where the existing artificial playing pitch was located would provide a suitable area of land in the right location.

The location of the building development zone proposed in this application and the need to accommodate a replacement artificial playing pitch on land to the west, together with the fact that the building development zone is on lower ground from that originally under consideration, rules out a direct vehicular access from Wrockwardine Wood Way. The result is that the vehicular access into the site utilises the existing point off New Road which is being upgraded to reflect the inclusion of the Academy and to improve its current standard. In their response to the application TWC Highways agree that there is no alternative access available to the site.

As part of their response TWC Highways highlight that with regard to the proposed realigned access the capacity assessments submitted with the Transport

Assessment suggest the proposed access would operate satisfactorily. They also note that realignment of the vehicular access (slightly south than its current position) addresses some existing issues with regard to the visibility at the access point (bringing it up to standard) and removes the ad hoc access/parking at the Social Club. It is though acknowledged in the response that the convoluted alignment around the Leisure Centre remains.

With regard to other pedestrian and cycle ingress and egress to the proposed development, it is noted that there are a number of existing routes that exist to the north and south of the site and with the inclusion of the area of land currently owned/used by the Football/Bowling Club this now allows for a pedestrian/cycle route onto the site from the Silkin Way. Via a Grampian style planning condition the routes identified would need to be resurfaced, widened and lit to provide desirable pedestrian/cycle routes onto the site. Footway/cycle routes will need to be a minimum 3.0m wide.

The applicant has identified a signalised pedestrian crossing over New Road/Church Road. The exact location has to be agreed along with the potential relocation of the two bus stops but again, as outlined in the TWC Highways response, this can be secured by planning condition.

In relation to vehicle parking, the initial response of TWC Highways raised question whether the proposal was meeting the parking requirements for all of the users of the site including the Academy given the overall reduction in parking numbers proposed within the site. The receipt of amended plans now include within the application area the car park owned and used by the Football and Bowling Club which adjoins the site to the north and TWC Highways considers that this parking area will be necessary for the proposed development. At this stage the plans just show the existing layout (circa 90 spaces plus coach parking area) though an area for expansion is allowed for by the red edged area on land currently behind the goal of the football pitch that is grassed. TWC Highways suggest a Grampian style planning condition relating to this area and the existing car parking within the Leisure Centre requiring details to be provided in respect of the layout and lighting of car parking servicing the proposed development should it be granted consent.

More generally with regard to transport matters Policy T4 of the Wrekin Local Plan requires leisure development proposals to be located close to a public transport corridor with a regular service. As stated earlier in this report, the number 55 bus route provides a regular service for the development site and there are proposed to be public transport improvements integrated close to the site.

Policy T22 states that the transport needs generated by the development will be provided by transport improvement to be funded by the developer. The response

form TWC Highways has set out the contributions that would be needed to be sought for transport improvements.

In conclusion, whilst the concerns raised regarding the use of the existing vehicular access into the site for this proposed development are noted, the reasons why there is no alternative to a direct vehicular access from Wrockwardine Wood Way have been explained and are accepted. Notwithstanding this, the realignment and improvement of the existing access off New Road (together with offsite works that include signalised junction with Wrockwardine Wood Way and a signalised pedestrian crossing over New Road/Church Road) are considered by TWC Highways as being able to operate satisfactorily.

Subject to improvements the proposed Academy and wider Leisure Centre site would be well connected to the surrounding area with regard to pedestrian and cycle access.

Concerns regarding the level of parking provision have been satisfied as a result of the inclusion of an additional area of land adjoin the Leisure Centre already in use or available for car parking. Details on the layout (including amount) of car parking can be secured by a Grampian style planning condition.

Given the above there is no objection in principle to the proposal from TWC Highways subject to conditions requested and planning contributions specified. Accordingly on highways grounds the proposals are considered acceptable given this advice and in respect of Policies T4 and T22 of the Wrekin Local Plan providing the inclusion of the conditions and contributions are attached to any permission granted.

Drainage

The response from TWC Drainage Engineers is noted and the point of concern can be overcome by a Grampian style condition so that the matter is addressed and resolved prior to work commencing as suggested in the response.

It is understood that since this response that the applicant has been undertaking further work in consideration of this matter. As a consequence it is understood the matter is resolvable by laying a new drainage system through the site that will capture all storm water, replacing the current damaged system.

Environmental Health

Both arms of TWC Environmental Health have been consulted. In respect of Contaminated Land there is support for the scheme subject to conditions given the proposed development is comprised of a former colliery spoil site with adjacent landfills. In relation to Pollution Control no formal comment has yet been received but an anticipated response of no objection is expected subject to appropriate conditions in

relation to noise measures. This will be clarified in the Update for Planning Committee.

CONCLUSIONS:

The key benefit of the Proposal is that in line with the Telford and Wrekin Building Schools for the Future programme, it would deliver revitalisation to this area of Telford through the provision of a modern educational Academy, which encompasses both arts and business & enterprise, whilst also providing a strong linkage with a new 3G playing pitch arrangement and the existing Leisure Centre. The proposal's focus is very much with the community in mind with the ability for facilities within the Academy to be available for wider community use.

Locating the proposed Academy, within an existing complex which also accommodates existing sports pitches and athletics facilities, together with the proposed replacement 3G playing pitch and the Leisure Centre facilities already well used and established in the local area would provide for social inclusion and a wider community benefit which accords with policies CS3, CS8, CS9 and CS10 of the Core Strategy.

The building development zone currently comprises a synthetic playing pitch. This playing pitch is to be replaced on adjoining land to the west as a result of a recent permission for its relocation (TWC/2013/0613) so there would be no overall loss of sports facilities on the site or in the local area. The development proposal is therefore in accordance with policies CS11 of the Core Strategy and Wrekin local Plan policy LR4.

The entire application site is within the Green Network as identified in the Proposals Map of the Wrekin Local Plan. Policies OL3 and OL4 of the Wrekin Local Plan seek to protect the Green Network and only permit development within it where there are exceptional circumstances, where the development contributes or is complementary to the aims of the Green Network, or where environmental or community benefits are an integral part of the proposal.

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Accordingly proposal is for new and enhanced educational and leisure facilities and so it would deliver the significant community benefits required under policy OL4.

Overall it is concluded that this proposal for the development of new educational and leisure facilities is in general conformity with local planning policy subject to the consideration of site specific material matters arising.

In terms of overall design and layout it is concluded that the building would sit well within its surroundings as a steep embankment lies between Wrockwardine Wood Way and the building development zone at the level of the Tennis Centre. This embankment, which is heavily planted at the top, provides a strong sense of enclosure to the building development zone and restricts views in and out of the site other than to the north where there is the athletics track and sports pitches. Accordingly from a visual viewpoint the new building is considered to have an acceptable impact upon local amenity.

Whilst some of the misgivings in relation to detailed design (as expressed in the comments of the Urban Design officer) are noted, these are not considered sufficient to warrant a reason for refusal especially given the key drivers behind the location, concept and therefore the design of the building development zone as highlighted above.

Accordingly, on balance it is considered the proposal meets the objectives of adopted design criteria as set out in policy UD2 of the Wrekin Local Plan and Policy CS15 of the Core Strategy. This being subject to the imposition of planning conditions relating to the samples of materials proposed as well as allowing for consideration of some of the finer design detailing, especially around landscaping and street furniture.

One key site specific material matter relates to consideration of the implications arising in respect of highways and parking. Whilst the concerns raised regarding the use of the existing vehicular access into the site for this proposed development are noted, the reasons why there is no alternative to a direct vehicular access from Wrockwardine Wood Way have been explained and are accepted. Notwithstanding this, the realignment and improvement of the existing access off New Road (together with offsite works that include signalised junction with Wrockwardine Wood Way and a signalised pedestrian crossing over New Road/Church Road) are considered by TWC Highways as being able to operate satisfactorily.

Subject to improvements the proposed Academy and wider Leisure Centre site would be well connected to the surrounding area with regard to pedestrian and cycle access.

Concerns regarding the level of parking provision have been satisfied as a result of the inclusion of an additional area of land adjoin the Leisure Centre already in use or available for car parking. Details on the layout (including amount) of car parking can be secured by a Grampian style planning condition.

Given the above there is no objection in principle to the proposal from TWC Highways subject to conditions requested and planning contributions specified. Accordingly on highways grounds the proposals are considered acceptable given

this advice and in respect of Policies T4 and T22 of the Wrekin Local Plan providing the inclusion of the conditions and contributions are attached to any permission granted.

Concerns regarding site drainage are noted but are understood to be resolvable and can be controlled by condition to ensure development proceeds in an acceptable manner with risk to surrounding property.

In respect of Contaminated Land there is support for the scheme subject to conditions given the proposed development is comprises a former colliery spoil site with adjacent landfills. In relation to Pollution Control no formal comment has yet been received but an anticipated response of no objection is expected subject to appropriate conditions in relation to noise measures. This will be clarified in the Update for Planning Committee.

In summary, the proposal satisfies policy at the national through to Local level and will result in significant benefit to the local community in this part of Telford.

RECOMMENDATION:

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to the following:

A). The Council as landowner agreeing to provide a Memorandum signed by the Assistant Director Development, Business and Employment agreeing that the Council will provide the following sums at timescales to be agreed with TWC Highways:

- £5,000 in connection with Traffic Regulation Order works;
- Up to £11,100 commuted maintenance sum in respect of PUFFIN crossing (final cost depending on design); and
- £22,000 commuted maintenance sum in respect of signal junction at Wrockwardine Wood Way/New Road.

B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1.	A04	Time Limit Full.
2.	B11	Sample of materials.
3.	B121	Landscaping design.
4.	B126	Landscape Management Plan
5.	B128	Landscape Maintenance.
6.	B125	Earthworks details.

7.	B120	Details of enclosure.
8.	BCustom	Land Contamination condition
9.	B/C Custom	Foul and surface water drainage conditions
10.	BCustom	Ecology related conditions as request by Ecology Officer.
11.	B150	Site Environmental Management Plan – for construction and demolition activities.
12.	BCustom	Highways related conditions (including Travel Plan).
13.	BCustom	Details of Community Use Agreement prior to commencement of occupation.
14.	CCustom	Retention of trees and hedgerows as shown to be retained on submitted plans.
15.	C39	Development to be in accordance with submitted plans unless updated through discharge of conditions.
16.	DCustom	Hours of use on site to be limited to between 08.00 to 23.00 hours Monday to Sunday as set out in application forms
	Informatives	
	I106	Permission subject to Memorandum agreement.
	I32	Shropshire Fire Service.
	ICustom	Informatives as recommended by TWC Ecologist.
	I40	Conditions.
	I44	Reasons for approval.

TWC/2013/0693

Land adjacent to 8 Heath Court, Cliff Crescent, Ellerdine, Telford, Shropshire
Erection of 4no. two storey detached dwellings and 8no. two storey semi-detached dwellings and conversion of the old smithy into a store for units 1 & 2

APPLICANT

Norman Quin Developments Ltd

RECEIVED

28/08/2013

PARISH

Ercall Magna

WARD

Ercall Magna

OFFICER

Libby Harper

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Principle of development, affordable housing, access and parking, design

PROPOSAL

This is a full application seeking permission for 12 dwellings comprising 4 two storey detached dwellings and 8 two storey semi-detached dwellings, together with refurbishment and conversion of a former blacksmiths workshop to a storage facility for the proposed two neighbouring residential units. The units will be laid out around the access road and a central landscaped island feature providing an internal loop road and integrated parking (emphasis on visitor use) for the site. The remainder of the parking for each unit will be a mixture of provision, to the front and side of units. Each property will feature a front and rear garden.

The applicant has indicated some of the key principles behind the scheme, that being:

- The scheme provides much needed quality market housing
- The scheme provides social housing within the area
- It also provides a discreet site location adjacent to the existing village hall
- It is designed to include a low impact street frontage and off road parking
- The layout has been designed to include large gardens
- The design provides ample storage
- The scheme allows the retention of the old smithy
- Secure by design principles have been incorporated.

SITE AND SURROUNDINGS

The site is situated off Heath Court, Ellerdine and extends to 0.5 hectares in area. The land is grassland, the only structure present being a single storey red brick former smithy building (dating back to 1913, unlisted) positioned towards the south east corner of the site adjacent to the road. The site is principally bordered by

established native hedges in the region of 3-4 metres to the north, east and west, close boarded fencing forms the southern boundary to the rear garden of the existing properties of 'Heath Court'. This development comprises two bungalows positioned adjacent to the smithy building, the development then curves round onto Cliff Crescent where the remainder of the development comprising half a dozen semi-detached dwellings are positioned.

A playing field owned by the Ellerdine Village Hall (EVH) Trustees is positioned to the north of the site with a gated access just beyond the boundary of the proposed development site. With the exception of a set of football goals, the field is grassed and void of other equipment. The area beyond the site to the west is open countryside formed of agricultural land. The car park serving Ellerdine Village Hall and the hall itself is positioned on the opposite side of the road, with agricultural land beyond.

The village of Ellerdine is positioned in the rural north west of the Borough comprising a mix of semi detached and detached properties of mixed ages. The nearest district centre being Wellington positioned in the region of 7 miles to the south.

SUMMARISED CONSULTATIONS:

Standard consultation responses:

Ercall Magna Parish Council: support this scheme subject to conditions,

1. The low cost housing units are firstly offered to residents within the parish. If no takers then these are offered to residents from within the adjoining parishes.
2. Section 106 money is allocated between improvements to Ellerdine Village Hall car park and additional play equipment in adjoining play area.

Development Plans:

No objection in principle as the scheme is adjoining the village of Ellerdine and the development is meeting a need for affordable housing within the rural area. This position is provided subject to several conditions. Firstly, that the affordable housing is meeting local need in terms of number of units and type. Open market dwellings are only to be allowed where shown to be supporting the delivery of affordable units. The affordable housing should also be provided through registered social housing providers.

Affordable Housing: comment on the scheme:

The Council has worked with the respective Parish Councils to carry out rural housing needs surveys in Ercall Magna and Waters Upton in 2010 and 2011. These showed unmet need for affordable homes and a variety of property types. It is likely that the house size requirements will have changed due to Welfare Reform;

The application form refers to 4 x 3 bedroom houses for Social Rent (33%) which is acceptable, however the 'Reduced market rent' is not acceptable and the provision must meet the national definition of affordable housing as set out in the National Planning Policy Framework, 2012. The affordable units must be transferred to a Registered Provider and allocated through 'Choose Your Home' via a Local Lettings Plan and welcomes the 'Secure by Design' standard.

Urban Design: Comment on the scheme:

Originally raised some concerns to the proposal and requested amendments to integrate with the village, soften the frontage of the development, reduce the dominance of parking, provide additional windows to provide natural surveillance around the access. Following amendments, requested further tweaking in terms of addition of full gables on at least two of the smaller and additional windows which have been received.

Highways: Support this scheme subject to the imposition of a relating to the provision of a footway along the frontage of the site to the edge of the neighbouring playing field, provision of adequate clearance behind the parking bays within the internal loop, and details of suitable provision of service margins. A tracking exercise for a refuse vehicle and informative requesting contact with the highways department prior to commencing work on the adopted highway.

Drainage:

Support this scheme subject to conditions relating to foul and surface water drainage; provision of a soakaway test; and the location of any soakaway being located no less than 5m from any building or boundary.

Ecology:

Comment following the submission of the Ecological Survey April 2011 and updated survey carried out in July 2013, requests conditions regarding the erection of bay and bird boxes, a lighting strategy, as well as, informatives relating to nesting birds, bats and enhancement planting are requested to be attached to any permission.

Arboricultural:

Support this scheme subject to conditions regarding provision of a Landscaping Design, together with a Landscape Management Plan.

Built Heritage Conservation:

No comments received

Parks & Open Spaces:

Comment in respect of the developers proposal to extend a footpath through to the local playing field and a willingness to contribute some playground facilities for the

village, requiring confirmation which playing field applies, and that this has been agreed with the landowner / Parish Council. Should this be confirmed as offsite play provision, Wrekin Local Plan LR4 / LR6 policies should apply and a sum of £600 per dwelling is requested to meet the need arising from the development. However, should offsite improvements not be confirmed, there is an opportunity to look at providing play provision in the central open space area. This would require the relocation of communal car parking elsewhere on site though. Confirmation is requested who is to manage this open space and how this is to be funded.

West Mercia Constabulary:

Support subject to condition. There are opportunities to design out crime and /or the fear of crime and to promote community safety. The applicant should aim to achieve the Secured by Design (SBD) award status for this development.

Shropshire Fire Service:

Comment requesting consideration of the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" as part of the planning process.

Neighbour consultation responses:

Following consultation, five letters of objection have been received and one comment. The issues raised can be summarised as follows:

- Danger arising during and post building work
- Loss of privacy
- Loss of wildlife habitat
- Increased traffic and access along country lanes, danger to small children and horse riders
- Settlement inappropriate – no bus route or shop
- Should remain undeveloped
- Existing drainage and flooding issues

Ellerdine Village Hall Management Committee: Comment on this scheme:

- Playing field to the north of the development site which is owned by Ellerdine Village Hall (EVH) Trustees – concern about the ongoing liability of any future play equipment on the field
- No mention of dedicated public footpath between the development site access and the playing field on the plans – agree with provision
- Provision of a new hedge at the road frontage rather than a wall would fit in with general rural outlook
- Lack of detail around future development site boundary - existing boundary to playing field substantial mixed native hedge provides good screening and natural 'ball retention screen' for football players
- Request for drainage layout, location of connection to the existing sewer and consultation of landowners questioned

- Concern village hall car park will be used as an overflow car park for the development, existing problems of rutting, request for S106 contribution to address
- Request removal PD rights units 1 and 12 to avoid openings from habitable rooms facing the village hall
- Request to restrict use of existing workshop so that it cannot be converted in to any form of residential use (concern future possible complaints about noise from the hall).

RELEVANT HISTORY:

TWC/2011/0396 Conversion of workshop building to form a two bedroom dwelling and erection of single storey rear extension. Withdrawn 11/07/2011

PE/2013/0106 Residential development (schemes of 18, 15 and 11 units).

RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS1 Homes

CS7 Rural Area

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H23 Affordable Housing

H24 Affordable Housing Rural Exceptions Policy

PLANNING CONSIDERATIONS

Principle of development

Policy CS7 *Rural Area* provides the spatial interpretation of the housing target defined by CS1 *Homes*, with an emphasis on helping to sustain rural communities. On this basis, policy defines that new development be focussed on the three suitable settlements of High Ercall, Tibberton and Waters Upton. Outside of these settlements development will be limited. These policies are considered in parallel with relevant saved policies of the Wrekin Local Plan, particularly saved policy H24 *Affordable Housing Rural Exceptions Policy* where the Council may permit small scale affordable housing schemes within or adjoining villages in the Rural Area.

In accordance with the National Planning Policy Framework (NPPF), Telford & Wrekin Council must identify and update annually a supply of deliverable sites sufficient to provide 5 years worth of housing against its housing requirements set out in the adopted development plan, the Core Strategy (2006-2016). Evidence has

now come to light demonstrating only a 2.5 year supply exists, meaning that where the LPA cannot demonstrate a 5 year land supply then relevant policies for the *supply* of housing should not be considered up-to-date. For Telford & Wrekin Council this means policies CS1 (Homes) which identifies dwelling requirements for Telford, Newport and the rural area and potentially CS6 (Newport) and CS7 (Rural Area) which seek to direct housing into certain locations in line with the strategy. This means that applications cannot be refused on the grounds of housing supply alone and there will be a presumption in favour of *sustainable* development. As the development abuts the existing settlement it does not represent an isolated development.

The site is considered to represent a natural rounding off of the village at this edge, bounded by the playing fields to the north and built development to the south with the site occupying an almost parallel position to neighbouring properties of Heath Court, with well-established natural boundaries. The nature of the adjoining highway also alters beyond the access to the site, narrowing to become a single track road. The nearest local schools are Crudgington Primary or High Ercall Primary are just over 2 miles away, and the nearest Secondary being Charlton School just over 5 miles away, accordingly the proposal is considered sustainable within the realms of the NPPF.

As the application suggests there will be a level of affordable housing within the development, the site can be considered as a form of rural exception site. The National Planning Policy Framework (NPPF) suggests that these sites be smaller, in areas that housing may not normally be permitted, to help address the needs of the rural community. The NPPF - representing the newer form of planning policy - also states that these schemes may include some open market housing where this is needed to enable the delivery of affordable units (para 54). The emphasis of the National Planning Policy Framework is that Local Planning Authorities should consider housing applications in the context of the presumption in favour of sustainable development being fundamental. More specifically, para 55. states 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.'

Policy H24 also offers criteria for development including the scheme falling within or adjoining a village, and occupancy controls being in place through a management agreement with a registered social landlord. This is supported by the NPPF which, within its glossary, says that affordable housing should include provisions to remain at an affordable price for future eligible households. The NPPF refers to affordable housing as social rented housing, affordable rented housing or intermediate housing, provided by local authorities or private registered providers. The NPPF "low cost market housing" may not be considered affordable housing.

The model originally envisaged by the applicant (to provide four of the 3 bed units at a reduced market rent, retaining ownership and managing the properties) has been discounted during the progression of this scheme, essentially not fitting with the definition of affordable housing contained within the NPPF with unmet need for affordable homes in the parish of Ercall Magna having been identified in a rural housing survey during 2010. An alternative approach has therefore been agreed with four affordable units (totalling 33%) provided through a Registered Provider (tenure to be confirmed), thus ensuring the properties are retained as affordable in perpetuity through a S106 agreement.

The Design & Access Statement submitted as part of this scheme defines options put forward at the pre-application stage, records indicate that the two higher options of 15 or 18 dwellings were initially proposed but considered too high for the site. A lower level scheme of 11 dwellings was then proposed, and is considered to be more in keeping with the nature of the site and the local area.

On balance, the delivery of housing at this scale, providing a mix of market and affordable housing in this location is considered appropriate contributing to meeting housing needs in the rural area.

Design

The design of the scheme has been subject to amendment both at pre-application stage and during the lifetime of the application towards the create a scheme more in keeping with its rural setting, and to emphasise some of the details of the local vernacular in the village to ensure the proposal successfully within the village. Further details have been added to the elevational treatment of the units taking on board the feedback given, including the introduction of gablets, arched lintels and chimneys to the respective house types. Notably, a large gable has been introduced to one of each of the semis to ensure more of a consistent and enhanced style across the site to tie in with the detached properties positioned to the north.

The original scheme also proposed removal of the hedge at the road frontage and its replacement with a wall; this has been amended to provide a combination of treatments as encouraged by the Urban Designer. This boundary now comprises a replacement hedge across the majority of the frontage with a limited stretch of wall and fencing (principally for security reasons), the dominance of hedging will help soften the boundary and taking greater account of the existing boundary treatment along this edge, and the wider locality.

The relationship between the site and the neighbouring playing field must be considered in the determination of this application. During the pre-application stage, provision of a dedicated footpath to facilitate access to the neighbouring playing field had been requested by the Highways Officer. The scheme provides this facility with

explicit reference as to its role now indicated on the revised plan, and notably the Ellerdine Village Hall Management Committee is in agreement as to this provision.

Notably, the context of the hedge forming the northern boundary of the site has been raised in its role as providing good screening and provides a natural 'ball retention screen' for the football players of the neighbouring playing field. The applicant has reiterated their intention to retain the hedgerows along the north and west boundaries of the site, and amended the block plan to reflect this position. Retention of these boundaries is considered critical to the success of the scheme, performing a number of functional roles – the established means of enclosure provides a significant level of visual amenity which would help to minimise the visual impact of the development in the context of the open countryside beyond, alongside ecological benefits and maintaining the aforementioned 'ball retention' role.

Additional areas of landscaping include the introduction of the central island feature to create a landscaped node within the site. Its future management has been queried by Parks & Open Space, the applicant has confirmed that in their role as developer would manage the development and all green space such the central landscaping and area by unit 5&6 will be either contracted out to a grounds maintenance company or carried out in house. As the highway will not be adopted, each house will be subject to a management charge. In respect of the latter green space, this has been left clear of built form in order allow a clear view / break in the units, when driving around the central island. It is considered appropriate to impose a condition around the landscaping arrangements for the site, including a plan for its future management (over a 15 year period) to ensure a suitable scheme for landscaping is delivered.

The Ellerdine Village Hall Management Committee have commented on the provision of a brick wall to the highway and question how this will work with the position of the former smithy, and whether this should form the boundary. The LPA is in agreement that the former Smithy is an integral feature of the existing and therefore an amendment has been submitted to reflect this. This has been balanced with the need to provide an appropriate level of security for the proposed storage units, with the introduction of close boarded fencing continue from the neighbouring property to the side of the smithy and the road elevation openings blocked up internally.

In further respect of this building, the Committee have questioned the possibility of restricting its use so that it cannot be converted in to any form of residential use, furthermore the LPA would not want to see this unit coming forward as additional residential unit and it is therefore considered appropriate to condition to ensure its ancillary use.

At the time of the Committee's representation they noted that there were no external openings serving habitable rooms on the side (east facing) elevations of the two

dwellings closest to the highway (units 1 and 12), and questioned the possibility to restrict future Permitted Development rights for these two properties such that there are no openings from habitable rooms facing the village hall. Whilst revisions have been made to the scheme at the request of the Urban Designer that some form of windows are provided on these elevations to provide more integration, notably these relate to non-habitable rooms. Removal of permitted development rights is not considered to be reasonable in this instance on these two units.

Separation distances between the proposed units and neighbouring properties of the Heath Court development are considered appropriate.

Access & Parking

Consideration has been given to the issue of increased traffic and parking issues as raised by neighbours. It is accepted that the development will derive an increase in traffic on local roads, however, this will not be at a level which will prejudice the free flow and safety of highway users, particularly entailing a lower number of units than originally envisaged and considered inappropriate for the site. In terms of parking, the development has been designed to be self-contained in respect of parking, with provision of 28 spaces affording 2 spaces per unit and including additional provision of four spaces within the central island feature. The concerns of the Village Hall Committee are therefore acknowledged but it is considered that the level of parking proposed is sufficient, with the scheme being supported by the Highways Officer subject to condition.

Drainage

The application form identifies a proposal to connect the scheme to the mains sewer in terms of foul sewerage, and provision of soakaways for surface water. Local residents have raised a concern over existing drainage arrangements in the village with blocked and overflowing drainage, as well as potential sewer connection issues with provision of the drainage layout referenced in the application form requested. The Local Planning Authority has sought further guidance in this respect from the Council's Drainage Engineers with no known problems having been suggested in their original response. Accordingly, the Drainage Officer is reviewing this position and is likely to request a further condition be imposed on any approval, and will be reported in any update to members.

Ecology

The proposal was accompanied by an updated Ecological Survey including internal, external and activity surveys for bats. The survey recorded evidence of bat movements and foraging in and around the site, previous nesting by blackbird and jackdaw but no current evidence of nesting birds, whilst the site boundaries have the potential to support nesting birds, no other protected species were found on the site. The survey identifies that the botanical diversity of the site is considered to be low. A

number of recommendations were included in the report, alongside position cited on nesting boxes and hedgerows contained within the Design & Access Statement. This information has been assessed by the Council's Ecologist with conditions recommended to ensure that appropriate mitigation measures are put in place to protect, and indeed that enhancement be sought.

Planning Obligations

The application was accompanied by a draft heads of terms in respect of the provision of 4 affordable housing units that help achieve adopted development plan objectives. Alongside the provision of affordable housing to be controlled by a S106 agreement, a contribution of £20,571 towards primary school education is to be sought and a contribution of £7,200 towards recreation facilities within the vicinity of the site. In respect of the latter, within the Design & Access Statement the applicant has communicated a willingness to contribute some playground facilities. A concern has been expressed by the owners of the neighbouring playing field (as the likely recipient of said provision) as to future liability issues in respect of formal play provision. On this basis, alternative forms of enhancement to recreation provision in the vicinity of the site are to be explored between the Parks & Open Space team of the Council in conjunction with the Village Hall Committee.

Conclusion

Whilst local policy seeks to limit housing development outside of the three named settlements, this proposal seeks the delivery of a scheme with a developer on board to bring forward a combined open market and affordable housing scheme on a site adjoining the existing edge of the built form of the village of Ellerdine and sitting within established natural boundaries to the open countryside and playing field beyond. Through the imposition of appropriate conditions, the scheme will have no harm on the amenity of neighbours, will not detrimentally harm highway safety, and it is judged that a suitable means of drainage can be resolved, and is therefore accordingly compliant with local and national policy.

RECOMMENDATION

Based on the conclusions above, the recommendation to Plans Board on this application is that DELEGATED AUTHORITY be granted to the Service Delivery Manager of Development Management to GRANT FULL PLANNING PERMISSION subject to the following:

The applicants entering into a Section 106 agreement with the Council (terms to be agreed by the Service Delivery Manager of Development Management) relating to:

1. To provide 33% (4 units – Units 3, 4, 5, and 6) of dwellings developed to be affordable;
2. A contribution of £7,200 toward meeting the recreational / play needs arising from this development near to the application site;

3. A contribution toward the provision of primary education of £20,571 based on a scheme of 12 dwellings and the housing mix provided;
4. Planning monitoring contribution.

And the implementation of the following conditions:

1. A04 Time limit
2. B011 Samples of materials
3. B012 Sample Brick Panel
4. B049 Custom highways condition – footway, clearance for parking bays, service margins, tracking exercise for 11.3m refuse vehicle
5. B061 Foul and Surface Water
6. B064 Soakaway test – amended to include location requirements
7. B121 Landscaping Design
8. B127 Landscape Management Plan – 15 years
9. B145 Lighting Strategy
10. C100 Nest boxes
11. C38 Development in accordance with plan Nos.
12. D04 Domestic storage unit restriction on residential use in rural area

Informatives

- I11 Highways
- I23 Bats
- I25a Nesting birds (pre-construction)
- I25g Enhancement Planting
- I40 Conditions
- I41 Reasons for Grant of Permission

