



Telford & Wrekin  
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

# PLANNING COMMITTEE

**Wednesday, 18 March 2015**

**6.00 pm**

**Shropshire College Hotel School Ltd  
(The Telford Whitehouse) (Telford Suite)  
Watling Street, Wellington, Telford TF1 2NJ  
Please use the Conference Entrance**

## **Lead Officers**

Michael Barker  
Assistant Director:  
Planning Specialist

**(01952) 384100**

Kate Callis  
Assistant Director:  
Development,  
Business and  
Housing

**(01952) 384591**

## **Democratic Services**

Phil Smith

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## **Media Enquiries**

Corporate  
Communications

**(01952) 382406**

## **PLANNING COMMITTEE**

### **Membership:**

**Cllr J C Minor – Chair**  
**Cllr C R Turley – Vice-Chair**  
Cllr N A Dugmore  
Cllr E J Greenaway  
Cllr K R Guy  
Cllr A S Jhawar  
Cllr R T Kiernan  
Cllr J Loveridge  
Cllr L A Murray

(Lab)  
(Lab)  
(Con)  
(Con)  
(Lab)  
(Lab)  
(Con)  
(Lab)  
(Lab)

### **Substitutes:**

Cllr F M Bould (Lab)  
Cllr A A Mackenzie (Lab)  
Cllr G C W Reynolds (Lab)  
Cllr S A W Reynolds (Lab)  
Cllr R J Sloan (Lab)  
Cllr B J Thompson (Lab)  
Cllr V A Fletcher (Con)  
Cllr C P R Mollett (Con)  
Cllr I T W Fletcher (Con)

### **Terms of Reference:**

The Committee's main role is to determine applications for planning permission within the Borough. Not all applications come before the Committee – decisions on many small householder applications are delegated to Officers.

The Committee has powers in relation to listed building and conservation area consent and the making of Tree Preservation Orders. It also has enforcement powers to take action against unauthorised developments. A full list of the Committee's functions can be found in the Council's Constitution.

### **Public Speaking:**

Members of the public are allowed to speak on planning applications under consideration by the Committee. Any person wishing to speak must contact Democratic Services (e-mail: [publicspeaking@telford.gov.uk](mailto:publicspeaking@telford.gov.uk) or tel: 01952 383215) by no later than 5pm two working days before the meeting. Information on the public speaking arrangements is available from the Council's website at [www.telford.gov.uk](http://www.telford.gov.uk) or from Democratic Services on request.

Borough Councillors are allowed to address the Committee on any planning applications that are located in their Ward. Parish and Town Councils are also entitled to speak on applications in their area in accordance with the scheme for Public Speaking at Planning Committee.

### **Meeting Procedure:**

A copy of the Agenda and papers are available from Addenbrooke House, electronically upon request or by visiting the Council's Web Site at [www.telford.gov.uk](http://www.telford.gov.uk). An information sheet addressing a number of Frequently Asked Questions regarding the Planning Committee procedure is also available.

Meetings of the Committee are held in public. In accordance with the Council's Rules of Procedure, members of the public may be asked to leave the room if they cause disturbance to the process of the Committee. Please switch off or silence mobile phones.

At the start of each meeting, there are a number of standing items on the agenda that are normally dealt with first, but this should only take about 5 minutes. The meeting will then move on to the 'Planning Schedule', which is the part of the agenda when planning applications are determined. The order of business may differ from the published Schedule. The Chair will announce each item. The Planning Officer will introduce each application with a brief verbal presentation and the Chair will invite public speakers individually to the table to address the Committee. The Planning Officer will then be invited to give a more detailed overview of the application, which will usually include the display of plans, drawings and photographs of the application site. The Committee will then debate the merits of the application. During the debate, Committee Members may question or seek clarification from Planning Officers and/or the Legal Adviser but speakers and members of the public are not allowed to participate at this stage. At the end of the debate, a vote (by a show of hands) is taken on the recommendation in the Officer's report. In the event of a tie, the Chair has a second or casting vote. If a vote is taken to approve or refuse contrary to the Planning Officer's recommendation, the Committee must also give their planning reasons and these will be minuted. Once the application you are interested in has been heard and decided, you may leave the meeting room but please exit the venue considerately.

### **Public Facilities:**

Access is via the Conference entrance and not the main Hotel Reception. The meeting room is accessible for the disabled and can be reached by lift. WCs are located on the first floor.

Members of the public are welcome to attend and observe the proceedings of the meeting whilst in open session. The filming, recording or taking of photographs of proceedings is allowed, as well as the use of social networking and micro-blogging to communicate with people about what is happening at the meeting. These activities are subject to a protocol, which can be accessed from the following link [http://www.telford.gov.uk/info/354/council\\_minutes\\_agendas\\_and\\_reports/1596/filming\\_photography\\_recording\\_and\\_use\\_of\\_social\\_networking\\_at\\_meetings](http://www.telford.gov.uk/info/354/council_minutes_agendas_and_reports/1596/filming_photography_recording_and_use_of_social_networking_at_meetings)

### **Emergency Evacuation Procedure:**

On hearing the fire alarm, please calmly evacuate the building as quickly as possible by the nearest Fire Exit.

# PLANNING COMMITTEE

## AGENDA

**Meeting to be held on Wednesday, 18 March 2015**  
**in the Telford Suite, Shropshire College Hotel School Ltd**  
**(The Telford Whitehouse), Watling Street, Wellington, Telford at 6.00pm**

1. **Minutes** Appendix A  
To confirm the Minutes of the meeting of the Planning Committee held on 25 February 2015 **TO FOLLOW**
2. **Apologies for Absence**
3. **Declarations of Interest**
4. **Deferred/Withdrawn Applications**
5. **Site Visits**
6. **Planning Applications for Determination** Appendix B  
Please note that the order in which applications are heard may be changed at the meeting.

NB 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.

**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):-

## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday, 25<sup>th</sup> February 2015 at 5.00pm 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 G Dugmore, I T W Fletcher (substitute for E J Greenaway), R T Kiernan, J Loveridge, A A Mackenzie (as substitute for A S Jhawar), L A Murray, B J Thompson (as substitute for K R Guy) and C R Turley.

**ALSO PRESENT:** Councillors S P Burrell (for Planning Application TWC/2014/1080), K T Blundell and W L Tomlinson (for Planning Application TWC/2014/0746), C R P Mollett (for Planning Application TWC/2014/0998), V A Fletcher (for Planning Application TWC/2014/0656) and P R Watling (for Planning Applications TWC/2014/0844 and TWC/2014/0845)

#### **PC-074      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 4 February 2015 be confirmed and signed by the Chairman, subject to the inclusion of a further declaration of interest at minute PC-067 to show that with regard to planning application TWC/2014/1012 Councillor B J Thompson advised that he was a member of Wrockwardine Wood & Trench Parish Council but had not been involved in any discussions on this application.

#### **PC-075      APOLOGIES FOR ABSENCE**

Councillors E J Greenaway, K R Guy and A S Jhawar.

#### **PC-076      DECLARATIONS OF INTEREST**

With regard to planning application TWC/2014/1122 Councillor C R Turley advised that he was a local ward member and member of Hollinswood & Randlay Parish Council but had not been involved in any discussions on this application.

With regard to planning application TWC/2014/0671, Councillor C R Turley advised that he was a member of Great Dawley Town Council but had not been involved in any discussions on this application.

With regard to planning application TWC/2014/0656, Councillor I T W Fletcher advised that he was a local ward member and member of St Georges & Priorslee Parish Council but had not been involved in any discussion on this application.

With regard to planning application TWC/2014/0998, Mr M Barker, Assistant Director: Planning Specialist, advised that he was a resident living close to the application site and would withdraw from the meeting during consideration of that application.

**PC-077      DEFERRED/WITHDRAWN APPLICATIONS**

None.

**PC-078      SITE VISITS**

**RESOLVED** – that site visits take place in respect of the following planning applications on Wednesday, 18 March 2015:-

- TWC/2014/0980 - Priorslee ; and
- TWC/2014/1054 – 1 Moorhead, Preston upon-the-Weald Moors

**PC-079      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/2014/1080 - Land south and west of Tibberton Motor Repairs, Mill Lane, Tibberton, Newport, Shropshire

This was an outline application for residential development (up to 22 houses) and construction of a modified vehicular access, with associated highways and drainage infrastructure and other accommodation works with all other matters reserved. The application site (1.18ha) was located on the northern edge of Tibberton, with a small car workshop at the northern end of the site. Due to past uses of the site, it was considered that parts of it could be characterised as brownfield land. An update report was tabled at the meeting which contained further comments submitted from local residents that did not give cause to any change in the recommendations from Officers. Members had undertaken a site visit earlier in the afternoon prior to the meeting.

Councillor E Ashcroft, member of Tibberton & Cherrington Parish Council, addressed the Committee. The Parish Council had objected to this application, and Councillor Ashcroft made particular reference to the proximity of the River Meese to the application site. This was a substantial, fast-flowing watercourse that would constitute a significant safety risk if houses were built here. There was also a flood risk, and this site had flooded in the past. Priority should be given to residents' safety. The National Planning Policy Framework (NPPF) advised that residential development should not be built on areas at risk of flooding. He also referred to the dangers of allowing more traffic along Mill Lane, which was a narrow road hazardous to pedestrians.

Councillor S P Burrell, Borough Ward Member, addressed the Committee, and stated that the Committee needed to fully consider the impact that this application would have on the infrastructure of the village. The current drainage, highways and communications infrastructure was already under pressure, as were places at the local primary school. It was noted that the Committee had originally refused a previous application for residential development in Tibberton partly due to the lack of sustainable infrastructure, and that these issues had also prevented sites in the

locality that had been approved from progressing beyond consent stage. He asked for the application to be deferred for re-consideration.

Ms J Bleach addressed the Committee on behalf of the residents of a property adjoining the site. This property (Croft Cottage) was seen as the “stopping edge” of the village, and this application site was beyond that. The site was in a valley floor, and would be very visible from higher ground. More detail was required as to what the impact of this development would have on the landscape. Reference was also made to the flood risk.

Mr A Williams, the applicant’s agent, addressed the Committee and stated that this was part brownfield land. It was not in the recognised flood plain of the River Meese, and there was no objection from the Environment Agency in terms of flood risk. There were no objections from the Highways Authority, and it was contended that the objection from the residents of the adjoining property was about loss of view, which was not a material planning consideration. It was considered that the application was in accordance with the NPPF and the LPA’s policies. It was a modest development in scale, and would be delivered.

The Planning Officer advised on the principle of development, and the absence of a demonstrable 5 year supply of deliverable housing sites and the advice in the National Planning Policy Framework for a presumption in favour of sustainable development. He also drew attention to aspects of the report relating to scale of development, design considerations, the relationship between the site and adjoining properties, highways, drainage and flooding and impact on other infrastructure. In terms of the refusal for a development of 60 dwellings on land adjacent to 12 Tibberton, this proposal was manifestly different to that site in a number of ways. The fact that other sites in the area had been approved or were for sale did not justify withholding planning permission. Financial contributions to improving the access and visibility of the local road infrastructure, as well as for local education and recreation provision, were being sought through a Section 106 Agreement. The application was considered to comply with relevant national and local planning policies, and was recommended for approval subject to financial contributions, affordable housing provision and appropriate conditions. Members were asked to disregard paragraph c) of the recommendation which had been included in error.

Reference was made to the Committee’s visit to the site, with some Members expressing the view that this was not an appropriate place for development and that the Environment Agency’s comments that there was no flood risk were contradicted by evidence from local people. Other Members were of the view that the advice and views of the statutory consultees and the Council’s professional officers should be respected, and that any concerns could be addressed through appropriate conditioning. In relation to the location of the site next to a river course, the Assistant Director: Planning Specialist advised that there were a number of examples of successful riverside developments in other parts of the Borough.

It was moved and seconded that the recommendations in the report be approved. On being put to the vote, it was:-

**RESOLVED** – that with respect to planning application TWC/2014/1080 authority be delegated to the Development Management Service Delivery Manager to grant outline planning permission subject to the applicant entering into a section 106 legal agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) in order to secure:

- The provision of 40% on site affordable housing;
- A contribution of up to £115,146 towards primary and secondary education;
- A payment of up to £41,800 for local transport infrastructure;
- A payment of up to £13,200 towards the enhancement of local play and recreational space locally;
- A payment of £5,000 for financial management and monitoring of the legal agreement;

**and to the conditions set out in the report.**

(b) TWC/2014/1122 – Land at junction of Stirchley Avenue/Randlay Avenue, Randlay, Telford

This was a full application for the erection of 31 dwellings with associated parking, access and landscaping. The application site was just under 1ha in size and currently comprised hard surfacing associated with the former Randlay Lorry Park. It also contained a number of largely scrub trees, but was classified as brownfield land. The proposed houses would be a mix of two and three bed semi-detached units for private (market) rent. These formed part of the Council's Housing Investment Programme (HIP) that was intended to deliver over 400 new homes at various sites in the Borough, thereby providing much needed high quality rented accommodation. Although no affordable housing had been put forward for this application, the HIP as a whole would generate affordable housing provision of 17%, which was considered acceptable taking into account overall viability of the various sites.

The Planning Officer advised on the principle of development including loss of part of the site as an employment site, highways impacts, design considerations and affordable housing and Section 106 requirements. There had been no objections to the application, although the Parish Council had raised concerns regarding parking issues once the lorry park was lost for informal parking. It was considered that the proposed development was in a highly sustainable location, was accessible to local services and the Town Centre, was of an acceptable design and layout, and would cause no harm to nearby residential amenity. It was therefore recommended for approval subject to a prior memorandum for financial contributions and appropriate conditions.

In response to Member questions about the proposed CTAAP highway contribution, the Highways Manager reported that this had been reviewed, and a revised figure of £17,403 was now proposed. The Planning Officer added that while the site was just outside the Town Centre area, it would generate additional trips to and from the Centre. Members welcomed the proposal for more rented homes, and noted the

undertaking that affordable housing would be provided at other sites within the overall Housing Investment Programme.

It was therefore moved and seconded that the recommendation in the report be approved. On being put to the vote, it was:-

**RESOLVED** – that with respect to planning application TWC/2014/1122 planning permission be approved, subject to the completion of a prior Memorandum to include the making of financial contributions of £17,403 for Highways, £40,069 for education provision, £2,000 for planning and financial monitoring and £1200 for Travel Plan monitoring; and the conditions set out in the report, with authority delegated to the Development Management Service Delivery Manager to amend and add appropriately worded conditions.

(c) TWC/2014/1124 – Former Woodlands Primary School, Ironbridge Road, Madeley, Telford

This was a full application for the erection of 101 dwellings with associated parking, access and landscaping. The application site was located at the former Woodlands Primary School site, consisting of approximately 2.65ha within a predominately residential area. The proposed houses would be a mix of detached, semi-detached and terraced units for private (market) rent. These formed part of the Council's Housing Investment Programme (HIP) that was intended to deliver over 400 new homes at various sites in the Borough, thereby providing much needed high quality rented accommodation. Although no affordable housing had been put forward for this application, the HIP as a whole would generate affordable housing provision of 17%, which was considered acceptable taking into account overall viability of the various sites.

The Planning Officer advised on the principle of development, and the absence of a demonstrable 5 year supply of deliverable housing sites and the advice in the National Planning Policy Framework for a presumption in favour of sustainable development, highways impacts, design considerations and affordable housing and Section 106 requirements. Some minor amendments to the scheme had been received, but these were acceptable to the Highways Officer. Two letters of objection had been received, and the Parish Council, while supporting the application, had made a number of comments. It was not considered that these led to any change to the recommendation from Officers. It was considered that the proposed development was in a highly sustainable location, was accessible to local services and to Madeley Centre, was of an acceptable design and layout, and would cause no harm to nearby residential amenity. It was therefore recommended for approval subject to a prior memorandum for financial contributions and appropriate conditions.

Members commented on the derelict nature of the site at present, and welcomed its development and the proposal for more rented homes. It was noted that there was an undertaking that affordable housing would be provided at other sites within the overall Housing Investment Programme.

It was therefore moved and seconded that the recommendation in the report be approved. On being put to the vote, it was:-

**RESOLVED** – that with respect to planning application TWC/2014/1124 planning permission be approved subject to completion of a prior Memorandum to include the making of financial contributions of £150,000 for the provision of an off-site sports pitch, £132,351 for education provision and £2,000 for planning and financial monitoring; and the conditions set out in the report, with authority delegated to the Development Management Service Delivery Manager to amend and add appropriately worded conditions.

(d) TWC/2014/0746 – Maxell Europe Ltd, Hortonwood, Telford

This was an outline application for the erection of a mixed use development comprising of up to 540no dwellings (Use Class C3), a local centre (Use Class A1), and public open space with associated access and landscaping following the demolition of the factory. All other matters were reserved at this stage. The site amounted to 24.57ha within the settlement of Apley Castle adjoining the junction of the A442 Queensway and Whitchurch Drive. Part of the site contained the large factory premises of Maxell who, having reduced the scale of their operations, had surrendered their lease and were re-locating. The current applicants had purchased the site with the intention of building a meat processing and abattoir facility, but following local opposition had sought an alternative location. The remainder of the site was in agricultural use, part of which was in the Green Network.

At the meeting on 14 January 2015, the Committee had deferred further consideration of the application for further information to be provided in relation to education provision in the local area and the impact on the existing road network. Included in this report were statements from the Schools Organisation Service and the Local Highways Authority in response to the comments of Members at the earlier meeting. Update reports were tabled at the meeting which contained a further submission from the Friends of Apley Woods, a further Ecology Report from the applicants and a response from Council Officers, and further representations from the applicant's agent. The second update report also contained a slightly amended recommendation. Members had undertaken a site visit prior to the 14 January meeting.

Councillor K T Blundell, Borough Ward member, addressed the Committee. She did not accept the statement from the Schools Organisation Service that there were sufficient school places in the immediate area, and questioned the figures that had been quoted. The distances to schools further away were not viable or safe for walking, and so inevitably there would be more traffic generated to get children to and from school. The local road network was already at capacity, and she was not reassured from the evidence provided by Highways Officers that the extra vehicles arising from this development could be accommodated, and that there would not be a serious adverse impact on access to the nearby Princess Royal Hospital. This was not a sustainable development, and the application could not be supported unless a new primary school was built and significant improvements made to the surrounding highways network.

Councillor W L Tomlinson, adjoining Borough Ward Member, addressed the Committee. He further questioned the assertion that there were sufficient school

places in the area, taking into account other housing developments that would come forward. There was an offer from the applicants to provide an area of the site for a new school, and it was felt that this should be taken up. In terms of the impact on the local road network, the issues of traffic congestion along Whitchurch Drive had not been addressed.

Mr S Warner addressed the Committee on behalf of local residents and the Friends of Apley Woods. Apley Woods was one of the key green spaces in the Borough and provided a habitat for many species, some under threat. This development placed this flora and fauna at risk. It was accepted that some development of the site was inevitable, but it needed to be sympathetic in order to minimise the impact on Apley Woods. It was considered that the density of housing proposed was too great, and there should be at least a 20% reduction along with extending the buffer zone between the development and the Woods to 30m. The concerns about the local infrastructure being able to cope with this development were repeated.

Ms K Else, the applicant's agent, addressed the Committee and stated that the applicants had sought to address the concerns raised at the previous meeting. An offer had been made to provide a site for the delivery of a new school, but the Council had advised that a financial contribution was the best way to address local education provision and need. It was considered that the proposed mitigation works to the local highway network would provide sufficient capacity, and the applicants had agreed to make contributions to the enlargement of the Shawbirch roundabout as well as a gift of land adjoining the roundabout in order to facilitate its improvement. The applicants would be seeking to avoid any damage to Apley Woods and to work with the local community in ensuring its protection.

The Planning Officer advised on the principle of development, and the absence of a demonstrable 5 year supply of deliverable housing sites and the advice in the National Planning Policy Framework for a presumption in favour of sustainable development. He also drew attention to aspects of the report relating to loss of employment land and Green Network, the principle of a new Local Centre, highway considerations, landscape and visual impact, ecology and nature conservation, outdoor recreation and open space, design, flood risk and drainage, archaeology, affordable housing and section 106 contributions. The further information provided in relation to education provision highways did not support the building of a new school on the application site, as it was not necessarily the most optimum location to serve the needs of the area. In terms of the road network, the LHA was satisfied that the level of contributions proposed as part of a Section 106 Agreement would mitigate impacts arising from this development. The application complied with relevant national and local planning policies, was considered to be an acceptable form of sustainable development, there were no technical objections, concerns over education provision and congestion of the local road network had been addressed, and therefore it was recommended for approval.

Some Members questioned the additional information that had been provided in relation to education provision in terms of the impact on existing schools in the area. The Service Delivery Manager: School Organisation explained that over time children living at this development would gain places at 'in-area' schools who currently had a high percentage of 'out of area' pupils. It was considered that 70

additional places could be created at Millbrook Primary School and there was the possibility of expansion within the primary phase at Hadley Learning Community. She also explained the rules in terms of school admission policies. In relation to further questions about the capacity of the local road network, the Highways Engineer reported that Marches LEP funding had been secured for improving a number of key junctions in the area, and this money needed to be spent by March 2017. It was not possible at the present time, and in isolation from a wider review of traffic movements in the North Telford area, to consider dualling the link roads between the roundabouts. Some Members remained unconvinced by the assurances that had been provided, and expressed concerns at the impact of increased traffic congestion on access to the Princess Royal Hospital. However, other Members noted that this was partly a brownfield site, that the design was acceptable, the issues regarding school provision and highways had been addressed, and that the Council's Ecologist was satisfied that the development would not result in the loss of wildlife habitat. It was therefore moved and seconded that the recommendation in the report be approved. On being put to the vote, it was:-

**RESOLVED** – that with respect to planning application TWC/2014/0746 authority be delegated to the Development Management Service Delivery Manager to grant outline planning permission subject to the applicant entering into a section 106 legal agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) in order to secure:

- A payment of £1,085,231 for primary education and £528,974 for secondary education based on no 1 bed units and 15% affordable;
- A contribution of £130,000 towards on-site provision of open space and off-site sports/leisure provision and wildlife management of Apley Wood Wildlife Site;
- A payment of £50,000 for footpath improvements around Apley Pool;
- A payment of £350,000 (not inclusive of 5% admin fee) for maintenance of Local Centre, landscaping and drainage through a management company;
- A payment of 100,000 for public art;
- A payment of £50,000 for a control crossing, £30,000 for bus shelters and £5,000 for travel plan monitoring;
- A contribution of £112,350 for land and transport network improvements at Shawbirch roundabout and £46,200 for the Leegomery junction;
- A payment of £15,000 for planning and financial monitoring;
- Provision of 15% affordable housing with a tenure split of 50:50 social rent/shared equity (or intermediate);
- Scheme of drainage to be conditioned to be submitted before each phase of reserved matters is approved and future maintenance arrangement/funding agreed.

**and to the conditions set out in the report, with authority delegated to the Development Management Service Delivery Manager to amend and add appropriately worded conditions.**

The Assistant Director: Planning Specialist left the room prior to consideration of the next application.

(e) TWC/2014/0998 – Land adjacent Windermere House, Farm Lane, Horsehay, Telford

This was a full application for the erection of 13no dwellings with associated parking, access and drainage. The application site was a large field located in a residential area within the Horsehay Conservation Area. Nearby dwellings were of mixed age and type, with a Grade II listed terrace of cottages at New Row immediately to the east of the site. The site had been levelled, but there was a drop in levels between the application site and New Row terrace. The application was for 10 detached houses and a terrace of three houses, loosely grouped around a new communal open space area. An update report was tabled at the meeting which highlighted some minor revisions to the application, which had the effect of increasing the distance between the existing houses at New Row and the proposed houses. A fresh set of three dimensional perspectives that incorporated these revisions had been submitted by the applicant. The update report also contained a further submission from Dawley Hamlets Parish Council, information about a petition that had been submitted opposing the application, a summary of a further 20 letters of objection from residents, and new photographic information from local residents which was available for Members to view at the meeting. Members had undertaken a site visit earlier in the afternoon prior to the meeting.

Councillor T Cashmore, member of Dawley Hamlets Parish Council, addressed the Committee. She acknowledged that the applicant had sought to address some of the concerns of local residents, but there were still significant worries about the access arrangements, overlooking of New Row and the fact that the application site was in a Conservation Area - which should allow for protection from policies in the Local Plan. It was felt that a decision should be deferred until the applicant had submitted a full design assessment and 360 degree views.

Councillor C R P Mollett, Borough Ward Member, addressed the Committee. He noted that some amendments had been made to the scheme, but these were considered to be trivial and the development would still overshadow and overlook New Row. Some of the proposed properties were out-of-character with existing dwellings along Farm Lane and the heritage significance of the area needed to be recognised. He also referred to existing drainage and flooding problems in the area that were likely to be exacerbated, and to the dangers of additional traffic exiting Farm Lane onto a 50mph bypass.

Mr D Hopkins, a local resident, addressed the Committee, and urged the Committee to reject an inappropriate and unsympathetic development. Residents did not agree that the application was in compliance with Local Plan policies H3 and H4, and it would have a significant impact on neighbouring properties in terms of loss of light, loss of view, and changing the appearance of the area. There would be a

considerable adverse impact on the Conservation Area and Listed Buildings. Concern was expressed at the late submission of further plans/photos by the applicant, which residents considered to be incomplete and inaccurate.

Mr A Williams, the applicant's agent, addressed the Committee and stated that the applicant lived in Farm Lane and had employed a heritage consultant to advise on the development. The applicant had responded to concerns raised by the Parish Council and residents and made a number of revisions to the scheme, including increasing the distance away from New Row. The development was well within the Council's standards in terms of acceptable distance and overlooking. The site was allocated for housing, and promoted at a greater density than this proposal in both the SHLAA and the recent consultation document for 'Shaping Places'. In relation to drainage matters, the applicant would undertake additional measures that would improve the situation. Reference was made to the photographs and montages submitted by local residents, which he considered to be inaccurate.

The Planning Officer advised on the principle of development taking account of the planning history, and drew attention to aspects of the report relating to the scale and mix of development proposed, heritage and design considerations, impacts on living conditions of neighbouring residents, highways impacts, drainage and impact on infrastructure. Members were reminded on the site visit and the current boundary treatment to the rear of New Row which would be increased in height. The proposed layout and distances from adjoining properties were acceptable, the design of the development broadly respected its setting within a Conservation Area and there were no objections from the Highways Officer. In respect of the photograph montages/drawings that had been presented by both the applicant and local residents, the Planning Officer advised Members that the accuracy of these could not be confirmed and accordingly appropriate weight should be placed on them. The application complied with relevant national and local planning policies, and therefore it was recommended for approval.

Clarification was sought regarding the planning history of this site, to which the Planning Officer advised that there was an extant 7(1) consent for 6 dwellings on the site, and an application for 10 dwellings was granted in 1996/97 (although it never commenced). Some Members referred to the site visit and the slope of the land which it was felt would cause overlooking of New Row and have an unacceptable impact on the Conservation Area. It was suggested that bungalows would be more appropriate for this site. Further concerns were raised about the proposed drainage solution. The Development Management Manager stated that the Conservation Officer had advised that bungalows were not appropriate for this site, and that the revised application met the relevant tests in terms of heritage considerations. There were a number of proposed conditions to address any drainage issues.

A proposal that the application be refused due to its impact on residential amenity and on the Conservation Area was moved and seconded. On being put to the vote, the proposal was lost. Other Members noted that the principle of housing development on this site had previously been determined, and that the application was in accordance with guidance in the National Planning Policy Framework and with Local Plan policies. It was therefore moved and seconded that the recommendation in the report be approved. On being put to the vote, it was:-

**RESOLVED** – that with respect to planning application TWC/2014/0998 authority be delegated to the Development Management Service Delivery Manager to grant planning permission subject to the applicant entering into a section 106 legal agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) in order to secure a payment of up to £7,800 towards the enhancement of local play and recreational space locally and a payment of £500 for financial management and monitoring of the legal agreement; and the conditions set out in the report.

(f) TWC/2014/0656 – Land Adjacent to Stone House, Shifnal Road, Priorslee, Telford

This was a full application for the erection of fourteen dwellings with associated garages and parking. The application site was a parcel of land of approximately 0.59ha located on the southern edge of Priorslee between the University campus to the north and the M54 to the south. The application had been brought to Committee for approval of a proposed Section 106 Agreement for developer contributions.

Councillor V.A. Fletcher, Borough Ward Member, addressed the Committee. Shifnal Road was already a busy highway with a lot of vehicles travelling along it to and from the nearby Ricoh factory, and the university. There were also problems with on-street parking, and this development would add to potential traffic congestion. It was also asserted that there was no mains sewerage system on this side of Shifnal Road. In terms of the proposed Section 106 Agreement, it was suggested that it be amended to specify that all monies were allocated for the benefit of residents of Priorslee and for facilities in the local area.

The Planning Officer advised on the principle of development, and the absence of a demonstrable 5 year supply of deliverable housing sites and the advice in the National Planning Policy Framework for a presumption in favour of sustainable development. He also drew attention to aspects of the report relating to design and impact on existing amenities, highways, drainage, ecology/arboriculture and section 106 contributions. The principle of development on the site had been previously established, and the layout, scale and design of the proposed dwellings and associated parking was acceptable and in keeping with the surrounding area. The site was considered to be in a sustainable location, and it was therefore recommended that permission be granted subject to the applicant entering into a Section 106 Agreement and subject to conditions.

In relation to on-street parking on Shifnal Road, the Planning Officer advised that a Traffic Regulation Order would be secured through a S106 contribution. In respect to drainage, there were no objections from the Council's Drainage Engineers, and it was noted that an area of the site had been retained for the installation of rainwater attenuation tanks and estate sewage treatment plant. Further to the suggestion from the Borough Ward Member, the Legal Officer advised that the wording of the Section 106 Agreement could be varied to specify that contributions were for facilities in the vicinity of the application site. The Highways Engineer advised that £3000 in the proposed Section 106 Agreement for the removal of a traffic calming feature close to

the proposed access with Shifnal Road was no longer needed as the traffic hump would be removed as part of planned resurfacing works on Shifnal Road. It was advised that this sum could be re-allocated for other community benefits within the Agreement.

**RESOLVED** – that with respect to planning application TWC/2014/0656 authority be delegated to the Development Management Service Delivery Manager to grant planning permission subject to the applicant entering into a section 106 legal agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) in order to secure:

- A contribution of £16,500 towards primary education facilities;
- A contribution of £9,000 towards recreation and play facilities in the vicinity;
- A contribution of £1,500 towards highway works/improvements;
- A payment of £1,500 for financial management and monitoring of the legal agreement;

and with authority delegated to the Development Management Service Delivery Manager to allocate a further £3,000 towards primary education and/or recreation and play facilities within the Agreement;

and subject to the conditions set out in the report, with authority delegated to the Development Management Service Delivery Manager to amend and add appropriately worded conditions.

(g) TWC/2014/0844 – Central Café, 32A High Street, Ironbridge, Telford

This was a full application for the creation of an external raised seating area with associated balustrade and glazing sitting at the rear of Central Café, which operated as a fish and chip restaurant and takeaway. The application was part retrospective in nature stemming from an enforcement complaint relating to an alleged unauthorised erection of a rear balcony arising from the implementation of a previous planning consent for the installation of a new shop front and creation of an elevated external seating area with balcony. It was discovered that the proposed seating area was oversized leading to an overhang over the footpath beyond the rear of the site. This application (and associated application for Listed Building Consent) was seeking to rectify the position, and plans submitted with the application confirmed that the framework would be amended on site and drawn back away from the footpath.

Councillor P R Watling, adjoining Borough Ward Member, addressed the Committee. He was speaking on behalf of local residents who had approached him while he was carrying out ward duties for the late Councillor Davies during his illness. The balcony would lead to overlooking of neighbouring properties in Severnside and loss of privacy. There was also concern about increased noise and the dropping of debris and food onto land below the development, leading to the possibility of rat infestation. The development would blight the view to and from the Iron Bridge, and may contravene Article 4 of the regulations governing World Heritage Sites.

Mr A Gayler, the applicant's agent, addressed the Committee and explained that the construction of the framework had inadvertently led to an overhang over the footpath. This application addressed any concerns raised, and had the support from a number of people with no objections from the Parish Council. The seating/dining area would be table service, and so it was not envisaged there would be a litter problem from chip papers etc.

The Planning Officer advised that the principle of development for this proposal had already been established through grant of the original consent. Officers had sought enhancements to the boundary treatment and materials proposed, and the proposed amendment was modest in form and would not have a detrimental impact on adjoining residential amenities, subject to appropriate conditions. The Officer also explained the restrictions of the Article 4 direction that removed permitted development rights from dwelling houses allowing the authority to assess such applications, but which was not relevant to this Listed Building. The application was acceptable to the Conservation Officer in terms of its impact on the character and appearance of the World Heritage Site and Severn Gorge Conservation Area.

Members considered the previous approved application in connection with existing windows on the rear elevation of the Listed Building.

**RESOLVED – that with respect to planning application TWC/2014/0844, planning permission be approved, subject to the conditions set out in the report.**

(h) TWC/2014/0845 – Central Café, 32A High Street, Ironbridge, Telford

This was a listed building application in association with the previous application for the creation of an external raised seating area with associated balustrade and glazing sitting at the rear of Central Café, which operated as a fish and chip restaurant and takeaway. The application was part retrospective in nature stemming from an enforcement complaint relating to an alleged unauthorised erection of a rear balcony arising from the implementation of a previous planning consent for the installation of a new shop front and creation of an elevated external seating area with balcony. It was discovered that the proposed seating area was oversized leading to an overhang over the footpath beyond the rear of the site. This application was seeking to rectify the position, and plans submitted with the application confirmed that the framework would be amended on site and drawn back away from the footpath.

The adjoining Borough Ward Member and applicant's agent had spoken on this matter during consideration of the full application earlier.

The Planning Officer advised that the principle of development for this proposal had already been established through grant of the original consent. Officers had sought enhancements to the boundary treatment and materials proposed. The application was acceptable to the Conservation Officer in terms of its impact on the form of a Grade II Listed Building

**RESOLVED** – that with respect to planning application TWC/2014/0845, listed building consent be approved, subject to the conditions set out in the report.

- (i) TWC/2014/0671 – Land adjacent to Cheshire Cheese, Doseley Road, Doseley, Telford

This was an outline application for the erection of 13 dwellings with associated access, with all other matters reserved for consideration at a later stage. The application site comprised rough grassland measuring 0.53ha located just off Doseley Road, split between two paddocks forming part of the extended curtilage of the Cheshire Cheese Public House. The site had previously been used as a beer garden but was now described as surplus to requirements. The majority of the site excluding the access area from Doseley Road was designated as Green Network.

The Planning Officer advised on the principle of development, and the advice in the National Planning Policy Framework for a presumption in favour of sustainable development. She also drew attention to aspects of the report relating to residential development on designated Green Network land, highways issues, drainage, ecology, scale, character and design of development, mining legacy and proposed contributions through a Section 106 Agreement. Seven letters of objection had been received. In term of Green Network, the land in its current state was not accessible to the general public and not of a quality that merited its retention in relation to the objectives of Green Network policy. In addition, the proposal would provide community benefits in terms of contributions towards parks and open space improvements and primary education that outweighed any loss of Green Network. A Member referred to the disused railway line nearby, which might be considered at some stage by the Horsehay Steam Trust as a potential extension to its existing line of operating track, and whether any noise mitigation should be included in the conditioning of the application in order to protect future occupants of the houses. The Planning Officer advised that a more specific condition could be added to address this.

**RESOLVED** – that with respect to planning application TWC/2014/0671 authority be delegated to the Development Management Service Delivery Manager to grant outline planning permission subject to the applicant entering into a section 106 legal agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) in order to secure:

- A contribution of £600 per dwelling (2 or more bedroom properties) towards off-site environmental improvements for play and recreation;
- A contribution of £2,298 per dwelling (excluding one beds were this relevant) towards primary education;

and the conditions set out in the report, with authority delegated to the Development Management Service Delivery Manager to amend and add appropriately worded conditions, particularly in relation to noise mitigation if required.

(j) TWC/2015/0009 – 183 Woodside Road, Ketley, Telford

This was an application for a two storey side extension to be built to the rear or the original garage and the existing previously approved first floor side extension. The application was being determined by the Committee because the applicant was a Telford & Wrekin Councillor.

The Planning Officer advised that the proposed extension was well designed and of an appropriate scale and mass to be in keeping with the original dwelling. There was a minimal increase in ridge height, but it would not be detrimental to the street scene. There were no issues of overlooking from the extension, nor a loss of light to neighbouring properties.

**RESOLVED – that with respect to planning application TWC/2015/0009 planning permission be approved subject to the conditions in the report.**

The meeting ended at 8.43pm

**Chairman:** .....

**Date:** .....

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

18/03/2015

Schedule 1 - Planning applications for determination by Planning Committee

<b>TWC/2014/0178 21A St Michaels Close, Madeley, Telford, Shropshire, TF7 5SD</b> Outline application for the erection of 2no. dwellings with associated access (All matters reserved) ***AMENDED PLANS RECEIVED*** .....	6
<b>TWC/2014/0631 The Red Lion, 15 Holly Road, Little Dawley, Telford, Shropshire, TF4 3HB</b> Demolition of existing public house and erection of 8no. dwellings with associated access and landscaping ***AMENDED PLANS AND INFORMATION RECEIVED*** .....	19
<b>TWC/2014/0766 Land south of, 28 Beechfields Way, Newport, Shropshire</b> Outline application for the erection of 16no. dwellings (All Matters Reserved) ***AMENDED DESCRIPTION*** .....	35
<b>TWC/2015/0060 Site of Coddon Sports and Social Club, Wellington Road, Donnington, Telford, Shropshire</b> Erection of 29no. dwellings with associated access roads, parking, drainage and landscaping *****AMENDED DESCRIPTION***** .....	46
<b>W2006/1318 Sambrook Hall Farm, Sambrook, Shropshire.</b> Erection of 9no. dwellings and alterations to existing vehicular access and provision of new pedestrian access .....	58



TWC/2014/0178

21A St Michaels Close, Madeley, Telford, Shropshire, TF7 5SD

Outline application for the erection of 2no. dwellings with associated access (All matters reserved) \*\*\*AMENDED PLANS RECEIVED\*\*\*

**APPLICANT**

, Mr N Coats

**RECEIVED**

12/05/2014

**PARISH**

Madeley

**WARD**

Madeley

**OFFICER** Matthew Thomas

**COUNCILLOR GILLIAN GREEN HAS REQUESTED THAT THIS APPLICATION BE DETERMINED AT PLANNING COMMITTEE**

OBJECTIONS RECEIVED: Yes

**MAIN ISSUES:**

Principle of residential development, Loss of Green Network, Impact on amenities of neighbouring properties and character of area being in close proximity to the boundaries of the Severn Gorge Conservation Area and World Heritage Site, Site stability and impact on trees and ecology.

**PROPOSAL**

This planning application seeks outline consent for the erection of 2no. dwellings on land adjacent to No.21a St Michael's Close in Madeley. This application seeks permission for the creation of vehicular access off St Michael's Close however all other matters including appearance, layout, scale and landscaping reserved for later approval. Access to the site was originally proposed off Coalport Road to the east of the site however this was later amended following discussions between the applicant and the Local Planning Authority.

This application is supported by a Planning Statement, an Ecological Assessment (prepared by Churton Ecology) and a Slope Stability Report (prepared by Telford Mining & Geological Services) which includes a Mining Report from the Coal Authority and a Slope Stability Declaration Form. Indicative elevations and floor plans also accompany the application however these are for demonstrative purposes only and final details will be determined at a later stage.

**SITE AND SURROUNDINGS**

The application site is situated adjacent to No.21a St Michael's Close, an established residential cul-de-sac in Madeley and comprises existing garden land to this dwelling. The site lies to the east of the main dwelling and measures approximately 0.1 hectares. The site slopes considerably west to east falling away from St Michael's Close to Coalport Road. The site itself is mostly laid to lawn however there are a number of mature trees along the eastern and southern boundaries.

Coalport Road to the east and south of the site forms part of the boundaries of the Severn Gorge Conservation Area and the Ironbridge Gorge World Heritage Site

albeit the site itself falls outside of these designations. The site does however fall within the Borough's Green Network designation, including the existing property.

The existing dwelling was built approximately 25-30 years ago and sits at the head of St Michael's Close on a considerably large plot. The cul-de-sac is predominantly made up of late 1980's style detached two storey properties and bungalows. This is a sustainable location, within close walking distance to Madeley town centre where there are a range of facilities and there are a number of primary and secondary schools nearby.

## SUMMARISED CONSULTATIONS

### Standard consultation responses

#### Madeley Town Council: Comment

- Site not identified under SHLAA for residential development but it is adjacent to site 244 which is described as achievable despite its status as Green Network and its location within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area
- Proposal is for two 4+bedroom detached dwellings that would have a considerable footprint within the site area of 0.1ha.
- Car parking standards would require the provision of up to 6 allocated spaces for off road parking. On street parking is not an option.
- The site slopes considerably West to East and an evaluation is needed on both drainage and land stability
- Notwithstanding the low amenity value of the site as Green Network, development of the site would mean the loss of open, green space and the removal of a number of trees which would have an adverse impact on wildlife habitat and links with the surrounding area

#### Highways: Comment

- Originally raised concerns over the achievability of accesses off Coalport Road due to gradient. Accesses would need to have a gradient of no greater than 1 in 10 for the first 5m from the carriageway. Visibility splays of 2.4m x 43m would also be required
- Following receipt of the amended access, showing access off the existing driveway, no objections in principle subject to the following condition:  
B42 – Parking & Turning

#### Drainage: Support subject to conditions

- Scheme of foul drainage and surface water drainage
- Greenfield run-off rates
- Survey of un-named watercourse under Coalport Road was originally requested but no longer required following the amended access.

#### Ecology: Comment – Include following conditions/informatives

- Erection of nest boxes
- Lighting Plan
- Include ecology informatives

#### National Grid: Comment

- Although National Grid does have a pipeline in the vicinity, the proposed development is outside the criteria requiring any improvements

Shropshire Fire Service: Include Fire Authority informative

#### Neighbour consultation responses

Following neighbour consultation, 5 letters of objections were received raising the following concerns:

- Loss of privacy for neighbouring properties
- Loss of green network and amenity value – proposed development would make no contribution to its overall function or value
- Concerns about flooding and land stability – there is an ordinary watercourse along the eastern side of the site, a storm water outfall opposite the site and area is known to flood
- Heritage concerns – site is located off Coalport Road which forms the boundary to the World Heritage Site/Conservation Area.
- Proposals will be contrary to policies which aim to conserve and enhance the character and setting of the historic environment
- Ecology and biodiversity concerns
- Highway/access concerns – access on to Coalport Road would be dangerous. Lack of pedestrian footpaths in this area
- Access and egress is poor with substandard visibility
- Development would be out of character with the local environment
- Loss of hedgerows and trees – detrimental to local wildlife
- Development would set an unwelcome precedent for similar types of development within the area
- Medieval boundary bank and ditch and post medieval structure at the immediate eastern edge of the proposed development site
- Loss of views from residential dwellings
- Increased noise in the area – detrimental to residential amenity

\*\*Following receipt of amended plans, neighbours were re-consulted. 13 letters of objections were received and the following additional issues were raised:

- Removal of existing hedgerows/trees should be prevented should planning permission be approved
- There is no requirement for additional dwellings in this area
- Some local residents are elderly and or in poor health and this proposed development will cause them disruption
- Existing parking problems within the area from parents dropping off school children or when there are funerals or other events taking place at St Michael's Church – congestion will be exacerbated by the development
- Electrical supply – some residents of St Michael's Close endure frequent power cuts – particularly in winter months. A further two dwellings will compound the problem further
- Drainage issues locally – concerns that the sewer will not cope with additional throughput

- Disruption to residents during construction
- Impact on residential amenity from additional light from vehicles etc – which will result in adverse impact on wildlife
- Concerns over site stability – evidence of landslip
- Previous planning applications on this site for development have been refused
- Highway concerns – history of accidents/near misses in locality
- Impact on value of neighbours' properties
- Adverse impact on local area – loss of peace and tranquillity which it offers
- Concerns over Ecology report & Slope Stability report submitted and some discrepancies within

#### RELEVANT HISTORY

W85/0934 – Erection of a dwelling house and construction of a new access – Outline Refused (11/03/86)

W87/0751 – Erection of a split-level bungalow with integral double garage and construction of new access – Outline Granted (01/03/89)

#### RELEVANT POLICIES

National Guidance:

National Planning Policy Framework (NPPF)

Core Strategy:

CS1 Homes

CS9 Accessibility & Social Inclusion

CS12 Natural Environment

CS15 Cultural, Historic & Built Environment

CS15 Urban Design

Wrekin Local Plan:

EH14 Land Stability

UD2 Design Criteria

H6 Windfall Sites in Telford & Newport

OL3 Green Network

OL4 Development in the Green Network

OL5 Extensions & Redevelopment in the Green Network

OL6 Open Land

Madeley Neighbourhood Development Plan:

H7 Windfall and Infill Housing Development

GS1 Local Green Spaces

GS3 Trees and Woodlands

LC4 Coalport Road

#### PLANNING CONSIDERATIONS

This outline planning application for the erection of two dwellings and associated access raises a number of issues for consideration including;

- the principle of residential development on the site
- the loss of the site which currently forms part of the borough's Green Network and associated impact on local wildlife and existing trees

- consideration to ground stability and whether the site is suitable to accommodate further development
- the impact on amenities of neighbouring properties and the character of the area, being in close proximity to the boundaries of the Severn Gorge Conservation Area and Ironbridge Gorge World Heritage Site

### Principle of Residential Development

The National Planning Policy Framework (NPPF) advises that 'housing applications should be considered in the context of the presumption in favour of sustainable development' and 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 advises Local Planning Authority's (LPA) 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. The application site is situated within the built up residential area of Madeley within close walking distance to the Town Centre where there is a range of shops, services and employment opportunities and a number of schools are located nearby. On this basis, the LPA is satisfied that this is a sustainable location suitable for residential development.

In accordance with the NPPF, Telford & Wrekin Council must identify and update annually a supply of deliverable sites sufficient to provide 5 years' worth of housing against its housing requirements set out in the adopted development plan, which comprises relevant saved policies in the Wrekin Local Plan and the Core Strategy (2006-2016). The Council maintains its position regarding the significant supply of housing land that exists across the borough, comprising committed sites and sites identified in the current Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, a reassessment of the five year land supply position, particularly in terms of the deliverability of committed sites within five years, has produced a lower delivery figure of 2.5 years. This has implications for decision-making on planning applications, where by para 49 of the NPPF states that 'relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites'. Paragraph 14 states that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted. This underlines that planning applications should not be considered on the grounds of housing supply alone (i.e. policy CS1 of the Core Strategy) and that they should therefore be decided against the golden thread of the presumption in favour of sustainable development.

The National Planning Policy Framework continues to confirm that LPA's should be 'approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent, or where relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

Policy H7 of the Madeley Neighbourhood Development Plan states that planning permission will be granted for new residential development on previously developed

land provided that the design and layout of the proposal respects the character, visual quality and built landscape of the locality and the wider area and meets with the criteria in Policies H4 & H5. It also requires that the proposal would not be significantly detrimental to the amenities of the adjoining or nearby occupiers. Policy GS3 seeks to protect trees which provide valuable amenity and policy LC4 refers to Coalport Road and states that any development should respect the rural character along Coalport Road in terms of scale and design and the loss of roadside planting should be avoided.

#### Green Network & Impact on Ecology & Trees

Policies OL3 and OL4 of the Wrekin Local Plan relate to the intrinsic value of the Borough's Green Network as well as providing guidance to development within this designation. Policy OL3 sets out the 6 principle aims of the Green Network which include maintaining Telford's image as an attractive place to live and work, the separation of the built up areas with green wedges, to provide informal recreation and open space and to protect the Borough's ecological and archaeological heritage. The NPPF however asserts the local green space designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

It is argued that the purpose of the Green Network is not reflected within this site given that the site is enclosed and relates to a residential curtilage where permitted development rights exist; this site is also inaccessible to the public and is generally featureless other than the mature trees along the southern and eastern boundaries. The Ecological Assessment which accompanies the application states that the site 'predominantly comprises sparsely vegetated ground with some amenity grassland and small trees; scrub and trees and/or hedgerow run along three boundaries. None of these habitats are priority ones and are of negligible ecological value'. The Council's Ecologist supports the findings of this assessment and has raised no objection to the application subject to the inclusion of appropriate conditions including further details regarding the erection of bird boxes and a lighting plan. Further conditions will be imposed requesting further details regarding tree protections measures.

Referring back to the guidance within the NPPF, officers do not therefore consider that the site is 'special to a local community' or 'holds a particular significance because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife'. Whilst the site is located on the boundaries to the World Heritage Site and Conservation Area, the site is not of historic significance, being enclosed private garden land. Taking the above in to consideration, the Local Planning Authority is satisfied that the principle of residential development on this land is acceptable as the Borough's Green Network designation will be unaffected subject to the retention of the boundary which is important in this locality and therefore the proposed scheme will comply with policies OL3-6 of the Wrekin Local Plan and policy CS11 of the Core Strategy.

#### Land Stability

The application site occupies a marginal position between a broad plateau area to the west and the sloping valley side to the east of Coalport Road. Because of the

considerable differences in ground levels, the Local Planning Authority was concerned over land stability and whether the ground was suitable to accommodate the proposed development. The applicant was asked to produce a Slope Stability Declaration Form, completed by a competent person to support the application. Subsequently a Slope Stability Report (prepared by Telford Mining & Geological Services) was submitted which includes a Mining Report from the Coal Authority and a verified Slope Stability Declaration Form.

Policy EH14 of the Wrekin Local Plan advises that development will be permitted within the Mineral and Mining considerations areas or areas of suspected slope instability where it is demonstrated that the proposed development can tolerate the ground conditions and structural integrity is not compromised by slope instability. The Slope Stability Report submitted acknowledges that the proposed dwellings are intended to take the form of a pair of split level semi-detached properties and that the site topography will inevitably dictate some shallow excavation into the bank on the west side of the site. The report recommends that these dwellings be founded on a reinforced concrete raft or ring beam and that the structures also incorporate an integral retaining wall along the west elevation to provide support up-slope. The Coal Authority mining report confirmed that there are no recorded mine entries within 20m of the site boundary and also that the site is free from the risk of shallow mining instability. The applicant has submitted the required supporting information which concludes that there is 'no engineering reason why the proposed development on land adjacent 21a St Michael's Close, Madeley should not proceed as proposed' and therefore the Local Planning Authority is satisfied that the proposed development accords with policy EH14 of the Wrekin Local Plan.

#### Impact on Residential Amenity & Character of the Area

The Local Planning Authority acknowledges that the site is located in a sensitive area, bordering the Ironbridge Gorge Conservation Area and the Severn Gorge Conservation Area. Policy CS14 of the Core Strategy focuses on protecting and enhancing the historic environment, cultural and built heritage within the borough to maintain and improve quality of life. Paragraph 137 of the National Planning Policy Framework advises Local Planning Authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.

Access to the site was originally proposed off Coalport Road, which would have resulted in the loss of the mature trees along the eastern boundary with this road. There are trees along the eastern side of Coalport Road from the top all the way down into the Gorge and this feature emphasises the entrance to the World Heritage Site/Conservation Area and officers were therefore keen not to see this disrupted. Access was therefore repositioned to St Michael's Close via the entrance to the existing property. The Council's Highways Engineers resolved to have no objections to this and the impact of an additional two properties will not attract an increase in traffic which would be of detriment to this existing residential development. Following receipt of these amended plans, for outline purposes, officers are satisfied that there will not be an adverse impact on local heritage and the two dwellings will be merely a continuation of the existing dwellings to the north on St Michael's Close.

Policy CS15 of the Core Strategy encourages designs which will assist in creating and sustaining safe places, strengthening local identity and positively influence the appearance and use of the local environment. Policy UD2 of the Wrekin Local Plan advises the LPA to assess development proposals in relation to its scale, massing, form, density, orientation and layout, proportions, landscape elements, access and spatial quality.

Indicative elevation and floor plan drawings have been submitted to the LPA however these are for demonstrative purposes only. Final appearance details, layout, scale and appropriate landscaping of the site will be dealt with under a separate planning application but when considering the indicative layout, officers are of the opinion that two dwellings can be accommodated on this site without having an adverse impact on the amenities presently enjoyed by neighbouring properties and the character of this sensitive location. The size of the amenity areas are noted in addition to the site levels which does provide a limited amenity area, in addition to a high density; therefore it is necessary to ensure permitted development rights are removed to ensure an adequate standard of amenity area in addition to the views from the highway, which ensures the development complies with policies UD2 of the Wrekin Local Plan and CS14 and CS15 of the Core Strategy.

#### Other matters

The Local Planning Authority has considered the representations received from Madeley Town Council and local residents. Many of the issues raised by neighbouring properties relate to the loss of the green network and the impact the development will have on existing residential amenities, the character of the local area and concerns regarding highways, drainage and ecology which have been discussed above.

This application seeks outline consent with associated access only and therefore detail relating to appearance, scale, layout and landscaping will be considered at a later stage through a separate planning application. However officers are satisfied that two dwellings can be accommodated in this location and through careful design consideration will not significantly affect the amenities of neighbouring dwellings or the character of the area. Finally, loss of views and impacts on property values are not material planning considerations.

#### Conclusion

To conclude, the proposal for two dwellings off St Michael's Close is considered to be acceptable by the Local Planning Authority. Whilst the application site is designated as Green Network, it has been demonstrated that the site does not contribute to the core values of this designation, having little if no community benefit. The proposed layout is suitable without being overdevelopment, providing adequate access, on-site parking and private amenity space. Final appearance and design details and appropriate landscaping of the site will be considered under a separate application at a later stage. The proposed scheme complies with the principles of the National Planning Policy Framework, being a sustainable form of development and providing the Borough with a choice of high quality homes. Subject to conditions, the Council's Highways and Drainage Engineers and Ecologist have no objections to the proposal. The site is situated close to the boundaries of the World Heritage Site/Conservation Area however through careful design considerations at a

later stage, officers are of the opinion the Borough's heritage can be preserved. The scheme is compliant with local policies and guidance contained within the National Planning Policy Framework and is recommended for approval subject to conditions.

**RECOMMENDATION: GRANT OUTLINE CONSENT** subject to the following conditions:

Conditions

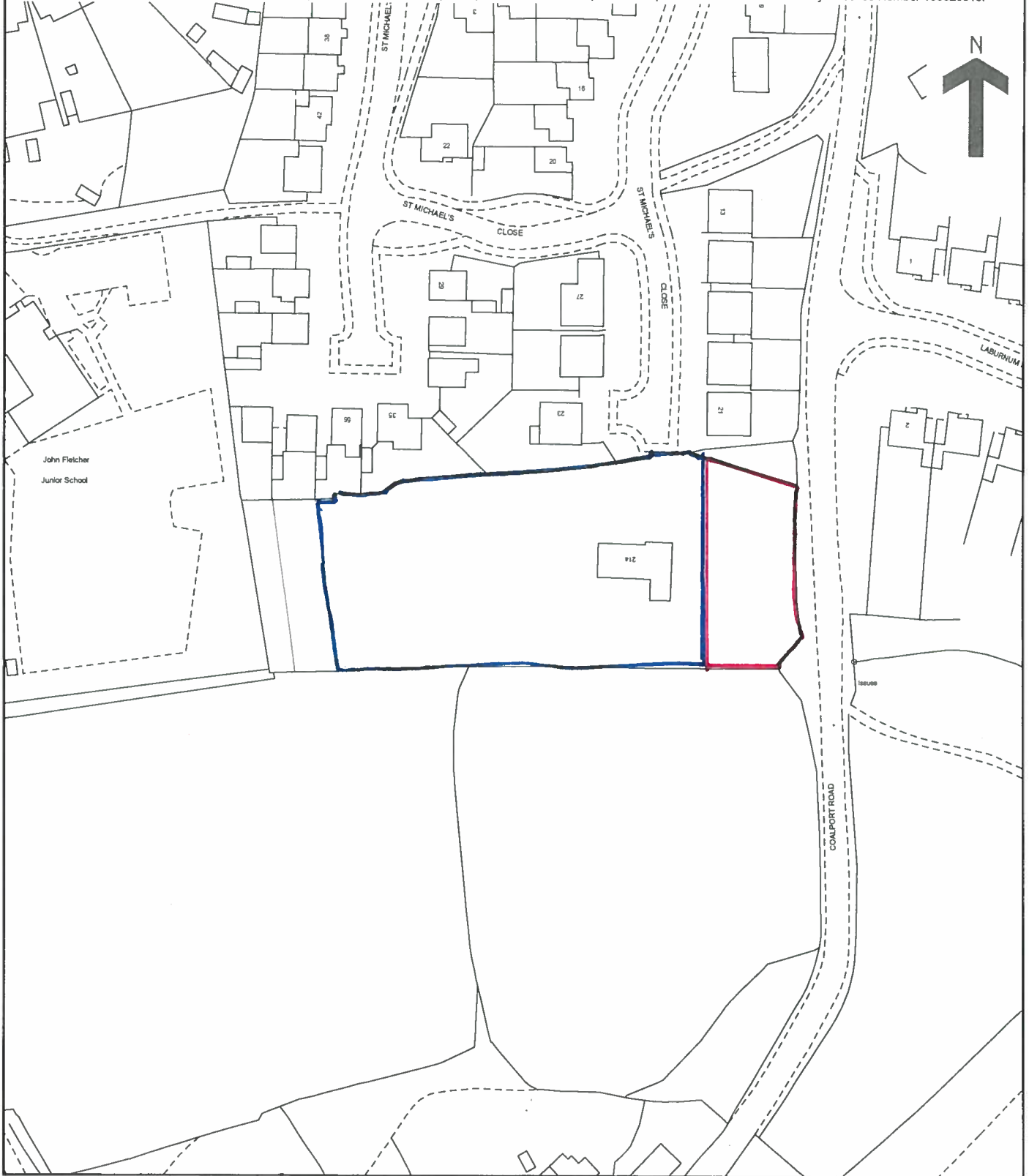
1. A01 Time limit – Outline
2. B002 Standard Outline – some matters reserved
3. B003 General Details Required
4. B011 Samples of Materials
5. B042 Parking & Turning
6. B046 On-site construction
7. B061 Foul & Surface Water Drainage
8. B075 Greenfield Run off Rates
9. B121 Landscaping Design
10. B130 Trees and hedgerow – Protective Fencing and retention
11. C021 Foundation Design – Stability
12. C038 Development in accordance with plan Nos.
13. C073 Tree/Hedge Replacements
14. C100 Erection of Nesting & Roosting Boxes
15. C106 Lighting Plan
16. D01 Removal of Permitted Development

Informatives

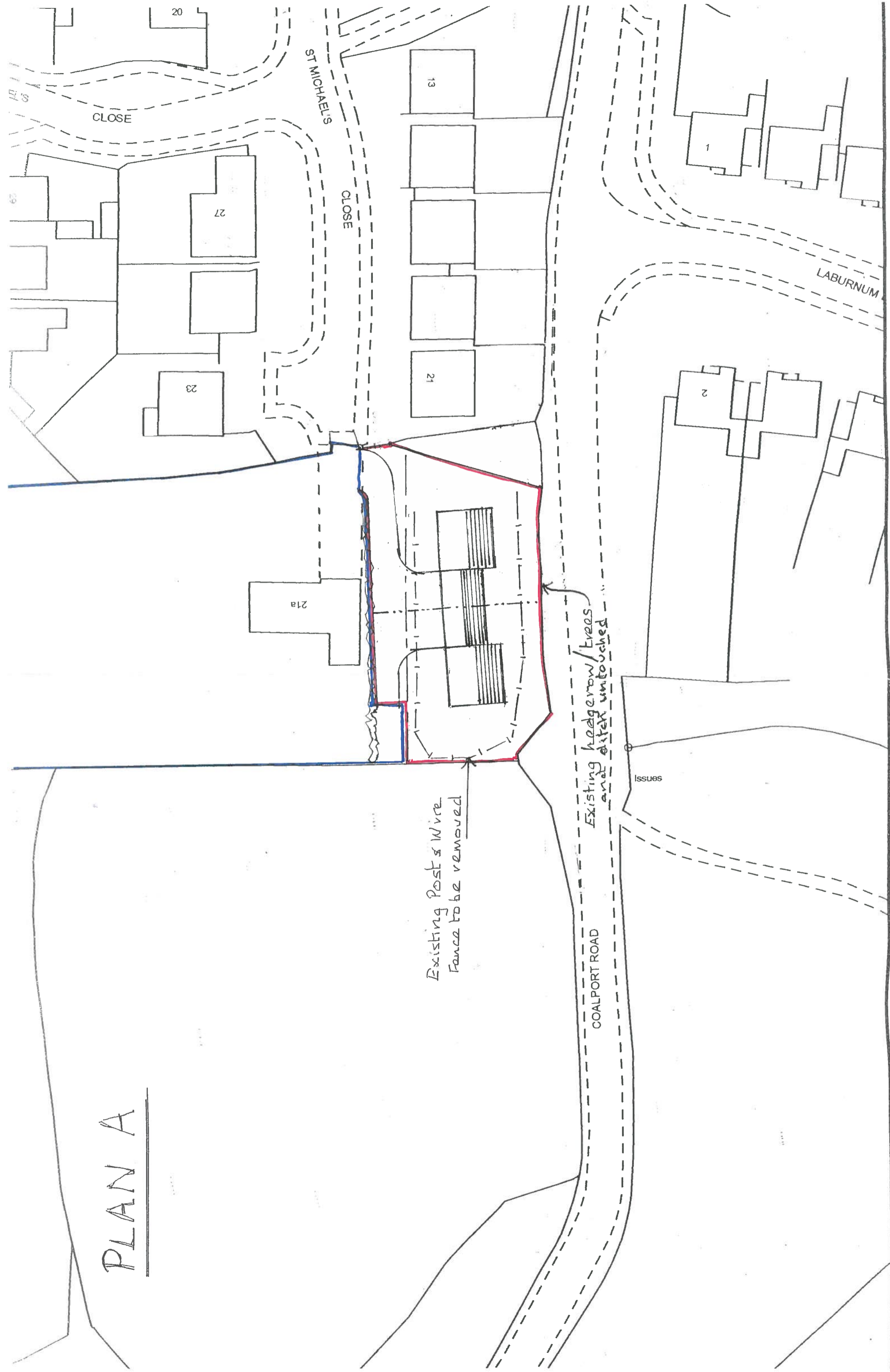
Ecology – Nesting wild birds, Trenches & pipework, Storage of materials  
Fire Authority



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# PLAN A



PROPOSED ERECTION OF TWO DWELLINGHOUSES  
LAND ADJ 21A ST MICHAEL'S CLOSE, MADELEY

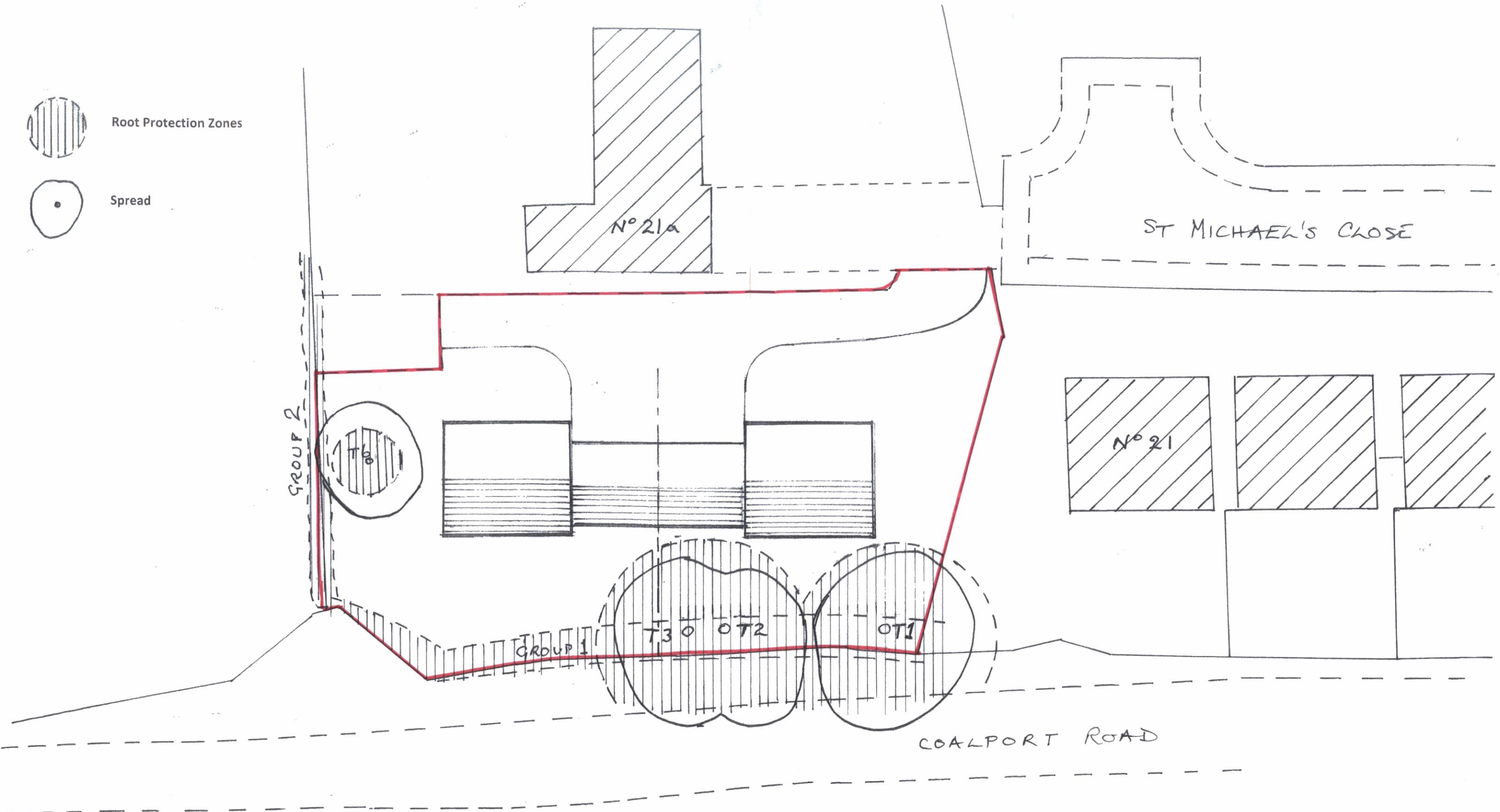
Scale 1:500 @ A3  
For Illustrative Purposes Only



Root Protection Zones



Spread



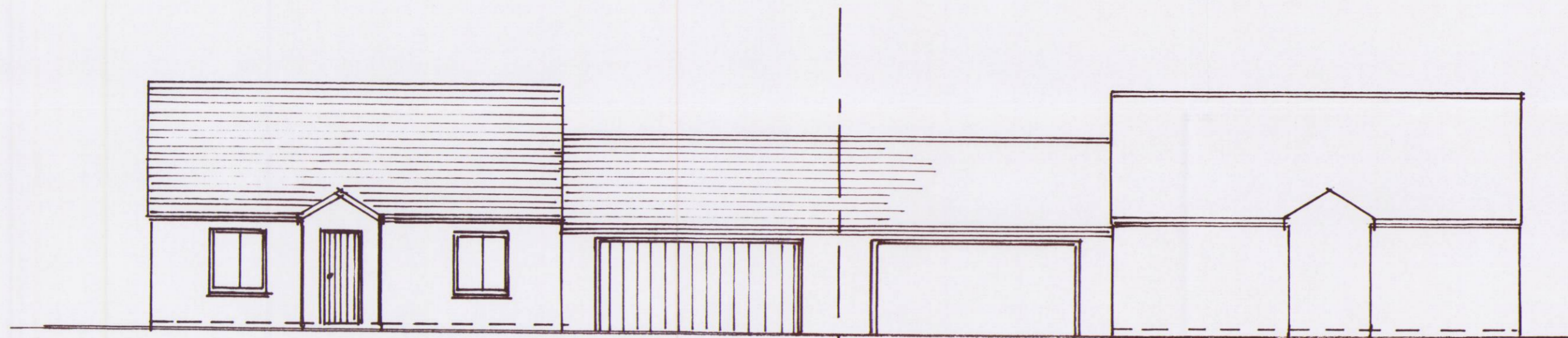
Erection of Two Dwellinghouses

Land at 21 a St Michael's Close, Madeley

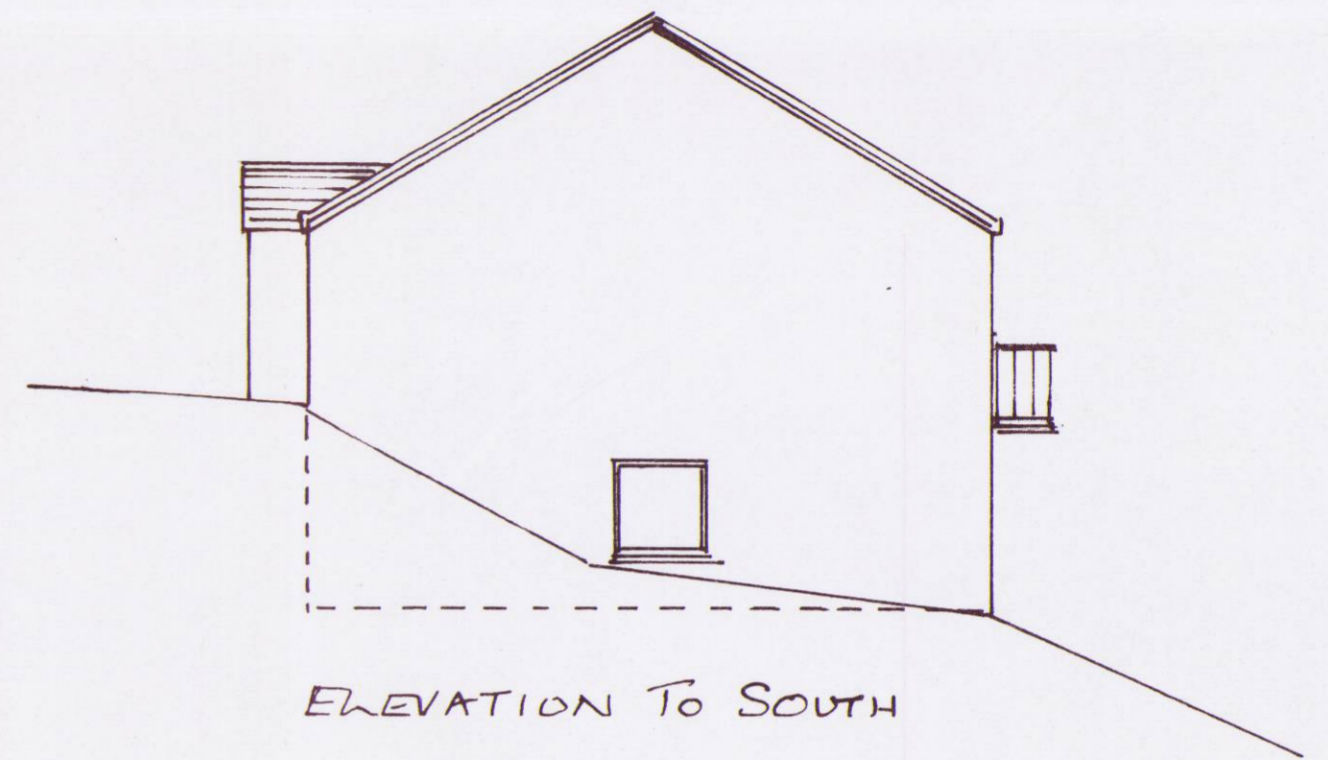
Proposed Site Layout - For Illustration Only

Scale 1:250

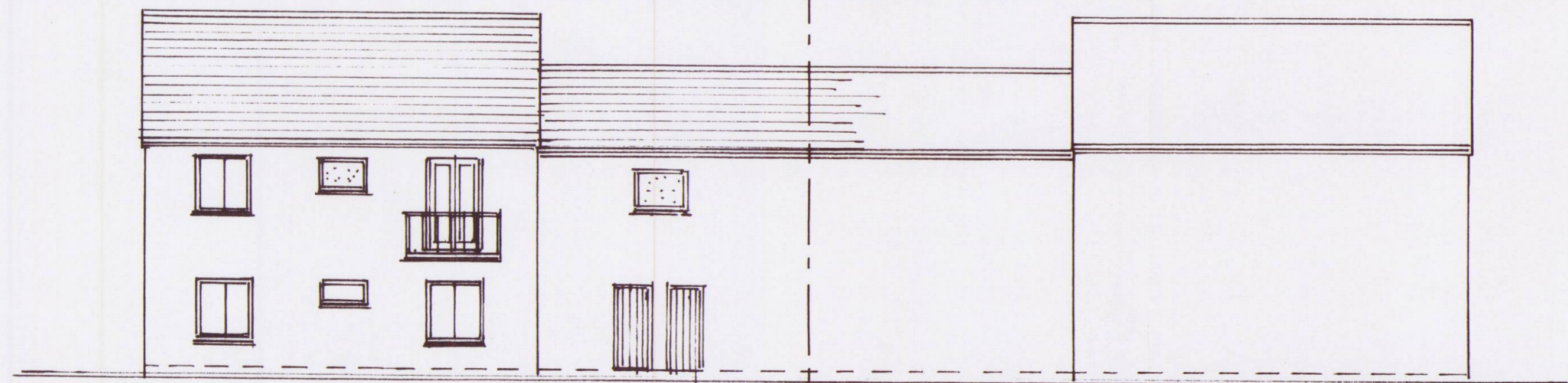
December 2014



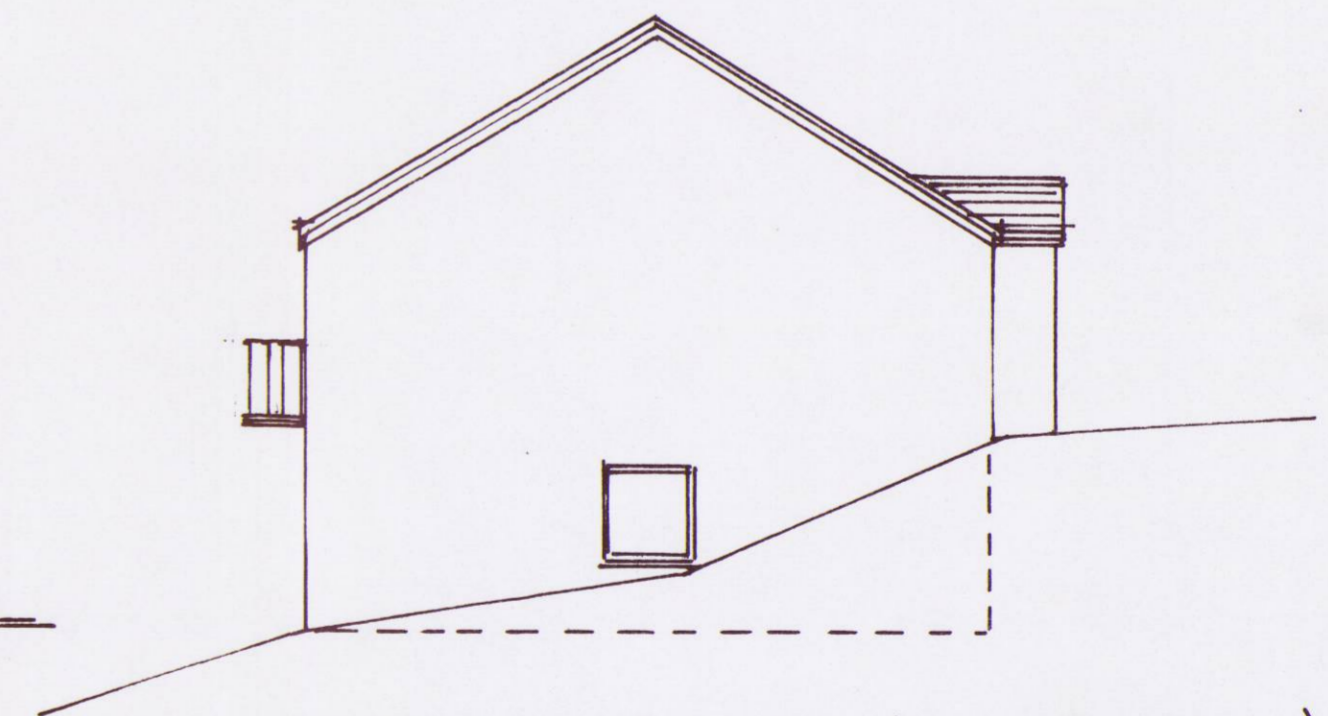
ELEVATION TO NO 21a



ELEVATION TO SOUTH



ELEVATION TO COALPORT ROAD



ELEVATION TO NORTH (TOWARDS NO 21)



Special Document  
297002

Erection of Two Dwellinghouses

Land at 21 a St Michael's Close, Madeley

Proposed Elevations - For Illustration Only

Scale 1:100

December 2014

TWC/2014/0631

The Red Lion, 15 Holly Road, Little Dawley, Telford, Shropshire, TF4 3HB  
Demolition of existing public house and erection of 8no. dwellings with associated access and landscaping \*\*\*AMENDED PLANS AND INFORMATION RECEIVED\*\*\*

**APPLICANT**

Brooklands Trading Ltd, Mr W Stone

**RECEIVED**

15/07/2014

**PARISH**

Dawley Hamlets

**WARD**

Dawley Magna

**OFFICER**

Libby Harper

**DEFERRED APPLICATION FROM THE 4<sup>TH</sup> FEBRUARY 2015**

This application was considered by members of Planning Committee on the 4<sup>th</sup> February 2015, where by members resolved to defer this application to allow for further negotiations with the applicant regarding a reduction in density and the access arrangements for the proposed development.

Following the meeting, a viability assessment has been submitted for the scheme as considered by Members. This has been reviewed by the Council's Development Delivery Group Specialist who has concluded that the achieved profit levels are well below those stated as acceptable in recent appeal cases, and therefore less units would certainly impact on the viability of the site.

The Agent has advised that no changes to the application will be made as requested by members with regard to either density or access, and thus officers have been unable to negotiate any amendments. Members are therefore asked to determine the application in its current form as originally presented to members. The recommendation remains unchanged.

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

A04	Time limit
B011	Samples of Materials
B012	Sample Brick Panel
B049	Custom highways condition – footway construction details
B121	Landscaping Design – including replacement trees
B149	Japanese knotweed management plan
B150	Site Environmental Management Plan
C12	Car Parking
C38	Development in accordance with deposited plans
C109	Erection of Artificial Nesting Boxes
C109	Custom Lighting Plan
CCustom	No approval of tarmac finish to driveways
D01	Removal of Permitted Development Rights

Informatives

I11	Highways
I23	Bats
I25a	Nesting Birds
I25e	Trenches
RANPPF1	Approval - NPPF

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TWC/2014/0631 PLANNING COMMITTEE REPORT OF 4<sup>th</sup> FEBRUARY 2015

CLLR JANE PINTER HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY PLANNING COMMITTEE

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, loss of community facility, highway safety and parking, character and appearance, loss of trees

#### THE PROPOSAL:

This is a full planning application for the demolition of the existing public house which would be replaced by the erection of 8no. dwellings with associated access and landscaping, comprising four pairs of semi-detached units in a staggered formation. A total of 4 x 2no. bed houses, and 4 x 3no. bed houses are proposed with hallway, kitchen, living room, and WC at the ground floor with bathroom and respective bedroom accommodation at the first floor.

The properties would front Holly Road, in a set back position behind a low stone wall and modestly sized landscaped front gardens. Gated or open access would be provided round the rear, each with a patio and lawned garden provided in a linear form, with the exception of unit 8 - the most easterly plot - with its amenity principally to the side.

Parking for two vehicles is proposed per unit with driveways set adjacent to the rear gardens through a gated access in each instance, vehicular access would therefore be from the cul-de-sac Hafren Road at the rear which links through to Holly Road to the south west of the site. In each instance, a gated access to Holly Road fronting the site is proposed on to a new footpath running along the frontage.

Notably, the scheme has been subject to significant amendment in terms of access and parking arrangements, the scheme originally submitted sought access and parking from and at the front of the site, further to concerns raised by the Highways Authority, the revised scheme now before Members has been prepared.

The application is accompanied by a Design & Access Statement, Extended Phase One Habitat Survey, Bat Survey Report, and Arboricultural Impact Assessment.

#### SITE AND SURROUNDINGS:

The Red Lion is a combined one and a half and two storey vacant public house comprising a brick built structure with a yellow render finish and tiled roof. The building fronts Holly Road, principally in a set back position of around 2 metres. The

form of the building is of varying heights including a number of single storey pitched and flat roof extensions and suggests the building has evolved considerably over time; this is also evident from the range of chimneys across the building.

The site extends to 0.16 hectares in area and is subject to a slope from Holly Road down towards Hafren Road of around 2 metres, with a retaining wall separating the site from Hafren Road which is approximately 0.5 metres lower. This stone wall continues at a higher level along the eastern boundary adjacent 14A Holly Road, the remainder of the site is bound by a mix of timber fencing and brick walls.

Two tarmac car parks are positioned either side of the building providing parking for 26 vehicles, with a beer garden and outbuilding at the rear. Two trees are positioned along the southern boundary, one towards the centre of the site, together with an established Lawson cypress and bank of young Lawson cypress forming a screen adjacent 31 Hafren Road. An area of grass lies at the side of the building with a further grassed area at the rear within the beer garden. The remainder of the site is either tarmacked or footpath areas with paving in place.

Residential development neighbours the site to the east and west and opposite fronting Holly Road, as well as at the rear off the cul-de-sac of Hafren Road, a mix of single and two storey dwellings both detached and semi-detached of varying ages are present in the locality. A number of services and facilities are available in the vicinity of the site including a convenience store at the junction of Holly Road and South View Road around 150 metres and The Unicorn Public House 105 metres to the south west, and the Captain Webb Primary School 0.6 miles to the north (all walking distances), Dawley District Centre is in the region of a mile away to the north with a further range of services and facilities available including the new Phoenix Academy (11-16 school).

#### PLANNING HISTORY:

Various applications relating to alterations to the Public House including W80/0205 Construction of Car Park and Extension and Alterations to Vehicular and Pedestrian Access. Full Granted 03/06/1980, in addition to:

W84/0738RM Erection of a bungalow (land adjoining The Red Lion). Reserved Matters Granted 27/04/1990

W84/0738 Renewal of Permission for the Erection of a bungalow. Outline Granted 21/01/1985

W77/0763 Residential Development and Construction of Vehicular and Pedestrian Access. Wrekin no objections 03/07/1978

Pre-application enquiries:

PE/2013/1184 Erection of 8no. semi-detached dwellings

PE/2014/0495 Erection of 8no. semi-detached dwellings

PLANNING POLICY CONTEXT:

National Planning Guidance:  
National Planning Policy Framework

Wrekin Local Plan:  
UD2 Design Criteria  
H6 Windfall sites in Telford & Newport  
OL11 Woodlands and Trees

Core Strategy:  
CS1 Homes  
CS3 Telford  
CS5 District and Local Centres  
CS9 Accessibility and Social Inclusion  
CS10 Community Facilities  
CS14 Cultural, Historic and Built Environment  
CS15 Urban Design

**CONSULTATION RESPONSES:**  
Standard Consultation Responses

Parish Council: Originally supported the application however, following amended plans they now object to the application.

During the initial consultation the Parish Council wished to draw the attention of the Planning Officer to the fact that the existing building stands on the site of a Medieval Hall which is the oldest building in Little Dawley. The Council asked that consideration is given to an archaeological survey during the works to protect and or record the medieval remains on the site.

Councillor Jane Pinter: Green Carded Application, objecting to the scheme for the following reasons:

- Unsuitable for Hafren Road to be used for access
- Not in keeping with Hafren Road houses
- Unsuitable for increased amount of traffic using Southveiw road, Severn Way and Hafren Road
- Hafren road is a cul-de –sac with inadequate turning area at present and will be unable to cope with increased vehicle parking
- Emergency services access - concerns as no updated report since amended application
- Japanese Knotweed concerns on site
- Habitat Survey – concerns as no new update

The site is on Holly Road and the access should remain on Holly Road, there has never been a problem getting on or off this site regarding traffic, the proposed site in its entirety is the conflict. The application should be revised using access off Holly Road instead of proposing to use Hafren Road, which in turn will cause residents of Southview Road, Severn Way and Hafren Road permanent disruption.

David Wright MP

Aware no. of residents have submitted comments on the application and it would seem there is no broad objection to the development of the site for housing, concern arises from the proposed vehicular access to the dwellings from Hafren Road, crucial Plans Board considers whether vehicular access should be off Holly Road and whether the cul-de-sac arrangements off Hafren Road can take additional traffic.

Highways: Comment

Originally objected to the scheme recommending refusal due to concerns over visibility splays at the access with Holly Road, with the prerequisite 2.4m x 43m not being achievable in land within the applicants control or the adopted highway which is likely to result in an increase in highway danger; that the proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger of vehicles being parked on the public highway; that the proposed development fails to make adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into Holly Road.

Further to the submission of the revised design with parking accessed from Hafren Road, the Highways Officer now advise that in principle they have no objection to the proposal requesting a pre-commencement condition requiring the submission of full construction detail of the proposed footway and pedestrian dropped crossing on Holly Road with implementation prior to occupation; and secondly that the car parking be delivered (laid out, hard surfaced and drained) prior to development being brought into use. Finally, an informative has been requested advising contact be made with the Highways Authority prior to commencing work for permission to work on the adopted highway.

Arboricultural: Support subject to conditions

Advise that tree related constraints to be adhered to. No comment representation made in respect of the latter period of consultation.

Drainage: No objection

Ecology: Comment

Originally objected to the scheme with the need for further survey work to be undertaken on the basis that the Extended Phase One Habitat Survey carried out on this site recommended that bat activity surveys be carried out. Following receipt of a bat survey of the buildings, a comment response is submitted. A number of conditions are requested on the basis of the above observations – necessitating the submission of a Japanese knotweed management plan prior to commencement of development; erection of artificial nesting/roosting boxes for bats and birds prior to first occupation; submission of a lighting plan to minimise disturbance to bats prior to the erection of any external lighting; and, full details of both hard and soft landscaping prior to commencement of development. Three informatives are requested drawing the developers attention to the timing of works related to and protection of the nests of wild birds; the protection of bats; and, guidance around provision of trenches to prevent any wildlife becoming trapped.

No comment is made in respect of the final round of consultation.

### Shropshire Fire Service: Comment

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications". A parallel response is provided in respect of the 2<sup>nd</sup> period of consultation.

### Neighbour Representations

Two periods of consultation have publicised this application, the first noticeably with access onto Holly Road at the front of the site [although a number of representors have responded with reference to access from the rear]; the second further to the scheme being amended with vehicular access from the rear. The issues raised can be summarised as follows:

#### 1<sup>st</sup> consultation

Object (4 received)

- Access from Hafren Road – disruption of construction traffic
- Japanese knotweed – latter removal from site and should be removed with a license
- Loss of community facility
- Design not in keeping – most properties bungalow or dormer style
- Lack of need for development – no. of sizeable developments locally
- Loss of privacy

Comment (1 received)

- Boundary wall between Red Lion and 14a Holly Road in poor state of repair
- Concern vibration from construction machinery could damage boundary wall to 14a and property itself (at lower level than Holly Road)

#### 2<sup>nd</sup> consultation

Object (42 received, from 30 households)

- Inappropriate access – Hafren Road too narrow to accommodate increased traffic, nature as a cul-de sac, impair access for emergency services / refuse vehicles / delivery vehicles / care services including limited turning ability already, existing two accesses from Holly Road should be used - wider road and no awareness of incidents, highway safety for children, increased traffic noise, parking already limited, would remove roadside parking for visitors, developers of Sylvie Meadow nearby unable to secure rear access and obliged to provide front access into Holly Road
- Design not in keeping should be single storey – most surrounding properties bungalow or dormer style
- Ecology concern – recommendation of Extended Phase One Habitat Survey to undertake bat activity surveys at the correct time of year, no further survey work submitted with this application
- Lack of need for development – no. of sizeable developments locally
- Noise – plans ignore recommendations of WHO noise levels in enclosed gardens
- Increased pollution from CO<sup>2</sup> emissions

- Level of amendment to scheme - new application should be submitted and everyone in Hafren Road notified
- Planning department / developer should meet with residents
- Need for archaeological survey as development on site of medieval hall
- Lack of consultation.

## PLANNING CONSIDERATIONS:

### Principle of development

The application site is presented as white land on the adopted Proposals Map, whilst the loss of a community facility must be considered in light of a protectionist policy defined in CS10. The policy dictates that the loss of existing land or buildings used for the benefit of the community will be resisted. In order for development for non-community uses to be considered appropriate, a lack of need must be demonstrated or where acceptable alternative provision exists or is proposed concurrently. The Design & Access Statement includes a map showing the position of the site related to alternative public houses within a 1.5km radius, this indicates a number present and in fact does not present The Unicorn Public House which is approximately 110 metres from the site boundary (walking distance) to the south west. On this basis, it is considered that the proposal satisfies the requirements of CS10 in that acceptable alternative provision exists in the locality. The application form defines that the use as a public house ended 01/10/2013.

The site is brownfield in nature sitting within the urban area in a sustainable location surrounded by residential development, there is a convenience store close by, a primary school within walking distance, with a range of further facilities available in the District Centre to the north. The proposal therefore accords with policies CS3 and CS5 with Telford, and particularly the District Centres being the focus for development over the plan period.

### Design and Highways, access and parking

The NPPF has as one of its 12 core planning principles to 'secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. The NPPF goes on to advise at para 59 that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

Wrekin Local Plan policies UD2 and Core Strategy CS15 all seek to promote good design and good concepts of 'place making' to create 'Attractive, responsive and adaptable environments in which to live, work and play and are essential to creating sustainable local communities' (para 9.76 CS15). Further, a proposal is required to show a high quality of design, and not have an adverse impact on the local environment, especially with adjacent land uses in accordance with Wrekin Local Plan policy H6.

As the Design & Access Statement for the scheme references, a range of house types of varying architectural periods are present in the vicinity of the site, including older character properties, circa 1970s dwellings and more modern additions. The houses along Holly Road are principally two storey, with predominantly dormer bungalows along Hafren Road at the rear of the site. There is also a mix of detached and semi-detached properties, with the overall emphasis being on the latter.

This scheme has been subject to a number of iterations at the pre-application stage firstly, and then through the duration of the application. Prior to submission, two designs were submitted as evidenced in the Design & Access Statement, the first being a scheme for ten dwellings split in to three components around a central spine road with a bank of 9 parking spaces alongside, notably a number of units were proposed sideways on to Holly Road with their rear gardens facing the road. This was judged to represent overdevelopment of the site, and did not appropriately address Holly Road where an improved frontage was required – particularly bearing in mind the existing context of the principal elevation of the pub fronting the road, and a lack of and over dominant form of parking provision.

The 2<sup>nd</sup> pre-application scheme entailed a reduction to 8 units being semi-detached and a staggered formation, 6 of which would front Holly Road and the remaining 2 fronting Hafren Road, each would have individual driveways. Whilst the scheme provided an improved relationship in terms of street frontage on to Holly Road, it was again not supported by the Local Planning Authority, individual driveways off Holly Road was not supported by the Highways Authority, a lack of footpath at the front of the site, and concern over overlooking between two units at the west of the site.

The application was duly submitted comprising 8 units fronting Holly Road with an access towards the western edge of the site leading to an internal road running the length of the site with driveways fronting or to the side of units. A footpath was proposed along the front of the site, modest planting bays between the parking bays, and provision of rear gardens. This proposal was considered significantly detrimental to the streetscene being dominated by the access, tarmac and parking arrangement with limited staggering of the units.

As well as the negative visual impact, the implications of the scheme raised a number of highway danger concerns. The reasons related to an inability to provide sufficient visibility splays in land within the applicants control and / or the adopted highway which would likely result in an increase in highway danger; the proposed development failed to make adequate provision for the parking of vehicles within the site curtilage - with spaces being below the level required of 2.4m x 4.8m resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway; the proposed development failed to make adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to reverse manoeuvre into Holly Road.

Wrekin Local Plan policy H6 requires that a site can be adequately accessed and parking provided. On the basis of the original scheme, as well as the detrimental design implications of the access and parking arrangement, the proposal was in conflict with policy H6. Further to the revisions made – which appreciably adopts the approach of neighbouring 14a to the east which fronts Holly Road with parking at the rear, the objection has been revised to a comment requesting conditions relating to the construction detail of the footway fronting the site, delivery of car parking as proposed prior to occupation. The proposal provides adequate parking, and is in a sustainable location with access to a range of services and facilities nearby, with a

bus route along Holly Road. The scheme is duly considered to accord with policy H6 in this respect.

Concerns over the proposed amended access and parking arrangement is a dominant issue within the representations received for this application, particularly the nature of Hafren Road as a cul-de-sac, existing difficulties experienced by emergency services and refuse vehicles in turning within Hafren Road. Further clarification has been sought from the Highways Authority as to the acceptability of the scheme, with a particular distinction between the nature of Holly Road as a Through Road with a 30mph speed limit. Although the existing use of the site is a sizeable pub car park the times in which the car park would be utilised would be outside of the peak hour, however, the proposed residential development would create vehicular movements during peak times. Therefore due to the nature of this road a single point of access is required with adequate on plot parking and turning area. Due to the limited frontage and size of the site this could not be provided to serve the proposed 8 units. Hafren Road is a quiet residential cul de sac and generates minimal two way peak movements. It is of a traditional design with a 4.8m carriageway with standard footways on either side. Existing residential units have sufficient on plot parallel parking and minimal on street parking is evident. On plot turning area is not necessarily required on a road of this nature therefore 8 individual driveways to the proposed residential units is acceptable in highway terms. It is advised that 2 parking spaces are provided per unit which is also adequate. The cul de sac also has an adoptable turning head at the end of it. Refuse vehicles may have to reverse manoeuvre to service Hafren Road, however, this is common practice on many older cul de sac arrangements in the Borough and is not a significant highway safety issue. In respect of emergency vehicle access, consultation has arisen with the Fire Service who did not raise concern as to the revised form of scheme. The Local Planning Authority therefore considers that the revised proposal accords with policy H6 in terms of being adequately accessed and parking provided.

The amended scheme has notable implications in terms of design, as well as, the aforementioned highway safety considerations. The scheme remains at 8 units and does represent a density of units that is generally higher than properties in the locality. The agent has been encouraged to drop a further unit, but unwilling and remains in the current format to consider, which on balance is considered acceptable. However, the scheme as amended does deliver: a footpath to provide a safe means of access to pedestrians to and from the site as sought at the pre-application stage, and notably from front gardens rather than across the access road as originally proposed; development would be setback from the road with a stone wall – as an evident existing feature of the site; modest front gardens would be provided for each unit and an active frontage to Holly Road – an emphasis of two storey units facing the front rather than the rear is considered more appropriate with a greater emphasis on two storeys rather than bungalows and dormer bungalows at the rear; individual access to the rear of each unit – thus encouraging occupants to store their refuse bins at the rear; with rear gardens whilst leaning towards being a touch small, provide sufficient amenity area and noted the provision is larger on the three bed units. The scheme now provides a much softer approach to development.

At the rear of the site the boundary along Hafren Road is a low wall and close board fencing along the western half, and then a mix of block and stone wall with planting behind with partial views through to the car park. The application form identifies the proposed boundary treatment as brick wall and timber fencing, further clarification has been sought in terms of the boundary at the rear as it is felt that improvement can be sought here from the existing mismatch of low stone wall and varied fences. Here provision of a new hedge is proposed and would provide a more consistent approach and an enhancement to the streetscene. Notably, the block plan shows the driveways as tarmac, again an enhancement would be sought through provision of permeable paving as had been indicated when parking was proposed at the front of the site. These requirements would be controlled through condition.

Due to the variety of house styles in the area, a more contemporary design has been favoured for the scheme, seeking to recognise the scale and form of the surrounding dwellings. Vernacular materials comprise a mix of brick, render and timber, again being reflective of buildings present across the eras present in the local area. The proposed window arrangement is somewhat unusual, however, again a range of different arrangements are present in the locality, and add interest to the elevations and fitting with the proposed contemporary nature of the units. Variation between the pairs of semis would be sought through a mix of render colours.

The proposal also provides sufficient distance separation to existing properties so not to have an adverse impact on residential amenities by virtue of loss of light or outlook. In terms of a wider privacy and amenity context, here it is important to appreciate the historic context of the site with a beer garden at the rear and car park bordering the eastern and western edge, thus activity would have arisen at varied times during the day and evening.

Bearing in mind the residential context of the surrounding area, it is considered appropriate for control to be placed over the construction phase, with imposition of a Site Environmental Management Plan condition recommended.

#### Drainage

The application material advises that both foul and surface water drainage will be conveyed to the mains sewer, there are no objections to this. Clarification has been sought in this respect, this was provided on the basis that the site as existing is principally impermeable surface (the building and tarmac/pathways), that there are no known capacity issues in the locality and an enhancement will be secured through development with a reduction in the level of impermeable surface. Policy H6 is therefore satisfied in respect of drainage.

#### Ecology and Trees

An objection was initially made in respect of a lack of further bat activity survey work at the outset of the application following the recommendation of the Extended Phase One Habitat Survey, and has also been identified within the neighbour representations received. Following the submission of a bat survey report, the response of Ecology has been revised to a comment with no evidence of roosting observed externally or internally, activity surveys having recorded no bats emerging from the buildings, with a small number of common pipistrelles and a soprano pipistrelle recorded foraging on the site during the surveys. On this basis, to

compensate for the loss of roosting opportunities and to enhance the site for bats, a number of artificial roost boxes should be erected on the new buildings with a condition accordingly recommended, a lighting plan condition is also requested to minimise disturbance to bats.

The context of Japanese knotweed has been raised by Ecology, further to the habitat survey having identified 'a strong colony of Japanese knotweed ... mainly located along the southern boundary.' 'This will require control and management prior to development works taking place.' The presence of knotweed on the site has also been raised by a number of neighbours. The concern is therefore appreciated and a condition is recommended for the submission and approval of a Japanese knotweed management plan with works to be undertaken in line with approved details.

Development would now entail the removal of four trees from the site and the Lawson Cypress hedge adjacent to No. 31 Hafren Road. Ecology have confirmed that none of the trees on site contain features suitable for bat roosting. The Council's Arboriculturalist supported the scheme subject to conditions that tree related constraints are adhered to, with no comment made with reference to the revised scheme. The proposed tree plan indicates a number of replacement trees, and will present an enhancement to the streetscene along both Hafren and Holly Road overall.

Therefore there will be no adverse impact on flora or fauna subject to the protection of ecology and provision of replacement trees, with relevant mitigation, can be secured in accordance with Core Strategy policy CS12 and Wrekin Local Plan policy OL11.

#### Archaeology

The need for an archaeological survey has been raised by a number of local residents with reference to the building lying on the site of a medieval hall. The archaeologist has confirmed that they have no reference to a medieval hall on this site, and as there is no record of archaeological remains on this site it is not appropriate to provide archaeological mitigation measures. .

#### Other Matters

A concern has been raised within a representation as to the level of amendment made to the scheme identifying that a new application should be submitted and everyone in Hafren Road notified, alongside a lack of consultation. The Local Planning Authority has met its obligations under the Development Management Procedure Order in terms of neighbour notification, notably applications are regularly amended during the determination period and this instance a further period of consultation occurred.

#### Conclusion

The site is located within the built-up area of Telford, with the loss of the community facility justified with alternative provision available nearby, the principle of the development is considered acceptable. Following amendment, the proposal can be adequately accessed and parking provided and is appropriate in highway terms. The site can be adequately drained with betterment likely through a reduction in the level of hardstanding through provision of gardens. The design whilst providing a density

that is generally above the average in terms of immediate neighbours does sit within the context of a mix of house types including modest terraced units in the locality, with a design that will add to the diversity of house types present. Accordingly, the proposed complies with relevant national and local planning policies and is recommended for approval.

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

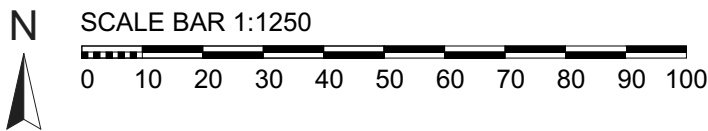
A04	Time limit
B011	Samples of Materials
B012	Sample Brick Panel
B049	Custom highways condition – footway construction details
B121	Landscaping Design – including replacement trees
B149	Japanese knotweed management plan
B150	Site Environmental Management Plan
C12	Car Parking
C38	Development in accordance with deposited plans
C109	Erection of Artificial Nesting Boxes
C109	Custom Lighting Plan
CCustom	No approval of tarmac finish to driveways
D01	Removal of Permitted Development Rights

#### Informatives

I11	Highways
I23	Bats
I25a	Nesting Birds
I25e	Trenches
RANPPF1	Approval - NPPF



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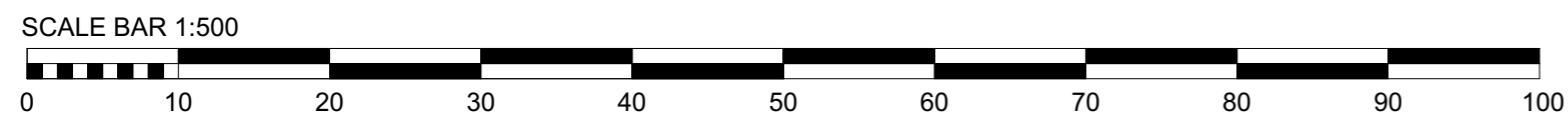


<b>Drawing Title.</b> LOCATION PLAN									
<b>Project Title.</b> THE RED LION		<b>Status.</b> PLANNING							
<b>Client.</b> MR W STONE		<b>Project No.</b> BA1086	<b>Drawing No.</b> PL-001	<b>Rev No.</b>	<b>Scale</b> 1:1250@A4	<b>Drawn By</b> HR	<b>Date.</b> DEC '13	<b>By.</b>	<b>Chk.</b> CH

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KEY	
	PROPOSED TREE
	PROPOSED PLANTING
	TARMAC
	PAVING SLABS



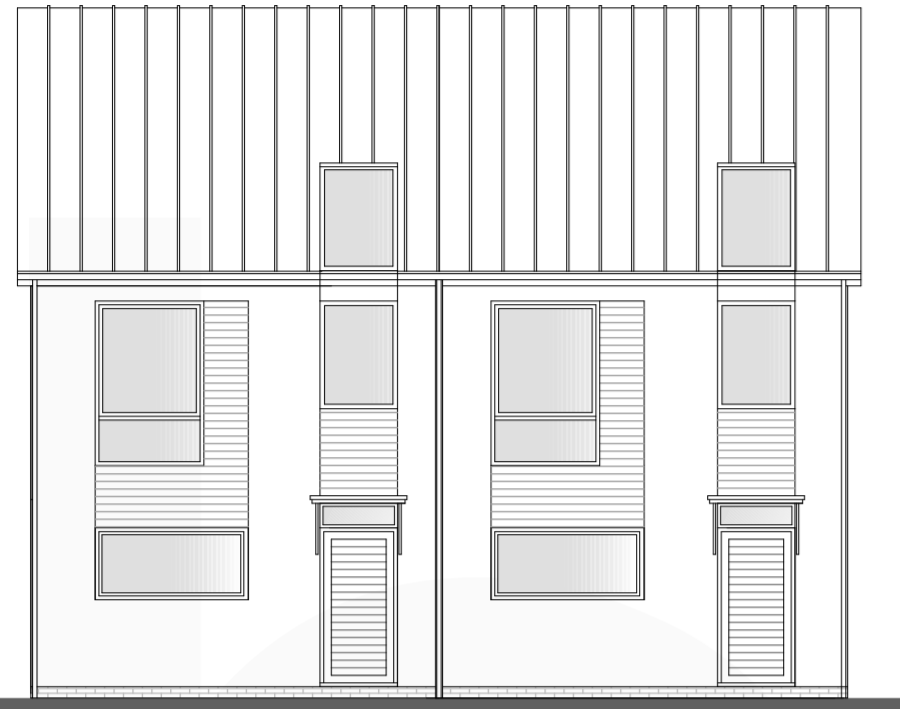
F	06.10.14	Amended further to planners officers' comments	HR	
E	19.09.14	Amended further to Highways comments	HR	
D	27.08.14	Amended further to Highways comments	HR	
C	27.08.14	Amended further to Highways comments	HR	
B	26.08.14	Hard and soft landscaping amended	HR	
A	05.02.14	Site layout amended further to planning officers' comments	HR	
Rev No.	Date	Rev.	By	Chk.

**PLANNING**

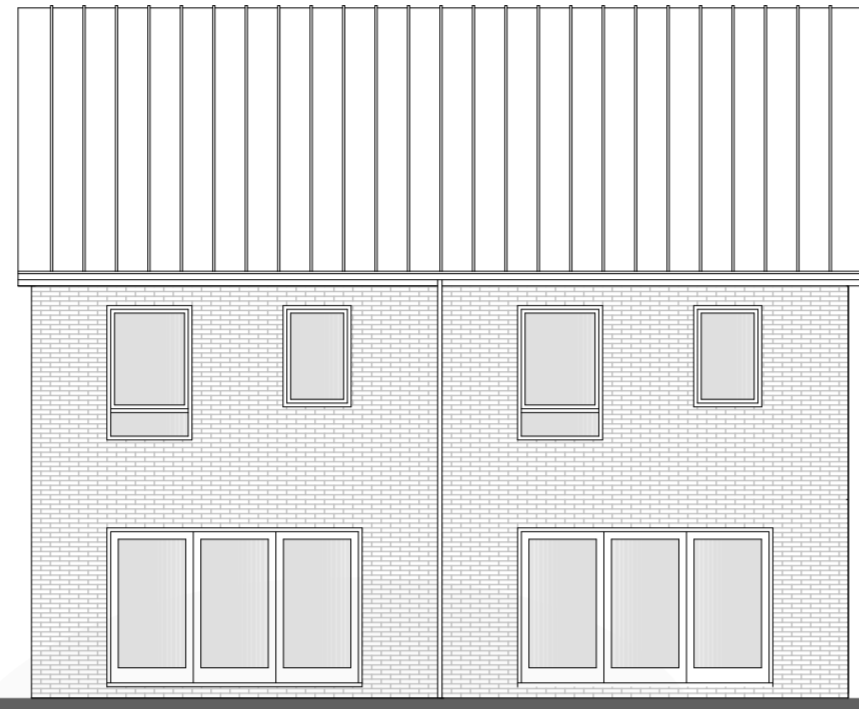
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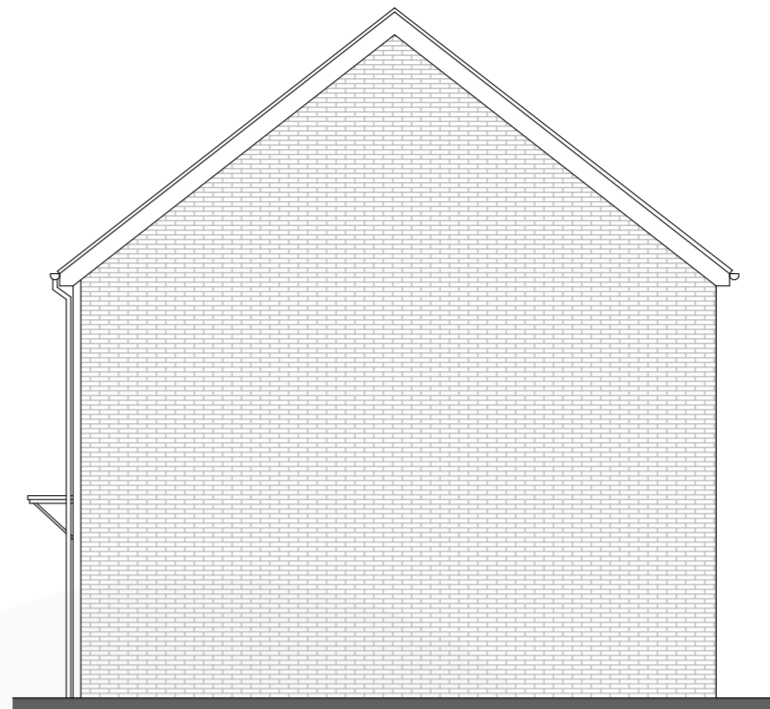
Project Title.	THE RED LION		
Client.	MR W STONE		
Drawing Title.	PROPOSED SITE LAYOUT		
Project No.	BA1086	Revision No.	PL-002
		Revision.	G



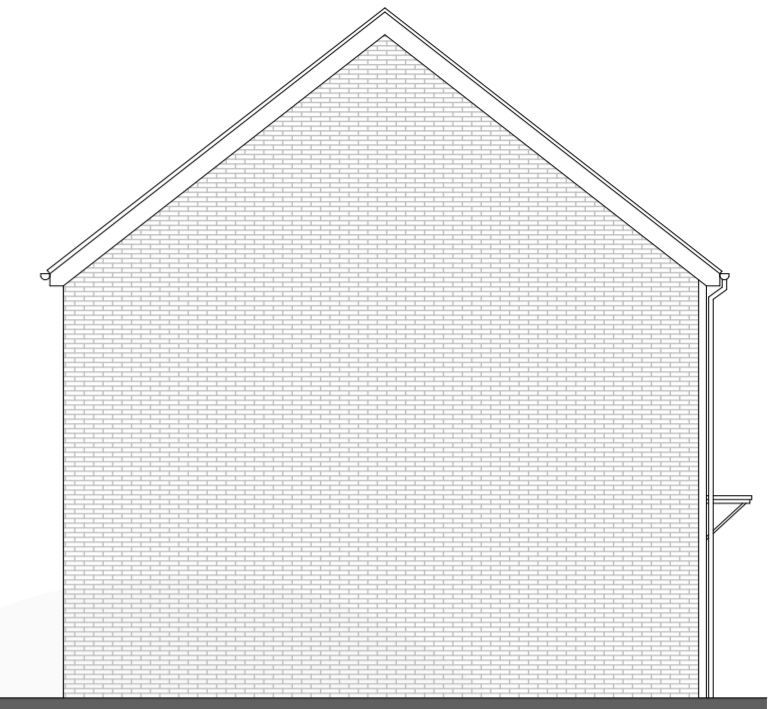
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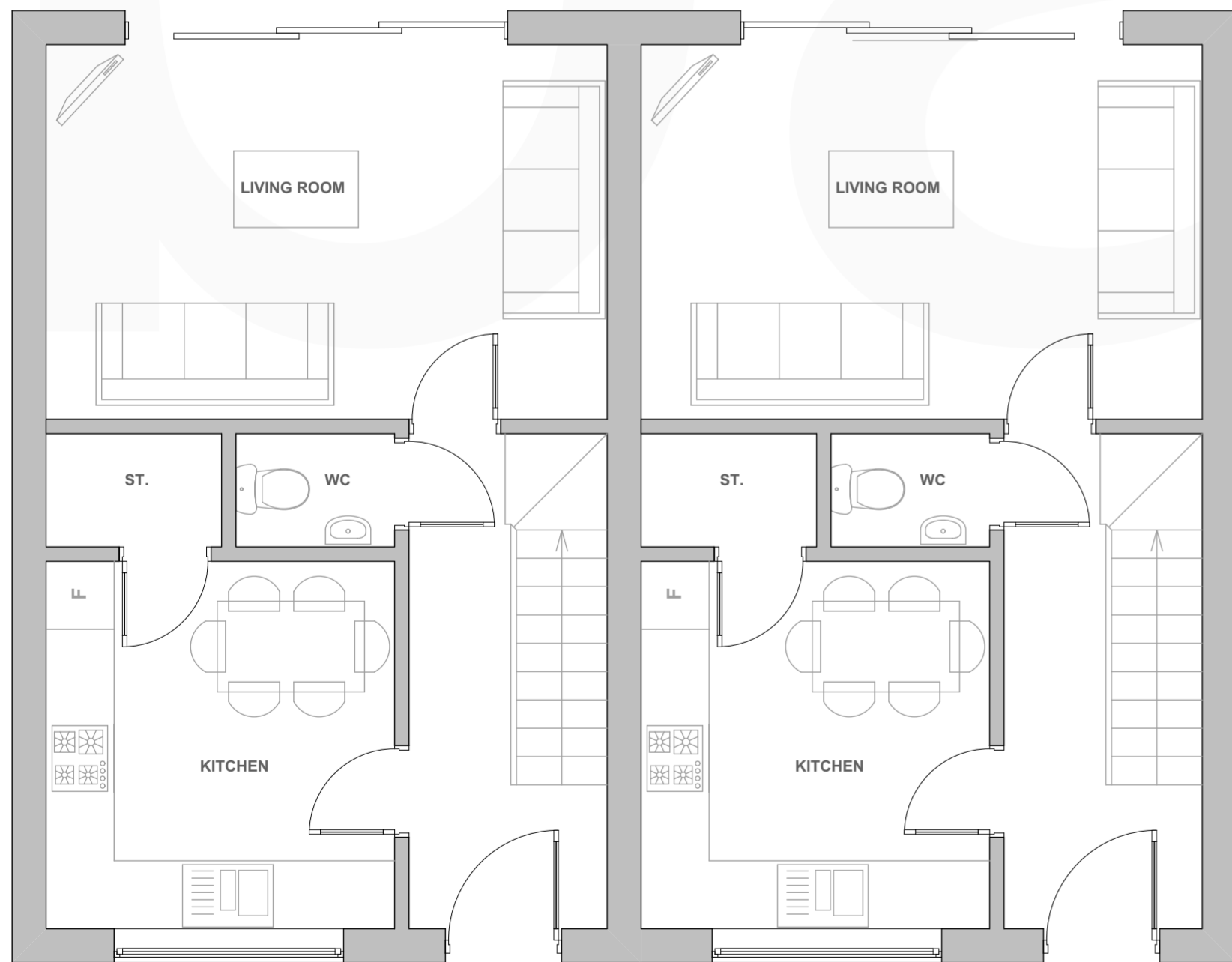
REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

GROUND FLOOR GIA - 39m<sup>2</sup>  
FIRST FLOOR GIA - 39m<sup>2</sup>

TOTAL GIA : 78m<sup>2</sup>

Rev No.	Date.	Rev.	By.	Chk.
C	03.02.14	Size of dwelling reduced	HR	
B	21.07.14	Rear doors amended to sliding doors	HR	
A	14.02.14	Amended further to planning officers' comments	HR	CH

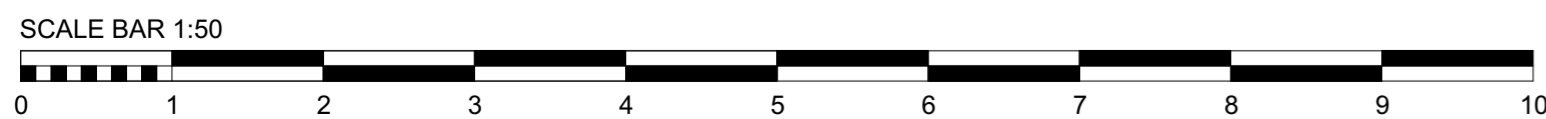
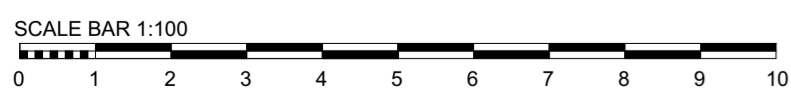
**PLANNING**

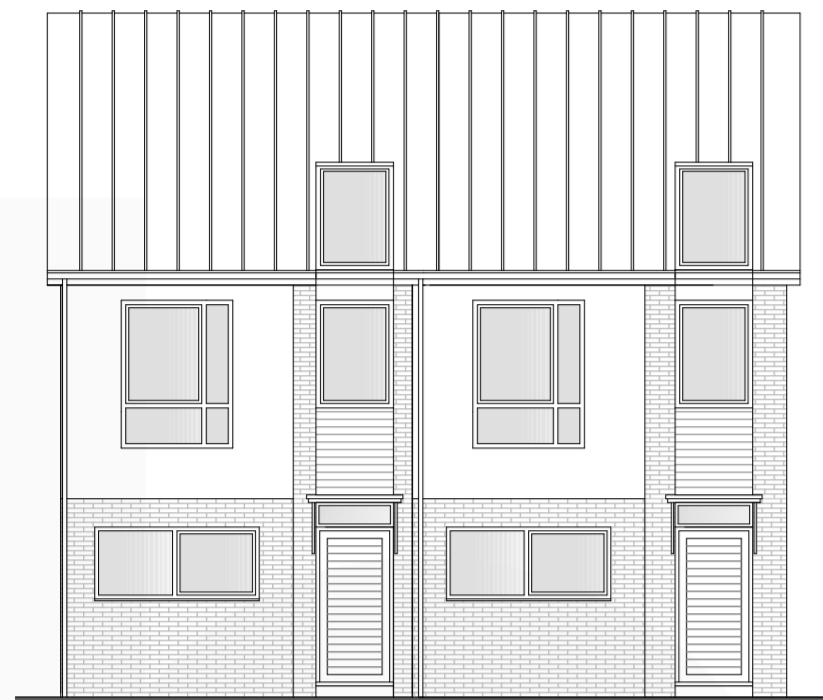
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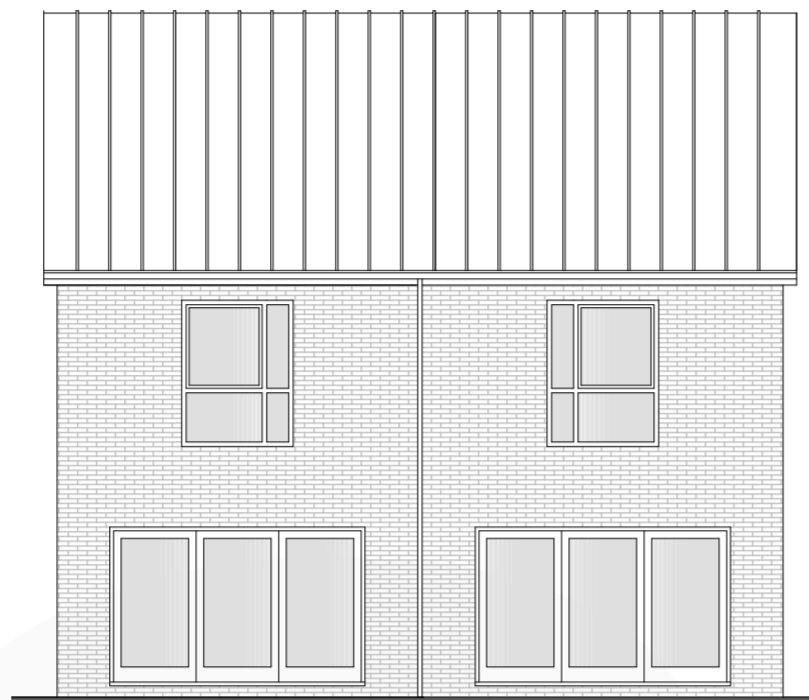
Project Title.		
THE RED LION		
Client.		
MR W STONE		
Drawing Title.		
THREE BED HOUSE TYPE		
Project No.	Drawing No.	Revision.
BA1086	PL-004	C

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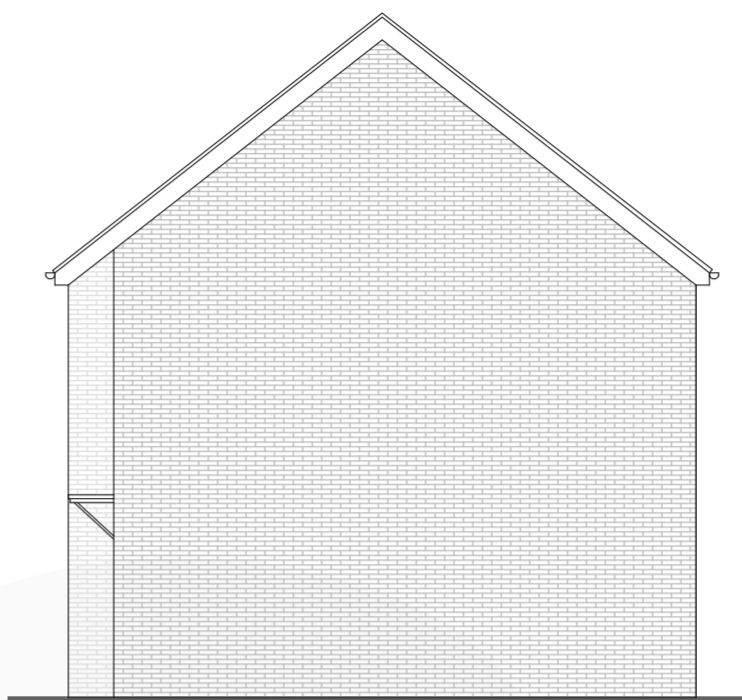




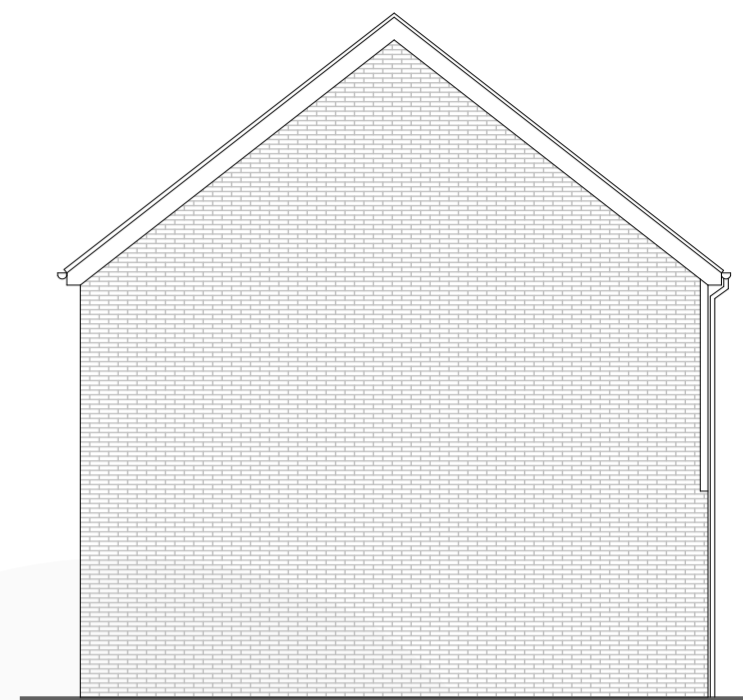
FRONT ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

GROUND FLOOR GIA - 32m<sup>2</sup>  
 FIRST FLOOR GIA - 31m<sup>2</sup>

TOTAL GIA : 63m<sup>2</sup>

Rev No.	Date	Rev.	By.	Chk.
C	03.10.14	Size of properties reduced	HR	
B	21.07.14	Rear doors amended to sliding doors	HR	
A	14.02.14	Amended further to planning officers' comments	HR	CH

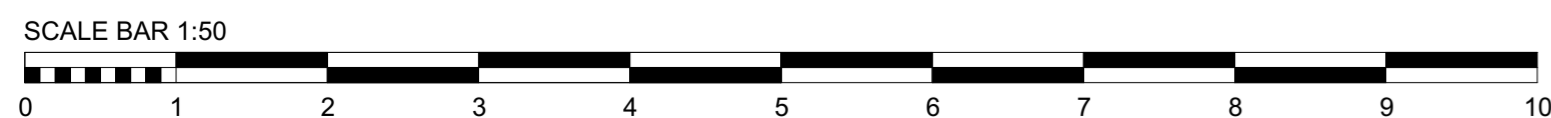
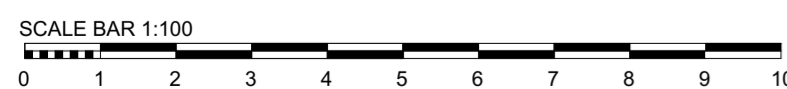
**PLANNING**

Scale.	Date.	Drawn by.	Chk.
1:50/100@A2	DEC '13	HR	CH



Project Title.		
THE RED LION		
Client.		
MR W STONE		
Drawing Title.		
TWO BED HOUSE TYPE		
Project No.	Drawing No.	Revision.
BA1086	PL-003	C

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TWC/2014/0766

Land south of, 28 Beechfields Way, Newport, Shropshire

Outline application for the erection of 16no. dwellings (All Matters Reserved)

\*\*\*AMENDED DESCRIPTION\*\*\*

**APPLICANT**

Marches Care Ltd, Mandy Thorn

**RECEIVED**

28/08/2014

**PARISH**

Newport

**WARD**

Newport North

**OFFICER** Matthew Thomas

OBJECTIONS RECEIVED: Yes

**MAIN ISSUES:**

Principle of residential development, Access, Impact on residential amenities and local character, S106 contributions and affordable housing provision

**PROPOSAL**

This planning application seeks outline consent for the erection of 16no. dwellings on land south of Beechfields Way in Newport. The application seeks permission for the principle of residential development only with all matters including access, appearance, scale, layout and landscaping reserved for later approval.

It is envisaged at this stage to provide x8 four bed and x2 five bed detached dwellings and x2 three bed and x4 two bed semi-detached dwellings. Each dwelling will be allocated their own private amenity space and on-site parking. To the north-west corner of the site, an area of public open space is to be provided.

The application is supported by an Extended Phase 1 Habitat Survey, a Highways Assessment and an Affordable Housing Statement. Indicative elevations and floor plans also accompany the application however these are for demonstrative purposes only and final details will be determined at a later stage.

**SITE AND SURROUNDINGS**

The application site lies to the south of Beechfields Way, an established residential development located off Forton Road in Newport. The site extends to approximately 0.88 hectares and has currently been used for agricultural purposes but recently the site has been left vacant. The site is relatively level and featureless other than mature trees and hedging along its boundaries.

Beechfields Way forms part of a wider established development built in the 1990's on the northern fringe of Newport. To the north, south and west is further residential development however immediately adjacent the site in the north-western corner is 'The Rylands Care Home'. To the east of the site are open agricultural fields.

The site is located within a sustainable location within close proximity to Newport town centre where there are a range of facilities and access to local schools. Within

close proximity to the site are the Newport RUFC and St Peter & St Paul RC Primary School.

## SUMMARISED CONSULTATIONS

### Standard consultation responses

Newport Town Council: Object subject to conditions

- Members are once again disappointed with another proposed housing development on a Greenfield site; there are brownfield sites available. Question whether there is a necessity or requirement for the housing needs of Newport to provide more development
- Members acknowledge that this site is identified in the emerging Telford & Wrekin Local Plan as a housing site in Newport
- Affordable housing should be kept on site and not substituted or commuted
- Standard for all build should achieve the requirements of the DCLG's code for 'Sustainable Homes Level 3' and Secured by Design
- The Public Open Space should be more central to the development and accessible and available to all residents
- Current wildlife, flora/fauna close proximity to the Canal and SSSI on this site provides a valuable environment amenity to the area and must be protected
- Recommend research and assessment of surface and land drainage

Highways: Comment – include following conditions

- B21 – Parking, Loading & Turning
- B20 – Road Design

Drainage: Support subject to conditions

- Scheme of foul and surface water drainage
- Greenfield run-off rates

Parks & Open Spaces: Comment

- S106 contributions of £600 per dwelling is required towards the upgrading/enhancing of local recreational facilities for children

Ecology: Comment – include following conditions

- Erection of artificial bird nesting/roosting boxes
- Landscape Design
- Lighting Plan

Natural England: No Objection

Education: S106 contributions of £42,629 towards primary & secondary education

Affordable Housing: No comments received

Shropshire Fire Service: Include Fire Authority informative

## Neighbour consultation responses

Following neighbour consultations, 28 letters of objections/comments were received from 18 neighbouring properties and the issues raised have been summarised below:

- Loss of privacy for neighbouring properties
- Inadequate infrastructure to accommodate proposed development
- Concerns of drainage of site, nearby flood plains and suitability for development
- Highways concerns – inadequate access/visibility. Existing congestion in and around the area and concerns of safety of residents/children
- Landfill gas site – unsuitable for residential development
- Loss of site which provides valuable local amenity
- Adverse impact on existing neighbouring amenities – loss of light, loss of privacy, disruption during construction
- Concerns over slope stability and levels
- Clarification required on proposed boundary treatments
- Previous planning refusals on this site – why should permission now be granted?
- Adverse impact on character of the area
- Loss of views
- Detrimental impact on local wildlife – close to Newport SSSI
- Newport has been subject to a large number of planning approvals in recent times – no need for additional developments
- Overdevelopment of site/Unsuitable layout – adverse impact on amenity of existing neighbouring dwellings
- Separation distances are not sufficient
- Unsustainable site
- Adverse impact on property values

## RELEVANT HISTORY

None

## RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS1 Homes

CS6 Newport

CS9 Accessibility & Social Inclusion

CS12 Natural Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H6 Windfall Sites in Telford & Newport

H23 Affordable Housing

T22 Planning Obligations

- OL6 Open Land
- OL13 Maintenance of Open Space
- LR6 Developer contributions to outdoor recreation open space provision within new residential developments

## PLANNING CONSIDERATIONS

### Principle of Development

The National Planning Policy Framework (NPPF) advises that 'housing applications should be considered in the context of the presumption in favour of sustainable development' and 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. The application site is located within walking distance to Newport Town Centre where there is a range of facilities and good access to local schools, shops as well as having good links to public transport. On this basis, the Local Planning Authority is satisfied that this is a sustainable location suitable for residential development.

In accordance with the NPPF, Telford & Wrekin Council must identify and update annually a supply of deliverable sites sufficient to provide 5 years' worth of housing against its housing requirements set out in the adopted development plan, which comprises relevant saved policies in the Wrekin Local Plan and the Core Strategy (2006-2016). The Council maintains its position regarding the significant supply of housing land that exists across the borough, comprising committed sites and sites identified in the current Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, a reassessment of the five year land supply position, particularly in terms of the deliverability of committed sites within five years, has produced a lower delivery figure of 2.5 years. This reassessment was carried out in the light of updated guidance issued in April 2014 on assessing housing requirements, the increasing number of appeal decisions and examinations that have occurred nationally which were favouring a more stringent approach to assessing the five year supply issue and one which the Council needed to respond to pro-actively. In the context of the Borough overall, the authority is facing a shortfall in house building rates and has a 2.5 year supply, which is less than the required 5 years. This has implications for decision-making on planning applications.

Having a 5 year housing land supply shortage indicates that para 49 of the NPPF takes on greater significance which states that 'relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites'. Paragraph 14 states that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted. This underlines that planning applications should not be considered on the grounds of housing supply alone and that they should be decided against the golden thread of the presumption in favour of

sustainable development. Consequently the proposal should not therefore be considered against the housing numbers set within Policy CS1; however the sustainability of the scheme should be tested against other local policies and the National Planning Policy Framework.

At a local level, Policy H6 (Windfall Sites in Telford & Newport) states that housing development will be permitted on land between 0.4 hectare and 1 hectare when the site can be adequately accessed and parking provided, the site can be adequately drained and when the Council is satisfied that there are no concerns over land stability or contamination. Furthermore, developments should not have an adverse impact on the local environment and should show a high quality of design. Development sites should also be situated in close proximity (less than ½ mile) to district or local centres or within 400m from a bus route with regular services. Finally, schemes should generally be of a higher than average density, and, where appropriate, provide footpath links to the bus route and improve bus access into the site. Policy UD2 (Design Criteria) provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality.

Turning to the Local Development Framework Core Strategy, Policy CS1 (Homes) states that housing development will seek to provide every household with an affordable, decent and appropriate home with a range of type, size and tenure to meet local need. Policy CS6 (Newport) states that development in Newport should support its role as a market town and respect and enhance the quality of the town's built and natural environments. Policy CS9 (Accessibility & Social Inclusion) aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access homes, work, schools, recreation facilities, food shops and other key services. Policy CS12 (Natural Environment) states that biodiversity will be protected from development and where possible enhancements will be incorporated in to proposals to ensure nature conservation. Finally, Policy CS15 (Urban Design) encourages developments which will assist in creating and sustaining safe places, strengthening local identity and positively influencing the appearance and use of the local environment.

### Access

Whilst this application does not seek approval for access at this stage, indicative layout plans demonstrate that access can be achieved directly off Beechfields Way. The access road will be dictated by the presence of an existing rising foul sewer which runs through the site from Beechfields Way to Islington Close to the south.

A Highways Statement accompanies the application and advises that visibility splays from Beechfields Way are 'far in excess of the requirement for a 30mph speed limit'. The Local Highways Authority have been consulted and have raised no objections in principle subject to the inclusion of appropriate conditions to ensure an acceptable road design is achieved and that there is adequate provision for on-site parking and turning.

### Drainage

The site is served by separate public foul and surface water sewers at the end of Beechfields Way. To the east of the site is the flood plain of the Strine brook however no flooding of this site has ever been recorded. The Council's Drainage Engineers have been consulted on the proposed development and have raised no objections to the scheme subject to the inclusion of conditions, requiring the submission of a foul and surface water drainage scheme appropriate for the site.

### Scale, Design & Impact on Residential Amenity

This outline application seeks approval for the principle of residential development and associated access only, with scale, layout, appearance and landscaping being reserved for later approval. The site access position affords safe visibility and there are no adverse level differences along this stretch of the highway to create safety issues. The indicative layout plan proposes sixteen detached and semi-detached properties each with their own on-site parking provisions. Private amenity space for each property will be provided to the rear with final landscaping and boundary treatment details to be agreed at a later date.

This application does not seek permission for layout or appearance and therefore more comprehensive design considerations can be dealt with by a subsequent planning application. At this stage, officers are satisfied that the overall character of this existing residential area of Newport will be preserved and the proposal will comply with design guidance contained in NPPF and local policies UD2 and CS15.

It is considered that the site is a sufficient separation distance from the adjoining residential properties with adequate screening remaining to ensure that the proposed development can be accommodated without detriment to existing residential amenities. Officers are satisfied that mutual privacy can be maintained between the proposed and existing dwellings and further screening can be incorporated in to a landscaping scheme, should this be required. Furthermore, matters relating to privacy, light and scale can be addressed at a later stage when consideration is given to the individual house types. Accordingly, through appropriate design considerations, officers are satisfied that the scheme can be successful in not having a significant adverse impact on the amenities of neighbouring properties by virtue of any detrimental loss of light, privacy or any overbearing impact.

### Ecology

An extended Phase 1 Habitat Survey has been submitted in support of this application. This report assessed the impact the proposed development would have on existing habitats, specifically birds, bats, reptiles and badgers and concluded that subject to appropriate conditions, there would be no adverse impacts on local wildlife. The report continues to consider the impact on designated sites including the Aqualate Mere and Newport Canal Site. Where there are such sites, Natural England are consulted however no objections were raised. The Council's Ecologist has raised no objections to the application subject to the inclusion of appropriate conditions including the erection of bird nesting/roosting boxes, an external lighting plan and appropriate landscape design.

### Affordable Housing/Developer Contributions

The proposed scheme originally included a 35% affordable housing provision, thus providing 6 on-site affordable dwellings. However, in accordance with local policies, given the nature and scale of the proposed development, the Local Planning Authority has requested the following financial contributions be provided for local community benefits:

- Education - £42,629
- Parks & Open Spaces - £9,600

The applicant expressed concerns regarding the requirement of 6no. on-site affordable dwellings together with the above financial contributions and the effect this would have on the viability of the proposed development. There are some financial anomalies relating to this site including a ransom strip which is located at the head of Beechfields Way, where the proposed access is to be constructed. The applicant has submitted a Viability Appraisal which advises that the scheme would become unviable should the above financial contributions be pursued together with the proposed on-site affordable housing. The applicant has engaged in discussions with the Local Planning Authority and following examination in to the feasibility of the project it has been agreed that the provision of affordable housing will be removed from the project and that a financial contribution be made to the Council for £105,326 under a S106 agreement. This sum will include the payments to Education and Parks & Open Spaces and will include one payment of £53,097 towards off-site affordable housing.

The heads of terms of this agreement are consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010. The need for a contribution towards local educational facilities reflects the link between a major development comprising solely large family houses and its impact on local school rolls. The negotiation of contributions is consistent with policy T22 of the Wrekin Local Plan and the guidance contained within the NPPF. In all respects, the sums sought are fairly and reasonably related to the scheme.

### Response to consultation

The Local Planning Authority has considered the representations received from Newport Town Council and local residents. Many of the issues raised relate to the impact the development will have on the amenity presently enjoyed by existing neighbouring properties as well as on the character of the area. However, this application is for outline consent only where it is only the principle of development that is being considered. Officers are satisfied that through careful consideration to design, layout, landscaping of the site at a later stage, there will not be a significant detrimental impact on the local area. Other matters raised relate to access and highway safety, drainage issues and the impact on local wildlife. These issues have been addressed and the Local Highways Authority, Council's Drainage Engineer and Ecologist all been consulted and have raised no objections to the proposals subject to the inclusion of suitable conditions. Loss of views and impact on property values are not material planning considerations. Finally, the LPA acknowledges the amount of recent planning approvals within the Town however in light of the evidence demonstrating the Council's lack of a 5 year land supply; the LPA is unable to refuse

planning application on housing supply alone. Newport is an established market town with excellent sustainable credentials and therefore is suitable for residential development in accordance with the NPPF.

### Conclusion & Recommendation

To summarise, the principle of residential development is considered acceptable in this sustainable location. Indicative layout drawings submitted as part of this planning application demonstrate that the development can be accommodated without significant impact on adjoining residential amenity, the prevailing character of the area, highway safety or the natural environment. The applicant has engaged in discussions with the Local Planning Authority to ensure that sufficient financial contributions are provided to go towards local recreation and educational facilities.

Accordingly, officers consider the proposal complies with the relevant national and local planning policies and recommend the application for approval subject to appropriate conditions.

That DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT PLANNING PERMISSION subject to the following:

- a) The applicant entering into a section 106 legal agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relation to:
- A contribution of £53,097 towards off-site affordable housing
  - A contribution of £42,629 towards primary and secondary education facilities,
  - A contribution of £9,600 towards off site recreation and play facilities
  - And 5% contribution of the total figure for monitoring contributions

b) and the following conditions to be attached:

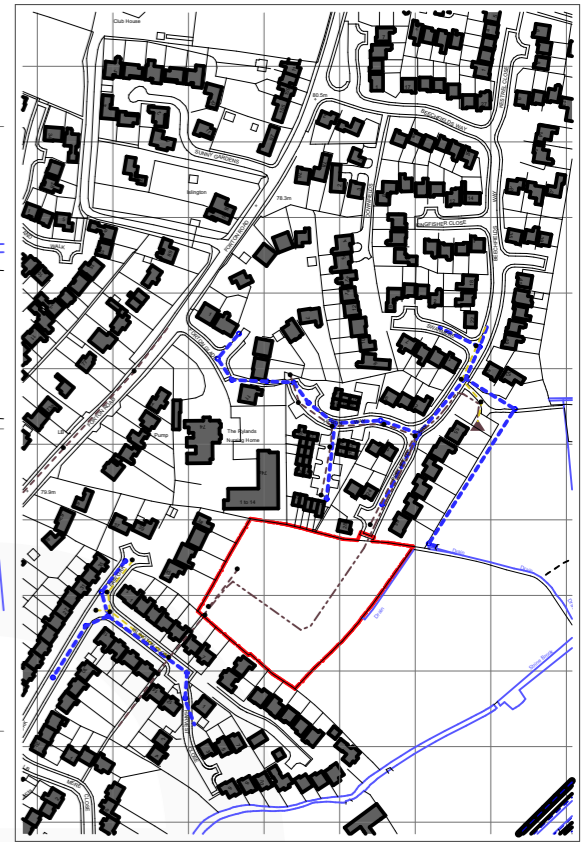
1. A01 Time Limit – Outline
2. B002 Standard Outline – some matters reserved
3. B003 General details required
4. B011 Samples of Materials
5. B020 Road Design
6. B021 Parking, Loading, Turning
7. B061 Foul & Surface Water, including Greenfield Run-off Rates
8. B121 Landscape design, including enclosures
9. B130 Tree Protection
10. B150 Site environmental management plan
11. C013 Parking, Turning, Loading, Unloading
12. C100 Erection of Artificial Nesting/Roosting Boxes
13. C106 Lighting Plan

### Informatives

Ecology

Fire Authority

Broadband  
Section 106 Agreement



Directions 1:5000



50m Grid

Site Area: 2.18 acres (8924m<sup>2</sup>)  
 Fall across site: Approx 10m (around 1 in 10 across the site)  
 Approx dimensions: Front to back, across the fall line is approx 95m  
 Width at top = 69m  
 Width at bottom = 122m

Post Code: TF10 8QA  
 Grid Ref: E 374915 N 320042

Access from Beechfields way subject to negotiation of ransom Strip

Existing rising foul main across site

Pedestrian access into site

Sewage pumping station

The Rylands Nursing Home

Pump

79.9m

LB

FORTON ROAD

FORTON GLADE

SWANMERE

HERON WAY

BEECHFIELDS WAY

FAIR OAK

ISLINGTON CLOSE

HARVEST CLOSE

MERE CLOSE

FAIR OAK

El Sub Sta

Location Plan 1:1250 (50m grid)

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

PLANNING

Scale	Date	Drawn by	Chk.
1:1250 @A3	30 April 2014	DO	-



Project Title	Beechfields Way; Proposed Housing		
Client	Marches Care		
Drawing Title	Location Plan		
Project No.	BA1153	Drawing No.	001
Revision	-		

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Areas shown in pink for comparison with existing houses

Possible extension of garden into Council owned land if drain moved

Proposed contours shown in pink

Flood plain shown in blue

House Types:

- 1 4 bed market
- 2 4 bed market
- 3 4 bed market
- 4 4 bed market
- 5 4 bed market
- 6 4 bed market
- 7 4 bed market
- 8 4 bed market
- 9 5 bed market
- 10 5 bed market
- 11 2 bed Semi Affordable
- 12 2 bed Semi Affordable
- 13 2 bed Semi Affordable
- 14 3 bed Semi Affordable
- 15 2 bed Semi Affordable
- 16 3 bed Semi Affordable

A	12.08.14	Affordables changed from 3No. 3 beds & 3No. 4 beds to 2No. 3 beds and 4No. 2 beds. Note that the footprints have not been reduced to suit as this is outline application.	DO	
Rev No.	Date	Rev.	By	Chk.

WORK IN PROGRESS

Scale:	1:500 @ A3	Date:	30 April 2014	Drawn by:	DO	Chk.	CH
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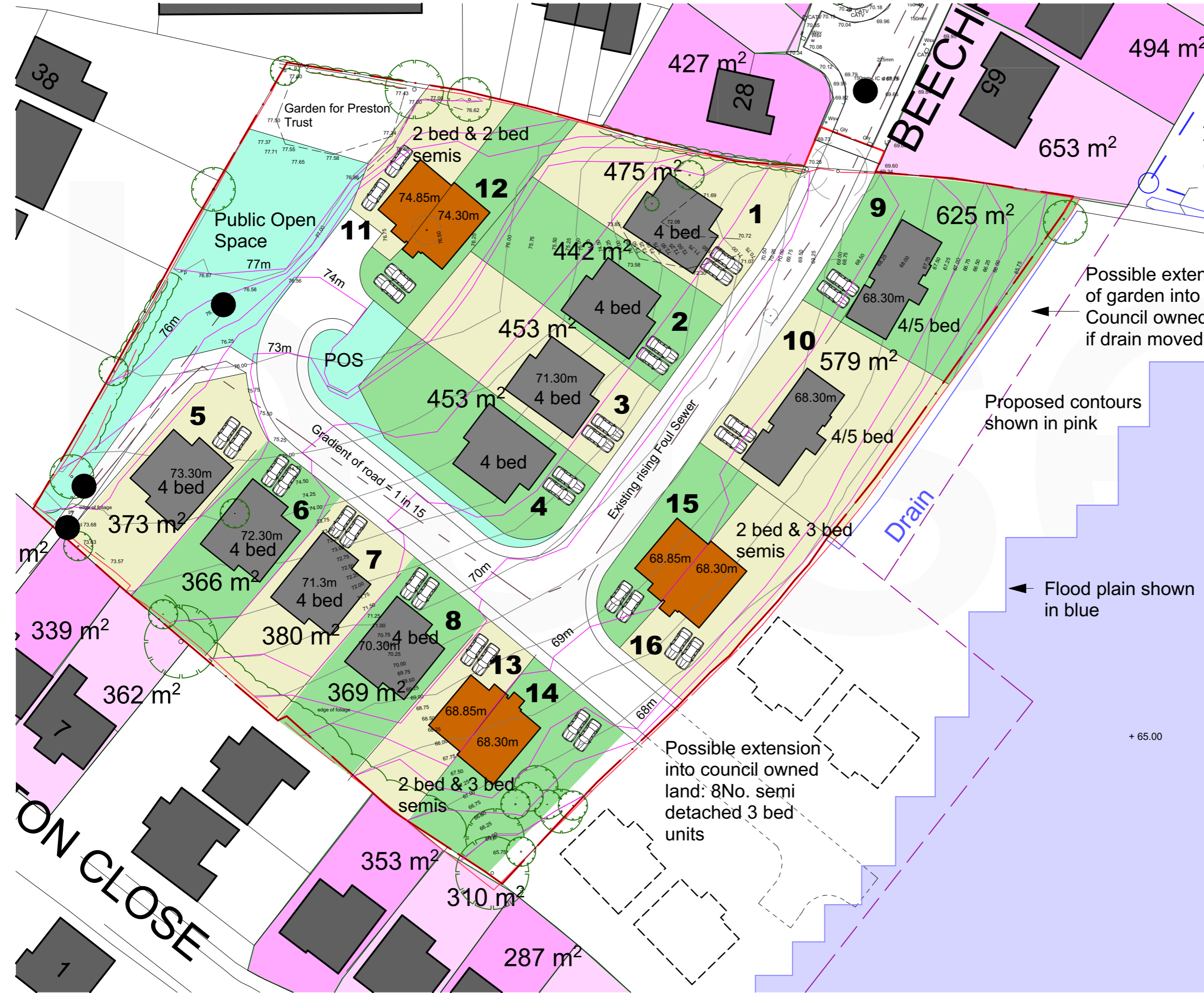
**base.**  
ARCHITECTS

Project Title: Beechfields Way, Newport Housing

Client: Marches Care

Drawing Title: **Block Plan as proposed (16 Units)**

Project No.	BA1153	Drawing No.	003	Revision.	A
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TWC/2015/0060

Site of Coddon Sports and Social Club, Wellington Road, Donnington, Telford, Shropshire

Erection of 29no. dwellings with associated access roads, parking, drainage and landscaping \*\*\*\*\*AMENDED DESCRIPTION\*\*\*\*\*

**APPLICANT**

The Wrekin Housing Trust, Sarah Flaherty

**RECEIVED**

27/01/2015

**PARISH**

Lilleshall, Donnington and Muxton

**WARD**

Donnington

**OFFICER** Daniel Owen

OBJECTIONS RECEIVED: No

**MAIN ISSUES**

Principle of residential development, Loss of community facilities, Affordable Housing, Impact on Residential Amenity, Loss of Green Network, Highways Implications.

**PROPOSAL**

This is a full application for the redevelopment of the Coddon Sports and Social Club site through the demolition of the existing buildings and erection of 29 houses. The application has been submitted by the Wrekin Housing Trust and the proposal is for 100% of the dwellings to be Affordable (Social Rented) Housing.

**SITE AND SURROUNDINGS**

The application site covers an area of 0.7 hectare and is located on the northern side of Wellington Road in Donnington. The area is predominantly residential in character, with existing housing development to the east and west of the site, and also on the opposite side of Wellington Road. There are non-residential uses in the immediate area with the Revive furniture store being situated on the opposite side of Wellington Road and the Territorial Army Centre being located to the North West of the site. To the north of the site is the A518 Wellington to Newport road, beyond which lies MOD Donnington.

The application site is occupied by two bowling greens, a club house, two pavilions, and a large car park at the front of the site. There is a line of tall poplar trees close to the northern boundary of the site, and other mature trees just beyond the eastern and western site boundaries. The site is currently in a relatively poor state of repair with the building having been fire damaged and the bowling greens are overgrown following the closure of the club in 2011.

The boundary treatment to No.1 Wellington Road consists of a close-boarded fence between approximately 1 and 2 metres in height in addition to a relatively mature tree and hedge screen. The boundary treatment to the properties within Harding

Court and Millward Close consists of a close-boarded fence approximately 1.8 metres in height.

## SUMMARISED CONSULTATIONS

Standard consultation responses:

Lilleshall, Donnington and Muxton Parish Council: No Objection.

Environmental Services (Highways): No objection  
Subject to Conditions requiring the submission of further details relating to the design of the attenuation tank, the surface water drainage scheme, an easement agreement with Severn Trent Water, and a SUDS management plan.

Environmental Services (Parks and Open Spaces): No objection  
Subject to the provision of £80,000 as mitigation for the loss of this bowls facility.

Environmental Services (Drainage): No objection  
Subject to conditions requiring the submission of further details relating to the surface water drainage scheme, an easement agreement with Severn Trent Water and a SUDS management plan.

Natural England: No objection.

Shropshire Fire Service: Request that an Informative be added to the Decision Notice.

Neighbour consultation responses:

No representations have been received.

## RELEVANT HISTORY

TWC/2014/0803: Application for prior notification of the proposed demolition of the Coddon Sports and Social Club – Permitted Development 30/09/2014.

TWC/2011/0343: Redevelopment of the site to provide up to 25 houses with associated access and landscaping (Outline) – Approved 16/11/2011

There are a number of planning applications relating to alterations and extensions of the Coddon Club dating back to 1983 however it is not considered that they are directly relevant to this application.

## RELEVANT POLICIES

National Planning Policy Framework (NPPF)

Core Strategy:

CS3: Telford

CS10: Community Facilities

## CS15: Urban Design

Wrekin Local Plan:

OL4: Development in the Green Network

LR6: Developers contributions to outdoor recreational open space provision within new residential developments

UD2: Design Criteria

## PLANNING CONSIDERATIONS

### The Principle of Development

Policy CS3 relates to development in Telford. This states that Telford will accommodate the majority of new homes, jobs and services. The application site is located within Telford and so the principle of the development of the site would accord with the aims of Policy CS3.

Outline consent was granted for the redevelopment of the site for up to 25 houses in May 2012 and that consent is still extant. Although that was an Outline application a masterplan was submitted that showed how the site could accommodate the dwellings proposed. The application now under consideration is similar to that layout however the mix of house sizes has been increased with the current application proposing one, two and three-bedroom houses compared to the previous scheme that was for three-bedroom houses only.

The site is previously developed land within a predominantly residential area. It is also considered that the site is located within a sustainable location. A small section of the rear of the site is located within the Green Network however, as with the previous Outline application this has been shown as a proposed area of open space.

It is considered that the redevelopment of the site is acceptable in principle.

### Design and appearance

Policy CS15 of the Core Strategy states that the design of development will assist in creating and sustaining safe places, strengthening local identity and projecting a positive local image. Saved Local Plan Policy UD2 provides more detailed design guidance and states that in considering whether or not a development proposal is of an appropriate design quality, and relates positively to its context, the Council will assess it in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access and spatial quality. A number of urban design principles are set out against which applications will be assessed.

As stated the general layout of the site follows that shown in the previously approved application. A single means of access would be provided adjacent to No.1 Wellington Road. The houses would be arranged in 4 groups and all of the houses would have private amenity space and off-street car parking spaces.

All of the houses would be two-storeys in height and the scheme would comprise semi-detached houses and short terraces of three houses. The proposed materials

include dark red and light red facing brickwork, white render, stone cills and slate grey concrete roof tiles.

A number of trees would be removed from the rear of the site however the proposed Site Plan shows that a number of large individual trees would be planted around the site to compensate for their loss. Metal railings (0.9 metres in height) would be installed across the frontage of the site and the rear gardens would be separated by 1.8 metres high fencing. Each house would also be given a timber shed and an external rotary dryer.

It is considered that the design and external appearance of the proposed development is acceptable and that it would not result in a detrimental impact on the character and appearance of the area.

### Residential Amenity

The NPPF states that a good standard of amenity for all existing and future occupants of land and buildings should be sought. There are a number of existing residential properties within close proximity to the site, most notably No.1 Wellington Road that adjoins the Western boundary of the site and to the East is Harding Court and Millward close, a sheltered bungalow development. No.1 Wellington is a white rendered cottage that fronts onto the main road. There are three windows in the facing side elevation of that property, one of which is at first-floor level and of the two ground floor windows one is a high level window and the other is obscure glazed.

Plots 1 and 2 would face towards No.1 Wellington Road and a separation distance of approximately 15 metres will be achieved. Given that the relationship would be between the front of the proposed houses and the side of No.1 Wellington Road this would be a sufficient distance to ensure that the amenity of the occupiers of No.1 are not significantly affected. The dwellings for Plots 12 to 15 would be located between 9.5 metres and 13.5 metres from the boundary with No.1 Wellington Road and would face towards the garden area of that dwelling. The combination of the separation distance and the established tree and hedge screening would be sufficient to prevent an unacceptable level of overlooking.

The house proposed for Plot 7 would be located approximately 12.5 metres from the rear of the closest property within Harding Close (No.4). The only openings proposed for the facing side elevation would relate to a WC at ground floor level and a bathroom at first-floor level. A condition to ensure that these windows are obscure glazed and high level opening only would ensure that there would not be any overlooking of the houses in Harding Close.

The separation distance between the proposed houses and Nos.1 to 5 Harding Close is similar to that shown on the masterplan submitted as part of the previously approved Outline application. The existing Coddon Club buildings are also located along this boundary and it is considered that the proposed development would result in an overall improvement in the outlook from the rear of Nos.1 to 5 Harding Close.

Brook House is located on the opposite side of Wellington Road and a separation distance of approximately 20 metres would be achieved between that house and the proposed dwellings.

It is therefore considered that the proposed development would not result in a detrimental impact on the amenities of the occupiers of existing houses that adjoin the application site; however it is considered appropriate in this instance to remove permitted development rights for further extensions to the proposed houses so that full consideration can be given to the impacts of any extensions.

As stated above each of the proposed dwellings would have an area of private amenity space available and an area of open space would also be provided to the rear of the site. The separation distances between the proposed houses would generally be acceptable with the distance falling below the level that would be typically be required for only one house. However this would relate to the front of the house which is a less sensitive relationship and it is considered that overall the level of amenity that would be provided for the potential future occupiers would be acceptable.

#### Highways Considerations.

The means of access to the site was approved as part of the previous Outline application and the access included in this application reflects that detail. The proposed car parking would generally be provided as direct curtilage parking with the one-bedroom houses having one space and the two and three-bedroom houses having two spaces each.

The Council's Highways Engineers have not raised any objection to the proposed development subject to a number of conditions.

#### Planning Obligations

As with the previously approved Outline application the proposed development would result in the permanent loss of two bowling greens. The Council's Open Space Assessment (2008) states that there is a general dissatisfaction with the provision of bowling greens in North East Telford, and that this part of Telford displayed significant deficiencies against the recommended quantity standards. Recommendation OFS2 of the Assessment states that the Council should protect existing outdoor sports facilities, especially those serving residents in North East Telford, and that where a facility is lost to development (and not found to be surplus to requirements), a replacement of equivalent quality and accessibility should be provided. Core Strategy Policy CS10 also seeks to resist the loss of community facilities unless acceptable alternative provision can be provided.

This matter was considered as part of the previously approved Outline application where it was concluded that the applicant would provide a financial contribution of £100,000 towards a replacement bowling facility. This was agreed following the submission of a financial viability assessment that also resulted in a reduction in the payment of the required education contribution and a significant reduction in the level of affordable housing that was secured. Only 4 of the 25 proposed dwellings which represents a provision of 16%.

This application is for a 100% affordable scheme with all of the houses being provided for affordable rent by the Wrekin Housing Trust. The applicant has stated that given the significant increase in the level of affordable housing the scheme a reduced contribution of £80,000 towards replacement bowling facilities is the maximum that the scheme can provide. The Council's Leisure Services Officer has confirmed that they have no objection to the revised amount being secured. It is not currently known where the replacement bowling facilities would be located. The Council's Leisure Services Officer will be developing a Council Bowls Strategy, in association with Sport England and local bowling leagues, to determine the location of future bowling greens in the Borough.

In identifying the required planning obligations for this application the following three tests as set out in Regulation 122 of the CIL Regulations (April 2010), have been applied to ensure that the application is treated in its 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.

The previously approved Outline application also sought to secure a financial contribution of £12,500 towards Primary Education facilities within the vicinity of the application site. The Council's Education officers have considered the proposal again following the submission of this revised application and have confirmed that given the current surplus of places in primary schools in the area and given the low number of primary school age children that would be likely to live at the development that a contribution is not necessary in this instance.

In consideration of the above tests the financial contribution to the provision of replacement bowling facilities has been identified as this would be required as direct mitigation for the loss of the existing facilities caused by the development. The provision of affordable housing is a basic principle for all major planning applications and whilst this application would provide more than the level typically required this is at the applicant's request. It is therefore considered that the obligations sought meet the three tests. The applicant has agreed to the provision of these obligations.

#### Other Issues

The application site lies within the 2km buffer zone of Muxton Marsh SSSI and as such Natural England was consulted on the development proposals. Natural England raised no objection to the proposal and confirmed that it is satisfied that the development would not damage or destroy the interest features for which the site has been notified and that the SSSI does not represent a constraint in the determination of the application. An Ecological Assessment was also submitted in support of the application that confirms that the site is of generally low ecological value and that there are no features of significant ecological value. The Council's Ecologist has considered the application and has confirmed that they have no objection to the proposal subject to Conditions requiring bird and bat boxes to be installed in the development.

There are no known drainage issues with the site and the Council's Drainage Engineers have confirmed that they have no objection to the proposal subject to a

number of Conditions relating to the detailed design of the drainage system to be installed.

#### Conclusion

Overall it is considered that the redevelopment of the application site would result in a positive impact on the character and appearance of the site and the surrounding area. The proposal would not result in a detrimental impact on the amenities of the occupiers of neighbouring houses and would also ensure that a satisfactory level of amenity is provided for its potential future occupiers. The proposal would not result in a detrimental impact on the highway network and through the provision of a financial contribution would ensure that the bowling facilities to be lost can be replaced. The site is located in a sustainable location in an established residential area and the provision of 100% affordable housing is a material planning consideration that weighs in favour of the application.

#### RECOMMENDATION:

It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery manager to GRANT PLANNING PERMISSION subject to:

A. The applicant entering into a S106 Legal Agreement with the Local Planning Authority in relation to:

1. A contribution of £80,000 towards replacement bowling facilities, and
2. The provision of 100% Affordable (Social Rented) Housing

B. The following conditions:

1. A04: Commencement within three years
2. B010: Details of Materials
3. B120: Details of enclosures
4. B121: Landscaping Design
5. B128: Landscape Management
6. B130: Trees – Protective Fencing
7. B133: Trees – Replacements
8. B046: On-site construction
9. B047: Mud on Road
10. B079: Modelling of surface water drainage system
11. B074: Brownfield Run Off Rates
12. B079: Details of Easement Agreement
13. B079: SUDS Management Plan
14. B149: Bird and Bat Boxes
15. C097: Nesting Birds (vegetation)
16. C098: Nesting Birds (pre-construction)
17. C38: Development in accordance with the approved plans
18. D01: Removal of all permitted development
19. D08: Windows obscure glazing (East facing side elevation of Plots 7 and 20)
20. D09: No further windows (East facing side elevation of Plots 7 and 20)

Informatives:

I40: Conditions

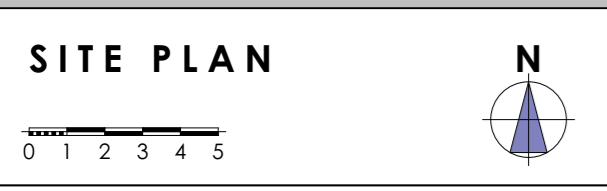
I41: Reason for grant of permission

RANPPF1: Approval – National Planning Policy Framework

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WELLINGTON ROAD			
SCHEDULE OF ACCOMMODATION			
TYPE	No.	AREA <sup>m</sup> <sup>2</sup>	PARKING
1B2P HOUSE	12	50	100%
2B4P HOUSE	11	70	200%
3B5P HOUSE	6	82	200%
<b>TOTAL</b>	<b>29</b>		

- EXTERNAL WORKS LEGEND**
- Existing trees.
  - Existing trees removed.
  - Large individual specimen trees 200-250mm girth.
  - Ornamental shrubs and herbaceous planting, min. 3 litres pot.
  - Grass. 150mm gravel mowing strips shall be provided where grass is taken up to buildings.
  - Rotary cloths dryer. Minimum 6m drying line.
  - 2100mm high close board timber gates with galvanised steel catch, hasp and staple for padlock. Clear width 900mm.
  - 2100mm total height to consist of 1800mm high close board fence on 300mm concrete gravel boards with 2100mm concrete posts.
  - 2000mm high lapped panel privacy panels with concrete posts and gravel boards.
  - 1800mm high lapped panel fence with concrete posts and gravel boards.
  - 900mm high metal railing (not hop top).
  - Secure treated timber sheds with 1 viewing window, door to be secured by padlock. Sheds laid on a 450 x 450mm concrete slab base. Shed size for 1, 2 & 3 bed houses: 2400 x 1800mm. Cycle storage located in garden shed, via a fixed hoop, capable of securing both wheel and frame, fixed securely into a concrete base. Base fixing to meet 'Solid Secure' silver standard. 2 & 3 bed houses to have secure fixing for 2 cycles. 4 bed houses to have secure fixing for 4 cycles.
  - Rainwater butts with stands, childproof lids and overflow connection. 2 bed house to have 150 litre, 3 & 4 bed house to have 200 litre.
  - 210 litre compost bin with lid.
  - 240 litre general waste bin.
  - 240 litre garden waste bin.
  - Recycle bin.
  - 1500mm turning circle for wheelchair access.
  - 1200mm<sup>2</sup> flat landing to entrance door with 900mm wide path, rear patio 1800mm deep with additional paving for bin access. 450 x 450mm concrete paving slabs. Gravel margins to paths and patios abutting buildings.
  - Tarmac.
  - Block paving. Colour: TBC.
  - Landscaping adjacent to parking spaces must have a mature growth height or be maintained at no higher than 500mm.
  - Refer to structural engineers drawing for extent of retaining concrete gravel boards and retaining walls.



REV	DATE REVISED	REVISION	REV BY
D	13.01.2015	UPDATED FOR PLANNING	LO
C	12.01.2015	UPDATED TO CLIENT REQUEST.	LO
B	28.12.2014	UPDATED FOR PLANNING	LO
A	16.12.2014	ROAD REVISED, NOTE ADDED TO SHARED GARDENS.	LO

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CLIENT  
The Wrekin Housing Trust

PROJECT  
Wellington Road, Telford

DRAWING TITLE  
Site Plan 1:200

DRAWING SCALE  
1:200 (A1)

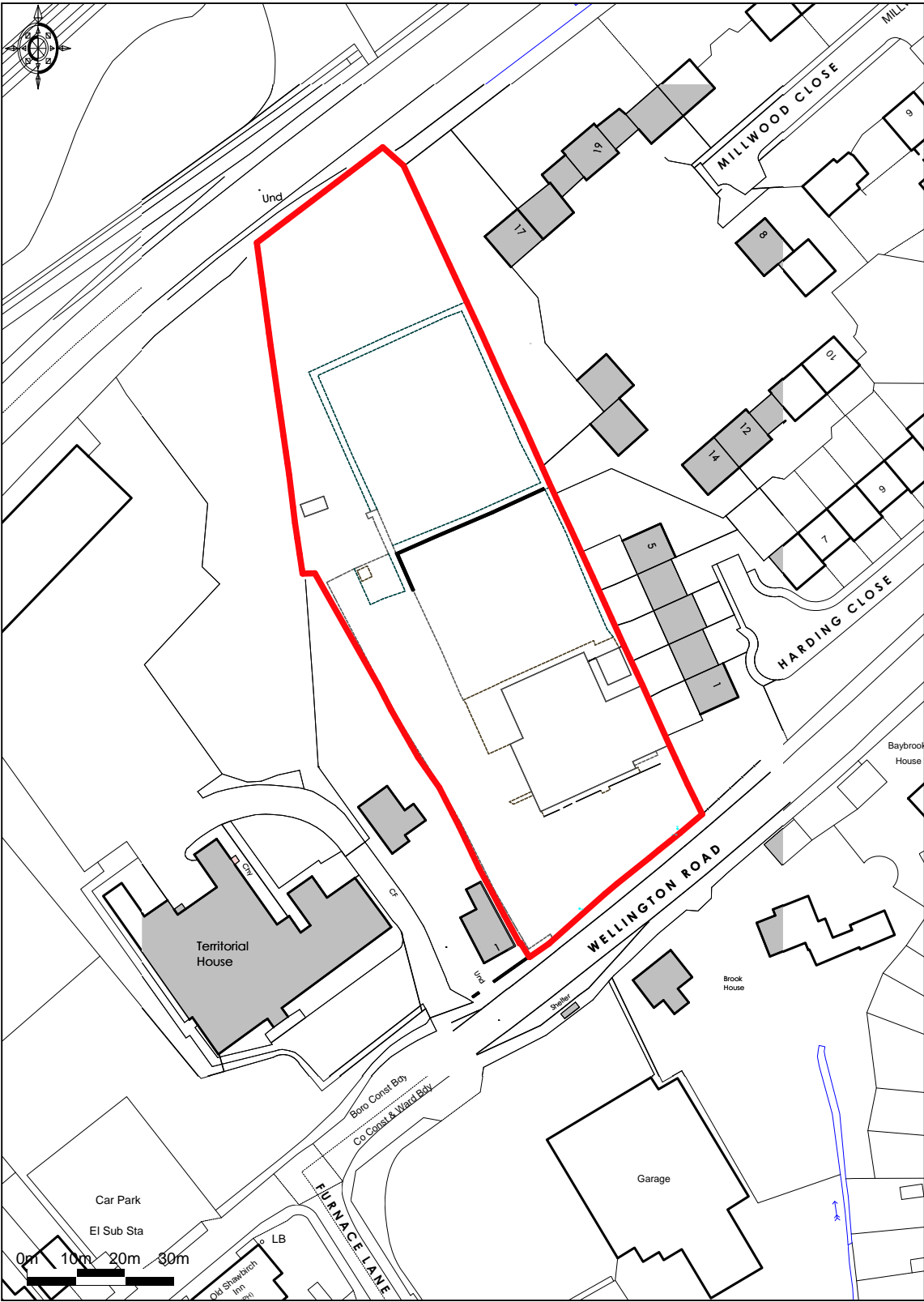
DATE DRAWN  
19/01/2015

DRAWN BY  
Lisa Oakley

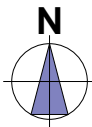
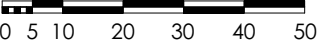
CHECKED BY  
Simon Oakley

JOB NUMBER  
201321

DRAWING NUMBER  
04D



**SITE LOCATION PLAN**



REV	DATE REVISED	REVISION	REV BY

CLIENT  
The Wrekin Housing Trust

DRAWING TITLE  
Site Location Plan

DRAWN BY  
LISA OAKLEY

CHECKED BY  
SIMON OAKLEY

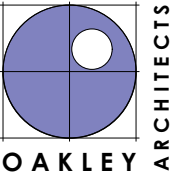
PROJECT  
Wellington Road, Telford

DRAWING SCALE  
1:1250 (A4)

DATE DRAWN  
13/01/2015

JOB NUMBER  
201321

DRAWING NUMBER  
**05**



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REV	DATE REVISED	REVISION	REV BY
C	12.01.2015	ELEVATION ADDED	LO
B	29.12.2014	UPDATED TO CLIENT REQUEST	LO
A	16.12.2014	ELEVATION STYLE REVISED	LO

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CLIENT  
 The Wrekin Housing Trust

PROJECT  
 Wellington Road, Telford

DRAWING TITLE  
 Typical Street Elevation

DRAWING SCALE  
 1:100 (A1)

DATE DRAWN  
 13/01/2015

DRAWN BY  
 Lisa Oakley

CHECKED BY  
 Simon Oakley

JOB NUMBER  
 201321

DRAWING NUMBER  
**18C**



**PERSPECTIVE OF PLOTS 14 TO 20**

REV	DATE REVISED	REVISION	REV BY

CLIENT		PROJECT	
The Wrekin Housing Trust		Wellington Road, Telford	
DRAWING TITLE		DRAWING SCALE	DATE DRAWN
Perspective		1:4.17 (A3)	15/01/2015
DRAWN BY	CHECKED BY	JOB NUMBER	DRAWING NUMBER
LISA OAKLEY	SIMON OAKLEY	201321	<b>19</b>



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W2006/1318

Sambrook Hall Farm, Sambrook, Shropshire.

Erection of 9no. dwellings and alterations to existing vehicular access and provision of new pedestrian access

**APPLICANT**

Trustees of the Briggs Family

**RECEIVED**

25/10/2006

**PARISH**

Chetwynd

**WARD**

**OFFICER**

Daniel Owen

**PROPOSAL**

This report relates to a proposed variation of a signed S106 Legal Agreement. A planning application (W2006/1318) was submitted to the Council in 2006 for the erection of nine dwellings at Sambrook Hall Farm, Sambrook. Planning permission was granted subject to a number of Conditions and a S106 agreement to ensure that 5 of the dwellings were Affordable Housing. In addition a financial payment of £15,000 to the Sambrook Village hall Committee was required.

The S106 Agreement was completed on the 15<sup>th</sup> January 2009 and the planning permission was issued on the 6<sup>th</sup> February 2009. The necessary Conditions were discharged by the applicant and development commenced. However the construction of the approved dwellings stalled as the applicant considers that the development is no longer viable and a viability assessment has been submitted to demonstrate that the approved development should provide a reduced level of affordable housing.

The applicant is proposing that one unit of affordable housing is provided in addition to the financial payment of £15,000 towards the Village Hall.

**SUMMARISED CONSULTATIONS**

Development Delivery Group Specialist: The applicant has presented a thorough case with the required evidence. The sales values included in the viability report are comparable to the current market and the proposed costs seem reasonable. No objection to the variation of the S106.

**RELEVANT HISTORY**

W2006/1313: Erection of 9 Dwellings and alterations to existing vehicular access and provision of new pedestrian access. Approved: February 2009.

**RELEVANT POLICIES**

National Planning Policy Framework (NPPF)

Core Strategy

Policy CS7: Rural Area

Saved Wrekin Local Plan

PolicyH23: Affordable Housing

## **PLANNING CONSIDERATIONS**

The National Planning Guidance Practice states that Planning Obligations should only be sought where they are necessary to make the development acceptable in planning terms. Where they provide essential site specific items to mitigate the impact of the development, such as a necessary road improvement, there may only be limited opportunity to negotiate.

However, where Local Planning Authorities are requiring affordable housing obligations or tariff style contributions to infrastructure, they should be flexible in their requirements. Their policy should be clear that such obligations will take into account specific site circumstances.

The Guidance also states that planning obligations can be renegotiated at any point, where the local planning authority and developer wish to do so. In addition, Section 106BA of the 1990 Act (inserted by the Growth and Infrastructure Act 2013) allows applications to be made to modify the affordable housing requirements of any Section 106 agreement regardless of when it was signed. This review must be based on economic viability and cannot take into account other aspects of the planning consent.

In this instance the applicant has submitted a detailed viability assessment that has been assessed by the Council's Development Delivery Group Specialist who agrees with the submitted assessment and supports the claim that the development would not be viable if more than one of the dwellings was affordable.

Core Strategy Policy CS7 states that new housing development within the rural area will be expected to deliver affordable housing to the level of 40%. Saved Wrekin Local Plan Policy H23 (Affordable Housing) states that the actual amount will depend on the level of local need, the specific circumstances of the site and whether there have been specific costs incurred to enable the site to be brought forward for development. Consideration is also made to the Ministerial Statement of the 28<sup>th</sup> November 2014, that a threshold for affordable housing is not sought on developments of 10 or less within the rural area.

It is considered that the applicant has submitted sufficient information to demonstrate that the scheme would not be viable if the previously agreed level of affordable housing was provided. Accordingly, the development is considered compliant with Policies CS7 of the Core Strategy, Policy H23 of the Saved Wrekin Local Plan and national guidance in the NPPF.

## **RECOMMENDATION:**

That the S106 be re-drafted to ensure that one unit of affordable housing is provided in addition to the financial contribution of £15,000 towards the village hall.

\*\*\*\*\*  
\*\*\*\*

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Departure from policy, provision of social/affordable housing, impact upon locality, design and quality of built form and character or appearance of area.

INTRODUCTION: The applicant has been in discussion with the Local Planning Authority over approximately the last five years with the aim of bringing forward the development of this site. As a basis for the proposal, a study of the village was carried out to identify and systematically assess the potential of sites within the village for residential development, including an assessment of historical development patterns and the historic core of the village and the resulting environmental, social and physical impacts of such activity. Following receipt of the study in 2002, officers advised the applicant to carry out a comprehensive visual appraisal of the site to understand fully its relationship with the village core and the wider landscape.

Initially, the site was considered for inclusion within the Local Development Framework but Sambrook was not then identified within the Core Strategy as one of the rural settlements suitable for additional development. Subsequently, the applicant has concentrated on bringing forward the development of the site as a genuine improvement to the village and an attempt to meet existing need within the parish for affordable housing. In doing so, the proposed scheme has evolved and has been amended to a reduced scale both in terms of the number of units and the correspondence of the site with the extent of the existing farmstead. The applicant has thus concentrated on bringing forward a proposal of excellent design quality in order to add value through appropriate built form.

THE PROPOSAL: This application seeks planning permission for the erection of nine dwellings following the demolition of existing utilitarian and relatively modern agricultural buildings. The scheme (as amended) now contains 5 of the 9 dwellings proposed for social/affordable tenure.

THE SITE AND SURROUNDINGS: The application site forms part of the historic farmstead of Sambrook Hall Farm, within the historic core of the village that centred on the road junction adjacent to Sambrook Hall, a former school and the church of St Lukes.

The site comprises a steel framed Dutch barn that has been used for the handling, grading and loading of potatoes and sugar beet and for general agricultural storage; a concrete portal framed building that has been used as a farm workshop; two open fronted buildings that have been used for storage; a small range of more traditional buildings previously used as a mess room and store all set around a concrete yard.

The site is directly adjacent to the road way and to the south is situated the church of St Lukes. To the north is Sambrook Hall, to the west existing residential properties and the majority of the settlement, including the primary school and pub and to the east is open agricultural land. This part of the settlement is characterised in part by historic stone walling which, together with built form, tightly encloses the narrow lane that forms the main approach to the site from the west. The approach from the east is characterised by open countryside with views/glimpses through gaps in the hedgerows of the site before the built form (particularly on the northern

side of the lane) provides tighter enclosure to the west of the church.

**POLICY:** National PPS1 - Delivering Sustainable Development PPS3 - Housing PPS7 - Sustainable Development in Rural Areas

Regional Spatial Strategy RR4: Rural Services CF2: Housing beyond the Major Urban Areas

Wrekin Local Plan (Saved Policies) H9 - Location of new housing in Rural Area H10 - Scale of Development H14 - Development in Rural Settlements H24 - Affordable Housing Rural Exceptions Policy UD2 - Design Criteria UD3 - Urban Design Assessments OL8 - Protection of High quality Agricultural Land

**CONSULTATION RESPONSES:** The Council's Highways Engineer does not object in principle but has raised some concern in respect of the access to unit 7. It is considered that this can be dealt with by condition if members are minded to approve the application.

The Council's Pollution Control Officer/Environmental Health Officer has no objections subject to the imposition of conditions.

The Council's Engineers have raised no objection to the proposal, subject to the imposition of conditions, including the requirement for soak away tests.

Chetwynd Parish Council raises no objection to the proposed development and has complimented the developer on the quality of the proposals.

14 letters of objection have been received from residents of the village, including three from one objector and two letters from another and one letter signed by 19 people. The grounds for objection/concern are summarised as follows:

Development would dominate the area and the ancient church, existing character and historic integrity would be ruined, it would not blend in with the unspoilt and attractive part of old Sambrook, road safety, increased volume of traffic, noise and air pollution, danger to pedestrians, poor road surface and lighting, intrusive buildings (three storey), detrimental to rural character, increased pressure on existing amenities and services, lack of private amenity space, high density, inappropriate design, loss of versatile agricultural land, no sequential test (re conversion), inadequate school transport to support increased numbers of pupils, lack of existing facilities within village, loss of hedgerows and trees, loss of open farmland, contrary to policy, not an infill site and increase of village by some 20%, overdevelopment.

2 letters of support have been received. The reasons given are as follows:

Proposed design in keeping with character of village unlike other additions to the village, provision of affordable housing for local people is an excellent idea, siting of development is good given existing redundant agricultural buildings, existing businesses would benefit from investment in village, removal of unsightly agricultural buildings and re-development would improve the appearance of the village.

**PLANNING CONSIDERATIONS:** The main issues for consideration are the departure from infill policy (H10); the provision of social/affordable housing to meet identified need; the physical improvement of the site (and thus the built form of this

part of the village) and whether the latter two issues can be afforded sufficient weight in order to justify an approval of the proposal as an exception to policy. It is also worth noting that whilst the LDF is in preparation, the Council is yet to receive the Inspector's decision on the Core Strategy following its examination in public earlier this year. The proposed land allocations are due to be considered by an inspector in the spring of next year thus a number of policies contained within the Wrekin Local Plan have been 'saved' and still carry most weight in the decision making process. The list of policies includes both H9 (location of additional residential development), H10 (scale of development),

Therefore, Sambrook remains for the time being one of the thirteen rural settlements identified as being suitable for additional residential development. The proposal, however, does not meet the requirements of H10 by virtue of the scale of development and the consideration of the site which does not fulfil the criteria as an infill site within a continuous built frontage, suitable for one or two dwellings. Secondly, the proposal cannot be considered as a true exception site under H24 (social/affordable housing) because not all of the dwellings proposed are for this tenure.

Members are required then to exercise an analysis of the proposal in order to identify whether it would result in overall benefit to the village and community of a scale sufficient to justify a departure from policy. Clearly, there are sometimes good reasons for such departures and in such cases the planning reasons for such a decision need to be clear and transparent.

One of the motivations for the scheme has been the lack of suitable infill sites for Sambrook over the plan period and whilst it remains a key settlement for such infill policy, very little development has been achieved over the plan period. Where infill has been introduced (within the rural area in general), it could be argued that this has allowed the ad-hoc introduction of new buildings that have merely occupied gap sites with little or no positive contribution to the structure and appearance of the village. In this case the proposed scheme makes a genuine attempt to provide a positive contribution to the structure and appearance of the village which has been backed up by a rigorous village assessment (part of which is based upon the council's own village assessment) and a local needs survey in respect of housing need. Thus, the proposal is considered to be an exemplar in respect of policy H14 and the need to reinforce local distinctiveness and diversity.

The proposal has been designed according to its overall composition (and not just a series of independent dwellings) and how such composition responds and contributes to the appearance of the village. This is, perhaps, the most appropriate way to consider development but often other approaches are taken. The scheme does not cause the loss of an important area of open space or valuable agricultural land nor does it cause an extension of the village into open countryside. It does, of course, involve more than two units normally considered acceptable under the infill policy.

Officers concur with the applicant that the design quality of the proposal is appropriate and would add value to this particular part of the village. There can be little argument that the proposed scheme would provide a more positive built form outcome than the modern utilitarian agricultural buildings that are on site at present.

Secondly, the site is not sufficiently large enough to be operated as a separate commercial enterprise so in this respect the existence of redundant agricultural buildings of no special architectural or historic merit is of little economic or physical value to the village. It is also true to say that the existing buildings are typical of their type and not in themselves unduly harmful to the integrity of the settlement or its amenity but at the same time they add little contribution to the built form qualities of the village.

Officers have requested the applicant to consider the proposal under policy H24 of the Wrekin Local plan as an exception site for the delivery of social/affordable housing to meet local need. In doing so, the applicant was requested to provide additional supporting information to demonstrate the existence of local need for such housing provision from the parish and if necessary adjoining parish. Subsequently, a parish survey was submitted that demonstrated at least 6 people in need of local affordable housing and the proposal was amended to include an increased number of social/affordable dwellings (increased from 3 to five in total). The applicant contends that to increase the number above five would make the scheme commercially unviable and not worthwhile.

**CONCLUSION:** The proposal accords with all of the criteria of policy H24 bar one that requires all the units to be available for rent, shared ownership or low cost tenure. Nevertheless, as set out above, five of the dwellings do now fall within this category and will meet the established need identified by the applicant. Officers consider on balance that the scheme is acceptable given the design quality of the scheme and the significant contribution the development would make to the appearance of the village, the provision of five dwellings to meet local need and a further financial contribution to enhance the parish hall/expenditure on local community. Thus in respect of all other relevant policy, as set out above, the proposal is acceptable.

**RECOMMENDATION:** Subject to delegated authority to Head of Planning for the completion of a S106 agreement for the provision of 5 social/affordable homes (2 for full rent, 3 shared equity) and £15000 for the future maintenance/provision of the village hall, GRANT PLANNING PERMISSION subject to the following conditions:  
A3 - Timescale B15 - Materials B17 - Sample panel B18 - Details of windows and doors B19 - Details of enclosure (including retention of historic walling) B23 - Landscape Design B29 - New Access (Unit 7) B33 - On-site construction B34 - Mud on Road B44 - Contaminated Land B50 - Foul and Surface Water B65 - Soakaway test C85 - Access provision D125 Removal of permitted development rights D129 - Restriction on garage use