



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

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|-------|--|------|--------|
| Date | Wednesday, 13 January 2016 | Time | 6.00pm |
| Venue | Shropshire College Hotel School Ltd (The Telford Whitehouse) (Telford Suite), Watling Street, Wellington, Telford TF1 2NJ | | |

Enquiries Regarding this Agenda:

| | | |
|---------------------|---|----------------|
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| Lead Officers | Michael Barker - Assistant Director: Planning Specialist | (01952) 384100 |
| | Katherine Kynaston – Interim Assistant Director: Development, Business and Housing | (01952) 384591 |

Committee Membership: Councillors J C Minor (**Chairman**), C R Turley (**Vice Chairman**),
N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, P Scott
and M J Smith

Substitutes: Councillors, G H Cook, J A Francis, K R Guy, R T Kiernan,
C P R Mollett, S J Reynolds and H Rhodes

AGENDA

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Minutes** Appendix A
To confirm the minutes of the meeting of the Planning Committee held on
16 December 2015.
4. **Deferred/Withdrawn Applications**
5. **Site Visits**
6. **Tree Preservation Order** Appendix B
Borough of Telford & Wrekin (Ash Tree within the boundary of 4 and 5
Stockton Close, Stirchley, Telford, TF3 1RR) Tree Preservation Order 2015

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7. **Planning Applications for Determination**

Appendix C

Please note that the order in which applications are heard may be changed at the meeting. If Members have queries about any of the applications, they are requested to raise them with the relevant Planning Officer prior to the Committee meeting.

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PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 16th December 2015 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Telford Whitehouse Hotel), Watling Street, Wellington, Telford TF1 2NJ

PRESENT: Councillors J C Minor (Chair), N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, P J Scott, M J Smith and C R Turley.

ALSO PRESENT: Councillors G H Cook and J M Seymour (for Planning Application TWC/2015/0364), Councillors C F Smith and S A W Reynolds (for Planning Application TWC/2013/0861), Councillor C P R Mollett (for Planning Applications TWC/2015/0488 and TWC/2015/0682) and Councillor R T Kiernan (for Planning Application TWC/2015/0562)

PC-064 APOLOGIES FOR ABSENCE

None

PC-065 DECLARATIONS OF INTEREST

With regard to planning applications TWC/2015/0830 and TWC/2006/0608 Councillor N A Dugmore advised that he was a member of Donnington & Muxton Parish Council but had not been involved in any discussions on this application.

With regard to planning application TWC/2015/0364 Councillor C R Turley advised that he was a Council appointed representative on the Shropshire AONB Partnership Management Board but had not been involved in any discussions on this application.

PC-066 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 18 November 2015 be confirmed and signed by the Chairman.

PC-067 DEFERRED/WITHDRAWN APPLICATIONS

The Development Management Service Delivery Manager reported that there were no deferred or withdrawn applications on the Schedule at Appendix D of the agenda.

PC-068 SITE VISITS

There were no Officer recommendations for site visits.

PB-069 TREE PRESERVATION ORDERS

The Chair reported that as TWC/2015/0859 on the Schedule at Appendix D related to a Tree Preservation Order, it was proposed to deal with that application as part of this agenda item.

- (a) TWC/2015/0859 – Land adjacent 21 Priorslee Village, Priorslee, Telford

This was an application for consent to fell a Blue Cedar tree that was on Highway land in the Council's ownership adjacent to residential properties and a communal garage court. The tree was individually listed as part of a group Tree Preservation Order made 22 years ago.

The applicant lived at a dwelling adjacent to the tree, and was requesting the tree be felled because the branches were overhanging the garage roof and the highway, roots were growing on the surface and beginning to lift the tarmac and kerb stones, needles were falling from the tree and blocking drains, and it was blocking out light to the house. The applicant had also submitted a tree report and a petition containing ten signatures in favour of felling the tree. Seven letters of support had been received following neighbour consultation, and the points raised were summarised in the report.

The Arboricultural Officer stated that the tree was an attractive specimen which helped to soften the hard landscaped area adjacent to 21 Priorslee Village. It was early mature and would continue to provide a significant local amenity value for the foreseeable future. The tree had been inspected annually in recent years and was considered to be healthy and in no danger of falling. It had suffered no damage in the recent storms. No evidence had been submitted to substantiate the claim that the tree had caused structural damage. There was no arboricultural reason to justify felling the tree, and therefore the application was recommended for refusal.

Members considered the information that had been provided, including photographs of the tree, and comments were made in support of retaining the tree.

RESOLVED – that with respect to planning application TWC/2015/0859, Tree Preservation Order consent to fell the Blue Cedar tree be refused for the following reason:

- 1. It is considered that the tree is still healthy and provides continuing amenity value, and there has been no arboricultural reason given to justify felling the tree and therefore would conflict with Policy OL11 of the Wrekin Local Plan and CS12 of the Core Strategy.**

- (b) Borough of Telford & Wrekin (Ash Tree within the boundary of 4 & 5 Stockton Close, Stirchley, Telford TF3 1RR) Tree Preservation Order 2015

The Arboricultural Officer presented the report of the Assistant Director: Law, Democracy & People Services, which informed Members about the making of a provisional Tree Preservation Order (TPO), and whether, following the receipt of an objection, the TPO should be confirmed.

The Provisional TPO related to one ash tree on the boundary of numbers 4 and 5 Stockton Close, Stirchley. The owners of 4 Stockton Close had objected to the

making of the Order, and their correspondence was appended to the report. The Arboricultural Officer reported that he had given advice to the objectors that deadwood could be removed from the tree and that a 20% crown thinning operation would be acceptable subject to gaining the necessary consent. He did not accept that the TPO had been made in an “underhand way”, as claimed by the objectors. It was believed that the tree did provide amenity value, as it could be clearly seen from a number of local vantage points. An update report had been tabled which contained representations from the co-owners of the tree at 5 Stockton Close in support of the retention of the tree and its protection.

During consideration of the matter, the owners of 5 Stockton Close who were in attendance at the meeting, made clear their dissatisfaction with the process and reiterated their concerns. The Solicitor advised that such interventions were not appropriate within the rules of debate. Some Members were concerned that no photograph of the tree had been provided and, in view of the issues that had been raised, it would be beneficial to defer a decision for a site visit. It was moved, seconded and

RESOLVED – that consideration and determination of this matter be deferred to allow the Committee to make a site visit.

PC-070 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 each planning application.

(a) TWC/2015/0364 – Land to North of Haygate Road, Wellington, Telford

This was an outline application for the erection of up to 290 dwellings with associated access, with all other matters reserved. The application included 25% affordable housing, 5.84ha of green infrastructure including formal and informal open space, a play area, a skate park, a ball court, the introduction of a sustainable drainage system and associated landscaping. The application site amounted to 15.2ha to the north of Haygate Road, a principal entry point into Wellington. The land was currently in agricultural use in the vicinity of Wellington Cricket Club, the historic Orleton Hall and Park and the Old Orleton Inn, as well as residential development to the east/north-east. The application was a near identical twin-track application to TWC/2013/1033, which was currently the subject of an appeal for non-determination – although the Planning Committee had indicated they would have recommended the application for refusal. This application differed from the initial application in terms of a reduction of 40 dwelling units, additional drainage culvert, additional 1.23ha of open space and landscaping, and re-routing of no.55 bus service along Haygate Road. An update report was read out, which largely related to further comments received from West Mercia Police requesting a Section 106 contribution for £49,157, which was sought to mitigate against the impacts of the development, towards the additional staffing, police vehicles and police accommodation.

Councillor G H Cook, Borough Ward Member for Haygate, addressed the Committee and stated that this application was essentially the same as the previous one, and

nothing had changed in terms of its impact on traffic congestion in Haygate Road and the pressure such a development would put on local schools.

Councillor J M Seymour, Borough Ward Member for Wrockwardine, advised that there were many reasons to object to this application. The site was in a rural area on Grade 1 and 2 agricultural land, and could be refused on policy grounds now there was a demonstrable 5 year housing land supply in the Borough. It would impact on nearby Listed Buildings and gardens, and would be visible from The Wrekin AONB. There would be a significant adverse impact on neighbouring roads, and it was not believed that the suggested junction improvements would mitigate the number of additional vehicle movements.

Councillor M B Hosken, Borough Ward Member for Ercall, stated that increased traffic was the main issue. Haygate Road was a major through route into and out of Wellington to the M54, and this development would lead to unacceptable congestion and inconvenience.

Mr J Pattinson addressed the Committee on behalf of the Save Haygate Fields Group. The amendments to the original application were slight and there were still three fundamental objections – the site had never been allocated in any Local Plan, it was high quality agricultural land, and it sat within a unique, high quality landscape that should be protected. He further outlined the concerns about the additional traffic that would be generated and its impact on the local roads network. There were no primary schools in the immediate area, and the fields in question were prone to surface water flooding, for which there seemed to be limited information as to how this would be resolved.

The Planning Officer advised on the principle of development, encroachment onto open countryside, loss of agricultural land, impact on heritage assets, impact on landscape character and Shropshire Hills AONB, highways and transport, flood risk and drainage, and other infrastructure impacts. There had been objections to the application from the Council's Planning Policy team, Conservation Officer and Urban Townscape Officer, as well as objections from local town and parish councils, the MP for The Wrekin, the Save Haygate Fields Group, 154 individual objections and a further 62 objections in response to the submission of amended plans. It was considered that the amendments to the scheme from the original application did not overcome the principal policy issues relating to development in the rural area, encroachment onto open countryside, the loss of high quality agricultural land and harm to local heritage and landscape. The Officer also advised that there was no current policy basis in which to request the additional funding for policing, and as such officers did not consider the request by West Mercia Police was reasonable or justifiable, and S106 contributions remained that agreed with the applicant. This provided contributions towards education facilities, off-site upgrade of sports pitches and highway mitigation works – however, these did not overcome the fundamental flaws in the application. It was considered that the application was contrary to the provisions of the National Planning Policy Framework as the adverse impacts would significantly and demonstrably outweigh the benefits assessed against the policies in the Framework. The application was therefore recommended for refusal.

During the ensuing discussion, Members concurred with the Officer's conclusions that the additional contributions sought by West Mercia Police were unjustified. Furthermore, Members did not feel that the extra open space and landscaping offered in this application was sufficient to overcome the principal objections on policy grounds, the loss of agricultural land and its impact on an important 'gateway' to the Borough. The development was not considered to be sustainable, and it was believed that there were defensible reasons for refusal.

RESOLVED – That with respect to planning application TWC/2015/0364, that Outline planning permission be refused for the following reasons:

- 1) **The proposal represents unacceptable encroachment into the open countryside and would involve the loss of an extensive area of high quality agricultural land without sufficient justification. Such an impact would result in significant harm to the character and appearance of the area at a key and highly visible approach into Wellington and the Telford built-up area. Any benefits are limited and would be significantly and demonstrably outweighed by the harm identified and the proposal therefore fails to constitute a sustainable form of development. The proposal fails to accord with adopted Core Strategy Policies CS1, CS3, CS7, CS11, CS12, CS13 and CS14, saved Policies UD6, OL6 and HE24 of the Wrekin Local Plan and the requirements of the NPPF, with particular regard to paragraphs 14, 17, 112, 132, 133.**

- 2) **The proposal would involve the loss of important incidental open space at the edge of the settlement which plays an important function both in terms of its landscape character and in separating the Grade II listed Orleton Park and Gardens from the edge of the built-up area. The proposed development would therefore result in significant harm to the setting of the listed park together with the character and appearance of the area at a key and highly visible approach into Wellington and the Telford built-up area. Any benefits are limited and would be significantly and demonstrably outweighed by the harm identified and the proposal therefore fails to constitute a sustainable form of development. The proposal fails to accord with adopted Core Strategy Policies CS1, CS3, CS7, CS11, CS12, CS13 and CS14, saved Policies UD6, OL6 and HE24 of the Wrekin Local Plan and the requirements of the NPPF, with particular regard to paragraphs 14, 17, 112, 132, 133.**

- b) TWC/2013/0861 – Sutherland Business & Enterprise College, Gibbons Road, Trench, Telford

This was an Outline application for the erection of up to 123 dwellings together with open space, sports pitches, landscaping and associated infrastructure, and the demolition of the existing school buildings with all matters reserved. The application site was formerly the Sutherland School/Academy, whose pupils had now moved to the newly opened Telford Priory School which had replaced both Sutherland and Wrockwardine Wood schools. The re-development of the Sutherland site formed part

of the Council's overall 'Building Schools for the Future' programme, in terms of generating capital funding for the new School(s). An indicative layout had been submitted in support of the application, showing where vehicular access could be provided, and how the development (including open space and sports pitches) could fit on the site.

The Planning Officer reported that the last sentence of paragraph 5.9 of the report should be deleted. An update report had been tabled setting out a late representation from the Trench Tots Nursery, who were located in a demountable building to the north of the existing school buildings and had concerns about the location of the access road to the proposed development. An additional plan was also attached to the update report showing the location of the existing and proposed sports pitches.

Councillor C F Smith, on behalf of Wrockwardine Wood & Trench Parish Council, addressed the Committee and raised a number of concerns about the application. It was believed that community open land had been incorrectly included within the application site boundary. The existing football pitches had not been in use for some time, and it was not clear how this justified placing a new pitch on the old community centre site which would impact on local residents. The scheme did not provide for any affordable housing or bungalows, and there was concern about overlooking if any three storey dwellings were built. It was suggested that the Committee should undertake a site visit to look at the rise/slope of the land.

Councillor S A W Reynolds, Borough Ward Member, stated that the development needed to be sensitive, and would benefit from some affordable bungalows for elderly residents. The open space could be used for other purposes apart from sports pitches, which had caused problems and nuisance for local residents in the past. Three storey houses would be totally out of character for the area, trees around the site should be retained, and the proximity of the nursery to the main access road should be looked at.

Mrs L Madeley, local resident, addressed the Committee regarding the Trench Tots nursery which was a cherished part of the local community. The safety of children would be put at risk by having a main access road to the site so close to the nursery entrance. Local roads were already congested at busy times. It was suggested that there was a better location for an access road. There was also concern about the location of two sports pitches next to the nursery, and that alternative uses for this land should be investigated.

Members considered the request for a site visit and, taking into account the issues raised about the site boundary, the access arrangements, siting of sports pitches and the ground levels of the site, it was believed that a site visit would be beneficial.

RESOLVED - that determination of planning application TWC/2013/0861 be deferred to allow the Committee to make a site visit.

(c) Site of Oakleigh, Lawley Village, Telford

This was an Outline application for the demolition of an existing dwelling and erection of 6 dwellings with all matters reserved except for access. The application

was deferred at the last meeting on 18th November 2015 for a site visit, which had taken place earlier in the day, and for Officers to speak to the applicant to see whether the number of proposed dwellings could be reduced in light of concerns of over-development expressed by the Committee. A revised scheme had subsequently been submitted, with a reduction in the number of dwellings from nine to six and a revised indicative layout which was appended to the report. The amendment to the layout raised no new material planning considerations, and the original report to Committee from 18 November was attached for information. An update report had been tabled which contained further comments from the Council's Highways Officers in relation to the visibility splays that could be provided. Officers were satisfied that, once improvement works had been carried out, the site access would be able to achieve the requisite visibility splays, and had recommended an additional condition to manage this.

Councillor D Blackburn, on behalf of Lawley & Overdale Parish Council, addressed the Committee and, while welcoming the reduction in the number of dwellings, it was felt that the overall footprint on the site was largely the same and that there would still be an adverse impact on the residents of Glendale. It was believed that there should be a further reduction in the number of dwellings to make it compatible with the character of the surrounding area. Reference was also made to bus passengers currently being dropped off on the grass verge in front of Oakleigh.

Councillor C P R Mollett, Borough Ward Member, stated that he still had concerns about this application as over-development in an area that did not need any further housing. The number of proposed parking spaces was inadequate, the road running past the site was narrow and not suitable for the increased traffic that would be generated by this development, and there was concern about highway safety arising from the movement of vehicles into and out of the parking area adjacent to the shop on the other side of the road.

The Planning Officer referred to the planning considerations in the original report. In addition, it was considered that the revised scheme provided a more spacious layout that would better represent the density of surrounding existing residential development. Details of the layout and design would be considered at reserved matters stage. The concerns that had been raised about access and highway safety had been addressed through a number of amendments to the original proposal – eg: footpath at the front of the site, reconfiguration of parking spaces outside the shop. A Section 106 agreement was proposed to provide a financial contribution of £43,090 for the highway improvement works. The application was therefore recommended for approval subject to completion of the S106 agreement and conditions.

The Committee welcomed the reduction in the number of proposed dwellings, which addressed some of the concerns raised at the previous meeting. Some Members, having visited the site and seen the traffic movements along Glendale, were satisfied that the proposed highways improvements would be sufficient to address concerns about highways safety. Other Members believed that in one direction from the access point onto Glendale, it was impossible to meet the required standard for distance of a visibility splay. The number of proposed parking spaces in the scheme was also questioned. In response, the Planning Officer stated that Highways had

looked at the scheme again and, with the additional highways condition, it was believed that adequate visibility onto the highway would be secured.

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

RESOLVED - that with respect to planning application TWC/2015/0488, authority be delegated to the Development Management Service Delivery Manager to grant outline planning permission subject to:

A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority relating to:

(i) A financial contribution of £43,090 to highway improvement works adjacent to the application site.

B) The conditions and informatives set out in the report, along with the following additional condition relating to the vehicular access to the site:

18. Notwithstanding the details shown on the approved plans no development shall commence until full details of the vehicular access to the site have been submitted to and approved in writing by the local planning authority. The vehicular access shall be implemented (and completed) in full accordance with the approved details prior to the commencement of any development on the approved dwellings and it shall be retained as such thereafter for the lifetime of the development.

Reason: In the interests of highway safety.

(d) TWC/2015/0682 – The Old Vicarage, St Lukes Road, Doseley, Telford

This was an application for the erection of a single storey rear extension at The Old Vicarage, a building of local interest. The extension would provide additional space to the existing kitchen, and planning permission was required because the extension would be attached to an existing side extension that linked the main dwelling to a two storey annex. The Old Vicarage was a prominent building in the surrounding residential area, with a number of historical design features. Objections had been submitted by the Council's Conservation Officer, and one letter of support had been received from an adjacent resident.

Councillor C P R Mollett, Borough Ward Member, spoke in support of the application. The building had already been heavily altered and extended, and this proposed extension would not make any significant difference particularly as it would not be visible from outside the site. The current owners were not aware that the building was of historic local interest, and this small development should be allowed to proceed.

Mr D Pritchard, the Applicant's agent, addressed the Committee and stated that the proposal did not affect any of the historic features of the property. Planning Officers

had suggested an alternative design for the extension (an example of which had been tabled), but the Applicant did not want such a modern design. There was no historic association of the building to the local area, and the comments of the Conservation Officer in relation to the function of the kitchen and the need for further floor space was challenged.

The Planning Officer advised on the principle of an extension, the impact on a Local Interest building, and the design, scale and mass. Amendments in the design had been asked for, and efforts had been made to engage positively with the applicant and his agent, but this had not been successful. It was considered that the proposed extension would not respect or relate to the original building, with poor and inappropriate design which caused detrimental impact on the fabric of a Local Interest building. The development would mask major features of interest and would adversely affect the traditional frontage. The application was therefore recommended for refusal.

During the ensuing discussion, a suggestion for a site visit was made but, upon being put to the vote, this was lost. Some Members believed that the proposed design of the extension was not out of character or scale with the existing building, and would not be visible except to the rear of the property. Other Members questioned the need for a further extension on an existing extension, and believed that the proposal would have an adverse impact on the character of a locally listed building. Upon being put to the vote, by a majority it was

RESOLVED – that with respect to planning application TWC/2015/0682, that planning permission be refused for the following reason:

- 1. The Local Authority considers that the proposed development would have an adverse impact upon the character, form and fabric of the Local Interest building contrary to ‘Saved’ Policy HE25 of the Wrekin Local Plan which seeks to ensure that the buildings of local interest are preserved or enhanced. Furthermore no justification has been provided to demonstrate that the harm caused by the proposed extension is outweighed by the need for the additional accommodation. The Local Planning Authority therefore considers that the proposal is contrary to policy HE25, UD2 of the Wrekin Local Plan, CS14 and CS15 of the Core Strategy and guidance contained within the NPPF.**

(e) TWC/2015/0562 – Land at the rear of 18,19 & 20 Bratton Road, Bratton, Telford

This was an application for the erection of 2 semi-detached dwellings and associated works. The site formed part of the curtilage belonging to 18 Bratton Road which wrapped around the rear of the gardens at neighbouring 19 and 20. An unadopted access track running along the south side of the site would be used to access the development. The report contained the relevant planning history within the immediate area relating to a number of applications for dwellings to the rear of properties at Bratton Road, most of which had been refused. An Inspector’s report on an appeal decision for an application at 9 Bratton Road provided a helpful direction in setting out the Council’s approach towards applications for residential

development in this location. The Inspector dismissed the appeal citing impact upon the appearance and character of the area and adequacy and safety of the proposed means of access as being the main issues. Outline permission for 5 dwellings on land at 21 Bratton Road had been previously granted, but that application was considered to be materially different from the application currently before the Committee.

Councillor R T Kiernan, Borough Ward Member, addressed the Committee in support of the application. It was felt that this development could easily be accommodated on the site, and the access and visibility issues onto Bratton Road had been resolved by the Highways department. The site had previously received permission for a dwelling, and the precedent for backland development had already been established in this area, particularly with the permission given for 5 dwellings on a site next door. It was suggested that Members should undertake a site visit.

The Planning Officer advised on the principle of development, impact on development pattern and the character of the area, access and parking issues, and residential amenity. In relation to concerns raised previously about the poor visibility at the junction onto Bratton Road, the applicants had submitted amended plans which included provision of a visibility splay that would extend across the frontages of 18, 19 and 20 Bratton Road including removal of a section of boundary fence and reduction in height of the boundary wall. The Highways Group Manager was satisfied that this was acceptable in terms of highway safety, subject to conditioning. The main remaining issue was around the principle of development in this location. It was considered that the proposal was not in keeping with the development pattern in the area, and would result in backland development located behind the main development line along Bratton Road. This was also the conclusion of the Planning Inspector for the appeal on TWC/2006/0265, and it was considered that this Inspector's decision was a material consideration and provided helpful direction in determining applications for residential development in this location. The application was therefore recommended for refusal.

In response to a question about the approval of residential development at 21 Bratton Road and the potential precedent this set, the Planning Officer advised that only outline permission had been granted for that development. However, its relationship to the existing development and building lines was different. In response to a question about the principle of development already being established on this site, the Planning Officer advised that the application that was approved in 2005 was for one bungalow on the western end of the current application site, whereas this application was for two 2-storey properties and represented a more substantial form of development. Following further discussion for and against the proposed development, it was by a majority

RESOLVED - that with respect to planning application TWC/2015/0562, that planning permission be refused for the following reason:

- 1. In the opinion of the Local Planning Authority, the proposal would result in unacceptable backland development, located behind the continuous built up frontage along Bratton Road. The provision of a dwelling in this location would be out of keeping with the ribbon development pattern along the**

west side of Bratton Road and in this respect, the proposal would therefore fail to respect the context, character and appearance of the existing area, contrary to Core Strategy Policy CS15 and Saved Policies UD2 and H6 of the Wrekin Local Plan together with the requirements of the NPPF.

- (f) TWC/2015/0830 – Land adjacent to Caravan Site, Lodge Road, Donnington Wood, Telford

This was an application for the change of use of grazing land to a gypsy and traveller transit site including access roads, provision of toilet block and landscaping. The site was adjacent to the recently extended permanent Gypsy and Traveller site at Lodge Road, and was currently used as grazing land. The access road would be taken directly from Lodge Lane to the south east of the site. The site would provide 11 pitches each of which would have the potential to accommodate two caravans and two cars. The site would replace the existing gypsy and traveller site on land off Holyhead Road, Snedshill. This latter site was the subject of a separate application (TWC/2015/0973) for a temporary extension of existing planning consent pending the construction of the new site at Lodge Road. The two applications were therefore considered in tandem.

The Planning Officer advised on the principle of development and need, design and layout of the proposals, impact on neighbours and highways matters. One letter of objection had been received, and the issues raised were summarised in the report. The site was currently designated for Employment Development in the saved Wrekin Local Plan. However, there had been no take-up for an employment use since its allocation in 2000, and saved Policy E9 allowed for the development of non-employment uses in such areas. In addition, the site formed only a small part of a much wider employment land allocation. There was evidenced need for a gypsy and traveller transit site to meet the Borough's needs, and this outweighed the designation of the site for employment uses. The application was therefore recommended for approval.

Members considered that the proposed site at Lodge Road would be a good location for the transit site, and it would help to reduce incidences of illegal encampments in the Borough.

RESOLVED – that with respect to planning application TWC/2015/0830, planning permission be granted, subject to the conditions set out in the report.

- g) TWC/2015/0973 – Land adjacent to Kiyokuni Europe Ltd, Holyhead Road, Snedshill, Telford

This was an application to extend the change of use of vacant employment land to a temporary gypsy and traveller caravan site with the provision of 15 pitches and portable toilet facilities until February 2016. The previous two year temporary

permission expired on 18 December 2015, and it was proposed to extend this for a further three months to allow for a new transit site at Lodge Road, Donnington Wood to be constructed and made available. This latter site was the subject of a separate application (TWC/2015/0830), and the two applications were therefore considered in tandem. 15 letters of objection had been received, and the issues raised were summarised in the report.

The Planning Officer advised on the principle of development/need, the impact on neighbours, and highways matters. The principle of a gypsy and traveller site at this location had been previously found to be acceptable, and there was still a need for transit pitches pending the opening of the new site at Lodge Road. Issues raised by objectors had been addressed in detail previously, and therefore the application was considered to be acceptable, subject to it being limited to a three month extension.

During the ensuing discussion, a comment was made that the transit site had been empty for the last six months and therefore there did not seem to be much need to grant a further three month extension to the permission. The Planning Officer advised that irrespective of take-up, the Borough needed to have transit site capacity for the reasons explained in the report.

RESOLVED - that with respect to planning application TWC/2015/0973, planning permission be granted for a temporary period of three months, subject to the conditions set out in the report.

(h) W2006/0608 – Land off Church Walk, Donnington, Telford

The Planning Officer reported that this was a request for a Deed of Variation to the Section 106 agreement attached to this application to allow provision for no affordable units on a residential scheme that had commenced but was not yet complete.

Since the original granting of planning permission for 18 dwellings on this site in 2006, the scheme had not been completed due to the recession. The site remained unfinished and was an eyesore for local residents in properties surrounding the site. Three earlier variations for the relaxation of affordable housing provision on this site had been agreed in order to help the development get completed, but despite several developers trying to complete the scheme, funding had been an issue. The current owner had appointed a new contractor (Fielding & Beaumont) who had a track record of rescuing development schemes and completing them ready for occupation. They had submitted information in support of their intentions, some of which was attached to the report.

In the light of few other alternatives, it was recommended that the Section 106 Agreement be varied to allow no affordable housing, provided the development was completed to a state that the dwellings were ready for occupation by 30 April 2016. If after that time the scheme was not fully completed, then the affordable provision would revert back to the 38%.

Members recognised that something needed to be done about this development, and that the present state of the site was both an eyesore and a potential danger. The loss of affordable housing was unfortunate, but it was a price worth paying.

RESOLVED - that with respect to planning application TWC/2006/0608, authority be delegated to the Development Management Service Delivery Manager to amend the Section 106 agreement so that there is no requirement for affordable housing on the site, but that if the development is not completed and ready for occupation by 30 April 2016, then the affordable provision reverts back to 38%.

PC-071 ADOPTION OF A TELFORD & WREKIN PLANNING ENFORCEMENT POLICY

The Development Management Service Delivery Manager presented a report regarding the adoption by Cabinet of a Local Planning Enforcement Policy, which would provide transparency and certainty to the public concerning the Council's handling of potential planning breaches. A copy of the Policy was appended to the report.

The Policy set out what things the Council could investigate and what it did not investigate. It set out the standard of service and timescales that complainants could expect, and these would be monitored at the end of each month. The Policy had been subject to external consultation, and had been amended to reflect any appropriate comments.

The adoption and publication of the Policy had enabled the Council to access the new Planning Enforcement Fund which had been implemented to support local authorities with legal proceedings against unlawful breaches of planning control. This Fund would run until 31 March 2016, and would give access to grants of up to £10,000 or 50% towards the costs of a legal injunction (whichever is the lesser).

RESOLVED – that the Telford & Wrekin Planning Enforcement Policy, as approved by Cabinet on 15 October 2015, be endorsed.

The meeting ended at 8.40pm

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE – 13 JANUARY 2016

TREE PRESERVATION ORDER 2015

REPORT OF THE ASSISTANT DIRECTOR: LAW, DEMOCRACY AND PEOPLE SERVICES

1.0 PURPOSE

- 1.1 To inform Members of the making of a provisional Tree Preservation Order (TPO) and to seek its confirmation.

2.0 RECOMMENDATIONS

It is recommended that Members resolve to confirm the following Order without modification:-

Borough of Telford & Wrekin (Ash Tree within the boundary of 4 and 5 Stockton Close, Stirchley, Telford, TF3 1RR) Tree Preservation Order 2015

3.0 SUMMARY

- 3.1 On 22 April 2015 a provisional Tree Preservation Order was made in respect of one ash tree (identified as **T1** on the appended map – **Appendix 1**) on the boundary of numbers 4 and 5 Stockton Close, Stirchley, Telford, TF3 1RR.
- 3.2 On 23 April 2015 an objection to the TPO was received from the owner of 4 Stockton Close.
- 3.3 The Council sought clarification with regard to the nature of the objection but that clarification was not forthcoming and it was not possible to confirm the Order before it expired.
- 3.4. A new Order was made on 21 October 2015.
- 2.5 On 21 October 2015, the owner of 4 Stockton Close confirmed that his original objection remained.

4.0 PREVIOUS MINUTES

- 4.1 None.

5.0 INFORMATION

5.1 Details of Objection

A copy of the letter from the owner of 4 Stockton Close which sets out two reasons for objecting is attached to this report as **Appendix 2**

5.2 Response of Arboricultural Officer

The Arboricultural Officer replied by indicating that

1. Deadwood could be removed from the tree without permission being required from the Council.
2. He agreed that the tree would benefit from a crown thinning operation and recommended a 20% thin as appropriate. An application form and information on TPOs was provided.

The Arboricultural Officer is still of the opinion that the Tree Preservation Order should be made as the making of the order does not prevent the owner removing deadwood or carrying out crown thinning subject to obtaining the necessary consent.

6.0 EQUALITY & DIVERSITY

6.1 Not applicable.

7.0 ENVIRONMENTAL IMPACT

7.1 The amenity value of the trees outweighs any reasons given for their removal.

8.0 LEGAL COMMENT

8.1 A Tree Preservation Order is made under the powers conferred on the Borough of Telford & Wrekin by Sections 198, 201 and 203 of the Town and Country Planning Act 1990. A Local Planning Authority may preserve trees or woodlands if it thinks it is expedient in the interests of amenity to do so.

8.2 The Tree Preservation Order does not preclude necessary lopping or pruning. However, it would be necessary for the Council to consent before any such work was undertaken.

8.3 Should an application be received for consent to fell any protected tree(s), conditions could be imposed to secure the replanting of suitable replacement trees.

8.4 Before confirming an Order the Council must first consider any objections which have not been withdrawn.

8.5 Should an application be received for consent to fell any protected tree(s), conditions could be imposed to secure the replanting of suitable replacement trees.

9.0 LINKS WITH CORPORATE PRIORITIES

9.1 The making of Tree Preservation Orders is an important element in the Council's priority of ensuring a sustainable environment.

10.0 FINANCIAL IMPLICATIONS

10.1 There are no financial implications for the Council.

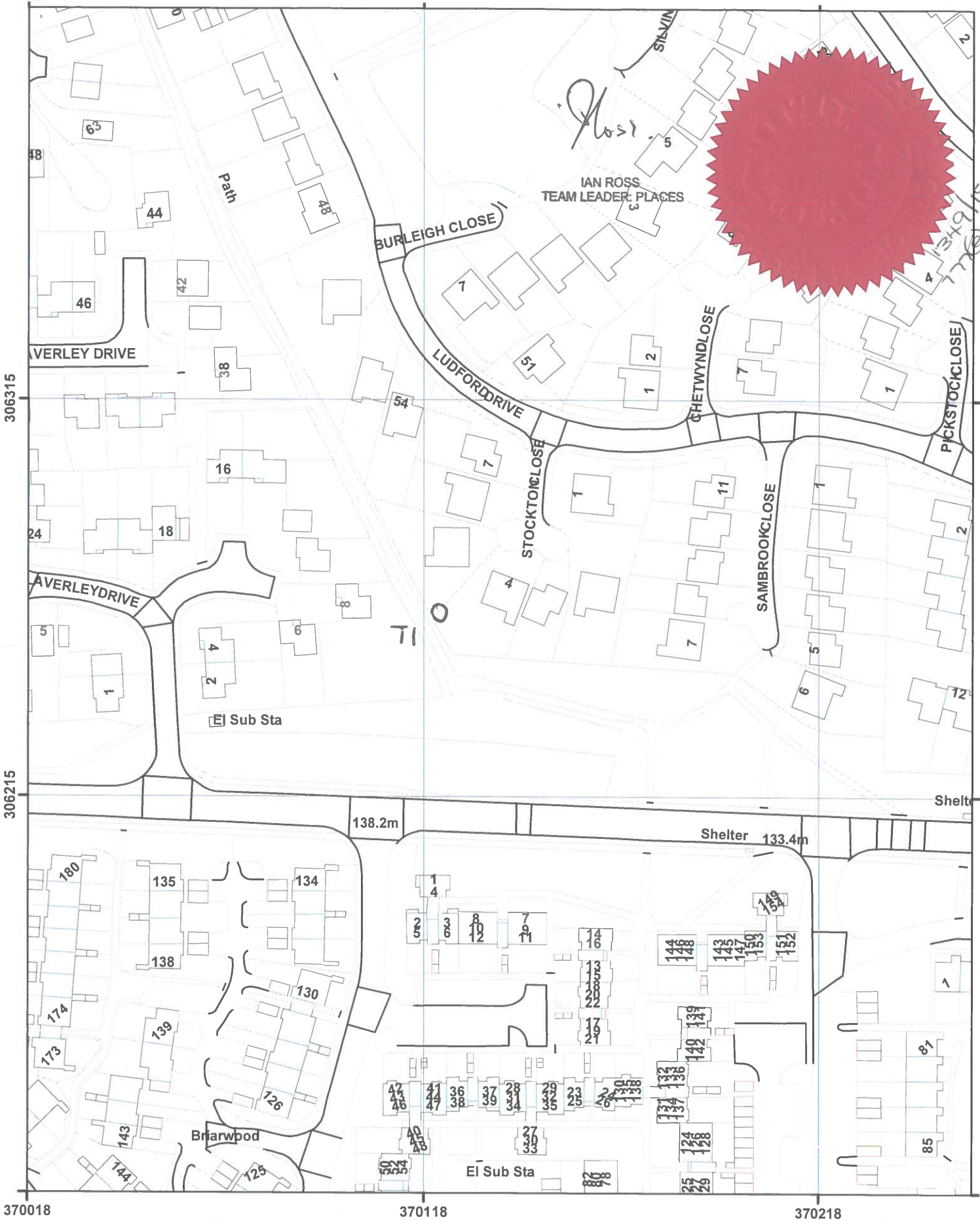
11.0 WARD IMPLICATIONS

Brookside

12.0 BACKGROUND PAPERS

12.1 Borough of Telford & Wrekin (Ash Tree within the boundary of 4 and 5 Stockton Close, Stirchley, Telford, TF3 1RR) Tree Preservation Order 2015

For further information, please contact Eileen Griffin – (Solicitor) on 01952 383255 or eileen.griffin@telford.gov.uk



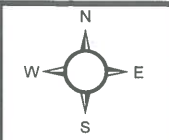
 **Telford & Wrekin COUNCIL**
 Environmental Maintenance
 Granville House
 St Georges Road
 Telford
 TF2 7RA

Title: Ash tree within the boundary of;
 4 and 5 Stockton Close
 Stirchley
 Telford
 TF3 1RR

Scale:
 1:1,250

Date:
 22.04.2015

Drawn By: M. Seabrook



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From: stephen barnicott
Sent: 23 April 2015 15:51
To: Williams, Benedict
Subject: Your ref. TPO142

Dear Mr Williams

With reference to our telephone conversation and the "provisional tree preservation order" on the ash tree within the gardens of 4 & 5 Stockton Close, Stirchley Park, we would like to formally object about this order.

We looked at the Telford and Wrekin website about a week ago and decided to seek advice regarding the ash tree in our garden in accordance with the advice given on the site that stated:

Trees on your property

Always contact us before carrying out work on trees in your garden to ensure that the trees are not protected by a [Tree Preservation Order \(TPO\)](#), planning constraints or in a conservation area.

We, therefore, in good faith sent an email which we have added below.

When the email was received Matthew Seabrook contacted us and we arranged for a visit to our property so that a professional opinion could be given regarding the work necessary to make the tree safe.

Matthew Seabrook visited our property yesterday, Wednesday 22 April, at 16.10 hours and advised that the tree was in a healthy state BUT there were areas that needed attention.

- 1, There was an amount of dead wood that needed to be removed
2. The tree was in need of "crown thinning"

He advised that, if the wood was to fall on any passing pedestrians while walking along the walkway behind the property WE would be liable. If we are unable to manage this tree and follow the advice of Matthew Seabrook then we believe that T&W are liable.

At NO time did he state that he had begun the work to impose a TPO on the tree. We believe that he acted in an underhand manner not befitting a member of T&W. We take exception to the manner in which we were treated.

Matthew Seabrook stated that a tree is an "asset" and adds value to your property!! He also stated that the tree was a neighbourhood asset. Neighbours within Stockton Close would advise him differently. Removal of ash keys and small ash trees from the garden, driveway, gutters, etc is a continuous problem for everyone.

As we pointed out to Matthew Seabrook, on his visit yesterday, a large amount of dead wood has fallen from the tree over the last 12 months - 2 pieces of 5 metres long. If this wood had fallen on to a passing pedestrian or someone within the garden then a fatality could have occurred. Some work needs to be done and soon.

We believe that this TPO is a negative reaction to a courteous enquiry.

Yours sincerely

Stephen & Mary Barnicott

The following is a copy of the email sent to

envmaintcs

Good afternoon

I telephoned on Monday, this week, and waited for 9 minutes on the line until a recorded message said I could have a call back. I clicked on the required button and a message said that the "first available" person would get in touch. I am still waiting!!

I was ringing to ascertain whether it was possible to cut down, drastically prune or crown lift/crown top the ash tree that is on the fence line of my garden. This tree has grown out of control since I bought the house in 1983. Large branches hang over a walkway and are, in my opinion, dangerous to the general public. Large branches fall, as is quite normal with ash trees, and I am worried that somebody could be injured or even killed if severe management of the tree is not carried out soon. I have 2 grandchildren who live locally and who often play in the garden and my neighbour has 1 grandchild approaching 1 years old.

Many years ago a meeting was held to try to close the walkway but the council declined saying that they would manage the route. Management has been sporadic to say the least. work was carried out in July last year at my instigation.

Could somebody get in touch and visit to look into the regular management of the walkway and discuss the way forward with the tree issue?

Tel 01952 877194

Thank you in anticipation

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

13th January 2016

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2013/0861 Sutherland Business & Enterprise College, Gibbons Road, Trench, Telford, Shropshire, TF2 7JR

Outline planning permission for the erection of up to 123no. dwellings together with open space, sports pitches, landscaping and associated infrastructure, and the demolition of the existing school buildings with all matters reserved - ****Amended description, details submitted and change to site boundary****, **25**

TWC/2015/0220 Site of Roden Nurseries, Roden Lane, Roden, Telford, Shropshire

Outline application with all Matters Reserved for residential development for up to 9 no. dwellings **Amended Plans and Additional Information**, **47**

TWC/2015/0590 Land Adjacent Bleak House, Rowton, Telford, Shropshire

Erection of 1no. detached dwelling and detached double garage with associated landscaping and access, **59**

TWC/2015/0694 Halfway House, The Wrekin, Telford, Shropshire, TF6 5AL

Installation of new timber cladding, 4no. dormer windows, 4no. rooflights, 3no. windows, erection of detached car port and outbuilding to house vending machine (Part-Retrospective), **72**

TWC/2015/0888 Dukes Meadow, Sleaford, Long Lane, Telford, Shropshire, TF6 6HQ

Erection of a single storey side and rear extensions with accommodation above, and creation of balcony to rear elevation, **87**

PLANNING COMMITTEE
LIST OF BACKGROUND PAPERS

The Background Papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. Application: includes the application form, certificate under Section 65 of the Town and Country Planning Act, 1990, plans, and any further supporting information submitted with the application.
2. Further correspondence with applicant: includes any amendments to the application – including any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent, together with any revised details and/or plans.
3. Letters from Statutory Bodies: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.
4. Letters from Private Individuals: includes any relevant letters to and from members of the public with respect to the application, unless the writers have asked that their views are not reported publicly.
5. Statutory Plans and Informal Policy Documents: some or all of the following documents will comprise general background papers taken into account in considering planning applications in the administrative area of Telford and Wrekin (“Telford and Wrekin”)
 - (a) The Telford and Wrekin LDF Core Strategy (adopted December 2007)
 - (b) Saved policies of Wrekin Local Plan (adopted February 2000)
 - (c) Saved policies of Shropshire and Telford and Wrekin Joint Structure Plan (adopted November 2002)
 - (d) Saved policies of Shropshire, Telford and Wrekin Minerals Local Plan (adopted April 2000)
 - (e) Government Planning Guidance – National Planning Policy Framework and Circulars
 - (f) Town and Country Planning legislation, case law and other planning decisions and articles
 - (g) Telford and Wrekin Supplementary Planning Documents: Design for Community Safety SPD (adopted June 2008) and Telecommunications Development SPD (adopted May 2009)
 - (h) LDF Central Telford Area Action Plan (adopted March 2011)
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-

TWC/2013/0861

Sutherland Business & Enterprise College, Gibbons Road, Trench, Telford,
Shropshire, TF2 7JR

Outline planning permission for the erection of up to 123no. dwellings together with open space, sports pitches, landscaping and associated infrastructure, and the demolition of the existing school buildings with all matters reserved - ****Amended description, details submitted and change to site boundary****

APPLICANT

Telford & Wrekin Council (Property Services), James Dunn

RECEIVED

29/07/2014

PARISH

Wrockwardine Wood and Trench

WARD

Wrockwardine Wood and Trench

OFFICER Daniel Owen

This application was deferred by the Planning Committee on the 16th December 2015 so that the Committee can visit the site.

Although there was no debate of the application, a number of matters were raised at the Committee meeting by the public speakers Councillor Charles Smith, Councillor Shirley Reynolds and local resident Linda Madeley who addressed the Committee.

A response to those issues will be provided to Members through a Committee update note. However it is not considered that any new material planning considerations have been raised.

The original officer's report is included below. Please note that Paragraph 5.9 has been amended as it previously contained an error.

In light of the above the recommendation to the Planning Committee is still that the application should be approved.

RECOMMENDATION

Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT OUTLINE PLANNING PERMISSION** (with authority to finalise conditions and reasons for approval) subject to the following:

A.) The applicant submitting a signed Memorandum of Understanding relating to:

(i) A financial contribution of £145,000 towards the maintenance of the proposed sports pitches, a financial contribution of £55,000 to ensure the provision of a new ball court, a financial contribution of £5,000 towards the costs associated with the existing Traffic Regulation Orders and a financial contribution of £5,000 towards the monitoring of the Travel Plan.

B.) The following conditions and informatives:

1. A01: Time Limit Outline
2. A03: Submission of reserved matters
3. B002: Reserved matters
4. B011: Samples of materials
5. B041: Visibility Splays – Insert “2.4 metres by 43 metres” and “0.6 metres”
6. B042: Parking/Turning/Loading
7. B049: Notwithstanding the submitted details, development shall not take place until details for the provision of a 2 metre wide footway along the site frontage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed in accordance with the approved details prior to first occupation of the consented development.
8. B061 Foul and surface water
9. Development shall not take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall reduce the surface water discharge rate to as near to greenfield rates as possible or by a minimum of 30% of that existing. Any attenuation feature should be designed to attenuate all flows up to and including the 1 in 100 year event +30% for climate change. The approved details shall be implemented in full prior to the first occupation of the development.
Reason: To reduce the impact of this development on the surrounding surface water infrastructure.
10. B121: Landscape Design
11. B133: Trees – Replacements
12. B149: Prior to the first occupation of the dwellings hereby permitted, a suite of bat and bird boxes shall be erected on the site. The type and location of the boxes shall be submitted to and agreed in writing with the Local Planning Authority and the scheme shall then be undertaken in accordance with the agreed details.
The following artificial nesting/roosting boxes shall be provided:
 - A total of 15 woodcrete bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species shall be erected on the site prior to first use of the buildings hereby permitted as agreed in writing with the Local Planning Authority.
 - A total of 20 woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be erected on the site prior to first occupation of the buildings hereby permitted in locations agreed in writing by the Local Planning Authority.
Reason: To ensure the provision of roosting/nesting opportunities for wildlife in accordance with section 11 of the National Planning Policy Framework.
13. B149: Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK

14. All development, demolition or site clearance procedures on the site to which this consent applies shall be undertaken in line with the Preliminary Ecological Appraisal by MottMacDonald (August 2013)
Reason: To ensure the protection of wildlife
15. B150: Site environmental management plan
16. C38: Approved plans

Informatives

- | | | |
|----|----------|---|
| 1. | I40 | Conditions |
| 2. | I41 | Reason for grant of permission |
| 3. | Ecology: | Bats |
| 4. | Ecology: | Ecology – Nesting Wild Birds |
| 5. | Ecology: | Storage of Materials |
| 6. | Ecology: | Trenches and pipework |
| 7. | RANPPF1 | Approval – National Planning Policy Framework |

OBJECTIONS RECEIVED: Yes.

This application is before Committee following a request from Wrockwardine Wood and Trench Parish Council for the application to be considered by Planning Committee.

1. PROPOSAL

- 1.1 This is an outline planning application for the demolition of the existing school buildings and for the erection of up to 123 dwellings together with open space, sports pitches, landscaping and associated infrastructure. All matters of detail have been reserved for subsequent approval.
- 1.2 The redevelopment of the Sutherland Co-operative Academy site forms part of the Telford & Wrekin Council's 'Building Schools for the Future' programme which is now coming to an end. The recently opened Telford Priory School has replaced the Sutherland Co-operative Academy and the Wrockwardine Wood Arts College. The Telford Priory School and its associated facilities were forward funded by the Council from the capital funding generated from the disposal of surplus school sites such as this.
- 1.3 An indicative layout has been submitted in support of the application that shows where vehicular access could be provided and broadly how the development could fit on the site. This includes areas of green open space to the south of the site and the existing and proposed playing pitches to the north.

2. SITE AND SURROUNDINGS

- 2.1 Trench is located towards the north east of the built up area of Telford, approximately 4 km to the north of the Telford Town Centre and approximately 2.2km to the north of Oakengates Train Station. The

Hortonwood Industrial Estate is located to the north on the opposite side of the A518 that links Telford to Newport and the A41.

- 2.2 The majority of the site is generally flat and there is an overall rise from north to south. The existing open space to the south of the site is banked with the site level dropping down from west to east. There are a number of trees along the Gibbons Road boundary of the site and towards the centre of the site to the north of the existing school buildings. There is also a hedge that runs along the western boundary of the site.
- 2.3 Gibbons Road runs along the eastern boundary of the site and contains a number of houses, predominately two-storey semi-detached properties that face the application site. The western boundary mainly runs along Woodhouse Crescent with the south western edge of the site sitting adjacent to Holy Trinity Church (a Grade II Listed Building) and its associated churchyard. There is a footpath linking Gibbons Close with Woodhouse Crescent.
- 2.4 The existing school buildings are located between Woodhouse Crescent and Gibbons Road just to the south of another footpath than links Lennox Road in the east to Gordon Road in the west. To the north of that footpath is an existing area of open space (known as Trench Playing Fields / Furnace Lane Playing Fields) that contains a football pitch and a multi-use games area as well as a footpath that links Gibbons Road to Trench Road in the north.
- 2.5 The Trench Tots nursery is situated in an existing demountable building to the north of the main school buildings on the Gibbons Road side of the site. This existing business would be retained as part of the development.
- 2.6 The site is within the built up area of Telford and the majority of the site is located within the Green Network as defined within the saved Wrekin Local Plan.

3. RELEVANT PLANNING HISTORY

3.1 Planning Applications:

TWC/2015/0208: Application for prior notification of proposed demolition of the Sutherland Cooperative Academy. Demolition determination: Permitted Development: 02/04/2015.

4. PLANNING POLICY CONTEXT

4.1 National Planning Policy Framework (the NPPF)

- The NPPF is not the development plan for Telford and Wrekin but it is a material consideration in this case because all of the borough's development plan policies have to be viewed in the light of this more recent national guidance.
- Section 6: Delivering a wide choice of high quality homes,
- Section 7: Requiring good design,

4.2.1 Core Strategy policies

- CS1: Homes
- CS3: Telford
- CS8: Regeneration
- CS9: Accessibility and Social Inclusion
- CS10: Community Facilities
- CS11: Open Space
- CS14: Cultural, Historic and Built Environment
- CS15: Urban Design

4.3 Saved Wrekin Local Plan policies

- UD2: Design Criteria
- H9: Location of New Housing
- H23: Affordable Housing
- OL3: Green Network
- OL4: Development in the Green Network
- LR4: Outdoor Recreational Open Space
- LR6: Developers contributions to outdoor recreational open space provision within residential developments
- T4: Development Principles
- T22: Planning Obligations

4.4 Telford & Wrekin Local Plan

- Limited weight can be given to this plan at the present time and it does not form part of the adopted development plan. Nonetheless, the Local Plan has been prepared on the basis of detailed evidence and it is the Council's view that the policies in it are sound and consistent with national policy.
- HO1: Housing requirement
This Policy states that the Council will make provision for the delivery of 15,555 net new dwellings across the borough up to 2031. The Council has identified sufficient specific deliverable sites to meet the first five years of the plan and a further supply of developable sites for the remainder of the lifetime of the Local Plan.
- HO2: Housing site allocations
The purpose of this Policy is to clearly set out, in broad terms, the sites and locations critical to the delivery of the Local Plan strategy, as well as other allocations that will contribute towards meeting the growth requirements up to 2013. This policy proposes a number of site allocations including this site (Site H3 Sutherland School).

4.5 Green Guarantee

- The Local Plan proposes to protect over 150 Green Guarantee spaces within Council ownership from development that reflects the Council's commitment to the provision of locally accessible green spaces and to meet the needs of local communities.

5. SUMMARY OF CONSULTATION RESPONSES:

Standard consultation responses

- 5.1 Wrockwardine Wood & Trench Parish Council: raised concerns that public open land has been included in the planning application boundary. Concerns are also raised regarding the provision of a senior football pitch on the old community centre site and that the siting of a senior pitch would seriously affect resident's quality of life. There would be no objection to the continuation of junior football on the community centre site, but with some extra ball protection. No changing facilities, toilets or parking areas are provided. The proposed entrance to the estate is not in the right place and should be located where the existing main entrance is in Gibbons Road with a further entrance from Woodhouse Crescent. Land for the expansion of Trench Tots is not included in the application. 35 % of the properties should be social affordable housing.
- 5.2 Shropshire Fire Service: No objection. It will be necessary to provide adequate access for emergency fire vehicles. There should be access for a pumping appliance to within 45 metres of all points within the dwellings. This issue will be dealt with at the Building Regulations stage of the development.
- 5.3 Severn Trent Water: No objection subject to a condition relating to the submission of plans relating to foul and surface water drainage.
- 5.4 West Mercia Police: No objection subject to a condition relating to the applicant aiming to achieve the Secured by Design award status for the development.
- 5.5 National Grid: Due to the presence of National Grid apparatus in proximity to the specified area, the contractor should contact National Grid before any works are carried out to ensure our apparatus is not affected by any of the proposed works.
- 5.6 Sport England: An objection to the proposal was submitted as it involves the loss of an existing playing field and it had not been demonstrated that the playing field would be replaced by a playing field of equivalent or better quality. Further information was then provided to Sport England regarding the context of this proposal and other projects to be delivered in the schools rebuilding programme. When the loss of the playing fields at the Sutherland School is considered within the overall context of new provision being delivered within the Playing Pitch Summary the proposals subject of this application are considered to be consistent with E4 of Sport England's playing field policy and also with National Planning policies which require that any loss of sporting facilities are replaced by new provision that is at least equivalent in terms of quantity, quality and accessibility. This being the case, Sport England withdrew its objection to the application.
- 5.7 Environmental Services (Arboricultural): No objection subject to conditions and comments regarding the detailed design of the layout on existing trees.

- 5.8 Environmental Services (Drainage): No objection subject to conditions relating to foul and surface water drainage.
- 5.9 Environmental Services (Highways): No objection subject to conditions relating to the detailed layout of the site, including roads, footways, buildings and parking and turning areas, details of surface water drainage, details of road/footway/cycleway construction, details of traffic calming measures and details of footway and cycleway linkages. Financial contributions are also requested towards the removal of existing Traffic Regulation Orders and the monitoring of a Travel Plan.
- 5.10 Environmental Services (Parks and Open Space): No objection subject to conditions and a memorandum of understanding relating to the new sports pitches and ball court.
- 5.11 Education: No objection subject to a financial contribution towards Primary and Secondary education facilities in the vicinity of the development.
- 5.12 Ecology: No objection subject to conditions requiring bat and bird boxes, the submission of a lighting plan, a landscaping scheme and to ensure that the development is carried out in accordance with the submitted ecological appraisal. In addition informatives are requested relating to bats and nesting wild birds.
- 5.13 Affordable Housing: The applicant proposes that no affordable housing will be provided as part of this development. The accompanying Planning Statement notes that, rather than affordable housing, the scheme will provide a significant alternative community benefit in the form of the new Telford Co-operative Academy. This document also refers to a supporting Viability Appraisal.
- 5.14 Conservation: No objection.
- 5.15 Urban Design: No objection in principle to the redevelopment of this site for residential, but advise that the layout and design should be revisited and revised as part of the subsequent Reserved Matters.
- 5.16 Planning Policy: No objection:

5.2 Neighbour consultation responses

- 5.2.1 A total of 165 letters were sent to the occupiers of neighbouring properties. In response 5 letters of objection were received from 4 separate addresses, including the Rector of Holy Trinity Church. Following an amendment to the proposal the consultation process was undertaken again and 5 objections were received. The main issues raised relate to:
- Concerns over the drainage system and flooding;
 - Three storey houses would be out of character and may impact on privacy,
 - The new access is directly opposite No.72 Woodhouse Crescent,

- The proposed emergency vehicle access would need measures in place to control access,
- Concern over provision of new football pitches and impact on amenity,
- Lack of parking, changing and toilet facilities,
- Questions raised regarding the management of the pitches,
- Lack of open space on the plans,
- Concerns raised about the proposal to introduce a senior pitch,

5.2.2 A letter of support has also been received stating that the proposal would regenerate the Trench area.

6. PLANNING CONSIDERATIONS:

6.1 Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:

- The principle of the development
- Impact on school playing fields
- Green Network;
- The design and layout of the proposal;
- The impact on neighbours;
- Impact on Listed Buildings
- Highway matters;
- Planning obligations;
- Other matters

The principle of the development

6.2 The NPPF encourages the effective use of land by reusing land that has been previously developed. The majority of the application site consists of open land and school playing fields which would not be regarded as previously developed land. However the NPPF does not state that development on land that is not previously developed should be resisted in principle and does state that local planning authorities should boost significantly the supply of housing. The NPPF also advises that housing applications should be considered in the context of the presumption in favour of sustainable development and encourages local planning authorities to deliver a wide choice of high quality homes.

6.3 Core Strategy Policy CS1 (Homes) states that every household in the Borough with an affordable, decent and appropriate home, to meet local need and be delivered in a way that creates locally inclusive sustainable communities. Policy CS3 (Telford) states that Telford will be the focus for the Borough's development, that it will accommodate the majority of new homes, jobs and services and that the regeneration of its neighbourhoods will be supported.

- 6.4 Policy CS8 (Regeneration) states that development associated with regeneration initiatives will be supported, including where it improves the quality of housing. Policy CS9 (Accessibility and Social Inclusion) aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access homes, work, schools, recreation and open space, sports facilities, healthcare, food shops and other key services. Development should promote sustainable forms of transport, be located in existing centres to minimise the distance people travel and include measures that minimise the negative environmental impacts of travel.
- 6.5 The application site is located within the defined Telford urban boundary and so the principle of the development of the site would accord with the broad aims of Policy CS3. The proposal will contribute towards the regeneration of the area and indirectly towards the development of a new school in close proximity to the site. It will provide a range and type of housing and is located within 400m of a Local Centre. As such the proposal is considered to be a sustainable form of development that is acceptable in principle when assessed against Core Strategy Policies CS1, CS3, CS8 and CS9.
- 6.6 Policy CS10 (Community Facilities) relates to community facilities and states that the loss of existing land or buildings used for the benefit of the community will be resisted and that development for non-community uses will only be considered where a lack of need is demonstrated or acceptable alternative provision exists or is proposed. The existing school on this site has been relocated to the Telford Priory School which provides new replacement educational facilities which are of community benefit and that assist in the regeneration of north east Telford. The associated redevelopment of this site for housing will therefore support the objectives of Policy CS10.
- 6.7 Saved Wrekin Local Plan Policy T4 (Development Principles) states that housing developments on sites over 0.4 hectares in Telford should be located close to an existing bus route with a regular service, except where it is located less than 800 metres from a Town or District Centre, or 400 metres from a local centre. A local centre is located approximately 400 metres to the north west, and the No.7 bus route provides a regular service, with bus stops available on Trench Road to the north and Church Road to the west. The proposed development will therefore be in conformity with this policy and represents a sustainable form of development.

Impact on School Playing Fields

- 6.8 Part of the site constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 and as such there was a statutory requirement to consult with Sport England. Sport England initially raised an objection to the planning application as it was not clear to them at that time how the loss of playing fields was to be mitigated. Since then the additional information that relates to the Council's school rebuilding programme, in particular the 'Completed Schemes' section of the Council's Playing Pitch Strategy, was provided to Sport England.

- 6.9 This information shows that the existing pitch to the north of the site will be retained and that three additional mini pitches will also be provided as part of this development. Following the receipt of that information Sport England has confirmed that because the playing field being lost would be replaced by an equivalent or better in terms of quantity, quality and accessibility, they have withdrawn their objection. As such it is considered that the proposal is acceptable in this regard.

Green Network

- 6.10 Most of this site falls within the Green Network which covers the school playing fields and the sports courts around the school buildings. Saved Wrekin Local Plan Policy OL4 (Development in the Green Network) states that development in the Green Network may be permitted provided that the proposed development demonstrates that there are exceptional circumstances, it contributes or is complimentary to the aims of the Green Network or that environmental and community benefits are part of the proposal. In addition Policy CS11 (Open Space) states that development on open space will only be permitted if it can be demonstrated that there will be significant community and environmental benefits delivered by the proposal. The redevelopment of this site for housing is associated with the development of a replacement school building which will provide significant community benefits in the form of new educational facilities and it will assist in the regeneration of north east Telford. It is therefore considered that the proposal complies with the provisions of Policies CS11, OL3 and OL4.
- 6.11 It should be noted that the Telford & Wrekin Local Plan (the public consultation on the plan has now closed and a revised version is due to be published in January 2016) proposes to remove the Green Network designation from this site and to allocate it as a housing site. Only two representations were received regarding this site during the public consultation on the Local Plan. Whilst only limited weight can be attached to the Telford & Wrekin Local Plan at this time it does give an indication of the Council's intentions for this site. In this regard the proposed development does not conflict with the proposed Telford & Wrekin Local Plan.
- 6.12 The south west corner of the site is also identified within the Council's Green Guarantee which is currently open for public consultation (until 30th January 2016). The Green Guarantee identifies areas of council owned land that will be formally recognised areas of open space for leisure, recreation and biodiversity purposes and protected from any development. The indicative layout plan shows that this area of the site would be retained as open green space. Whilst only limited weight can be given to the Green Guarantee at this time it is important to note that the proposal would not conflict with the intentions of the Council to protect such areas.

The design and layout of the proposals

- 6.13 This is an outline planning application with all matters of detail reserved for subsequent consideration. The precise siting, design and appearance of the houses are therefore not known at this stage and the application seeks

consent for the principal of erecting up to 123 houses on the site. Should this application be approved a subsequent reserved matters application setting out all of the specific details would need to be submitted to the local planning authority.

- 6.14 An indicative layout plan has been submitted to demonstrate how the site could be laid out and further information is provided within the Design and Access Statement. They indicate that the site would provide a mixture of detached, semi-detached and terraced houses. The houses would face out towards Gibbons Road but would be set back behind a landscaped buffer and an internal estate road. A mixture of standard and private roads is proposed with houses backing onto Woodhouse Crescent. The layout plan shows that houses would generally have on-plot car parking spaces and private rear gardens.
- 6.15 The character of the wider area is mixed with a strong building line along Gibbons Road of semi-detached houses. There are also bungalows to the south west of the site and the properties along Woodhouse Crescent are also predominately semi-detached. The main area of the site measures approximately 3.6 hectares and the proposal equates to a density of development of 35 dwellings per hectare which is considered to be suitable for this urban area.
- 6.16 There are trees within the site including along the Gibbons Road, the majority of these will be retained. There is also an existing hedge that runs along the western boundary of the site and this is also to be retained. It is recommended that additional planting to this hedge should be included as part of the detailed landscaping proposals that come forward as part of the reserved matters application.
- 6.17 The proposal also includes the retention of the existing sports pitch to the north of the site and the provision of three new smaller pitches. Two would be located on the area of the site that currently contains the tennis courts and other hardstanding and the third pitch would be located to the north east of the site on existing open space that formed part of the demolished Youth Centre.
- 6.18 It is considered that the proposals would be in accordance with Core Strategy Policy CS15, saved Wrekin Local Plan policy UD2 and the NPPF.

The impact on neighbours

- 6.19 There are a number of existing houses around the site that could be affected by the proposal. The indicative site layout plan shows that the proposed houses would be located approximately 40 metres away from those on the opposite side of Gibbons Road which would be more than sufficient to protect the living conditions of the occupiers of those properties. The layout also shows that the houses would typically be located in excess of 22 metres away from the properties to the west of the site in Woodhouse Crescent which

would also be sufficient to ensure that there is no detrimental impact on living standards by way of loss of privacy or overlooking.

- 6.20 One of the issues raised in the objections that were received against the proposal is that the provision of three-storey dwellings would result in an unacceptable level of overlooking of neighbouring houses. Whilst the indicative layout does make reference to the development being made up of two and three-storey houses this would be considered at the reserved matters stage when the precise layout and design of the houses is submitted and a full assessment can be made.
- 6.21 Concern has also been expressed about the potential for noise and disturbance from the sports pitches shown on the submitted layout plans with the primary concern seeming to be that the existing sports pitch to the north of the site is annotated as being a senior rather than a junior pitch. The objections refer to senior football not having been played on this pitch for a number of years and also to problems that were experienced by residents at that time. Concern was also raised that a senior pitch would be larger than the existing pitch and that this would take the edges closer to neighbouring houses, footpaths and the existing play area.
- 6.22 This issue has been clarified with the Council's Parks and Open Space Officer who has confirmed that whilst the pitch has been used for senior football in the past and there is sufficient space for it to be used as a senior pitch it is currently used as a junior pitch as there are no available changing facilities. Whilst there is a possibility that senior football could return to the pitch at some point in the future (if new changing facilities were built) this does not form part of this application.
- 6.23 As stated the precise siting and design of the houses is reserved for subsequent consideration and further assessment of the separation distances between houses and the location of habitable room windows will be undertaken at that time. The indicative layout demonstrates that up to 123 houses could be provided on the site without resulting in a detrimental impact on the living conditions of the occupiers of neighbouring houses and as such the application is acceptable in this regard.

Impact on Listed Buildings

- 6.24 The Holy Trinity Parish Church (a Grade II Listed Building) is located to the south west of the application site with the associated churchyard being separated from the application site by railings to the churchyard, an existing footpath and a patchy hedgerow along the application site boundary. The Church was erected in approximately 1833 and was designed by Samuel Smith of Madeley. It is a plain red brick Georgian church with a slate roof.
- 6.25 Core Strategy Policy CS14 (Cultural, Historic and Built Environment) states that the Borough's cultural, historic and built environmental assets will help underpin the overall quality of life for the community and visitors alike. These assets help deliver our wider economic, social, and environmental objectives

and along with the natural environmental assets, they create the Borough's local character and distinctiveness. The aim of the policy is to protect and enhance the Borough's existing, unique built and cultural assets and to deliver new development to support a rich cultural fabric and this will be achieved by, amongst other things, protecting and enhancing the historic environment and built heritage within the Borough.

- 6.26 The NPPF advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and that they should take this assessment into account when considering the impact of a proposal on a heritage asset. The NPPF also states that substantial harm to or loss of a grade II listed building should be exceptional and that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.27 Given the proximity of the site boundary to the churchyard there is the potential for the development to impact on the setting of the listed Church and the existing level of openness will be reduced. The proposed landscaped buffer between the churchyard and development (the Green Guarantee land) will help to alleviate any potential harm to the setting of the Church and will also allow existing soft boundary treatments to be retained and enhanced. The land level generally falls away from this part of the site and whilst proposed levels would be considered as part of the reserved matters application it is likely that any housing would be set at a lower level that would further reduce its impact on the setting of the listed building. It is considered that any impact on the setting of the listed building would be minimal and that the proposal is acceptable in this regard.
- Highway matters
- 6.28 The application is supported by a Transport Assessment that concludes that the proposed residential use of the site would result in an increase in traffic compared against the former use of the site as a school and that the junction capacity assessments that were undertaken demonstrate that the proposed level of development can be accommodated within the existing and proposed highway infrastructure.
- 6.29 As stated above this is an outline planning application with all matters, including the means of access to the site, reserved for subsequent consideration. However indicative details have been submitted that state two access points would be provided into the site from Gibbons Road and a single, emergency, point of access would be provided onto Woodhouse Crescent.
- 6.30 The Council's highways officers have considered the proposals and have confirmed that they have no objections to the proposal subject to conditions requiring the submission of a Travel Plan and further details relating to drainage, road/footway construction, footway/cycleway linkages and details of traffic calming measures to Gibbons Road. As stated the precise details of the development, including the layout of the site, location of access points for

vehicles and footpaths and proposed levels will be submitted as part of a reserved matters application and will be considered in detail at that time.

Planning Obligations

- 6.31 As part of the consultation process financial contributions have been requested towards Primary and Secondary Education facilities. Given that the disposal and development of this site forms part of the wider Building Schools for the Future programme and in particular the provision of the new Telford Priory School no further financial contributions will be sought. A Viability Assessment was submitted in support of the planning application that concluded that the provision of affordable housing on this site would make the development unviable. This has been assessed by the Council's Development Delivery Group Specialist who has agreed with the appraisal. As such no affordable housing will be provided.
- 6.32 The three new mini sports pitches equate to a large amount of Public Open Space that will require future maintenance and a financial contribution towards this is required. The Council's Public Open Space Officer has requested that a contribution of £145,000 is provided.
- 6.33 The size of the development triggers the need for a Neighbourhood Equipped Area for Play (NEAP) and whilst no details were shown on the indicative layout the Council's Parks and Open Space Officer has requested that a fenced ball court is provided on-site. In order to ensure that this is provided it has been agreed with the applicant that a payment of £55,000 will be made and that the Council will install the required ball court.
- 6.34 There are existing Traffic Regulation Orders in place that are defunct now the school has relocated. There is a legal process involved in their removal and an associated cost. Highways Officers have requested that a contribution of £5000 to deal with this and any other orders that may be required in connection with the development. In addition a Travel Plan monitoring sum of £5000 has also been requested.
- 6.35 In identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied (in addition to saved Wrekin Local Plan Policy T22) to ensure that the application is treated on its own merits:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 6.36 As the Council is the landowner it is not possible for the financial contributions to be secured through a S106 Agreement as the Council cannot enter into such an agreement with itself. Therefore a Memorandum of Understanding will need to be signed between the heads of the relevant council departments to commit to those contributions being made.

Other matters

- 6.37 The proposal also includes the provision of three new mini sports pitches. Details are required of how they will be constructed and maintained and this can be secured through conditions. The ongoing maintenance of the two new mini pitches at the far northern end of the site would be undertaken by the Council as it does not form part of the land that is being sold and will remain in the Council's ownership. The two new mini pitches will be maintained and managed by the Council or by the future developer of the site and this matter can be controlled through the imposition of suitably worded conditions and the Memorandum of Understanding.
- 6.38 The buildings on the site have negligible potential for roosting bats to be present and all the trees on the site have been assessed as low value for roosting bats. The site also has low foraging value for bats and poor connectivity to potential foraging or roosting sites. The site has potential for nesting wild birds to be present and so vegetation should be cleared outside of the nesting bird season (March to September). There is a small pond on the site which is relatively recent, is choked with pond weed and has low potential for Great Crested Newts to be present. The pond does support low numbers of common frogs and should be drained and removed in the winter months. The site has negligible potential for badgers and no physical evidence of setts or foraging activity was recorded during the supporting Ecological appraisal. That appraisal recommends that the biodiversity value of the site could be enhanced by the provision of species rich grassland within the public open space along with a scheme of largely native species tree and shrub planting. All of the above matters can be controlled through the imposition of suitably worded planning conditions.
- 6.39 Reference was made in the representations to drainage issues within the area and the Council's Drainage Officers and Severn Trent Water were consulted on the proposals. No objections have been received subject to the imposition of conditions to ensure that details relating to foul and surface water drainage are submitted to and approved in writing by the local planning authority. Details regarding the direction of flows to an area of Public Open Space or a dedicated conveyance system and the future ownership of that system are also required.
- 6.40 Reference was made in an objection to the Trench Tots nursery and the lack of additional land that is being made available for that business. No objection has been received from the Trench Tots nursery and there would be land to the side of the existing building that could be used for a future extension. However this would be the subject of a planning application in its own right and would be considered at that time.

7. CONCLUSIONS

- 7.1 The proposal is acceptable in principle given that it forms part of a wider programme that will deliver community benefits for the area. It has been demonstrated that the sports pitches will be appropriately re-provided as part

of the overall development and that important areas of open space will be retained and provided. The site is within a sustainable location and will provide a range of house types. It is considered that the number of dwellings applied for can be accommodated on the site without having a detrimental impact on the character of the area, the streetscene or the living conditions of the occupiers of neighbouring properties. Subject to conditions the proposal is also acceptable in terms of ecology and drainage.

8. RECOMMENDATION

8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT OUTLINE PLANNING PERMISSION** (with authority to finalise conditions and reasons for approval) subject to the following:

A.) The applicant submitting a signed Memorandum of Understanding relating to:

(i) A financial contribution of £145,000 towards the maintenance of the proposed sports pitches, a financial contribution of £55,000 to ensure the provision of a new ball court, a financial contribution of £5,000 towards the costs associated with the existing Traffic Regulation Orders and a financial contribution of £5,000 towards the monitoring of the Travel Plan.

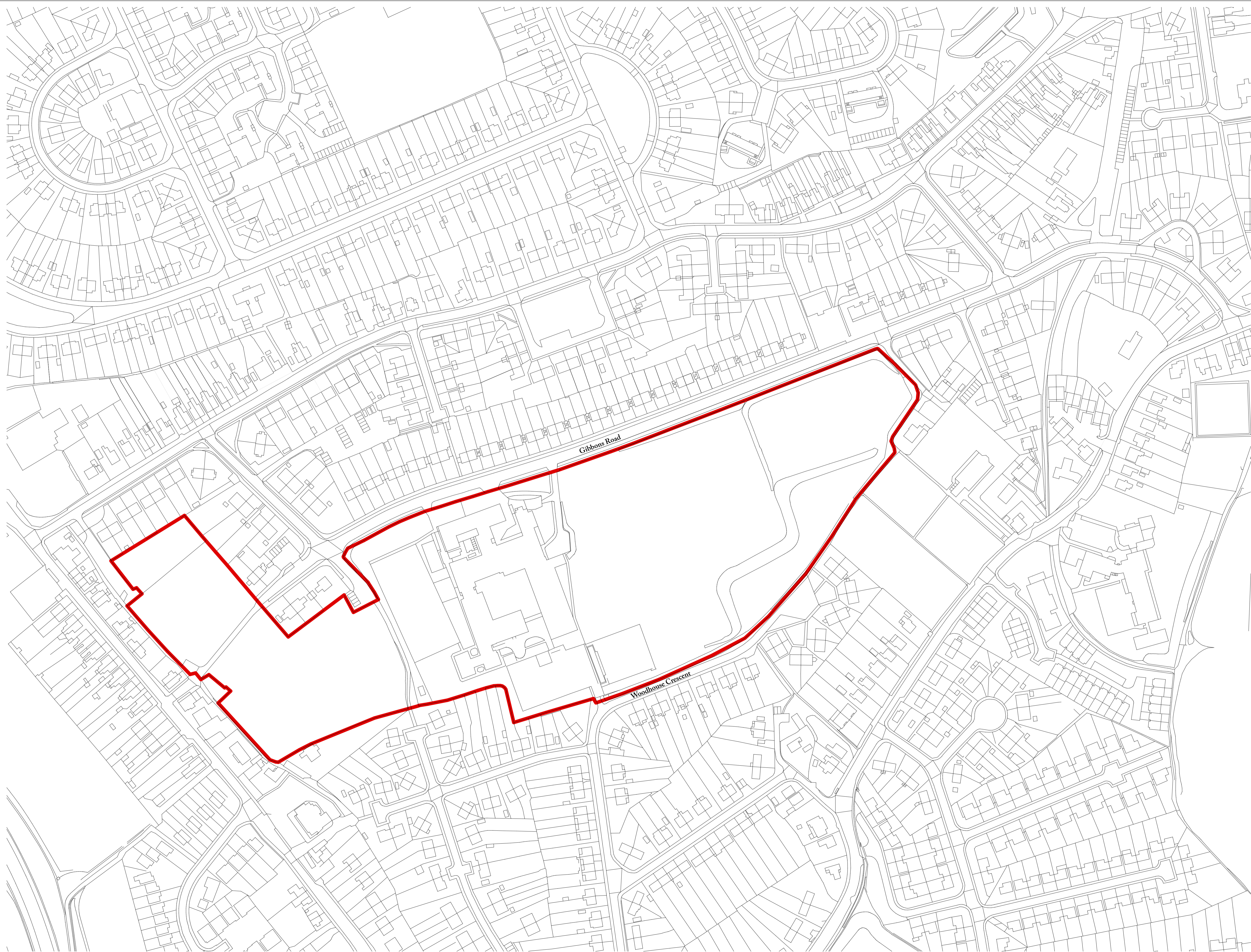
B.) The following conditions and informatives:

1. A01: Time Limit Outline
2. A03: Submission of reserved matters
3. B002: Reserved matters
4. B011: Samples of materials
5. B041: Visibility Splays – Insert “2.4 metres by 43 metres” and “0.6 metres”
6. B042: Parking/Turning/Loading
7. B049: Notwithstanding the submitted details, development shall not take place until details for the provision of a 2 metre wide footway along the site frontage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed in accordance with the approved details prior to first occupation of the consented development.
8. B061 Foul and surface water
9. Development shall not take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall reduce the surface water discharge rate to as near to greenfield rates as possible or by a minimum of 30% of that existing. Any attenuation feature should be designed to attenuate all flows up to and including the 1 in 100 year event +30% for climate change. The approved details shall be implemented in full prior to the first occupation of the development. Reason: To reduce the impact of this development on the surrounding surface water infrastructure.

10. B121: Landscape Design
11. B133: Trees – Replacements
12. B149: Prior to the first occupation of the dwellings hereby permitted, a suite of bat and bird boxes shall be erected on the site. The type and location of the boxes shall be submitted to and agreed in writing with the Local Planning Authority and the scheme shall then be undertaken in accordance with the agreed details.
The following artificial nesting/roosting boxes shall be provided:
 - A total of 15 woodcrete bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species shall be erected on the site prior to first use of the buildings hereby permitted as agreed in writing with the Local Planning Authority.
 - A total of 20 woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be erected on the site prior to first occupation of the buildings hereby permitted in locations agreed in writing by the Local Planning Authority.
Reason: To ensure the provision of roosting/nesting opportunities for wildlife in accordance with section 11 of the National Planning Policy Framework.
13. B149: Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK
14. All development, demolition or site clearance procedures on the site to which this consent applies shall be undertaken in line with the Preliminary Ecological Appraisal by MottMacDonald (August 2013)
Reason: To ensure the protection of wildlife
15. B150: Site environmental management plan
16. C38: Approved plans

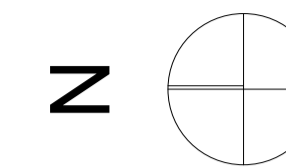
Informatives

1. I40 Conditions
2. I41 Reason for grant of permission
3. Ecology: Bats
4. Ecology: Ecology – Nesting Wild Birds
5. Ecology: Storage of Materials
6. Ecology: Trenches and pipework
7. RANPPF1 Approval – National Planning Policy Framework



Copyright AIP Architects.
Do not scale from this drawing. Check and verify all dimensions on site. Report any errors or omissions.

Redline shows extent of site development



| P2 | 17/07/14 | Redline adjusted |
|-----|----------|------------------|
| P1 | 16/06/13 | Redline adjusted |
| Rev | Date | Description |

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Job Title
Telford and Wrekin Council - Education
Disposal Sites
Address
Mott MacDonald, 35 Newhall Street, B3 3PU,

Drawing Name
Location plan

Drawing Number
SK003 P2

Drawn by
JDC

Date

Checked by
JDC

Date

Drawing Scale
1:1250

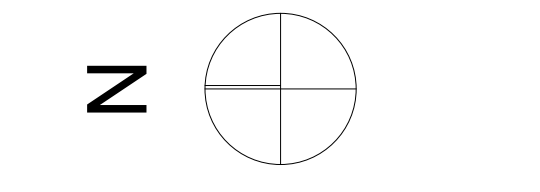
Job Code
TW0003



Amount
The scheme currently is providing 123 units with a mixture of 2,3 and 4 bed 2 and 2.5 storey properties. The site towards the South side also retains the Pre-School Nursery although we have relocated outside and hard play and extended this.

- LEGEND**
- 33 No 3 bed three storey house max dims 10 x 6 x 8.5m high
 - 7 No 3 bed two storey house max dims 10 x 7 x 7.5m high
 - 13 No 3 bed two storey house max dims 10 x 7 x 7.5m high
 - 20 no 4 bed 2 storey house max dims 12 x 7 x 10m high
 - 22 No 2 bed two storey house max dims 10 x 6 x 9m high
 - 13 No 2 bed 2 storey house max dims 8 x 7 x 8m high
 - 15 No 4 bed three storey house max dims 12 x 6 x 9m high

- Parking / Pedestrian routes
- Main access road
- Home zone
- NEAP
- Residential gardens
- Open green space
- Swail and balancing pond
- Existing trees
- New trees and/or vegetation
- Existing trees to be removed



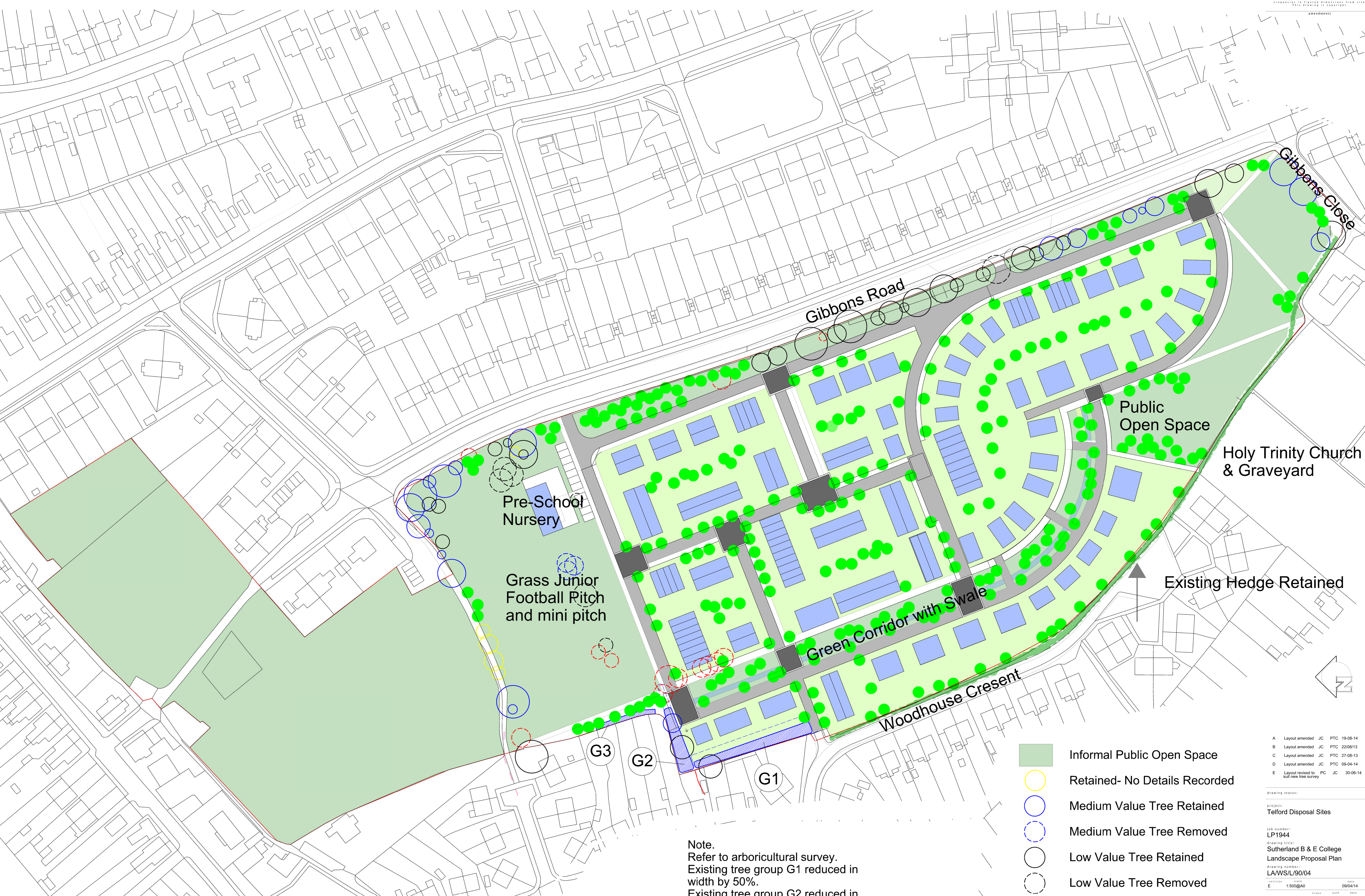
| Rev | Date | Description |
|-----|----------|--|
| P9 | 16/07/14 | No of units amended to 123 |
| P8 | 30/06/14 | Residential layouts amended to meet Tree Officer comments to East corner |
| P7 | 02/04/14 | Residential layouts simplified and further areas added to meet planning comments |
| P6 | 17/01/14 | Residential layouts altered to meet planning comments |
| P5 | 27/08/13 | Internal road along crescent altered to meet Highways |
| P4 | 20/08/13 | Road at southern end removed, houses reorientated to the south, additional house added to bring total to 127 |
| P3 | 19/08/13 | Balancing pond changed to underground attenuation tank, houses to the south removed and green space expanded at client's request |
| P2 | 16/08/13 | Nursery retained, junior path provided to North and additional houses added to the south at client's request |
| P1 | 07/08/13 | Numbers and parameters added |

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Job Title
Telford and Wrekin Council - Education
Disposal Sites
Address
Mott MacDonald, 35 Newhall Street, B3 3PU,

Drawing Name
Sutherland Concept Layout Option 2

Drawing Number
SK105 P9
Drawn by
JDC
Checked by
JDC
Drawing Scale
1:500, 1:1000
Date
Date
Job Code
TW0003



Pre-School Nursery

Grass Junior Football Pitch and mini pitch

Gibbons Road

Public Open Space

Holy Trinity Church & Graveyard

Existing Hedge Retained

Green Corridor with Swale

Woodhouse Crescent

G3

G2

G1

Note.
Refer to arboricultural survey.
Existing tree group G1 reduced in width by 50%.
Existing tree group G2 reduced in length by 11m.
Existing tree group G3 retained

- Informal Public Open Space
- Retained- No Details Recorded
- Medium Value Tree Retained
- Medium Value Tree Removed
- Low Value Tree Retained
- Low Value Tree Removed
- 'U' Grade Tree Removed
- Proposed Trees

| revision | scale | drawn | check | date |
|----------|----------|-------|-------|----------|
| E | 1:500@A0 | | | 09/04/14 |

drawing status:
project:
Telford Disposal Sites
job number:
LP1944
drawing title:
Sutherland B & E College
Landscape Proposal Plan
drawing number:
LAWS/L/90/04
revision: scale: drawn: check: date:
E 1:500@A0 09/04/14
for information: GL PTC 14/08/13
for construction:

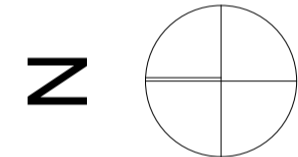
WARNING
Significant hazards exist in the architectural design shown on this drawing have been assessed and identified with hazardous conditions and any such warning symbols should be noted in consultation with all other disciplines which have been identified and included within construction details and specifications.
It is the responsibility of the contractor to ensure that the design is implemented in accordance with the approved construction details and specifications.
Significant hazards are defined as:
• Those that likely to be serious or a competent contractor or other
• Those that are not readily detectable
• Those that are difficult to manage effectively.

Amount
The scheme currently is providing 123 units with a mixture of 2,3 and 4 bed 2 and 2.5 storey properties. The site towards the South side also retains the Pre-School Nursery although we have relocated outside and hard play and extended this.

LEGEND

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- Existing trees to be removed



| | | |
|----|--------|--|
| P6 | 160714 | No of units amended to 123 |
| P5 | 300614 | Residential layouts amended to meet Tree Officer comments to East corner |
| P4 | 020414 | Residential layouts simplified and further sentis added to meet planning comments |
| P3 | 170114 | Residential layouts altered, pitch sizes amended and pathway reinstated to play area to meet planning comments |
| P2 | 270813 | Internal Road along crescent altered to meet Highways |
| P1 | 210813 | Note to play area revised |

| Rev | Date | Description |
|-----|------|-------------|
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Job Title
Telford and Wrekin Council - Education Disposal Sites
Address
Mott MacDonald, 35 Newhall Street, B3 3PU,

Drawing Name
Sutherland Residential Layout and Overall Pitch Strategy, Sutherland Concept Layout Option 2

Drawing Number
SK1111 P6

| Drawn by | Date |
|----------|------|
| JDC | |

| Checked by | Date |
|------------|------|
| JDC | |

| Drawing Scale | Job Code |
|---------------|----------|
| 1:1000 | TW0003 |





| Rev | Date | Description |
|-----|------|-------------|
|-----|------|-------------|

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Job Title
Telford and Wrekin Council - Education
Disposal Sites
Address
Mott MacDonald, 35 Newhall Street, B3 3PU,

Drawing Name
Sutherland 3D sketch images

Drawing Number
SK106

Drawn by
JDC

Date

Checked by
JDC

Date

Drawing Scale
Job Code
TW0003

PRELIMINARY

TWC/2015/0220

Site of Roden Nurseries, Roden Lane, Roden, Telford, Shropshire

Outline application with all Matters Reserved for residential development for up to 9 no. dwellings **Amended Plans and Additional Information**

APPLICANT

Roden Nurseries, Mike Oldfield

RECEIVED

18/03/2015

PARISH

Ercall Magna

WARD

Edgmond and Ercall Magna

OFFICER Ian Lowe

THIS APPLICATION WAS DEFFERED PRIOR TO MEMBERS CONSIDERATION ON THE 3rd JUNE 2015

1.1 Members of Planning Committee at the meeting on 3rd June 2015 were requested to defer the application due to a late proposal which came forward from the applicant for the development to provide a supply of mains water to the Village of Roden. Both the applicant and Officers concurred that the application be deferred to allow investigations to take place regarding the provision of a new water supply to assess the wider community benefit to the village of Roden.

1.2. Following the meeting, the applicant has been in discussions with Severn Trent Water (STW) regarding the costs involved in laying a new water main through the village of Roden, not only to serve the proposed development but that also allows occupiers of other properties within the village to connect to it at normal Severn Trent costs. Roden is currently served by a privately owned bore hole.

1.3. The applicant has supplied a quote received from Severn Trent Water on 10th November 2015 which confirms the following:

- The proposed main will supply up to 9 houses on the proposed development and will be available for other connections off the highway within the village.
- The length of the new main would be 1,260m with an internal diameter of 100mm (minimum) connecting to the existing 125mm MDPE main on the B5062.
- The cost of the new main would be £131,400 (inclusive of connection cost).
- The new main will have a developer contribution of £108,700. This contribution will be reduced by the income STW receive from connected properties (estimated asset payment of £23,700).
- The Severn Trent Water quote calculates, as a 'rough estimate', that each private connection within the village will cost £1500+ VAT plus an infrastructure charge of £353.88.

- 1.4. Officers have considered that the installation of a new water main into the village, and the costs associated to individuals to tap into this supply and consider this will be a significant community benefit, and as such must be a material consideration when determining the application.
- 1.5. Members are reminded that policy CS7 states that development within the rural area will be focused on the three identified settlements, and elsewhere will be limited and in the open countryside strictly controlled, therefore on face value examining this principle alone the proposal is contrary to the saved local development plan, and should be resisted in principle. However the committee is required to consider whether there are other material considerations associated with this proposal that would outweigh the above policy objection. Officers consider that the planning balance of the development bringing about the proposed community benefit would outweigh those posed by CS7, in that the development would bring about a service which is an essential part of any use, whether residential development or business use, that has so far only been catered for through a water tower. Officers have considered in detail the costs associated with the installation of the water supply, and the costs that would be payable by any private individual that wishes to tap into this supply. Based on the approximated costs, circa £2000, of connecting to the main, Officers consider that these are realistic and achievable costs for the occupiers/owners of properties in the village, making this a viable supply that is available to the wider community and not just the proposed residents. Officers also consider that the installation of a standard, pressurised water supply will be a major boost to the village, both residents and businesses and will help to encourage further investment within the area.
- 1.6. Officers also raised concerns with regard to the proposed indicative layout, however it is also noted that the viability of the scheme to come forward and bring about the water supply would need to bring forward this quantum of development; in this case officers considered that this balance again is weighed in favour of the 9 units, over the proposed layout and loss of the protected trees, which could be replaced through appropriate replanting / landscaping scheme to come forward in any reserved matters application.
- 1.7. In order to ensure the delivery of the water main within the village, the applicant has agreed to a condition stipulating that the installation of the main shall be completed and made available for connection by occupiers of properties within the village prior to first occupation at the new development. Members are therefore requested to determine the application based on the applicant supplying the installation of a water main through the village of Roden.
- 1.8. Accordingly the officer recommendations has been amended to reflect the community benefit that will come forward from the proposed development, which

outweighs the principle issues, and that relating to the layout and loss of protected trees. Officers therefore recommend approval of this application.

2. **RECOMMENDATION:** to **GRANT OUTLINE PLANNING PERMISSION** subject to the following conditions:

1. A01 – Time limit Outline
2. A03 – Time limit – submission
3. B001 – Standard Outline
4. B004 – Reserved Matters Details, including replacement planting of protected trees
5. B031 – Access and Details
6. B041 – Visibility Splays
7. B042 – Parking/Turning/Loading
8. B061 – Foul and Surface Water (including Soakaways)
9. B130 – Trees Protective Fencing / no dig method
10. B159 – Highways Access Gradient
11. B150 – Environmental site management plan
12. C071 – Trees – Soil Levels/ Materials Storage
13. C109 – Ecology Bird and Bat Boxes
14. C109 – Ecology Lighting
15. C119 – Provision of Water Main prior to first occupation of any dwelling
16. C38 – Approved plans

Informatives

1. I11 Highways
2. I39 Ecology
3. I40 Conditions
4. I44 Reasons for Outline Grant
5. RANPPF1 – Approval – NPPF

Original Report

COUNCILLOR STEPHEN BENTLEY HAS REQUESTED THAT THIS APPLICATION BE DETERMINED AT PLANNING COMMITTEE

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Location of development within the rural area, loss of agricultural land, Impact on the character of village, Arboriculture (including TPOs), Ecology, Highways, Water Supply.

THE PROPOSAL:

This application seeks outline planning consent for the erection of up to 9 dwellings with all matters reserved on pasture land south of Roden Lane and on the western

edge of Roden Village. The site falls within the existing boundary of Roden Nurseries.

Although not a requirement as part of an outline application, indicative layouts have been supplied to suggest how 9 dwellings could be laid out on the site with access proposed off Roden Lane. The access, appearance, layout, landscaping and scale however, are all reserved for later approval at Reserved Matters stage.

Background:

At pre-application stage, officers advised that the principle of small development may be acceptable on the basis that Telford and Wrekin did not meet the 5 year housing land supply at that time. As such, it was advised that there was the potential for a small development on this site providing it could be justified as being sustainable in accordance with guidance contained within the NPPF.

SITE AND SURROUNDINGS:

The application site lies to the west of Roden Village and South of Roden Lane, opposite the junction between Roden Lane and an unnamed road leading north towards Great Wytheford. The site is currently used as open pasture land within the boundary of Roden Nurseries. The site measures approximately 1.29 acres and extends southwards away from the highway.

There is no existing access from the main road with the site enclosed by a low rail and post wooden fence and a post and wire fence. There is a grass verge up to the highway with no existing footpath.

Within the site there are 7 Oak Trees which have recently been protected by a Tree Preservation Order. Three of these trees are sited close to the front of the site with the remainder set in a linear pattern towards the rear boundary. There are also a couple of minor agricultural buildings located towards the rear of the site.

To the east of the site is a run of 8 terraced dwellings fronting Roden Lane which currently form the western boundary of Roden Village. These properties are designed with rear wing elements and have small gardens to the front, and rear garden/parking areas separated by a shared access. The entrance point to this access road is located immediately to the east of the application site. No.8 is the nearest property to the application site.

To the west of the site is an open field which separates the application site from the main entrance to Roden Nurseries. The nurseries site contains a number of large glass houses including one located directly to the south of the site. This site also comprises a 5 pitch caravan location and 200 pitch caravan storage area.

Roden contains a mixture of mainly terraced and detached houses of varying architectural styles. There is also a timber yard and a residential care home in the village. The site is located approximately 8 miles from Wellington and 12 miles from Telford. The site is also approximately 8 miles from Shrewsbury and less than 2 miles from the nearest village, High Ercall. There is a bus stop located directly

opposite the application site which offers a service between Newport and Shrewsbury.

SUMMARISED CONSULTATION RESPONSES:

Standard consultation responses:

Ercall Magna Parish Council: No comments received

Cllr Stephen Bentley supports the application on the grounds that this proposal provides:

Sustainable development

Benefits to the community

Accommodation for a more youthful community

Furthermore it is acceptable under NPPF guidelines within rural communities

Is a Brownfield site

Includes secure rural employment provision

Highways: Comment:

Confirm that in principle there are no highway objections to the development subject to conditions requiring parking and turning details, details of refuse collection and location of bin stores, restrictions on gradient at access, visibility splays of 2.4m x 60m and 2.4 x 65 metres at the access from Roden Lane and an informative requesting contact with the highways department prior to commencing work on the adopted highway.

Drainage: Support Subject to conditions:

Requesting details of foul and surface water drainage, restricting the surface water run off rate to 5 litres per second per hectare and that any attenuation feature should be designed to attenuate all flows up to and including the 1 in 100 year event +30% for climate change. Details of soakaway including tests also requested. The drainage officer notes that the area of the development is served by a private water supply. Prior to the submission of a reserved matters application, confirmation that there is sufficient capacity in this system to cater for the new development should be submitted to the Local Planning Authority.

Ecology: Comment:

This application must be considered under the Habitats Regulations Assessment process in order to satisfy the Local Authority duty to adhere to the Conservation of Species & Habitats Regulations 2010 (known as the Habitats Regulations) since it is within 10km of the European Designated Site at Hencott Pool Midland Meres and Mosses Ramsar Phase 2. In this case it has been concluded that there will be no likely significant effect and no effect on the integrity of the European Designated Site at Hencott Pool Midland Meres and Mosses Ramsar Phase 2. Request conditions relating to the erection of nesting/roosting boxes, details of a lighting plan and informatives regarding nesting wild birds, storage of materials and trenches and pipework.

Aboricultural: Object:

On the grounds that although the applicants have carried out a tree survey submitted with the application, the findings of the survey have been ignored as they propose to fell some or all of the trees to facilitate the proposal. A tree preservation order has been made to protect these trees for their current and future amenity value.

Shropshire Fire Service: No comment.

Neighbour consultation responses

Following neighbouring consultation including a site and press notice, a total of 6 objections have been received and the issues raised have been summarised below:

Highway implications including increased traffic, impact upon existing visibility splays, danger to road users

Lack of facilities within Roden, no schools, doctors or shop

Loss of open space

Loss of oak trees

Impact upon wildlife

Private water system would not cope, low pressure

PLANNING HISTORY:

None

PLANNING POLICY CONTEXT:

National Planning Guidance:

National Planning Policy Framework

Wrekin Local Plan:

UD2 Design Criteria

OL6

OL11 Woodland and Trees

Core Strategy:

CS1 Homes

CS7 Rural Area

CS9 Accessibility & Social Inclusion

CS11 Open Space

CS12 Natural Environment

CS13 Environmental Resources

CS15 Urban Design

PLANNING CONSIDERATIONS:

Principle of Residential Development

In accordance with the National Planning Policy Framework (NPPF, March 2012), Telford & Wrekin Council is required to identify a supply of housing land deliverable over the next five years to meet its housing requirement. Prior to the submission of this outline application, pre application advice was sought as to the principle of residential development on this site. At the time of the advice, Telford and Wrekin was publishing a shortfall (2.5 years supply) and this was taken into account at the time, suggesting that although Roden was not considered a settlement for major housing development in accordance with policy CS7 of the Core Strategy some additional development may be acceptable providing that it could be proved that the

development was acceptable in accordance with paragraph 49 of the NPPF, taking account of para 14 bullet point 2, where applications would be granted unless the adverse impacts of doing so would significant and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

On March 20th and following the submission of this application, Telford and Wrekin announced that a 5 year housing supply could now be achieved following an assessment carried out by consultants Peter Bret Associates. Although the presence of a 5 year housing supply does not determine whether a planning application should be approved or refused, it does mean that the council's policies in reference to the location of new housing can be more rigidly applied. In this example, the development site is proposed within a rural location on the edge of Roden Village.

Policy CS7 states that development within the rural area will be limited to that necessary to meet the needs of the area and will be focussed on the settlement of High Ercall, Tibberton and Waters Upton. Outside of these settlements development will be limited and within the open countryside strictly controlled. The application site sits within the open countryside abutting the built village boundary of Roden and therefore the application must be considered as a departure to the development plan for Telford and Wrekin.

In paragraph 49 of the NPPF, it states that applications for housing should be 'considered in the context of the presumption in favour of sustainable development'. Furthermore it encourages Local Planning Authority's to deliver a wide choice of high quality homes identifying the size, type and range of housing that is required in particular locations. The guidance seeks the development of brownfield land first and gives weight to strong designs; advising LPA's to refuse development of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 14 bullet point 2 as discussed above is no longer relevant.

There are three main threads of sustainability indicated in the NPPF, these relate to economic, social and environmental issues which must not be considered in isolation. Furthermore the NPPF clearly promotes sustainable development in the rural area where it will enhance to maintain the vitality of rural communities, and recognises the development in one village may support services in a village nearby. However it also recognises that housing in rural areas should not be located in places distant from local services. In regards to this site, it is located in the open countryside on the edge of an existing village. There are no shops or schools within Roden with the nearest of these located within the more suitable settlement of High Ercall 2 miles away. There is a bus stop opposite the site serving a route between Newport and Shrewsbury in addition to other local villages, however, given the location and lack of facilities within Roden, car use is likely to be the main form of transport from this site. The proposal would have a negligible impact on the local economy due to the scale and type of development. The site would also create an extension to the village and would cause the loss of an existing paddock and part of a field with the potential loss/harm to oak trees protected by a Tree Preservation Order. Furthermore the proposal has not demonstrated that it will have any innovative measures that will reduce the carbon footprint of the units. Although short term employment through construction would be created, no other jobs would be provided by this development. Also, whilst there are a couple of small employers

locally; including Roden Nurseries, there remain few job opportunities locally due to the lack of facilities within Roden. Officers do not consider this site to be suitable in this instance where at least a 5 year supply of suitable sites can be achieved in more sustainable locations within the Borough. Subsequently it is considered that the proposal has failed to address the key themes to create a sustainable development in this location and it would fail to enhance or maintain the vitality of this rural community. Furthermore, the development does not form an exception as recognised in para 55 of the NPPF.

Policies H9 and H10 of the Wrekin Local Plan are noted, however, whilst policy H9 suggests Roden as a suitable settlement for new development it was superseded on the adoption of CS7 in December 2007; and limited weight is now attached to policy H10 since the adoption of the NPPF in 2013. Accordingly Policy CS7 in line with the NPPF is the material policy considerations for the application.

Impact of the development on the character and appearance of the village

Local Plan Policy OL7, Development in Open Countryside, seeks to protect open land in rural areas and advises that the Local Authority will protect the open countryside from any development that is likely to have an adverse effect on its character or quality and will protect the rural setting of settlement, buildings or features within the open countryside. In this instance, the application site provides an important piece of open land that has an important role in defining the edge of the village. The development would cause an unsuitable extension of this village into the open countryside contrary to OL7 and should therefore be resisted.

Layout, design and impact on residential amenity.

Whilst the layout is not a matter for consideration at this stage, what may be considered is existing site constraints and how this may affect the final layout of the scheme. In this case the location of Oak Trees protected by a Tree Preservation Order is the main consideration. Their location, particularly the siting of 3 trees adjacent the highway, would prevent a suitable layout that would be acceptable to the Local Planning Authority. Officers consider that dwellings close to the front boundary, following the building line of existing houses adjacent to the site would be appropriate in this instance. The houses would need to be sited to the rear of these trees which would be contrary to the existing form of development sited within the adjacent land. Officers consider that approval of this outline application would lead to an unacceptable layout that would be contrived in order to ensure appropriate protection of all the protected trees. Therefore, the proposal would be contrary to Policy CS15 (Urban Design) of the Core Strategy which seeks to strengthen local identity and UD2 (Design Criteria) of the Wrekin Local Plan which seeks development that respects and responds positively to the context both visually and functionally and respect and relates to any adjacent buildings, reinforcing existing or historic street layouts.

However in assessing the indicative layout aside from matters of trees the proposal will not adversely affect the amenities of existing or proposed properties nor is the density unacceptable at this location.

Arboriculture & Ecology

Following the submission of this application, a Tree Preservation Order (TPO) was placed upon the 7 Oak Trees located within the site. Although, the applicant has

raised objections to the TPO, it remains in place and should be taken into consideration as part of this application.

Saved policy OL11 (Woodlands and Trees) of the Wrekin Local Plan seeks to retain and enhance the contribution that trees make to the landscape character of the area. It does this by ensuring the TPO's are made to protect trees of significant amenity value and also to resist development proposals that would result in the loss of trees that make a valuable contribution to the character of the landscape, a settlement or its setting.

Although a revised layout plan has been submitted as part of the application taking into account the location of the trees, the Tree Officer has noted that this fails to take into consideration the potential full height and spread of the Oak Trees. Officers therefore consider that residential development on this land would have the potential to cause the harm to, or loss of trees protected by a preservation order and should be resisted. Whilst officers acknowledge that the site layout plan provided is only indicative, it is also considered that a suitable site layout could not be achieved that would be acceptable to the Local Planning Authority, without being out of keeping with the character and appearance of the local settlement.

A phase 1 habitat survey was carried out for the site in January 2015. The recommendations of this survey were to provide suitable bird and bat boxes and to provide suitable landscaping around the proposed dwellings. No concerns have been raised with regard to ecological matters that cannot be controlled through condition.

Access and Highways Issues

Access to the site would be fully considered as part of a reserved matters application. The Highways Officer has raised no objections to the proposal at this stage subject to safeguarding conditions including a visibility splay to be provided at the new access which takes into account the speed of the road. Submitted plans suggest that this visibility splay could be achieved at the site. Notwithstanding the concerns raised by local residents, there would be no sustainable reasons to refuse the application on highways grounds in this instance.

Water Supply & Drainage

At present, Roden is served by a private water supply and concerns have been raised that this system may not be able to cope with the additional demand created by the proposed development. The design and access statement submitted suggests that Severn Trent Water have confirmed that a connection to the mains system could be made at a cost viable for the scale of the development. Such information would need to be provided at reserved matters stage and confirmed as acceptable by the Council's Drainage Engineer. Furthermore no concerns are raised with regard to the surface water or foul drainage of the site.

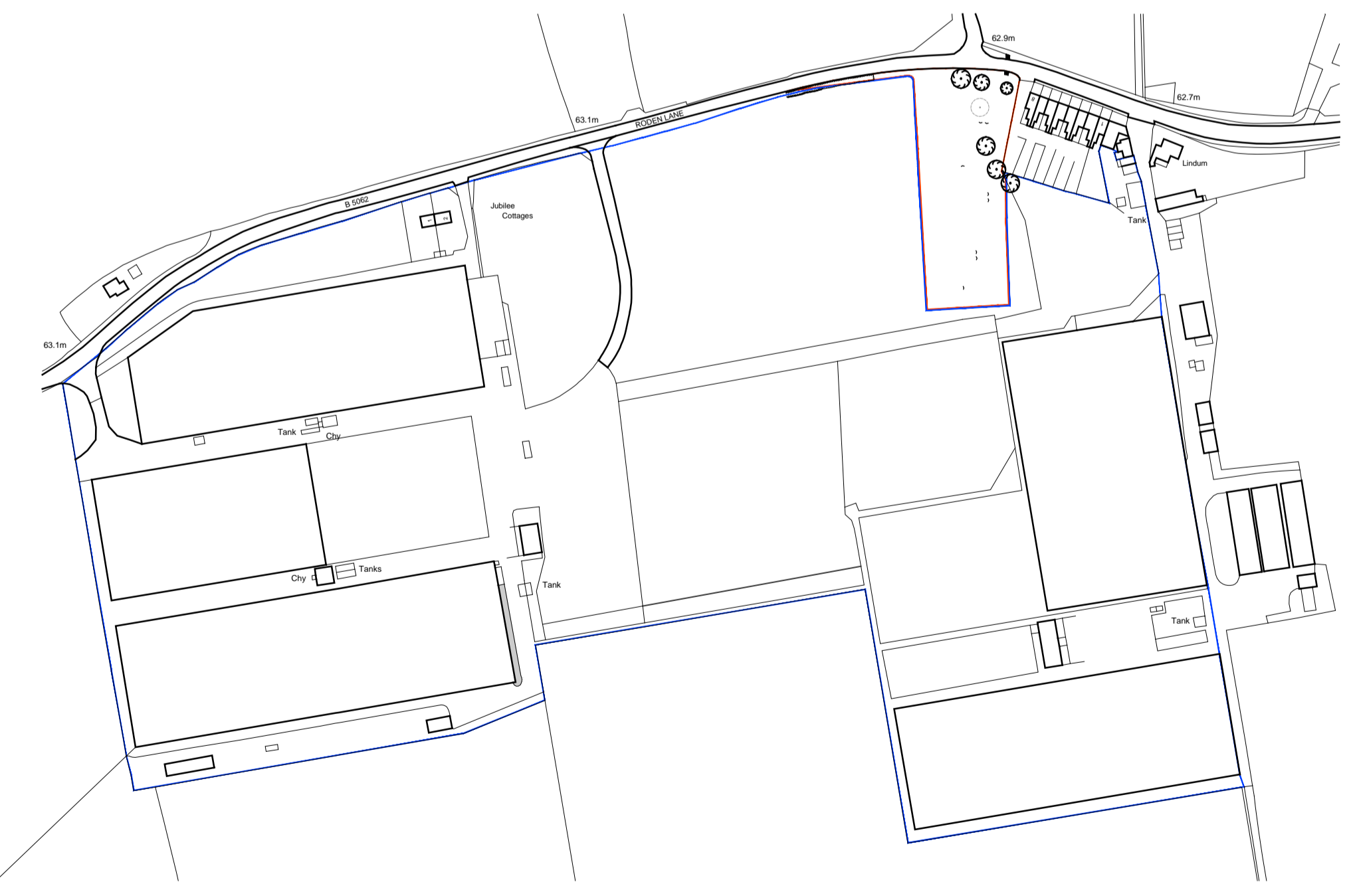
Conclusion

The principle of development on this site cannot be supported as it would be contrary to policy CS7 of the Core Strategy and policy OL7 of the Wrekin Local Plan and cannot be considered sustainable as per guidance contained within the National Planning Policy Framework for the reasons discussed within the report. Furthermore,

the development on this site could lead to the potential loss/harm to important Oak trees protected by a Tree Preservation Order and should be resisted. A suitable layout is unlikely to be achieved with the suitable preservation of these trees. Accordingly the proposal is contrary to local and national planning policies.

RECOMMENDATION: REFUSE OUTLINE PLANNING CONSENT for the following reason(s):

1. The Local Planning Authority considers the proposed residential development represents an unsustainable form of development within the open countryside, where by development in the rural area is focused on the identified settlements of High Ercall, Waters Upton and Tibberton, limited within the rural area and within the open countryside strictly controlled. The proposed development within Roden would not maintain or enhance the vitality of the settlement nor would it represent an exceptional circumstance. Furthermore the development of this site would therefore result in an undesirable encroachment into the surrounding countryside detrimental to the visual amenity of the area. Accordingly the proposal fails to address the three tests of sustainable development as set out in national policy and would therefore be contrary to the National Planning Policy Framework, Wrekin Local Plan policies UD2, and OL7 and Core Strategy policies CS1 and CS7.
2. The Local Planning Authority considers that the applicant has submitted insufficient information to demonstrate that the development will not have an adverse impact upon trees within the site which are protected by a Tree Preservation Order and are of significant amenity value and contribute to the character of the area. Furthermore, without this information the Local Planning Authority is unable to assess if the proposed level of housing suggested for the site can be adequately accommodated without the loss or detrimental harm to trees within the development site. Accordingly, the proposal is contrary to policy CS12 and CS15 of the Telford and Wrekin Core Strategy (2007) and 'saved' policies UD2 and OL11 of the Wrekin Local Plan and guidance within the National Planning Policy Framework.



LOCATION PLAN SCALE 1:2500



HOUSE TYPE SCHEDULE

| | | | | |
|--------------------------|----------------------|-------------|-----------|--------------------|
| 1040 - Plots 1,2,4,5,7,8 | 3 bed detached house | 6 no | 1040 sqft | 6240 sqft |
| 1280 - Plot 3 | 3 bed detached house | 1 no | 1280 sqft | 1280 sqft |
| 1285 - Plot 6 | 3 bed detached house | 1 no | 1285 sqft | 1285 sqft |
| 1310 - Plot 9 | 4 bed detached house | 1 no | 1310 sqft | 1310 sqft |
| TOTAL | | 9 no | | 10,115 sqft |

| Rev | Description | Date | By |
|-------|--|----------|-----|
| REV F | LAYOUT REVISED IN ACCORDANCE WITH CLIENT / PLANNERS COMMENTS | 27/02/15 | BD |
| REV E | SITE RE-PLANNED | 15/04/15 | JAR |
| REV D | W/S SPLAYS AMENDED ACCESS POSITION ADJUSTED TO SUIT | 25/03/15 | JAR |
| REV C | LOCATION PLAN SCALE ADJUSTED | 18/03/15 | BD |
| REV B | LAYOUT REVISED IN ACCORDANCE WITH PLANNERS COMMENTS | 25/02/15 | BD |
| REV A | LAYOUT REVISED IN ACCORDANCE WITH PLANNERS COMMENTS | 24/02/15 | BD |

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ADVANCE PLANNING

Residential Development off Roden Lane
 Site Ref: 2098

Title:
 Proposed Site Layout

Scale:
 1:500, 1:2500 @ A1

Date:
 15/01/15

Drawn by:
 2098/03

Rev:
 F

Drawn by:
 BD

When dimensions to be taken only. Do not scale from drawing.
 Minor inaccuracies may occur due to printing processes.

TWC/2015/0590

Land Adjacent Bleak House, Rowton, Telford, Shropshire
Erection of 1no. detached dwelling and detached double garage with associated landscaping and access

APPLICANT

Roger & Janette Evans

RECEIVED

29/06/2015

PARISH

Ercall Magna

WARD

Edgmond and Ercall Magna

OFFICER Ian Lowe

OBJECTIONS RECEIVED: No

Cllr STEPHEN BENTLEY HAS REQUESTED THAT THIS APPLICATION BE DETERMINED AT PLANNING COMMITTEE

1. THE PROPOSAL

- 1.1 This full application seeks consent for the erection of one detached dwelling with double garage and associated landscaping and access on land adjacent to Bleak House in Rowton.
- 1.2 The proposed dwelling comprises a two storey, 4 bedroom detached house, with a gable roof design and a detached double garage to the front. The property would be sited to the west of Bleak House and on the western edge of the village. It would be accessed off the main road leading through the village to the north with an area of hardstanding driveway to the front. The driveway would extend past the right hand side of the new dwelling to existing storage barns to the rear of the site. A modest sized garden will be provided to the rear.
- 1.3 The applicants propose to build the new dwelling to live out their retirement, stating that Bleak House is difficult to maintain, has poor energy efficiency and cannot be easily adapted to their future needs.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located within the rural village of Rowton which is approximately 6 miles north of the built up area of Telford and Wrekin and the market town of Wellington. The village originally dates back to the doomsday book and the All Hallows Church is originally of Medieval foundation but was later reconstructed in the 19th Century. The village contains a number of dwellings, many of which are cottages set around main farm holdings set off a single road that runs through the village. Within the village, 8 properties are

listed, including the All Hallows Church and the host property to which this application relates, Bleak House.

- 2.2 The application site is located on the western edge of Rowton village and within an open grassed paddock, forming part of the curtilage of the adjoining Bleak House. The paddock, which is relatively flat, is enclosed by a hedgerow on all sides and with a separate gated access onto the road. There are a couple of mature trees along the adjoining boundary with Bleak House and a Beech Tree adjacent to the access which is protected by a Tree Preservation Order. Towards the rear of the paddock there is a small agricultural storage building with a low level roof. Beyond the paddock there are significant views of open countryside to the south and west as you exit the village.
- 2.3 The host property, Bleak House, is grade II listed and is described as a C19th two storey red brick house with tiled roof and stone coped gabled ends and kneelers. It is also described as having an earlier wing to the rear (probably C18) which abuts the boundary with the adjacent highway. Surrounding the property are detached outbuildings including a single garage sited between the house and the boundary with the adjacent paddock. Opposite Bleak House is a property known as The Firs which is also listed.

3. RELEVANT PLANNING HISTORY

- 3.1 No Relevant Planning History

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Wrekin Local Plan:
UD2: Design Criteria
H9: Location of New Housing
H10: Scale of Development
- 4.3 Core Strategy:
CS1: Homes
CS7: Rural Area
CS9: Accessibility and Social Inclusion
CS14 Cultural, Historic & Built Environment
CS15 Urban Design

5. SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Ercall Magna Parish Council: No objections subject to their being no concerns raised by neighbouring residents.
- 5.2 Drainage: Support subject to conditions including the submission of a scheme for foul and surface water discharge and details of suitable soakaways.
- 5.3 Highways: No objection subject to conditions including visibility splay of 2m x 42m with no obstructions over 800mm and driveway within site to be surfaced in a bound material for 5m from rear highway boundary.
- 5.4 Ecology: Comment: No objections subject to recommended conditions and informatives.
- 5.5 Arboriculture: Following initial objects to the felling of the protected Beech Trees, they now raise no objections to the revised proposal which retains this tree, subject to safeguarding conditions.
- 5.6 Built Heritage Conservation: Comments: They consider that there is little justification to suggest that Bleak House is not liveable and that neither internal alterations nor an annex style extension has been fully explored to suggest that a new dwelling is the only option. Also raise concerns that the scale and form of the development would be out of keeping with the village and Bleak House.
- 5.7 Shropshire Fire Service: Comment: Standard fire informative

Neighbour consultation responses

- 5.8 Neighbouring occupiers have been consulted and comments supporting the application have been received from 2 neighbours on grounds of the length of time the applicants have lived in the village.

6. PLANNING CONSIDERATIONS

- 6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Comparison to application at The Firs
- The principle of the new dwelling
- Scale, design and impact upon neighbouring occupiers
- Highway, drainage, trees and ecology

Comparison to application at The Firs

- 6.2 In setting out the reasons for proposing the new dwelling, the applicants have made specific reference to an approved application for a new dwelling in land at The Firs (TWC/2014/0993 – 06/01/2015). This site is located immediately opposite the application site. Whilst Officers acknowledge similarities in respect of the location of the property on the edge of the village, it is noted that this application was located within the garden space of The Firs and was enclosed by a wooded area to the West, significantly reducing its impact. In comparison, the current application is within open countryside to the west of Bleak House and is not enclosed by any trees or other mature vegetation.
- 6.3 Officers also note that this neighbouring application was approved prior to March 20th 2015, when Telford and Wrekin Council announced that it could achieve at least a 5 year housing supply. The implications of this change are discussed further below.
- 6.4 Officers are therefore of the view that this neighbouring site was considered suitable because of the specific site circumstances which are different to this application and because at that time, the local authority could not prove a 5 year housing supply.

The principle of the new dwellings

- 6.5 In accordance with the National Planning Policy Framework (NPPF, March 2012), Telford & Wrekin Council is required to identify a supply of housing land deliverable over the next five years to meet its housing requirement. Prior to the submission of this application, pre application advice was sought as to the principle of a new dwelling on this site. Although at the time of this advice, Telford and Wrekin Council was publishing a shortfall (2.5 years supply), Officers were still of the opinion that the proposed development would constitute inappropriate development within farmland on open countryside and as such was unlikely to be supported.
- 6.6 On March 20th 2015 and before this application was submitted, it was announced that Telford and Wrekin could achieve a 5 year housing supply following an assessment carried out by consultants Peter Bret Associates. Although the presence of a 5 year housing supply does not determine whether a planning application should be approved or refused, it does mean that the council's policies in reference to the location of new housing can be more rigidly applied.
- 6.7 Policy CS7 of the Councils Core Strategy states that development within the rural area will be limited to that necessary to meet the needs of the area and

will be focussed on the settlements of High Ercall, Tibberton and Waters Upton. Outside of these settlements development will be limited and within the open countryside strictly controlled. The application site sits within the open countryside on the western edge of Rowton and therefore the application must be considered as a departure to the development plan for Telford and Wrekin.

- 6.8 The National Planning Policy Framework (NPPF) sets out the Governments planning policies and at its heart is the presumption in favour of sustainable development. It states that local planning authorities should positively seek opportunities to meet the development needs of their area by securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy CS1 of the Core Strategy also states that new homes need to provide convenient access to jobs, schools, shops, open space and other essential services and facilities.
- 6.9 The NPPF clearly promotes sustainable development in the rural area where it will enhance or maintain the vitality of rural communities. It recognises the development in one village may support services in a village nearby. However it also recognises that housing in rural areas should not be located in places distant from local services. In this instance, the application site is located on the edge of an isolated village without nearby schools, shops, public houses or other community facilities except for the church. Occupiers of the new dwelling will be heavily reliant on car use to access such facilities and as such this would be contrary to paragraphs 30, 37 and 55 of the NPPF which seek to minimise journey lengths, reduce congestion and emissions and require the use of sustainable modes of transport. There is a bus service in the village but this is very limited, running only on weekdays.
- 6.10 Paragraph 55 of the NPPF allows isolated dwellings in the countryside providing there are special circumstances. These include agricultural workers dwellings, or where the property is of exceptional design that outweighs any negative impact. In this instance, the proposal forms neither. Officers would refer to a recent appeal decision for another site in Rowton at land connected with Baxter House (TWC/2014/0839 - APP/C3240/W/15/3032512 – appeal dismissed 17/11/2015). Here, Outline Consent was sought for the erection of one dwelling, which in similar circumstances, the applicants wished to use in their retirement. The Inspector noted in their report that whilst they understood the appellants wish to use the property as a retirement home and to remain in the village, this did not amount to special circumstances.
- 6.11 In reference to this same appeal decision, the Inspector acknowledges that the Council can demonstrate a 5 years housing land supply and therefore, paragraph 49 of the NPPF is not engaged. This position in regards to the

housing land supply is further supported in the appeal decision for a development in Tibberton (TWC/2014/0236 – APP/C3240/W/15/3003907 – Appeal Dismissed 22/06/2015).

- 6.12 Policies H9 and H10 of the Wrekin Local Plan are noted, however these were superseded on the adoption of CS7 in December 2007. In any case, the village of Rowton is not listed as one of the suitable settlements for smaller scale development within H9, raising further concerns over the principle of development in this location.
- 6.13 The site is located beyond the edge of the settlement on agricultural land which has an agricultural classification of Grade 3 (Good to Moderate) in the Natural England Agricultural Land Classification System. The NPPF requires that where a justification of the loss of agricultural land is provided, development should be focussed on land of poorer quality. In this instance, officers are concerned that the proposal would result in good quality agricultural land and this should be considered as a significant adverse impact, contrary to Paragraph 112 of the NPPF.
- 6.14 Officers therefore consider that the proposal forms an inappropriate extension to the village that fails to protect the important character and quality of the open countryside and that would be located in an unsustainable location. Furthermore, the application would involve the loss of good quality agricultural land. As such, the principle of development cannot be supported and would be contrary to the policies outlined above. Furthermore, Telford and Wrekin Council can demonstrate a 5 year housing supply and as a result there is no necessity to build new housing outside the sustainable settlements listed in CS7 unless there are special circumstances to do so such as those listed in para.55 of the NPPF.

Scale, Design and Impact upon Neighbouring Occupiers

- 6.15 Policy UD2 of the Wrekin Local Plan 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 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. In addition, national guidance contained in the National Planning Policy Framework asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

- 6.16 Officers note that the general scale and form of the building would be similar to that approved at The Firs opposite. Also, the proposed building takes design influence from other dwellings within the village such as Bleak house and Millstone House nearby. As such, it is considered that the general scale and design is acceptable and would not be out of keeping with other development within the village. Notwithstanding comments from the Built Heritage Officer, there is a variance in built form and architectural style within the village to the extent that it would be difficult to argue that the development would be alien in its design.
- 6.17 Conversely, Officers recognise that the policies outlined above also seek development to respect the landscape character and spatial quality of a place. In this instance, the proposal would be sited on the edge of the village and within open countryside. The proposal would have a significant visual impact upon the character and appearance of the village in this respect and would clearly spoil the importance of landscape setting this open space provides. The development is therefore contrary to policies UD2 and CS15.
- 6.18 Although the proposed development would be located in land adjacent to the Grade II listed Bleak House, it is considered that the proposal would not affect the setting of this building. The proposal would be separated and would be sited within the adjacent paddock and not in the garden area of this property. The development would not affect the amenities of Bleak House.

Highway, drainage, trees and ecology

- 6.19 Following the submission of this application, the Councils Arboricultural Officer issued a Tree Preservation Order on a mature Beech Tree that is sited within the hedgerow to the front boundary of the site. Although it was originally proposed to fell this tree, no objections were received to this order. As a result, amended plans have been received which set the garage back outside the root protection area of the tree and to alter the position of the access. The alterations to the access are required as the tree is located within the visibility splay as stipulated by the highways officer. No further objections have been received from either the Arboricultural or Highways Officers.
- 6.20 No objections have been received in respect of Drainage or Ecology subject to Conditions and Informatives. As such, Officers are satisfied that the development can be accessed and drained and without adverse impact upon trees or ecology.

7. CONCLUSIONS

- 7.1 Following consideration of this application and the comments received,

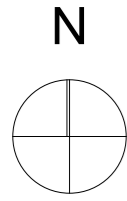
Officers consider that the principle of the new dwelling in this location is not acceptable and would be an unnecessary extension of the village into open countryside. The development is in an unsustainable location, which, following the Councils announcement that it can achieve a 5 year housing land supply, should be resisted. The development is therefore contrary to policies contained within the Core Strategy, Local Plan and national guidance contained within the NPPF. Although the scale and design of the proposal is considered acceptable, this does not override Officers concerns regarding the principle of the new dwelling and the impact upon the rural setting of the village.

- 7.2 The preference of the applicants to remain in the village and to a property that is more easily maintained is noted, however, this is not a special circumstance that outweighs the harmful impact of the development in this location. This principle is demonstrated in the recent appeal decision in Rowton as referred to previously.

8. RECOMMENDATION

Based on the conclusions above, it is recommended to **REFUSE PLANNING PERMISSION** on the following grounds:

1. The Local Planning Authority considers the proposed dwelling to be inconsistent with the National Planning Policy Framework and local policies relating to the location of development within the rural area. The council can demonstrate a 5 year housing land supply and as such there is no requirement for additional dwellings in this remote rural location. Furthermore the site would involve encroachment into open countryside and loss of good quality agricultural land and there are no special or exceptional circumstances to support this application. The application site is considered to be unsustainable and would cause harm to the landscape and setting of the open countryside. Accordingly the principle of the development is contrary to the NPPF, CS7 and CS15 of the Core Strategy, and UD2 of the Wrekin Local Plan.



64.5m

APPROVED DEVELOPMENT

The Firs

Animal Pens

Bleak House

Millstone House

The E

Existing Implement Store

| | | | | |
|---------|------|------|-----|------|
| Rev No. | Date | Rev. | By. | Chk. |
| - | - | - | - | - |

PLANNING

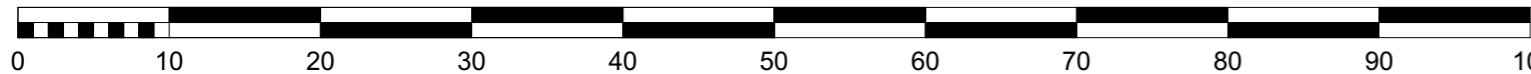
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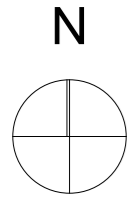


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|----------------|-----------------------------|-------------|--------|
| Project Title. | Land at Bleak House, Rowton | | |
| Client. | Mr & Mrs R. Evans | | |
| Drawing Title. | Existing Block Plan | | |
| Project No. | BA1328 | Drawing No. | PL-002 |
| Revision. | - | | |

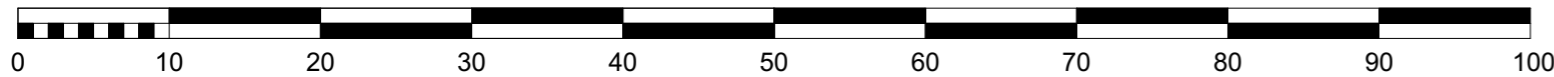
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SCALE BAR 1:500





SCALE BAR 1:500



| | | | | |
|---------|----------|---|----|------|
| B | 30.11.15 | Garage reduced in size to avoid Beech tree and outbuildings amended to match proposed floor plans | DO | - |
| A | 19.10.15 | Coppice adjusted in response to proposals to include compensatory trees | DO | - |
| Rev No. | Date | Rev. | By | Chk. |

PLANNING

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| Scale | 1:500 @ A3 | Date | JAN 2015 | Drawn by | TS | Chk. | HR |
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|---------------|-----------------------------|-------------|--------|
| Project Title | Land at Bleak House, Rowton | | |
| Client | Mr & Mrs R. Evans | | |
| Drawing Title | Proposed Block Plan | | |
| Project No. | BA1328 | Drawing No. | PL-003 |
| | | Revision | B |



First Floor Plan



North Elevation



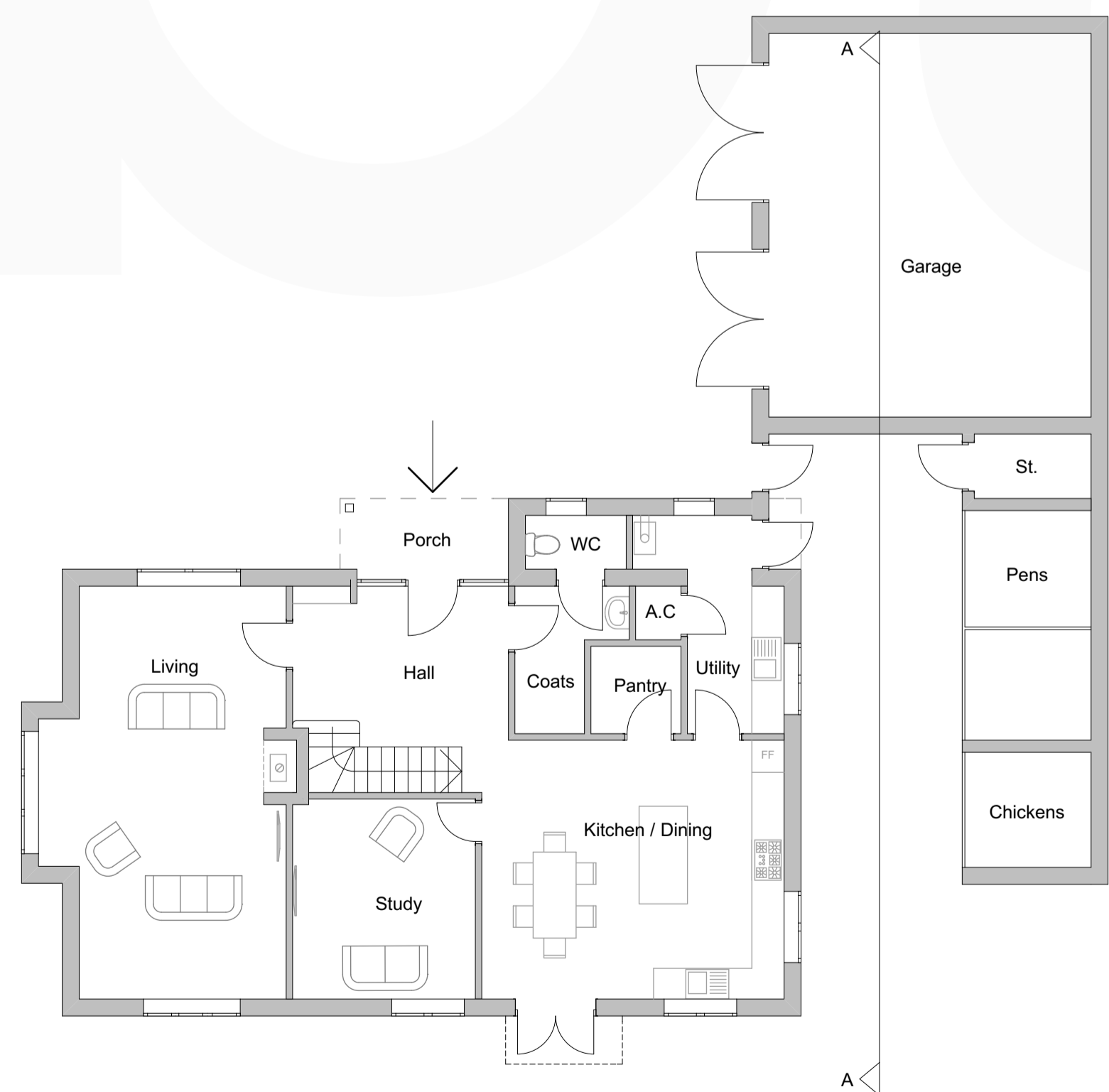
Section A-A



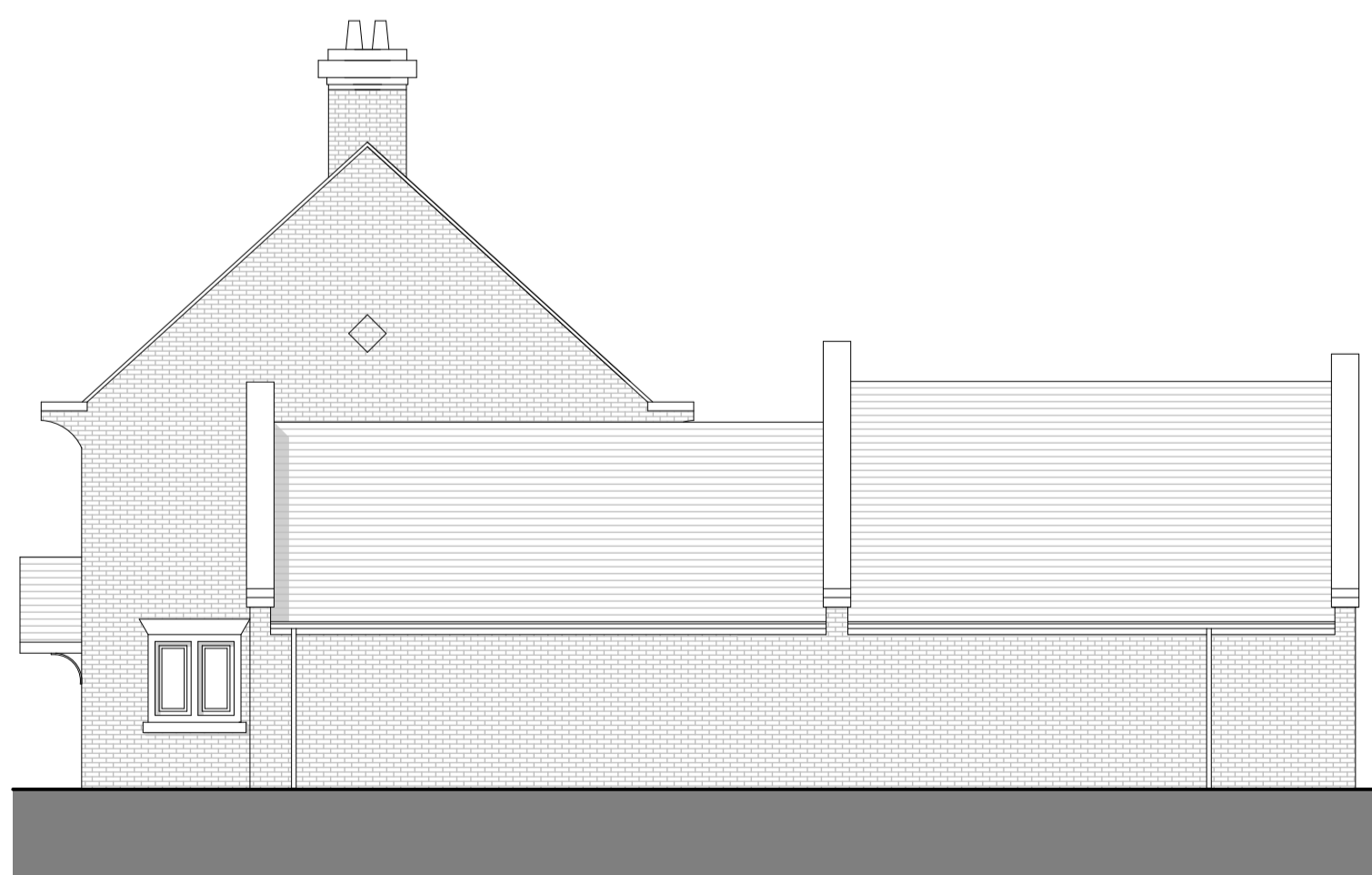
South Elevation



West Elevation



Ground Floor Plan



East Elevation

| Rev No. | Date | Rev. | By. | Chk. |
|---------|---------|--|-----|------|
| A | 1.12.15 | Garage width corrected to match block plan | DO | - |

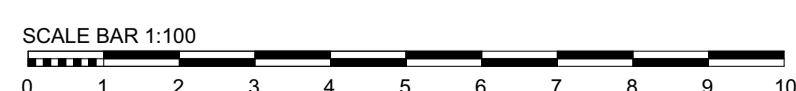
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|----------|---------------|----------|------|
| 1:100@A1 | 8th June 2015 | HR | DO |



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|---|------------------------------|-----------------------|--|
| Project Title: Land at Bleak House | | | |
| Client: Mr & Mrs R.Evans | | | |
| Drawing Title: PROPOSED PLANS AND ELEVS | | | |
| Project No. BA - 1328 | Drawing No. PL-004 | Revision. A | |

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64.5m

EXISTING NATIVE TREE & SHRUB MIX. HEDGE

Existing post & Rail fence

REMOVE EXISTING HEDGE & REPLACE WITH NEW NATIVE TREE & SHRUB MIX. NO PLANTING ABOVE 800mm HIGH IN FRONT OF VISIBILITY SPLAY

Ornamental conifer

Gate set back 5m from edge of road

GARAGE & STORE

HOUSE

GARAGE & STORE

Bleak House

Approved Dwelling

GARAGE

HOUSE

1.8M HIGH BRICK WALL

FORMER LOCATION OF DEMOLISHED TIMBER OUTBUILDING

FORMER LOCATION OF DEMOLISHED TIMBER OUTBUILDING

Existing Beech tree in hedge to remain. (2.4 radius root protection area to be maintained during construction using secured Herras fencing)

EXISTING CEDAR

EXISTING NORWAY SPRUCE

NO PLANTING ABOVE 800mm HIGH

EXIST ELP & TP

EXIST ELP & TP

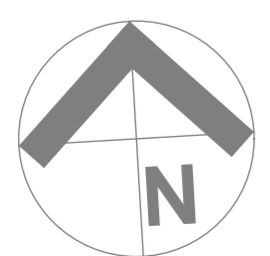
EXISTING ENTRANCE

EXISTING ENTRANCE

EXISTING ENTRANCE

The Firs

Millstor House



| | | | | |
|---------|----------|---|-----|------|
| Rev No. | Date | Rev. | By. | Chk. |
| C | 01.12.15 | Compensatory trees removed | DO | - |
| B | 30.11.15 | Garage reduced in size to preserve Beech tree in Hedge following Tree officers comments | DO | - |
| A | 19.10.15 | Compensatory trees added | DO | - |

PLANNING

| | | | |
|------------|-----------|-----------|------|
| Scale. | Date. | Drawn by. | Chk. |
| 1:200 @ A2 | 14 Aug 15 | DO | - |



| | | | |
|----------------|---------------------|-----------|--|
| Project Title. | Land at Bleak House | | |
| Client. | Mr & Mrs Evans | | |
| Drawing Title. | SIGHT LINES | | |
| Project No. | Drawing No. | Revision. | |
| BA 1328 | PL-005 | C | |

TWC/2015/0694

Halfway House, The Wrekin, Telford, Shropshire, TF6 5AL

Installation of new timber cladding, 4no. dormer windows, 4no. rooflights, 3no. windows, erection of detached car port and outbuilding to house vending machine (Part-Retrospective)

APPLICANT

Sean Seward

RECEIVED

30/07/2015

PARISH

Little Wenlock

WARD

Wrockwardine

OFFICER Martha Louise Fletcher

1.0 THE PROPOSAL

- 1.1 This application seeks full planning permission for residential alterations to The Halfway House, on The Wrekin. This includes the installation of new timber cladding to the first floor replacing the existing white painted brickwork; the installation of two large dormer extensions to the front elevation measuring a width of 3.57m, a length of 1.1m and a height of 2.38m located one above the other; and two large dormer extensions to the rear, again one over the other measuring a width of 3.57m, a length of 1.1m and a height of 2.38m. Four roof lights will also be installed, two to the front, one to the side and one to the rear. A new window will be installed on the ground floor rear elevation, and two replacements to the side elevation. These works have been carried out in full with the exception of the proposed car port.
- 1.2 A detached car port is also proposed this will be located to the North of the house the proposed car port is single storey of timber construction, with a shallow pitched tile roof totalling 3.7m high. These works have not been completed. A separate detached timber outbuilding measuring 1.3m x 1.1m, and up to 2.7m high will house a vending machine; this has been completed and currently installed under the canopy of a mature tree outside of the curtilage of the halfway house, on the access route past the halfway house, which leads to the summit of the Wrekin.
- 1.3 Along with a duly completed application form, the applicant has also supplied the Local Planning Authority with a Location Plan, Block Plan, Existing and Proposed Elevations and Floor Plans and structural calculations for the proposed roof conversion.
- 1.4 Planning Permission is required as the dwelling house is located on The Wrekin, which is listed as an Area of Outstanding Natural Beauty (AONB) and a Site of Special Scientific Interest (SSSI). In such areas, permitted development rights are reduced and permission would be required for any extensions, any cladding of external walls and any addition or alteration of a roof.

2.0 SITE AND SURROUNDINGS

- 2.1 The Wrekin is a hill which lies to the East of Shropshire. It is located approximately five miles west of Telford and is on the border between Shropshire and Telford & Wrekin.
- 2.2 The hill reaches a height of 1,335ft above the Shropshire plain and is a prominent and well known landmark which hosts thousands of visitors per year.
- 2.3 The Halfway House is located on The Wrekin and is a traditional two-storey dwelling, which has been construed in traditional red brick, with large portions painted white. The roof is primarily gabled, with a circular hip projection to the north; which has been covered in plain tiles. There are four prominent pillars on the front elevation of the property which have also been painted white.
- 2.4 There are a large amount of mature trees on the site which provide screening and privacy for the dwelling and a double wooden gate lies at the front of the property.
- 2.5 The property itself is isolated from the main road at the foot of the Wrekin, located approximately halfway up the hill.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None.

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework
- 4.2 Wrekin Local Plan:
UD2 Design Criteria
OL2 Designated Areas
EH14 Land Stability
- 4.3 Core Strategy:
CS12 Natural Environment
CS15 Urban Design

5.0 SUMMARY OF CONSULTATION RESPONSES

- 5.1 Little Wenlock Parish Council – Comment:
Commented that it was disappointing that the works have been carried out retrospectively. Also stated that any development within the parish should reflect the wishes of the community.
- 5.2 Cllr Jacqueline Seymour – Support:
This application was green carded by Cllr Seymour on the following grounds:
The house has been an eyesore on The Wrekin for a long period of time and

any effort to get it restored back into occupation should be encouraged. The work which has been carried out so far has done nothing but enhance the building.

- 5.3 Arboricultural – Support Subject to Conditions:
If any Trees are to be removed, replacement planting will have to take place.
- 5.4 Ecology – Comment:
Encouraged that the following conditions and informatives should be placed on any approval – Erection of artificial nesting/rooting boxes, Lighting plan, Nesting Wild Birds informative, Bats informative, Storage of materials informative, Trenches and pipework informative and Disturbance of debris and rubble informative.
- 5.5 Shropshire Fire Service – No Comment
- 5.6 Natural England – Comment:
Confirmed that the dwelling does fall within a Site of Special Scientific Interest (SSSI) however, the proposal would not affect the setting of this. Asked the LPA to assess the proposal against the local landscape character, local and national biodiversity priority habitats and species and local biodiversity and geodiversity sites.

6.0 PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- The scale, design and siting of the proposal
- The impact on the setting of the Area of Outstanding Natural Beauty
- The impact on the wider landscape setting
- Other matters

6.2 The scale, design and siting of the proposal

The National Planning Policy Framework Paragraphs 58, 61 and 64 relate to the requirement for good design promoting innovative and inclusive design which should address the connections between the built and historic environment. This also directs the local planning authority to refuse development of poor design that fails to take the opportunities available for improving the character and quality. The Halfway House lies half way between the summit of The Wrekin and the adopted highway and is the only property on this hill. As such, the property is a feature property and will be visible to the thousands of visitors to The Wrekin each year, and as such whilst located in an isolated location from the main vehicular road, is highly visible and in close proximity to the large number of walkers that pass the structure each day. It is also viewed from the wider area to the rear elevation that is seen from the west, standing proud on the hill and piercing through the surrounding woodland.

- 6.3 As the proposal involves a number of additions it is therefore important to consider the various aspects of this proposal and assess whether the scale and design of them are acceptable in this sensitive location:
- 6.4 Installation of timber cladding
Although there are no other buildings within the vicinity that provide local distinctiveness, on assessment of this particular brick-built building; officers deem that the introduction of this type of timber cladding causes harm to the dwelling as existing. The dwelling is painted white, which fits with the grey backdrop of sky when viewed standing on the Wrekin hillside and thus reduces the prominence of the building. The proposed material will harden the building and fail to reinforce the soft approach the pallet of materials uses as existing. Furthermore the proposed cladding is of a design that is prominent with the wavy edge, and is not a sympathetic addition to the property, and consequently would cause significant harm to its character and setting of the building.
- 6.5 Installation of 4no. Dormer extensions
In considering the dormer extensions it is important to note that the windows as existing do not comply with building regulations and therefore as constructed would need amendments. Officers have not been provided with any information as to how this could be achieved, and therefore must continue to determine the dormer extensions on the basis of those submitted.
- 6.6 The dormer extensions individually are significantly large, falling wider and taller than the either the protruding gable apex or existing dormer windows that sit near to the dormers. The size of the window is also disproportionate to the size of the 'box' which house them, and as such become a dormer extension rather than a dormer window; with a specific purpose to provide additional useable floor area, and gain head height within each space; this is a need over and above the need for additional light to the roof area. Such dormer window extensions are resisted in the urban area, let alone on a property within this important and sensitive location within the Borough.
- 6.7 Furthermore they fail to respect and reinforce the design of the host dwelling and the existing dormer windows which are discrete and modest dormer windows measuring only 1.3m x 0.7m, and including a pitched roof. Officers believe that they are out of proportion on this quaint dwelling house; due to them being extremely wide in comparison to average dormer windows. Each dormer houses three large windows which are not of a similar scale or design to the windows on the original dwelling house.
- 6.8 The features of the existing dwelling house, such as windows, door and pillars are characterised by a vertical emphasis; these large dormer extensions add a feature to the dwelling house which adds a horizontal emphasis, and is compounded by the odd arrangement of a dormer over a dormer and as such, do not compliment or respect positively to the main dwelling house.
- 6.9 Furthermore as mentioned previously, the dormer extensions are constructed in unpainted and untreated timber cladding. This material has not previously

been used on this dwelling house, adding another material to the simple roof structure and as such provides a harsh extrinsic impact on the dwelling house and the wider landscape setting.

6.10 In respect of this aspect of the proposed development, it is considered that the dormer extensions scale, mass, design, materials, and location fail to respect and reinforce the character of the original dwelling house, which is further compounded by the number of extensions and as such are in conflict with both local and national planning policies, in particular policy UD6 of the Wrekin Local Plan.

6.11 Installation of 4no. roof lights, and 3no. windows

The roof lights and windows have already been installed on the property and as such, officers have been able to see the proposal in situ. The proposed roof lights and windows have been installed sparsely and are small in scale, and continue to respect the host dwelling. Accordingly Officers raise no concerns over this aspect of the proposal.

6.12 Erection of an outbuilding to house a vending machine

The principle of a vending machine within the curtilage of the dwellings is supported bearing in mind it will replace the closed facilities at this location. However the proposed vending machine has been installed in a timber structure abutting the footpath, and located outside of the boundary of the property, adjacent to the access gates.

6.13 Whilst officers note that the proposed outbuilding scale is not oversized to accommodate a vending machine, it is the design and location that raises concerns under a prominent tree. Furthermore it is at this location that public have littered the area, as there are no bins present at this location. Officers have requested that this is relocated in closer proximity to the dwelling or the original café, and thus reducing its prominence on the footpath. The addition of bins within the site for the purpose of rubbish disposal for these drinks should also be accommodated. The external treatment of the outbuilding should then be appropriate to suit that location.

6.14 Car Port

The proposed scale of the car port is reflective of 2 car lengths and width and is a single storey structure. The design of the car port is sympathetic to the main dwelling house and is proposed to be constructed in oak, and timber cladding with tiles to match the existing dwelling house. The proposed character reflects the rural surroundings subsequently officers consider the proposal would complement the existing dwelling house by way of appropriate materials, design and scale.

6.15 **The impact on the setting of the Area of Outstanding Natural Beauty**

When assessing this application, a critical element to assess is whether the proposal would have an adverse impact on the setting of the Area of Outstanding Natural Beauty. Policy OL2 of the Wrekin Local Plan, states that the council will not permit development which is likely to adversely affect,

either directly or indirectly, a site which is of national importance. This includes AONB's and SSSI's.

6.16 Given the issues raised in relation to the scale and design of the proposal, the cumulative development, and the sprawl of built form pushed out on to the footpath, it is considered that the proposal would have a significant detrimental impact on the setting of the AONB, as the proposed individual items as outlined above, are compounded by the resultant combination of those poor quality features, The tone of development therefore will have negative impact both on the setting of the AONB, in that it fails to bring forward a high quality development in such a prominent, and prestigious location and as such, the proposal fails to comply with this saved policy.

6.17 **The impact on the wider landscape setting**

Whilst officers accept that there are no immediate neighbours to the site, it is noted that the rear and side elevations of the dwelling house are visible from Little Wenlock and the main road into the village, due to the orientation, location and the clearance of the property to sit proud on the hillside. As such, officers must assess the impact that this proposal will have on the wider landscape setting.

6.18 As discussed above, officers consider that the scale and design of the proposal causes a significant detrimental impact on the individual property and as such, it is considered that the inadequate design and overbearing scale would be of a detrimental impact to the wider landscape setting, especially the landscape setting from Little Wenlock.

6.19 When the various aspects of this proposal are combined together, there is a mismatch of materials, scale and designs which provide an out of place and mis-matched proposal. Consequently the proposed elements visible from this clearing fail to address the wider topography and create a dominant feature within the AONB through inappropriate design and scale. Consequently the proposal is contrary to both local and national policies.

6.20 **Other Matters:**

Policy EH14 (Land Stability) requires applications to demonstrate that the proposals structural integrity shall not be compromised by slope stability and that the development can tolerate the ground condition; this is also supported by the NPPF which places the onus on developers as their responsibility to secure a safe development. Upon submission of this application officers asked the applicant for confirmation and evidence in relation to land stability that the erection of a detached car port was structurally sound on this site, given the location of the structure on a piece of land which descends dramatically to the east of the hill and toward the road. This information has not been forthcoming.

6.21 Furthermore no information has been submitted to the council to illustrate the level changes, before and existing, nor any details of retaining structures that may or may not be required in order to support the proposal. As such the application has not evidenced that the proposed development would not have

an adverse impact on ground stability. Additionally, in this case the issues around stability would have a significant impact not just on the site but also the side of the Wrekin in which this sits; and therefore there is a potential that the proposal could have an adverse impact on the Area of Outstanding Natural Beauty, the SSSI as environmental factors, but also the social and economic aspect taking account of the Wrekin's role within the Borough as a significant Tourism attraction. As such, the proposal is in conflict with policy EH14 of the Local Plan and guidance contained within the NPPF.

- 6.22 No information has been submitted with regard to arboriculture, however following a site visit from the Arboricultural Officer, no issues have been raised with regard to the impact on the trees; officers have questioned the impact of the proposed vending machine but as the structure contains no foundations, the proposed location will have limited impact on the tree that this adjacent to.
- 6.23 The proposed development has been assessed in relation to ecological impact, in particular taking account of the proposed location within the SSSI. Officers considered that the proposed development would have no detrimental impact on the ecology of the area, following comments received from the Council's Ecology officer and Natural England.

6.24 Process

It is important to note that officers have met with the applicant to consider the issues outlined above, but also to address the need for amendments which have risen through Building Regulations. Unfortunately such amendments have not been forthcoming, and the application remains as submitted and as constructed on site, this includes the location of the vending machine and its lack of refuse facilities.

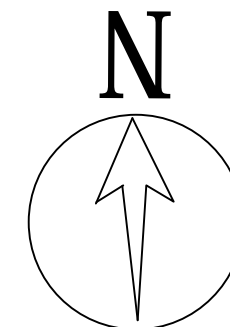
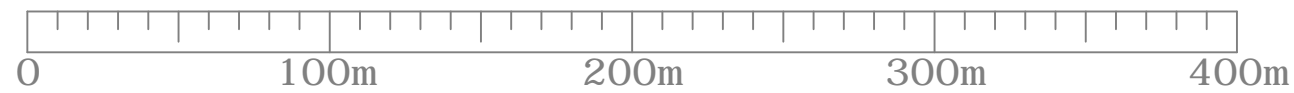
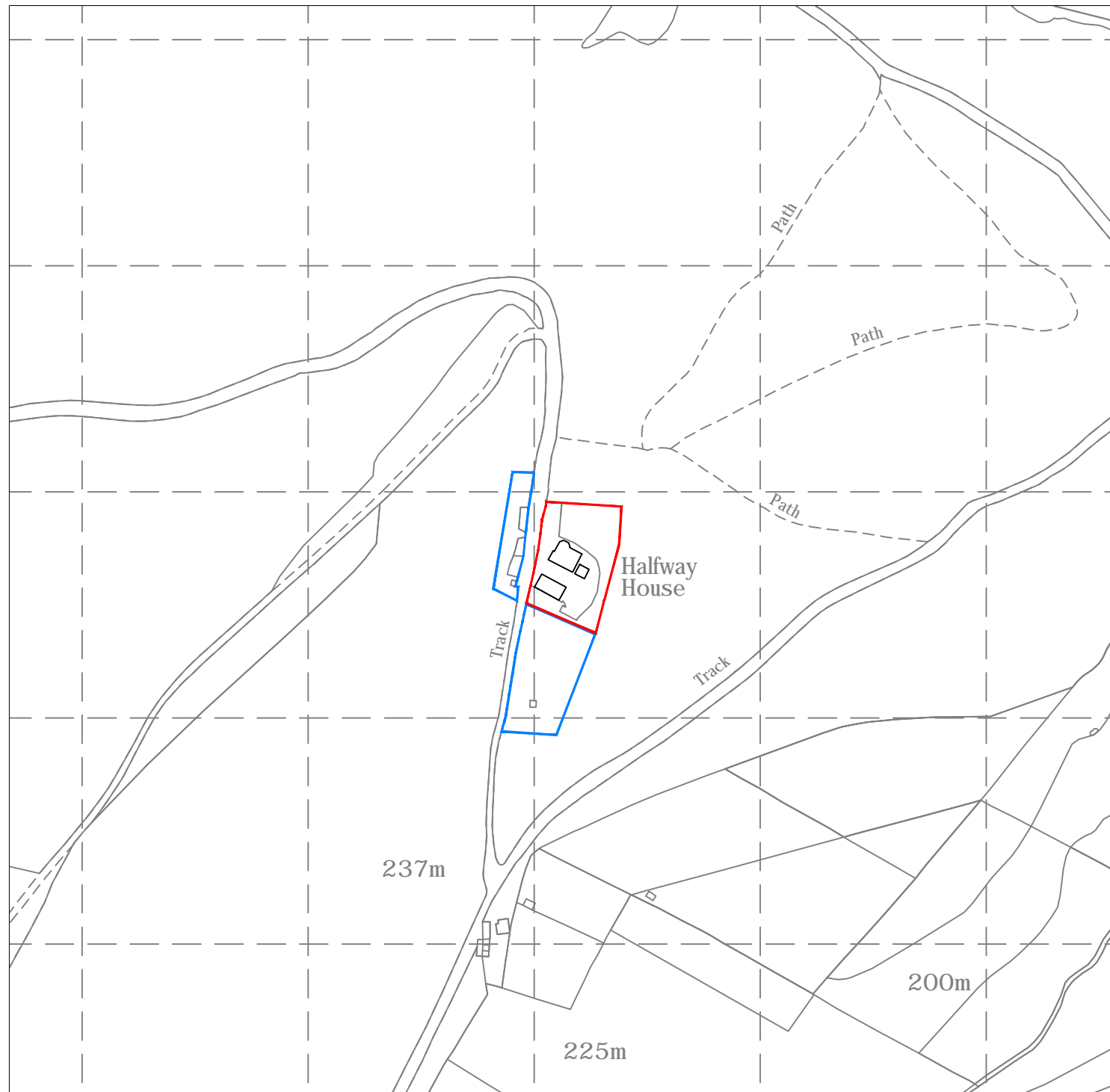
7.0 CONCLUSIONS

- 7.1 In conclusion, the principle of modest development to support the residential accommodation and the facilities to support tourism at this location is endorsed by authority, the proposal in its current form is unacceptable and has failed to bring forward an appropriate design that respects and reinforces the character of the existing dwelling at prominent location within the borough; and in its current form would have a significant detrimental impact on the character and appearance of this individual property by way of inappropriate design, scale, mass, materials and siting of a number of elements. The introduction of timber cladding on the property would have a detrimental impact of the character, and would fail to respond positively to its context on the sky line. The proposed dormer extensions do not respect or create a positive solution to gain additional accommodation within the dwelling house. The proposed scale, mass and design is totally unacceptable, and this is compounded by the number and siting of the extensions one over the other and on both front and rear elevations, which are equally prominent. The proposed siting of the vending machine outhouse, reinforced by the design fails to integrate with the wider setting, pushing the built form of development into the AONB. Additionally, insufficient information has been provided in order for the Local Planning Authority to determine that the proposed car port

will not adversely affect the AONB in respect of the land stability.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **REFUSE PLANNING PERMISSION** for the following reasons:
1. The Local Planning Authority considers that the proposed alterations to the dwelling are unacceptable by virtue of the proposed scale, mass and design, including the proposed materials, which is further compounded by the siting and number of the dormer extensions. These alterations fail to respect, reinforce and respond positively to the host dwelling, to the detriment of the character and appearance of the dwelling, the Area of Outstanding Natural Beauty, and the wider landscape. In addition the proposed location of the outbuilding in combination with the design fails to integrate with the setting and results in a sprawl of built development into the wider setting to the detriment of the AONB. Accordingly it is considered that the proposed development is in conflict with saved local plan policies UD2, OL2, Core strategy policies CS12, CS15, and guidance contained within the NPPF.
 2. The proposed car port will be located on the hillside of The Wrekin where the land descends dramatically towards the east. No information has been submitted to the Authority identifying the existing or proposed ground levels, nor does any supporting information accompany the application in relation to ground stability. Accordingly the Local Planning Authority considers that insufficient information has been provided to demonstrate that the proposed car port will not have an adverse impact on the ground stability of the site or of the wider site on this hillside of The Wrekin and its designation as an AONB and SSSI. Accordingly the proposal is contrary to policies EH14 and OL2 of the Wrekin Local Plan and guidance contained within the NPPF.



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Contractors shall co-ordinate works with all other trades.

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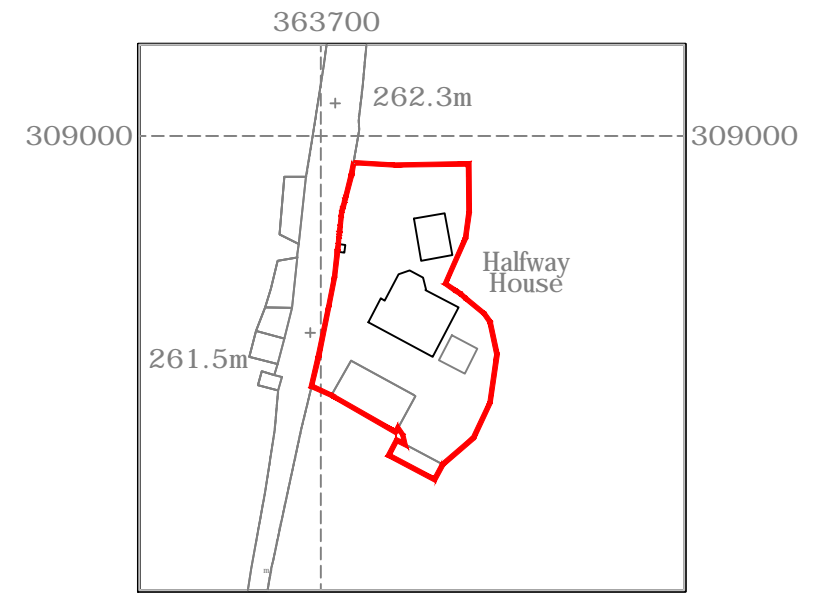
Roscrowden, Frankley Lodge Road, Birmingham, B31 5PX
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Client
Sean Saward

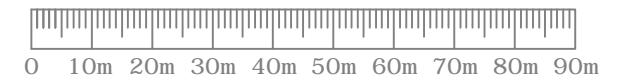
Project
**Halfway House, Wrekin
Telford, TF6 5AL**

Drawing
Site Location Plan

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|-----------------------------------|---------------------------------|
| Scale 1:2500 @ A3 | Date June 2015 |
| Drawn Rob Shaw | Checked Graham Barlow |
| Drawing No. PD15090 -EB | Revision A |



Site Map @ 1:1250



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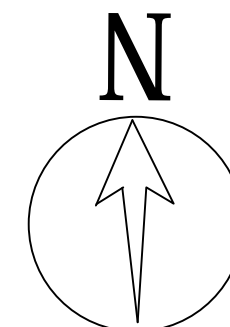
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Client
Sean Saward

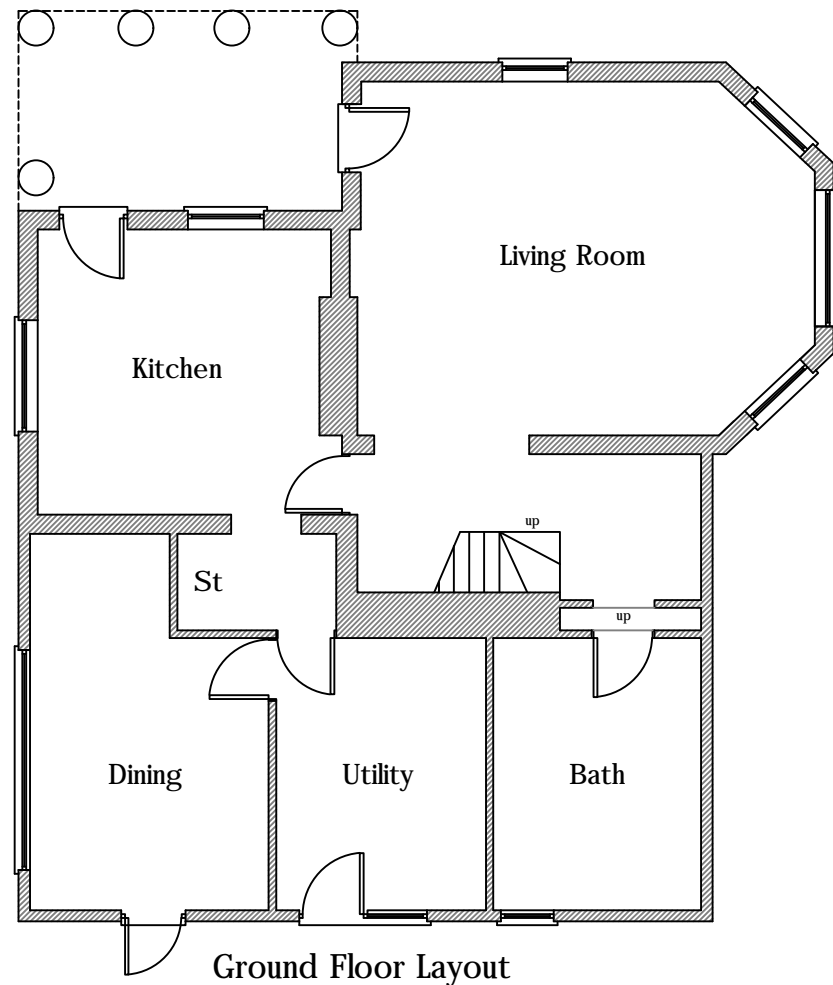
Project
**Halfway House, Wrekin
Telford, TF6 5AL**

Drawing
Proposed Block Plan

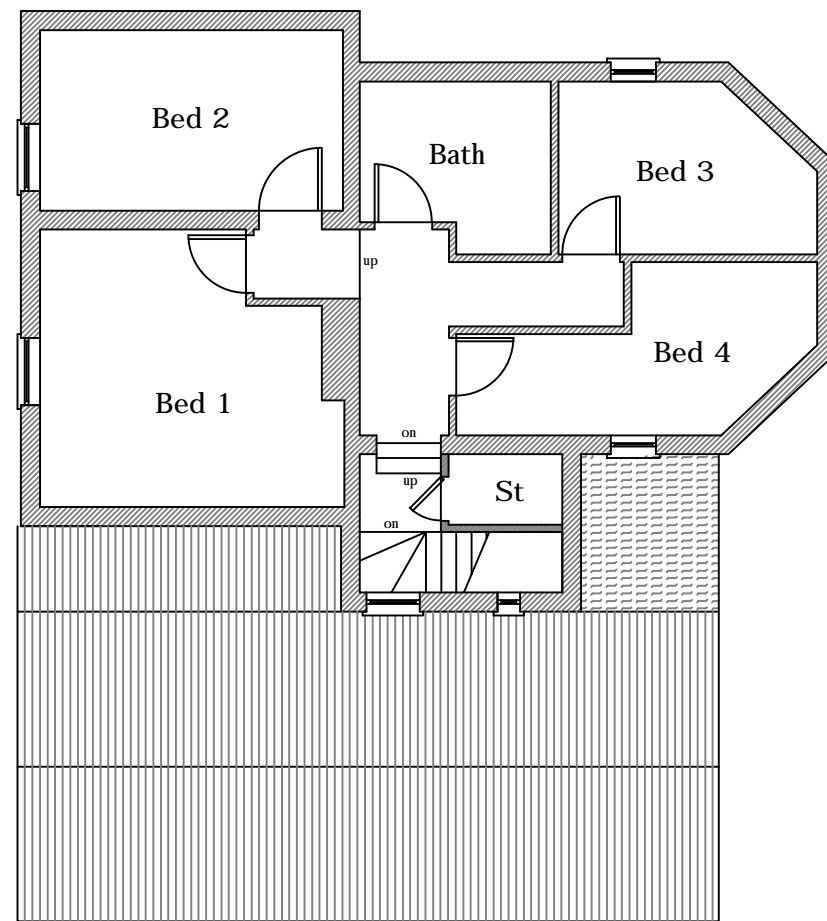
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| Drawn Rob Shaw | Checked Graham Barlow |
| Drawing No. PD15090 - PB | Revision -- |



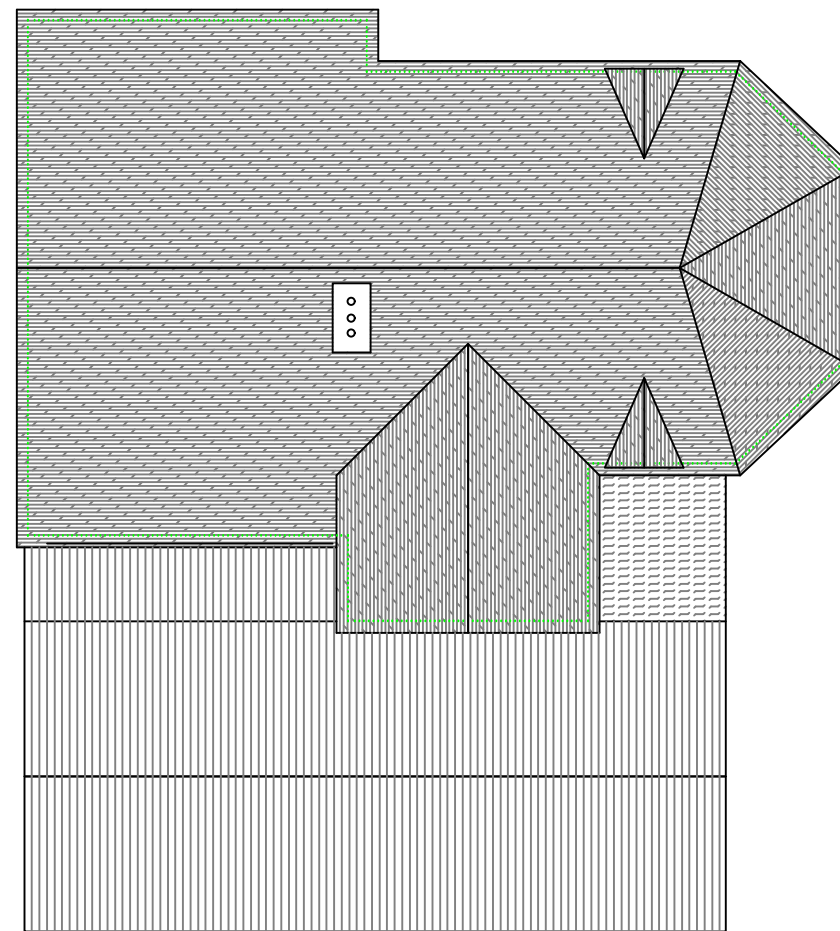
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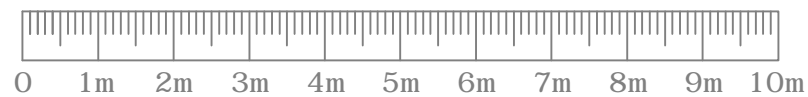
Ground Floor Layout



First Floor Layout



Roof Plan



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Client
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Project
**Halfway House, Wrekin
 Telford, TF6 5AL**

Drawing
Existing House Floor Plans

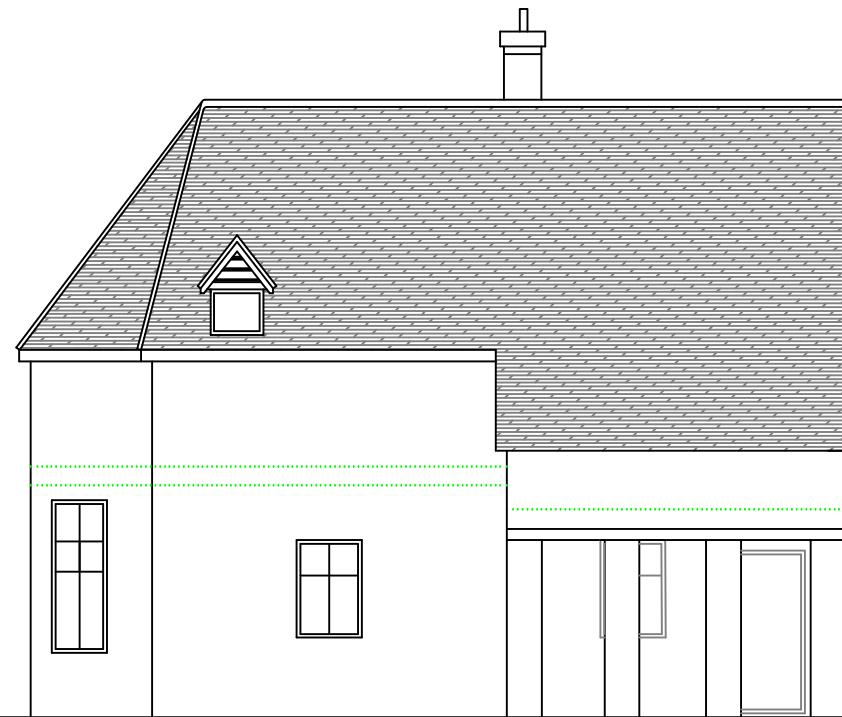
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| Scale 1:100 @ A3 | Date June 2015 |
| Drawn Rob Shaw | Checked Graham Barlow |
| Drawing No. PD15090 - 01 | Revision - |

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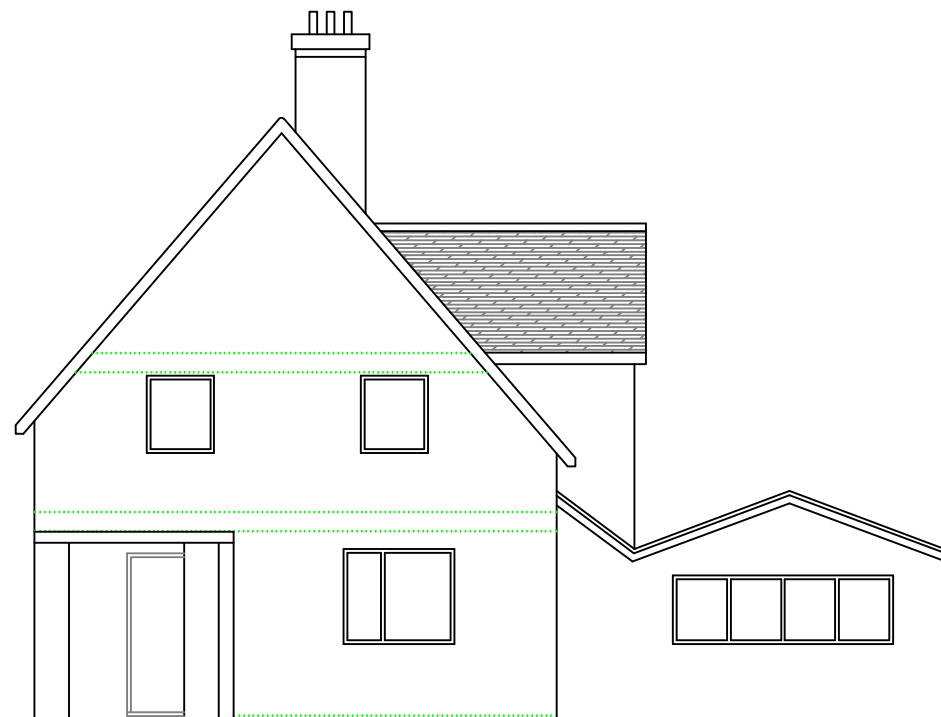
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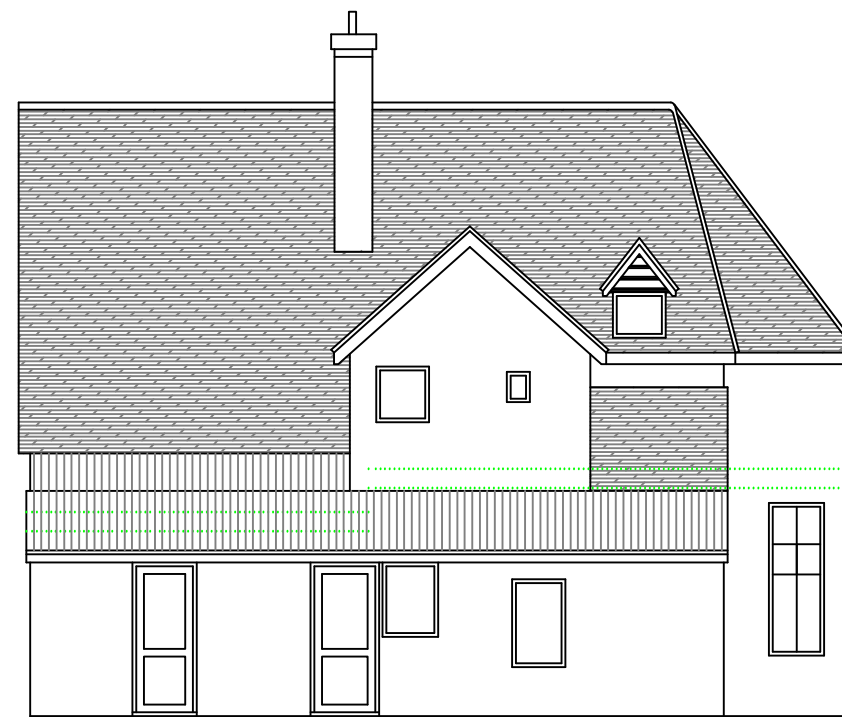
Side Elevation



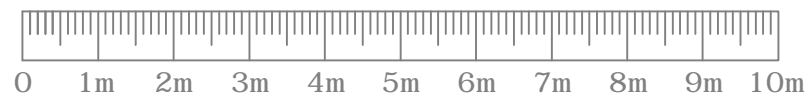
Front Elevation



Side Elevation



Rear Elevation



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Client
Sean Saward

Project
**Halfway House, Wrekin
Telford, TF6 5AL**

Drawing
Existing House Elevations

Scale
1:100 @ A3

Date
June 2015

Drawn
Rob Shaw

Checked
Graham Barlow

Drawing No.
PD15090 - 02

Revision
-








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Planning Notes

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3. New or replacement Windows and External doors shall be of similar style and design to that of the existing.
4. Feature brickwork and general feature detail present on the existing property, i.e. window cill details, eaves detailing etc, shall be replicated upon the extended structure where appropriate.
5. Any upper floor window located in a wall or roof slope forming a side elevation shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Facing Materials Legend

-  Brickwork to closely match the existing bricks
-  Rendered block finished to closely match existing
-  Brickwork to closely match the existing bricks
-  Pitched roof with tiles to match existing
-  EPDM Rubber Roofing
-  Window to closely match existing frame style
-  Obscured window to closely match existing frame style

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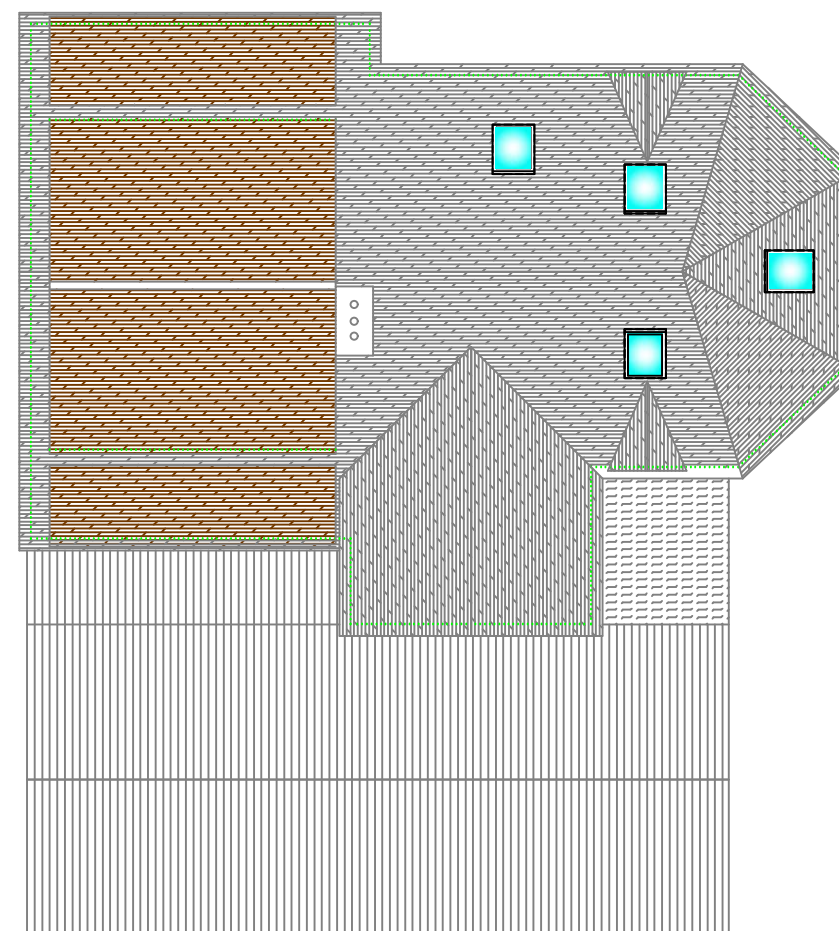
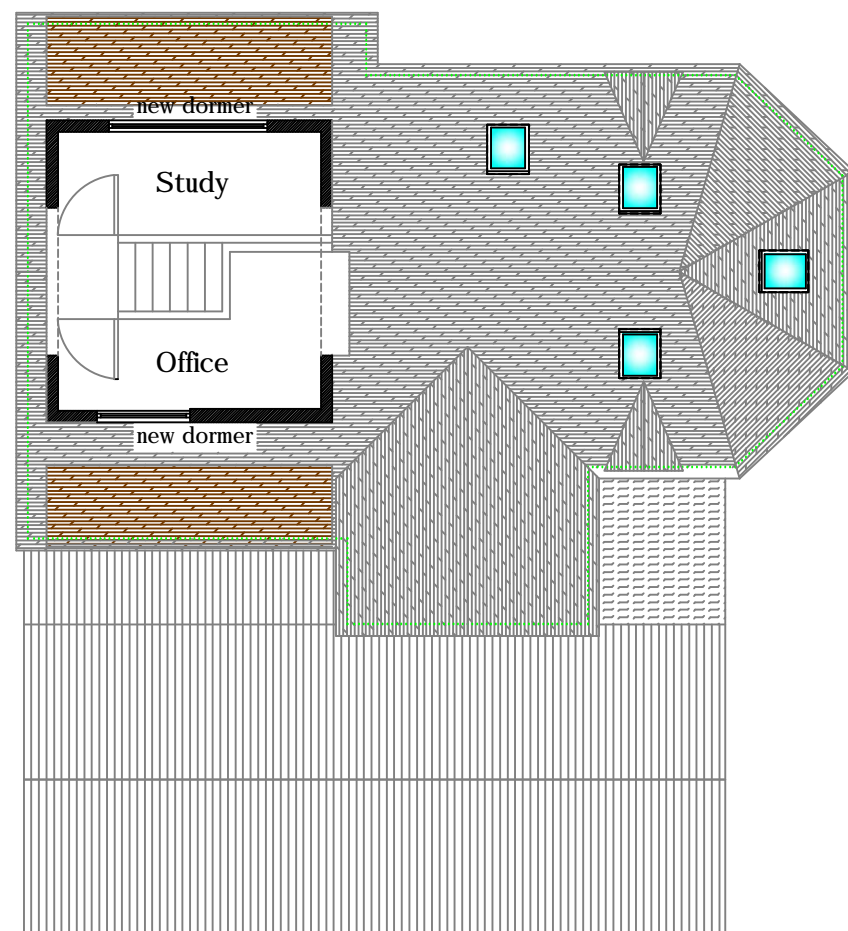
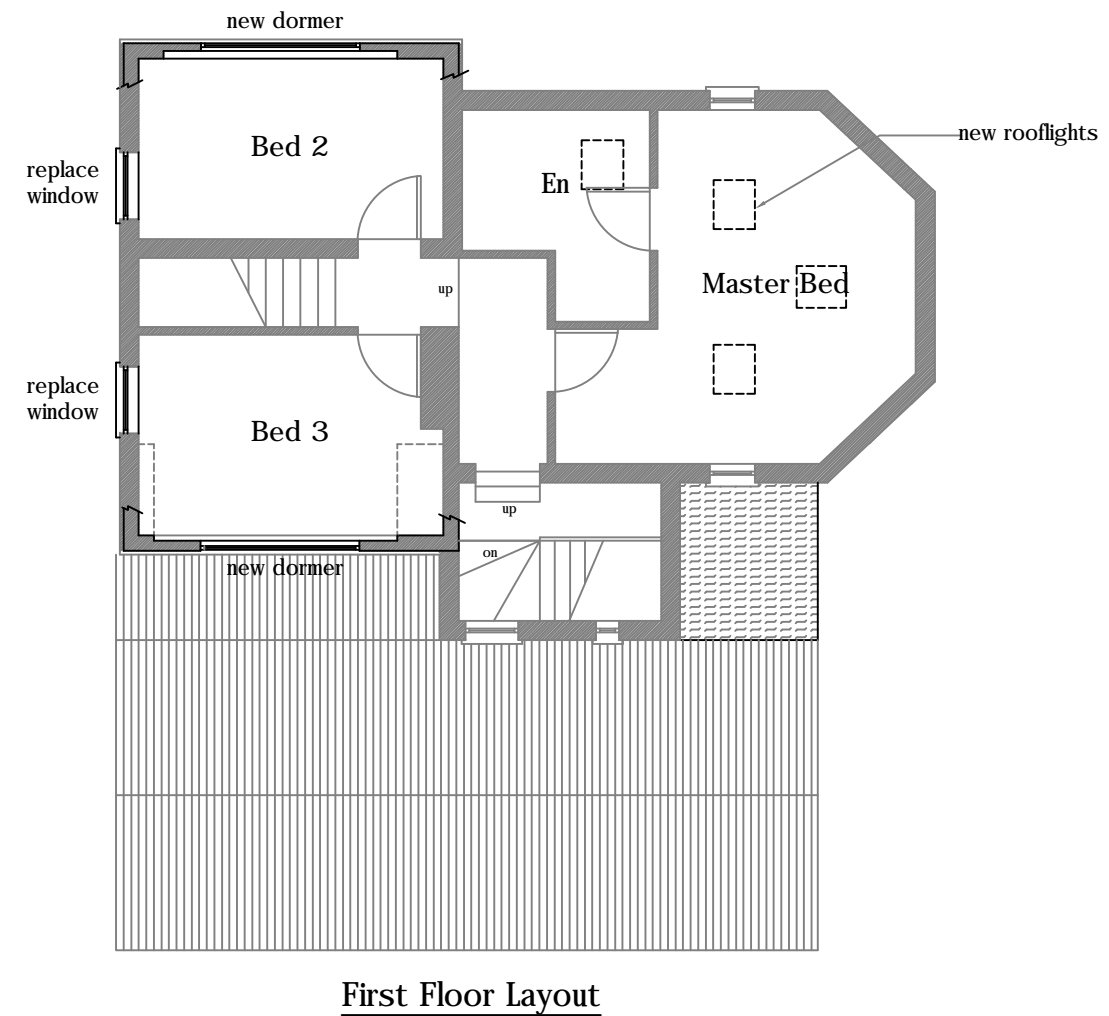
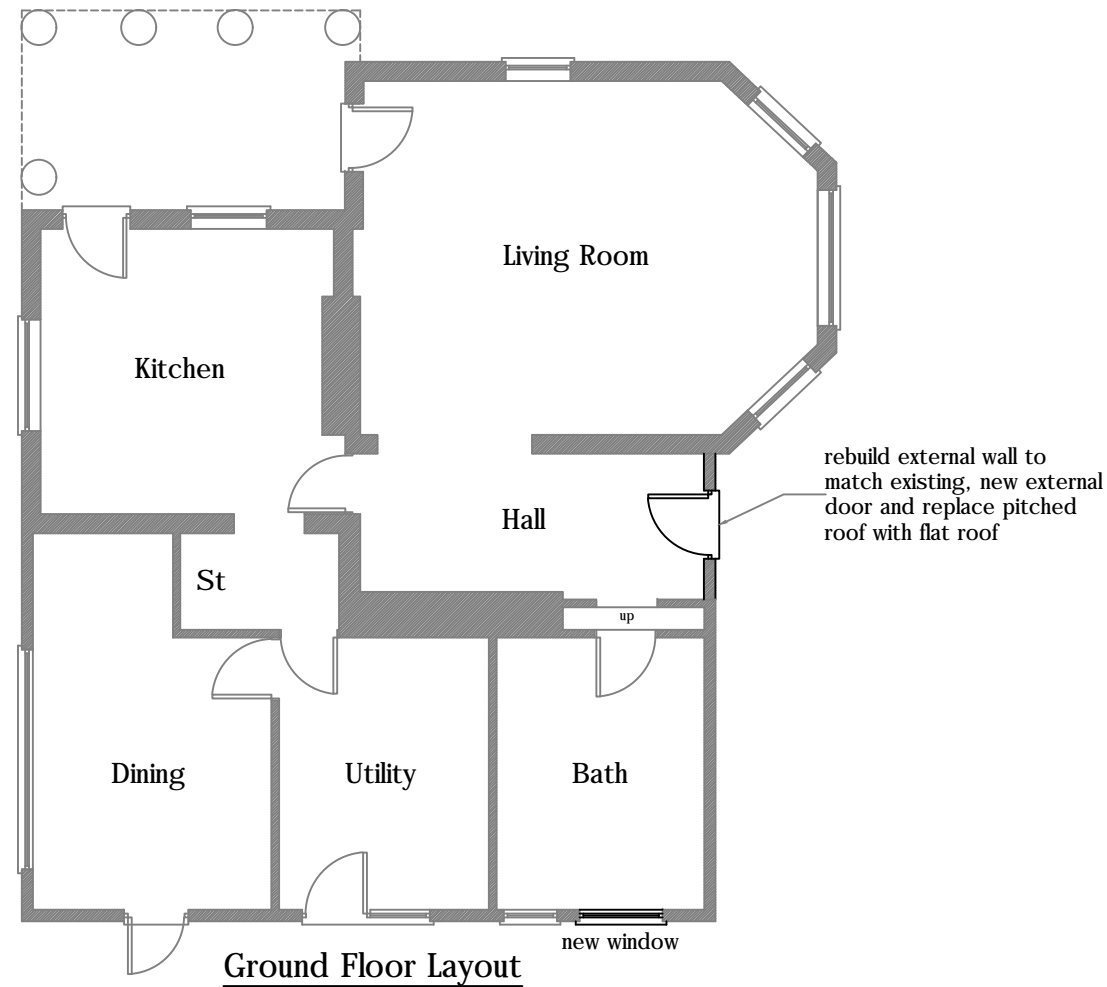
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Client
Sean Saward

Project
**Halfway House, Wrekin
Telford, TF6 5AL**

Drawing
Proposed House Floor Plans

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| Scale 1:100 @ A3 | Date June 2015 |
| Drawn Gordon Hayward | Checked Graham Barlow |
| Drawing No. PD15090 - 03 | Revision - |










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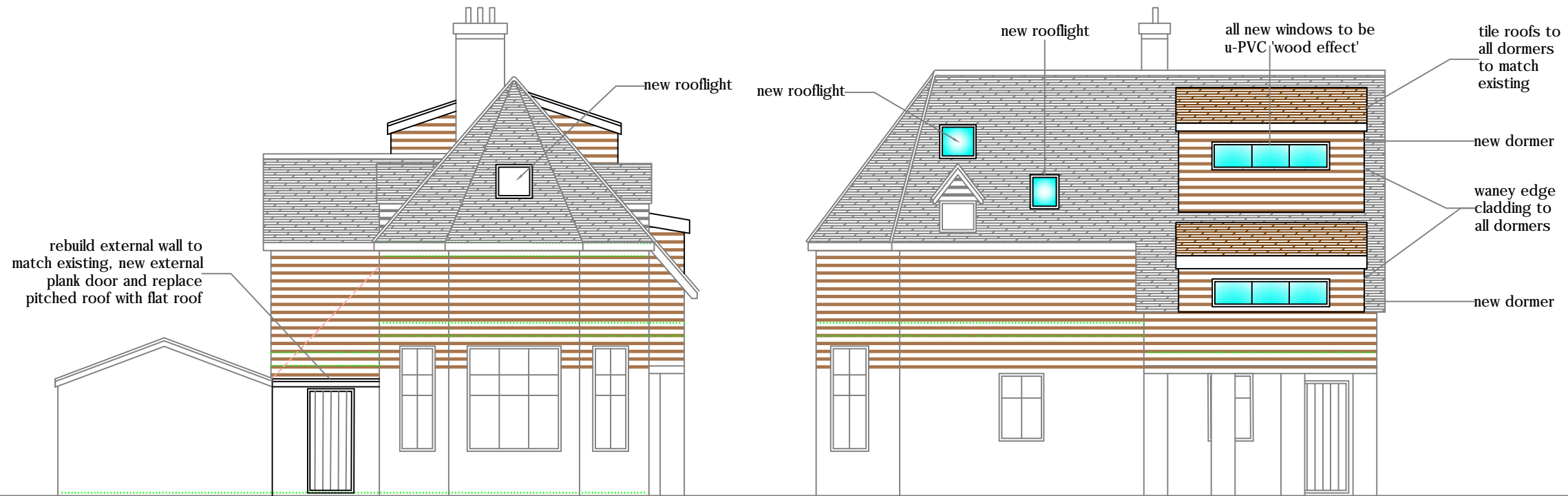
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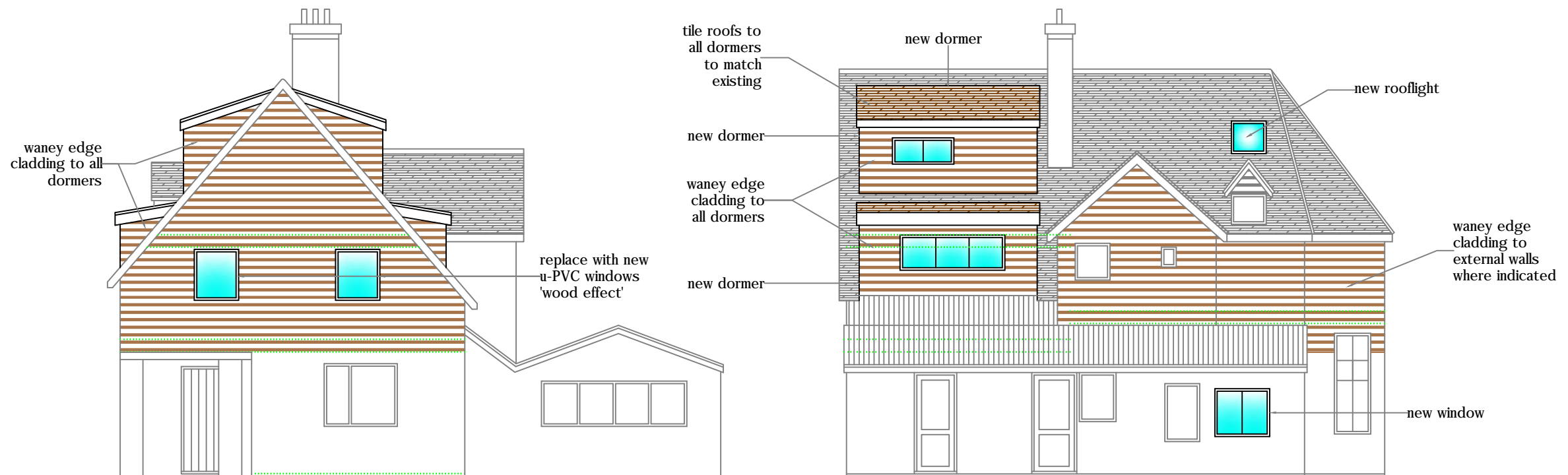
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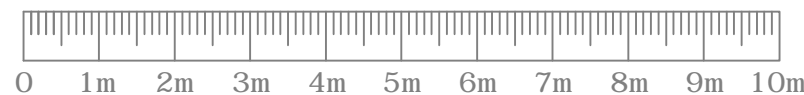
Side Elevation

Front Elevation



Side Elevation

Rear Elevation



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Client
Sean Saward

Project
**Halfway House, Wrekin
Telford, TF6 5AL**

Drawing
Proposed House Elevations

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| Scale 1:100 @ A3 | Date June 2015 |
| Drawn Gordon Hayward | Checked Graham Barlow |
| Drawing No. PD15090 - 04 | Revision - |








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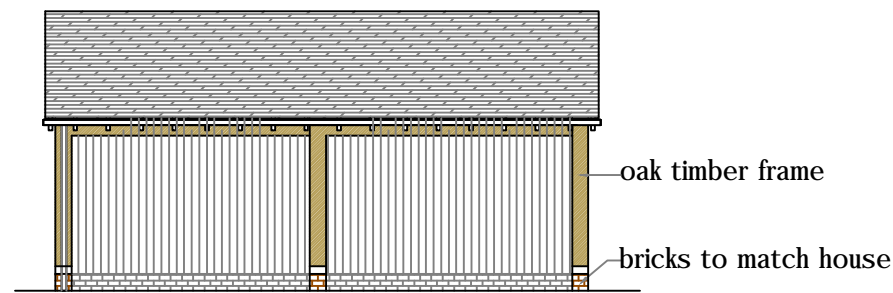
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Client
Sean Sward

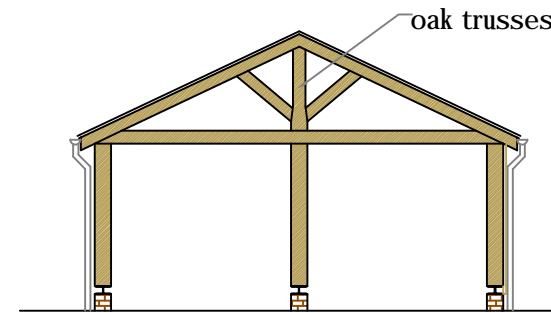
Project
**Halfway House, Wrekin
Telford, TF6 5AL**

Drawing
**Proposed Carport Plans
& Elevations**

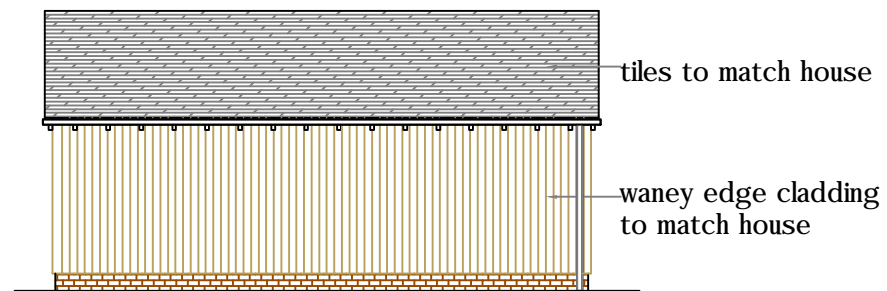
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| Drawn Gordon Hayward | Checked Graham Barlow |
| Drawing No. PD15090 - 05 | Revision -- |



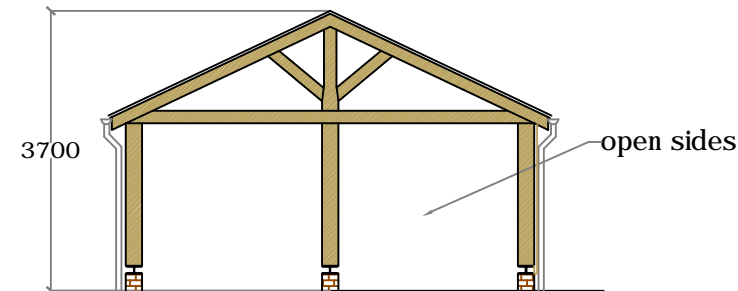
**Front Elevation
Carport**



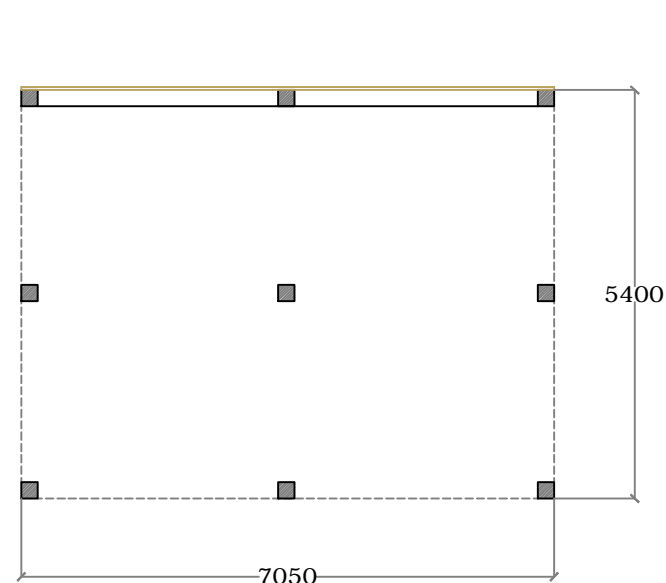
**Side Elevation
Carport**



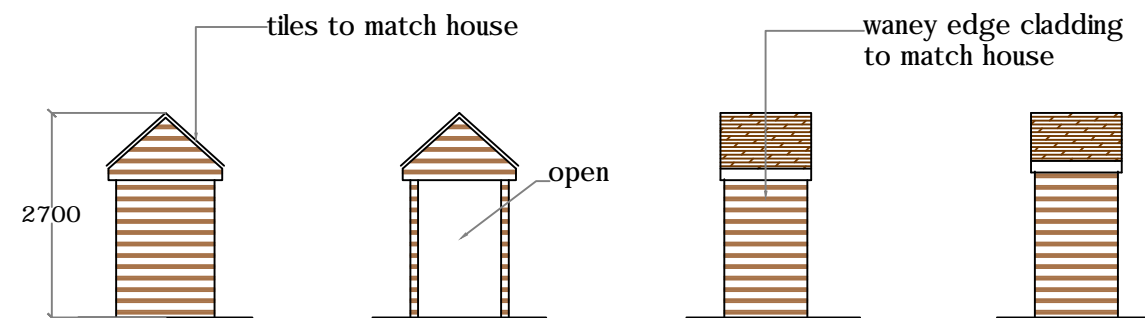
**Rear Elevation
Carport**



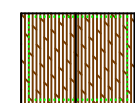
**Side Elevation
Carport**



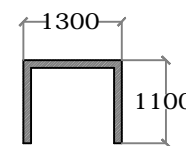
**Ground Floor Layout
Carport**



Elevations

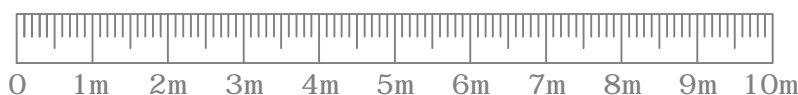


Roof Plan



Plan

Outbuilding



TWC/2015/0888

Dukes Meadow, Sleaford, Long Lane, Telford, Shropshire, TF6 6HQ

Erection of a single storey side and rear extensions with accommodation above, and creation of balcony to rear elevation

APPLICANT

Amarjit Sanghera

RECEIVED

06/10/2015

PARISH

Waters Upton

WARD

Edgmond and Ercall Magna

OFFICER Kirsty Johnson

**CLLR STEPHEN BENTLEY HAS REQUESTD THE APPLICATION IS
CONSIDERED BY MEMBERS OF COMMITTEE**

1. THE PROPOSAL

- 1.1. The application seeks consent for the erection of a single storey side and rear extension with accommodation within the roof space and the creation of Juliet balcony to the rear at Dukes Meadow, Sleaford, Long Lane Telford.
- 1.2. The alterations to the property will provide a garage and summer room and extensions to existing rooms at ground floor. Within the roof space an additional bedroom will be accommodated.
- 1.3. The extension will extend 6m from the side wall and a staggered arrangement at the rear means that the largest length of the extension (the summer room) is 7m.

2. SITE AND SURROUNDINGS

- 2.1. The application site is located in north-west Telford in Sleaford Long Lane. Sleaford is located off the A442 down a single lane where there are a mix of detached properties and farm uses.
- 2.2. Dukes Meadow is one of these detached properties set within good sized well established gardens with a site area of 2880.25m² with the existing property accommodating 225m² of this area.
- 2.3. The property has a mixture of a hard and soft approach with a large driveway running central to the front amenity with lawn area either side.
- 2.4. The dwelling is single storey with a tiled hipped roof with an existing dormer within the roof space. To the rear of the property is a paved area. The boundary treatment consists of high 2m fencing with bamboo fencing above. As well as large, well established trees along the boundary.

- 2.5. To the west of the property is a detached bungalow 'Estover' which contains a business use within the log cabin situated along the boundary of Dukes Meadow and this property.

3. RELEVANT PLANNING HISTORY

- 3.1 W2003/0157 – Demolition of Existing Garage, Store, Utility and WC And Erection Of An Extension To Side Of Property And Detached Garage - Full Granted - 02/04/2003

4. PLANNING POLICY CONTEXT

- 4.1. National Planning Policy Framework (the NPPF)
- 4.2. Saved Wrekin Local Plan policies
UD2 Design Criteria
- 4.3 LDF Core Strategy policies
CS15 Urban Design

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1. Following consultation the following comments have been received:
- 5.2. Waters Upton Town Council: Object – issues with overdevelopment and the style of development
- 5.3 Cllr Stephen Bentley: Object - The design of the building is not in-keeping with the picturesque values of the village.
- 5.4 Drainage: No comment
- 5.5 Shropshire Fire: No comment
- 5.6 Neighbour Consultation Comments: Two letters have been received raising the following concerns:
- Issues of overlooking
 - Loss of privacy
 - Development is out of character with locality
 - Impact on highway
 - Issues with maintenance of boundary
 - Impact on existing trees
 - Noise associated with development
 - Development would devalue the property

6. PLANNING CONSIDERATIONS

6.1. Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- The design and scale
- Impact on neighbours
- Other Matters

6.2 Principle of Development

The National Planning Policy Framework supports the principle of applications that seek to respond to local character and history whilst reflecting the identity of local surroundings and materials.

6.3 The Wrekin Local Plan UD2 and Core Strategy CS15 provide design guidance and require development to be of an appropriate design quality and relate positively to its context. In assessing an application for a domestic extension the Council will assess the design, scale, massing and form.

6.4 Design and Scale

The application has been amended twice following comments from neighbouring properties and there have been significant improvements to both the scale and design of the development. The application originally included a balcony and development along the boundary between Estover and Dukes Meadow. This reduction in size and removal of this balcony has considerably improved the application resolving the issues of overlooking and any overbearing impact on the adjacent neighbour.

6.5 The amended application is considered to respect and respond positively to the original dwelling with the use of a hipped roof and gable ends matching the existing dwelling. Furthermore, the height of the extension has been reduced to sit in line with the original ridge height and will no longer protrude above this providing an appropriate and subservient design.

6.6 The scale of development is not considered to be overdevelopment due to the size of the plot and the extent of the development. It must be noted that majority of the development could be achieved under the Town and Country Planning Act (General Permitted Development Order) 2015 part 1 Class A and B; therefore, the scale cannot be considered to be disproportionate or dominant. In addition, the remaining garden amenity would still be ample for a property of this.

- 6.7 Comments have been received relating to the development being out of character for the area, officers consider this not to be the case when assessing the site and its surroundings. Sleaford Lane contains a mix of properties and does not have a prevailing form or design that would provide distinctive character. The design of the proposal has sought to replicate the details of the original house ensuring the development is complimentary in design and scale.
- 6.8 The principle consideration within this application is the design and scale of the extensions, the design and scale is of an appropriate standard and will provide a positive contribution to the original house. Consequently the application is considered to be compliant with UD2 and CS15 of the Core Strategy.

6.9 Impact on Neighbours

Officers have met with the neighbouring property as well as the local ward member to discuss this application and following these discussions amendments were requested. The meeting with the neighbour included a site visit where it was considered that the original proposal for the development running along the boundary may have resulted in an overbearing impact on said neighbour.

- 6.10 There is a significant level difference between Estover and Dukes Meadow with Estover sitting higher. This level difference resulted in officers requesting for the 'step out' balcony to be removed and replaced with a simple Juliet balcony. The applicant has positively responded to the Council's concerns and has reflected this through the amended plans which are now considered to be acceptable.
- 6.11 To further protect Estover a condition can be placed on the consent removing the permitted development right for the insertion of windows within the western roof slope. Officers now consider the development will not result in any issues of overlooking or loss of light.

6.12 Other Matters

Comments with regards to the noise and traffic associated with development are noted, however, it would be considered to be unreasonable to restrict development given the scale and nature. Concerns about the development affecting the valuation of neighbouring properties are not valid planning reasons to consider within an application.

7.0 CONCLUSIONS

- 7.1 To conclude, officers consider the amended scheme has successfully resolved the Council's initial concerns with regards to the design and issues of overlooking. The application is of an appropriate scale and design that respect

and respond positively to the original house. The development will not result in any issues of overlooking or loss of light due to established boundary treatments and an increased distance separation from 'Estover' following amendments. The application therefore is compliant with policies CS15 of the Core Strategy and UD2 of the Wrekin Local Plan.

8.0 RECOMMENDATION

Grant Full Planning Consent subject to the following conditions:

Conditions

1. A04 Time limit
2. C01 Finishing materials to match existing building
3. C38 Development in accordance with plan Nos.
4. D08 No further windows (western roof slope)



SITE LOCATION PLAN

AREA 5 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 363993 , 315823



TELFORD & WREKIN COUNCIL
BUILDING CONTROL
RECEIVED
23 SEP 2015
100047474
PLAN No

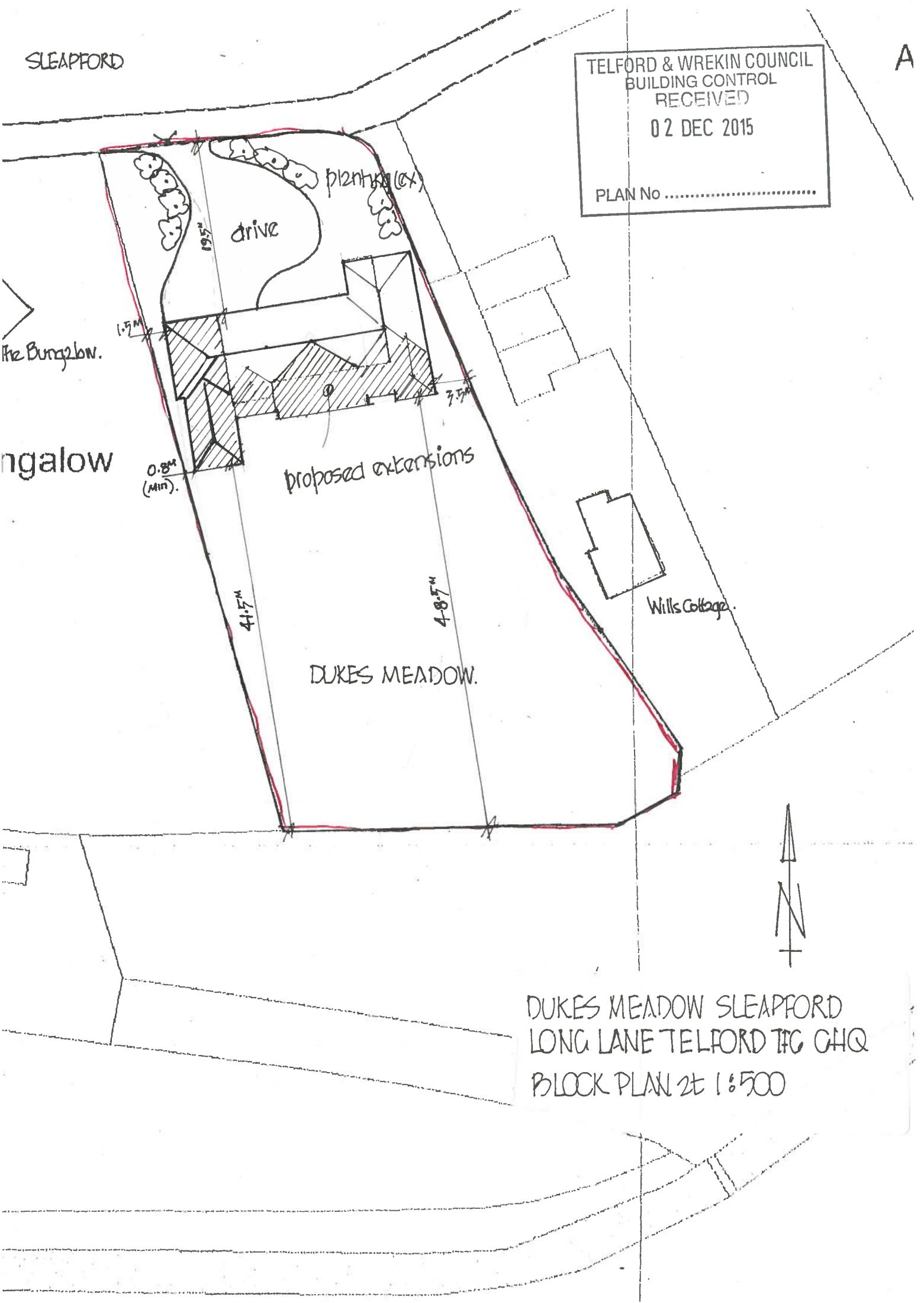


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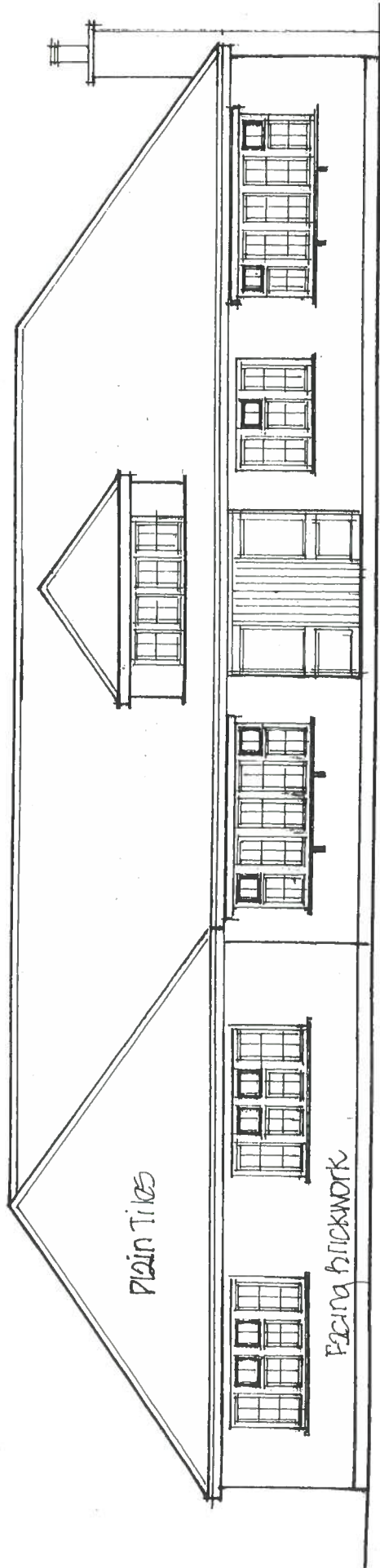
SLEAPFORD

A

TELFORD & WREKIN COUNCIL
 BUILDING CONTROL
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 02 DEC 2015
 PLAN No



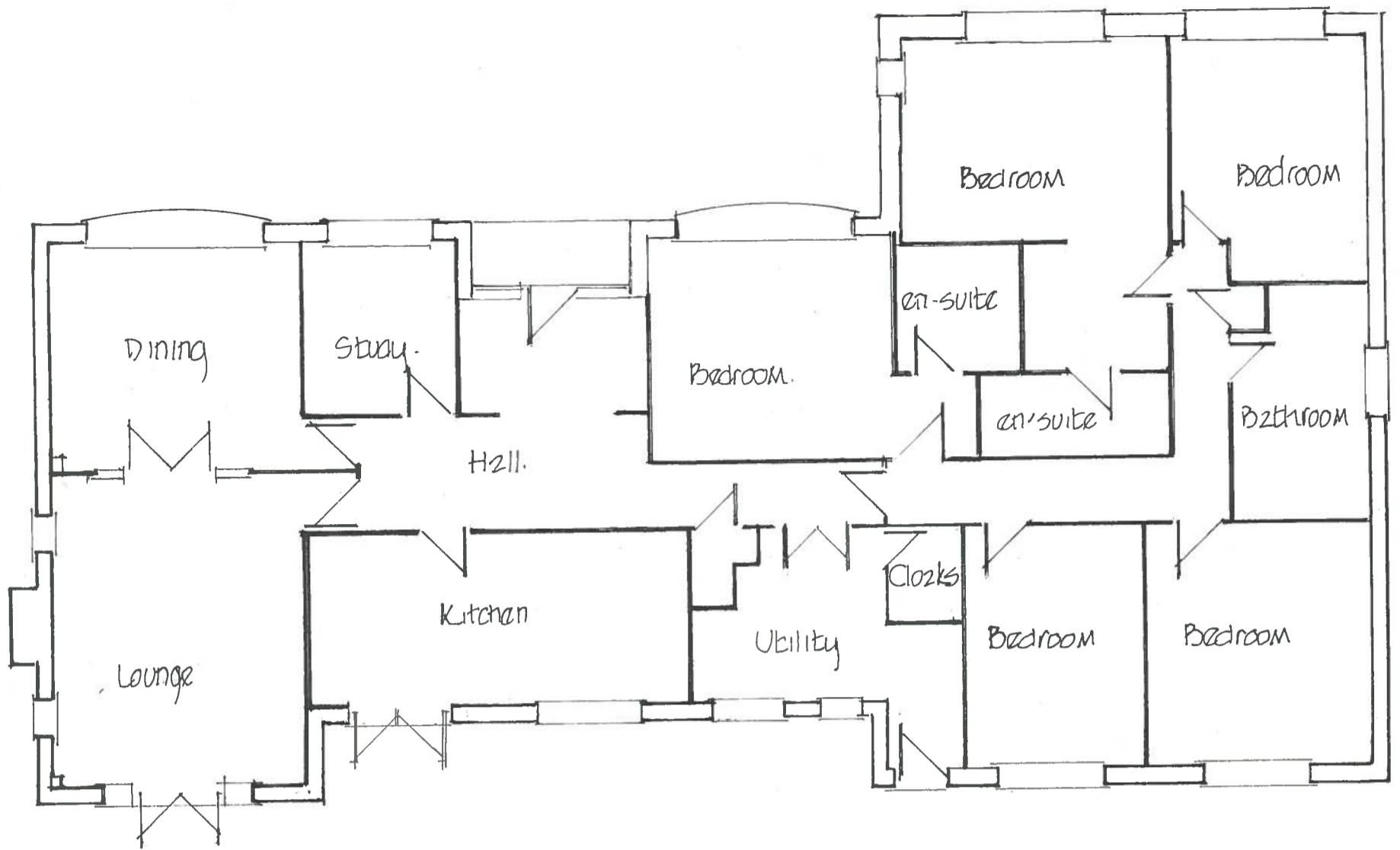
DUKES MEADOW SLEAPFORD
 LONG LANE TELFORD TFC CHQ
 BLOCK PLAN 2t 1:500



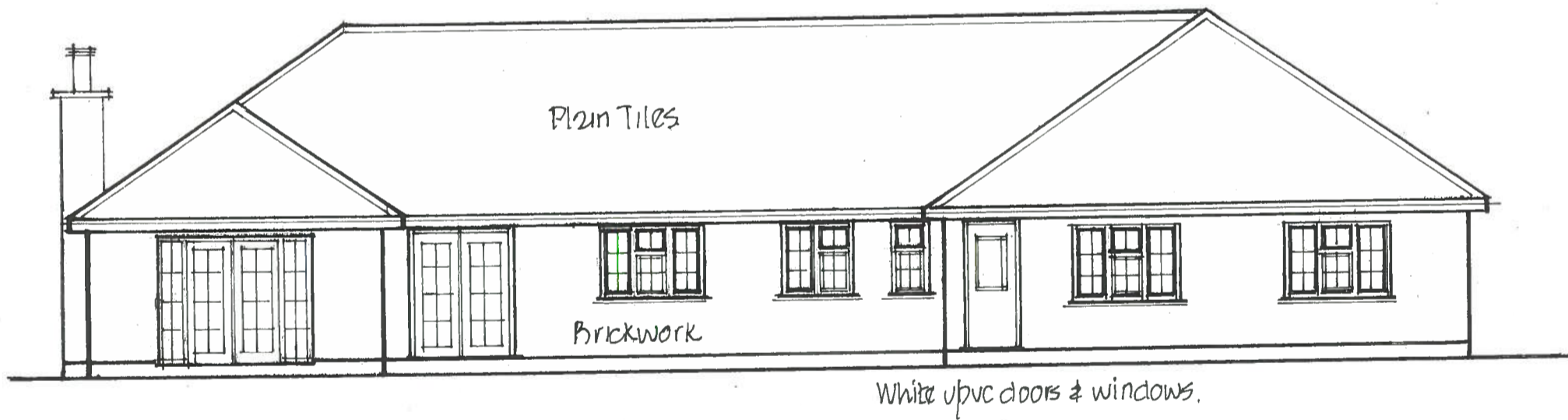
White upvc double glazed door & windows.

EXISTING FRONT ELEVATION

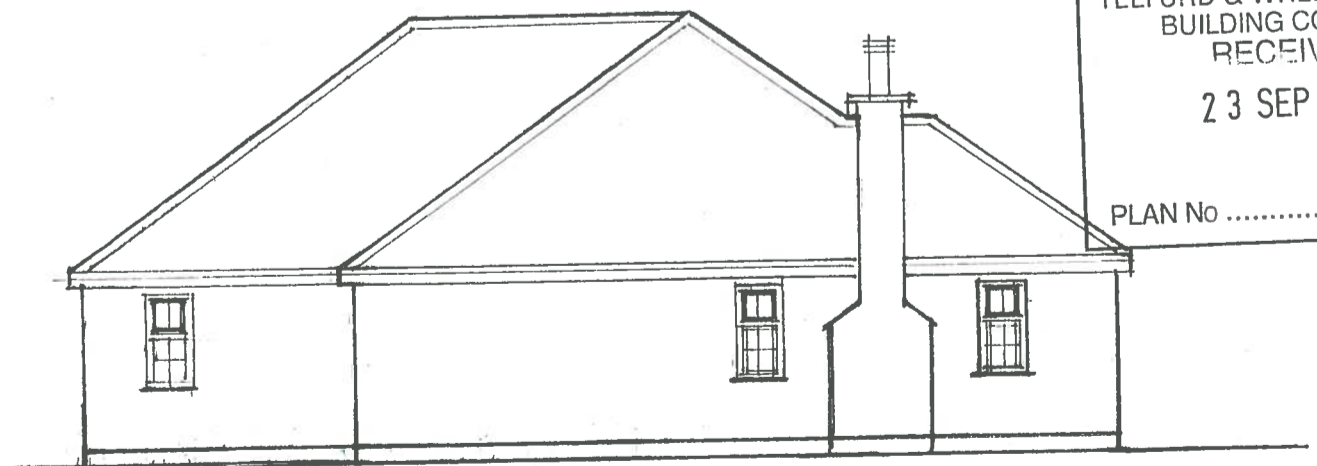
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EXISTING GROUND FLOOR PLAN



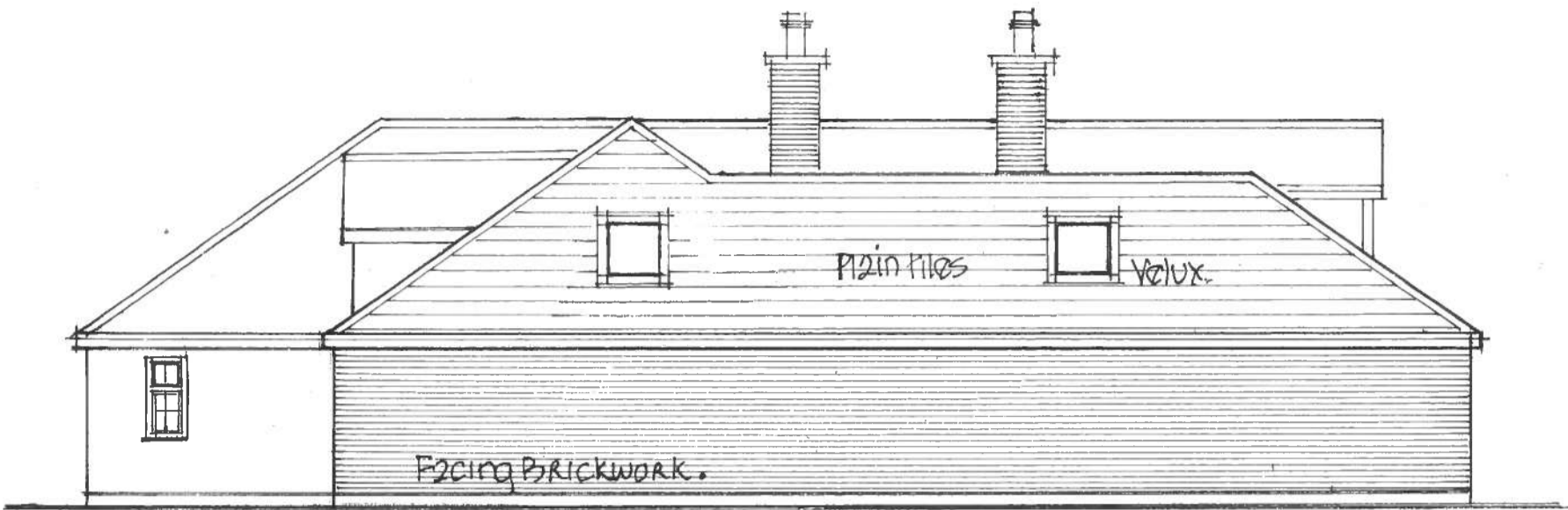
EXISTING REAR ELEVATION.



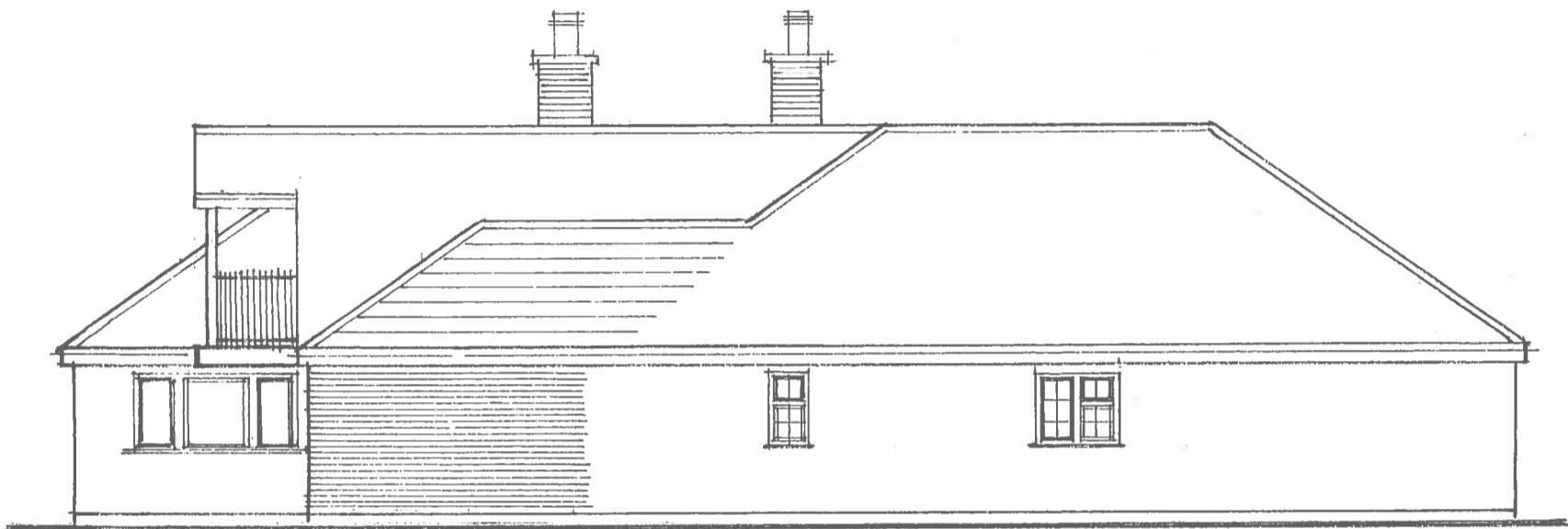
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DUKES MEADOW
 SLEAPFORD
 LONG LANE TELFORD.
 PLAN/ ELEVATIONS AS EXISTING
 SCALE 1:100

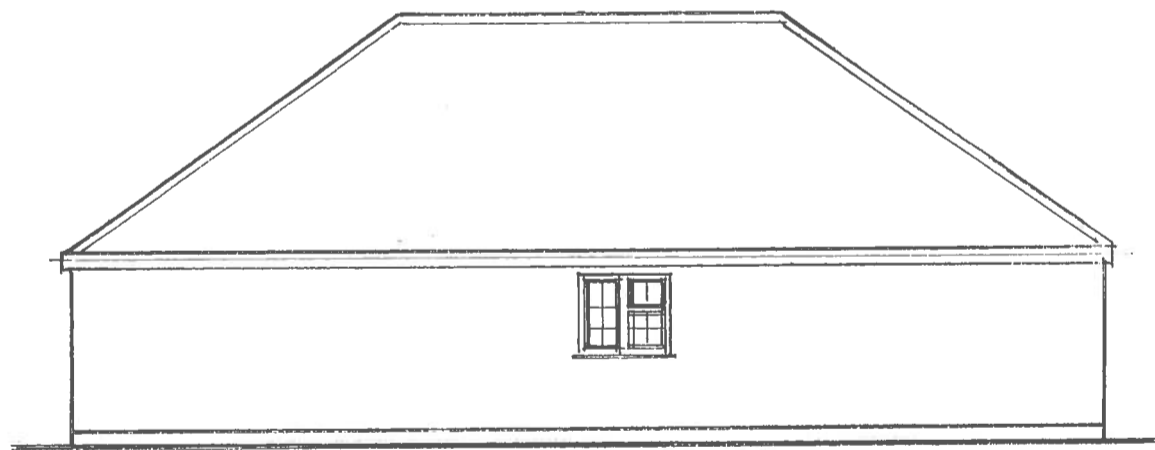
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION.



PROPOSED SIDE ELEVATION.



EXISTING SIDE ELEVATION.

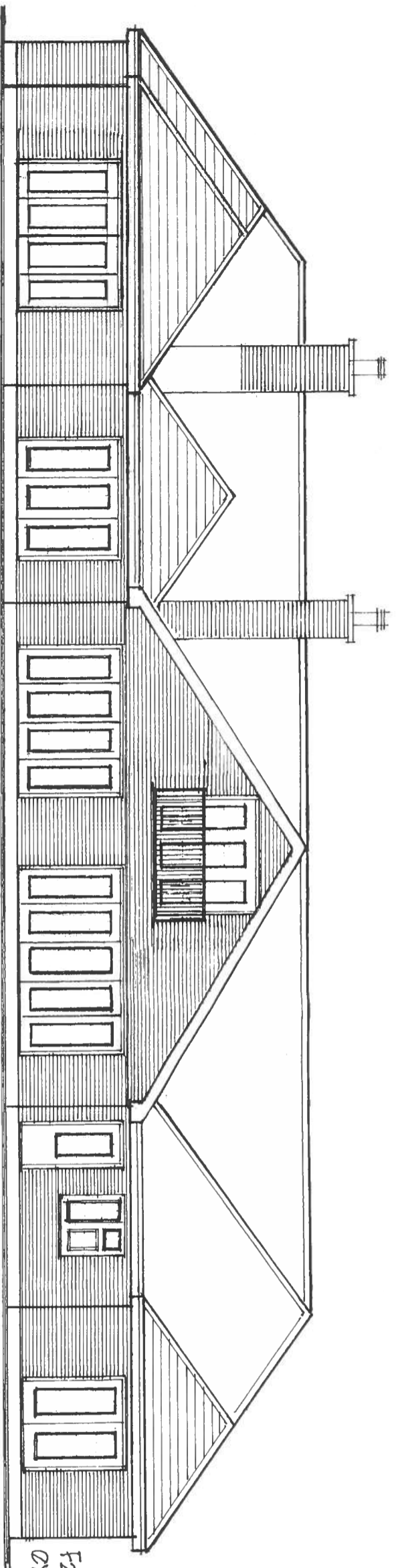
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| |
| DUKES MEADOW SLEAFORD LONG LANE TELFORD |
| PROPOSED EXTENSIONS TO EXISTING DWELLING |
| SCALE 1:100 |

Amendment 1 Velux roofwindows altered / Large gable lowered.

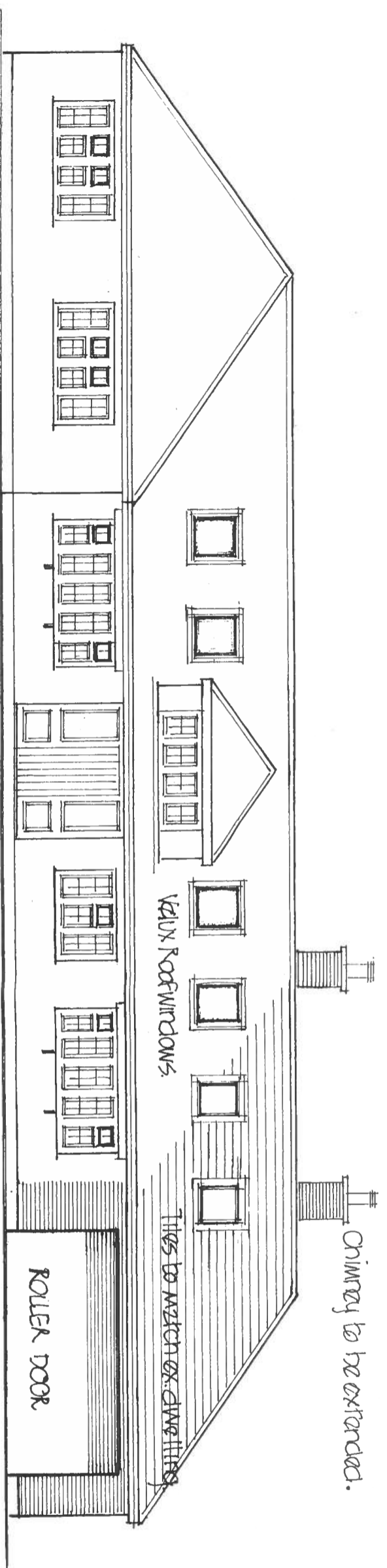
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 PLAN No

01 DEC 2015

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PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION.

For planning and building regulation approval ONLY.

DUKES MEADOW SLEAFORD LONG LANE TELFORD

PROPOSED EXTENSIONS TO EXISTING DWELLING

SCALE 1:100

- Amended 1. 1 No Velux Removed / rear roof lowered.
- 2. 1 No Velux put back / balcony removed / sun room width reduced.