



Telford & Wrekin  
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

## PLANNING COMMITTEE

Date	Tuesday, 25 August 2015	Time	6.00pm
Venue	Shropshire College Hotel School Ltd (The Telford Whitehouse) (Telford Suite), Watling Street, Wellington, Telford TF1 2NJ		

### Enquiries Regarding this Agenda:

Democratic Services	Jayne Clarke	(01952) 383205
Media Enquiries	Corporate Communications	(01952) 382406
Lead Officers	Michael Barker - Assistant Director: Planning Specialist	(01952) 384100
	Katherine Kynaston - Interim Assistant Director: Development, Business and Housing	(01952) 384591

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

Substitutes: Councillors I T W Fletcher, K R Guy, R T Kiernan, C P R Mollett,  
S A W Reynolds, S J Reynolds and H Rhodes

## AGENDA

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Minutes**  
To confirm the minutes of the meeting of the Planning Committee held  
on 5 August 2015.
4. **Deferred/Withdrawn Applications**
5. **Site Visits**

Appendix A  
TO FOLLOW

6. **Planning Applications for Determination**

Please note that the order in which applications are heard may be changed at the meeting.

If Members have queries about any of the applications, they are requested to raise them with the relevant Planning Officer prior to the Committee meeting.

## **PUBLIC INFORMATION**

### **Accessing Agendas, Reports and Minutes**

All public committee papers are available for inspection at Addenbrooke House during normal office hours, and also on the internet from the day of publication, accessed from the Council's website at [www.telford.gov.uk/meetings](http://www.telford.gov.uk/meetings).

### **Enquiries regarding meeting arrangements**

Please contact Democratic Services using the contact details shown on the agenda to obtain information concerning the agenda or meeting arrangements.

### **Queries on reports**

Please contact report authors prior to the meeting if you have questions on the reports or wish to inspect the background documents stated in the report. The name and telephone number of the report author is shown at the end of each report.

### **Meeting Procedures Rules and Speaking Rights**

Details of meeting procedures and the Council's public speaking policies can be downloaded from the Council's website [www.telford.gov.uk/meetings](http://www.telford.gov.uk/meetings) or by contacting Democratic Services using the contact details shown on the front page.

Terms of Reference can be viewed in the Council's Constitution which can also be downloaded from the Council's website: [www.telford.gov.uk/constitution](http://www.telford.gov.uk/constitution).

### **Representation**

Find contact details for your local Ward Councillor on the Council's website: [www.telford.gov.uk/councillors](http://www.telford.gov.uk/councillors).

### **Audio/Visual Recording of Meetings**

Members of the public are welcome to attend and observe the proceedings of all public meetings 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 Council's website [www.telford.gov.uk/meetings](http://www.telford.gov.uk/meetings).

### **Calendar of Meetings**

Dates of future meetings for all of the Council's meetings can be accessed from the Council's website [www.telford.gov.uk/meetings](http://www.telford.gov.uk/meetings).

### **Social Media**



[www.facebook.com/telfordwrekin](http://www.facebook.com/telfordwrekin)



[www.twitter.com/telfordwrekin](http://www.twitter.com/telfordwrekin)



[www.flickr.com/telford-wrekin](http://www.flickr.com/telford-wrekin)



Take Pride in your Community, report issues using the Everyday Telford app  
[www.telford.gov.uk/everydaytelford](http://www.telford.gov.uk/everydaytelford)

**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, 5<sup>th</sup> August 2015 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Telford Whitehouse Hotel), Watling Street, Wellington, Telford TF1 2NJ**

**PRESENT:** Councillors J C Minor (Chair), I T W Fletcher (Substituting for Cllr N Dugmore), E J Greenaway, J Loveridge, N C Lowery, M J Smith and C R Turley.

**ALSO PRESENT:** Councillors S Bentley (for Planning Application TWC/2014/1116), K Blundell (for Planning Application TWC/2014/0746), M Boylan (for Planning Application TWC/2015/0448), S Burrell (for Planning Applications TWC/2014/1080), and C Mason (for Planning Application TWC/2015/0496)

#### **PC-028      MINUTES**

**RESOLVED** – that the minutes of the meetings of the Planning Committee held on 15 July 2015 be confirmed and signed by the Chairman.

#### **PC-029      APOLOGIES FOR ABSENCE**

Cllr N Dugmore

#### **PC-030      DECLARATIONS OF INTEREST**

With regard to planning application TWC/2015/0448 Councillor E J Greenaway advised that she was a member of Lawley & Overdale Parish Council but had not been involved in any discussions on this application.

#### **PC-031      DEFERRED/WITHDRAWN APPLICATIONS**

None.

#### **PC-031      SITE VISITS**

With regard to planning application TWC/2014/0980 officers requested that a site visit take place with Members meeting at 3.30pm at the Lakeside Plant Centre in Priorslee.

#### **PC-032      TREE PRESERVATION ORDER 2015 (13 SYCAMORE TREES AT ST MICHAELS CHURCHYARD MADELEY)**

The Arboricultural Officer presented the report to Members. The TPO was made on 17<sup>th</sup> February 2015 in respect of 13 sycamore trees within St Michaels Church Yard. An objection to the order had been lodged by the Vicar of the Church who was concerned about the effect of the trees on the adjoining wall.

However, the Councils' Officers were of the opinion that they would be able to repair the wall in such a way that the trees could be retained as these were clearly marked on the 1883 map and were of significance. The wall could be shored up without the loss of the trees which would create a space as the trees were not fully grown and there would not be a need to dismantle the wall.

The area marked G1 on the map contained the 13 sycamore trees and two trees on the opposite side of the Church Yard numbered 12 and 13 were not included in the Tree Preservation Order.

Two of the trees marked within the G1 area were of poor form and these would be removed and replaced this would not change the grouping and there would be no requirement to modify the TPO.

The Arboricultural Officer confirmed to Members that the proposed sleeper construction to the wall could be adjusted if necessary with movement of the wall and the trees would be managed and dead-wooded. Both the trees and the wall were in situ when the 1883 map was marked and the trees were mature at this point. It was considered that the wall was an ancient wall and part of the church and that the trees have been planted purposefully and evenly placed. There would be movement of the trees, but this work would enable both the tree landscape and the wall to be preserved.

Following the discussion it was:-

**RESOLVED** – that the Borough of Telford & Wrekin (13 Sycamore Trees at St Michaels Church Yard, St Michaels Church, Church Street, Madeley, Telford) Tree Preservation Order 2015 be confirmed without modification.

### **PC-033      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/2014/0746 – Maxell Europe Ltd, Hortonwood, Telford, Shropshire TF1 6DA

The Assistant Director: Planning Specialist Addressed the Members regarding the application before them.

This had been the fourth time that this application had been before the Committee and the written report set out the relevant matters to be considered. The principle reason why the application needed further consideration by Committee was the Council's announcement that it now has a five year housing land supply. All other matters had previously been considered acceptable by Members. The application was subject to both national and local policy and provided much needed housing and performed an enabling role for employment opportunities at Hortonwood that included the applicant's proposed relocation of its modular buildings manufacturing enterprise from Oswestry, which would create 120 new jobs. Committee was advised that the attainment of a 5 year land supply should not be considered a ceiling and that there was a responsibility for the council to provide sufficient housing land for the Plan period and beyond. The Planning training that Members had received advised them to look beyond local issues and concerns and look at applications on a Borough-wide context in respect of investment, facilities and community support, jobs, roads and education.

The Planning officer addressed members that this was an outline application for the erection of a mixed use development comprising of up to 495 no dwellings (Use Class C3), a local centre (Use Class A1) and public open space with associated access and

landscaping following the demolition of an existing factory. He advised that the National Planning Casework Unit acting for the Secretary of State had notified the Council that it had received requests for the application to be called-in for consideration. The NPCU intended to consider the request over the coming few weeks; for the time being the Council could not issue planning permission.

The Chair informed Members that a 500 signature petition had been handed to him from the Friends of Apley Woods.

Cllr A Twyford, Hadley & Leegomery Parish Council spoke on behalf of the Parish Council. In 2011, Shaping Places had identified the site as suitable for mixed housing and employment but that this had been a desk-based NPPF exercise. The site scored well with regard to strategic highway services but this did not take into consideration the scale, density and proximity, schools and infrastructure. The issues with regard to the school catchment areas meant that some families were having to take children to different schools each morning which was adding to the pressure on the highways, increasing the risk of accidents and making it difficult to use sustainable transport. It was families that paid the price as children were unable to walk to school in safety and their friends did not necessarily come from where the local area. The development would put an extra 500 cars onto already congested roads and together with this and other recently approved developments, such as Allscott and Crudginton, only added to the impact on roadways and emergency services at peak times. Cllr Twyford asked Members to recognise the inadequacies of this desk-based exercise in the light of its disproportionate scale and the effect this would have on the schools and hospital services.

Cllr K Blundell, Ward Councillor, addressed Members with regard to the application before and discussions at the June 2015 meeting. At this meeting the application was deferred due to the density of the scheme, the infrastructure and the effect on the green network. Cllr Blundell considered that the Developers developers had largely ignored this request and have only reduced the development by a meagre 45 homes and not the significant changes that were expected. This development contained 42% green network, and quarter of which would be built on which would affect the ecological environment. The Council now had an 8 year housing land supply and 3,500 houses were due to be built. This application did not protect the green network, it was unsustainable, it would have a significant detrimental impact on roads and infrastructure and put additional pressure on doctors surgeries, schools and jeopardise emergency services to the hospital. Cllr Blundell could see no justification for this development that would outweigh the financial gains. The Council was the custodian of the Borough and was there to protect it.

Cllr K Blundell read out a Statement on behalf of Cllr B Tomlinson, adjoining Ward Councillor, who was unable to attend the meeting. Cllr Tomlinson was unhappy that the resolution did not reflect the minutes which were to negotiate a significant drop in housing numbers, look at highway infrastructure, the effect on the hospital and green network protection. One quarter of the green network would be lost if this development took place and it "flew in the face" of the Local Plan. There were no concrete plans to improve the highway and strategic plans could not be relied upon. Members had a duty to residents to look after their best interests.

Mr S Warner spoke on behalf of the Friends of Apley Wood. At the meeting held on 22<sup>nd</sup> June the Applicant had been asked to produce a smaller scheme on brownfield land and that he felt let down by the proposals with regard to the green network.

Mr Warner felt insulted that this had been suggested as a “misunderstanding” and that these proposals with regard to schools and the road network only served to compound concerns. There was now more than an 8 year land supply and the draft Local Plan had already allocated land up to 2031. Mr Warner asked for justification as to why this site was being built on green network and was against policy OL2, OL3 and OL4 with regard to building on green network in exceptional circumstances. In this case Mr Warner could see no exceptional circumstances and no legal justification. He was grateful for the changes to the buffer zone and the retained area of green network had improved but he could not see that flowers and cut grass were an improvement to ecology and the environment and that this comprised the value of the green network.

Mr N Scott spoke on behalf of J Ross Developments. Mr Scott confirmed that there were two key issues that came before the Committee being the extent of the development and the green network. The new proposals had sought to address concerns and had reduced the dwellings to below the levels envisaged for the site in the Shaping Places consultation document that informed the latest new replacement Local Plan. The proposals now amount to a density of 22 dwellings per hectare which was considered to be low density. The width of the buffer had now been increased from 20m to 40m to the roads and garden with the buffer to the built frontages being 55m. The proposals also indicate that 43% of the application site would be public open space and would contain a greater amount of accessible green network. Land had been gifted to the Council to improve the highways and there was provision within the proposed Local Centre to provide a new facility for the Shawbirch Medical Centre. Visitor parking spaces had also been increased. The land was in private ownership and not managed for nature conservation; incursion had already been made into the green network when the car park extension to Maxell had been constructed, which encroached to within 5m of Apley Woods. This development would improve the function of the green network and would provide an enhancement to the quality of the green network area, which would also be properly managed. This was more than a just a proposal for residential development. Pickstock had invested in Telford and had already created 200 jobs. Elements Europe also wished to stay in Telford and create 120 jobs. This development would provide an enabling opportunity that would allow Elements Europe to relocate into a purpose built unit. This in turn would help facilitate investment and bring local benefits.

The Planning Officer advised Members on the key issues regarding housing numbers and the current value of the existing green network area of the site. The existing green network had very limited value as a community resource and was not publicly accessible. Whilst utilised predominantly as an agricultural ploughed field, the area nevertheless had some landscape value. The minimum buffer had now been increased from 20m to a minimum 40 metres (55m to the façade of the closest dwelling). The proposed car park had been increased to 30 bays. Although there had been a modest reduction of 8% in the number of dwellings proposed, this did help ease the density of the overall development and enabled a greater amount of green network to be retained and enhanced. No objections had been raised by landscape officers or the Council’s Arboriculturalist in relation to the proposed landscape strategy. This would result in significant improvement and enhancement of the site’s green space, which would also be supported by the S106 Agreement contributions proposed, which amounted to £180k to assist in improving conditions and facilities at Apley Woods and Apley Pool. The Planning Officer believed that the scheme should be supported.

During the ensuing debate, Members asked a number of questions regarding the submission from the Hadley & Leegomery Parish Council, the reduction of 45 dwellings, local transport provision, competition between other local Town

Centres/Neighbourhood Centres, green network issues and the lack of environmental benefit, residents' concerns, the protection of employment land, highway capacity and pinch points, reductions to the 15% affordable housing provision, primary school provision and the impact on local highway network and access to the Princess Royal Hospital. The Planning Officer and the Assistant Director: Planning Specialist advised that there were no grounds on which to base a refusal and that if Members were minded to approve the application that controls could be put in place with regard to the ecology and conservation management. With regard to affordable housing, the Council had commissioned the District Valuer to undertake a viability assessment which had considered the level of affordable housing provision. This enabled the Officers to negotiate 15% affordable housing. Members were advised that developers often invite Committee to consider viability issues but that once signed, a section 106 Agreement could only be varied by Planning Committee. With regard to green network, current Wrekin Local Plan policy permits development within the green network provided there are clear community benefits arising from the development and that improvements and enhancement to the site occurred. The green network was currently in private ownership and had no real community function. This development provided accessible open space which did not affect the woodland and brought forward S106 contributions to enhance the woodland area. Members were reminded that Education Officers were satisfied that sufficient school provision would be provided through appropriate financial contributions. Highway Officers had carefully considered the likely impacts on the local highway network and raised no objections provided appropriate financial contributions were made to highway improvements together with land being transferred to the LHA in order to improve the Shawbirch roundabout. Members were advised that the Council had received LEP funding for necessary highway improvements along the Borough's northern corridor; this scheme is critical to the delivery of these highway improvements and in turn crucial to the continued economic development of the Borough. A meeting had taken place with Hospital Consultants with regard to the impact on hospital provision and no issues were raised. Members were asked to consider the application in a Borough-wide context and approve the recommendation to grant planning permission.

**RESOLVED** - that with respect to planning application TWC/2014/0746 that authority be delegated to the Service Delivery Manager: Development Management to grant planning permission, subject to the Secretary of State confirming that the Council as Local Planning Authority can determine the application, that delegated authority be given to the Service Delivery Manager (Development Management) to grant Outline Planning Permission subject to the applicant entering into a section 106 legal agreement with the Local Planning Authority (precise terms of the Agreement to be delegated to the Service Delivery Manager, Development Management) relating to the following:

- The provision of 15% on site affordable housing;
- The provision of the total sum of £1,614,205 to be paid by the Owner to the Council as a contribution towards the following education facilities in the following amounts:
  - £1,085,231 towards the provision of facilities at Millbrook Primary School, Leegomery; and
  - £528,974 towards the provision of education facilities at Charlton School, Wellington;
- The payment of £112,350 as a contribution towards the cost of highway works to the Shawbirch Roundabout
- The payment of £46,200 as a contribution towards the cost of highway works to the Leegomery Roundabout

- **A payment of up to £50,000 for the provision of a Control Crossing over Whitchurch Drive**
- **A payment of the sum of £30,000 as a contribution towards the provision of Bus Stops along Whitchurch Drive**
- **A payment of £50,000 as a contribution towards the costs of works to improve footpaths around Apley Pool;**
- **A payment of £130,000 as a contribution towards the cost of providing accessible disabled angling facilities and environmental improvements around and within Apley Pool**
- **Approval of scheme of maintenance of Local Centre landscaping and drainage via a management company and approval of scheme of maintenance for POS (which will require a commuted sum if adopted by the Council);**
- **Approval of drainage scheme and details of maintenance of drainage features (which will require a commuted sum if adopted by the Council);**
- **The approval prior to commencement of the Local Centre public art (to the value of £100,000) to be implemented concurrently with the Local Centre (this may be better placed in planning conditions and delegated authority is sought to finalise this option);**
- **The transfer of land to the Council at nil cost sufficient to effect Shawbirch junction improvements;**
- **A payment of £5,000 for Travel Plan monitoring;**
- **A payment of £11,500 for financial management and monitoring of the legal agreement**

**together with the conditions set out in the report.**

- (b) TWC/2014/1080 – Land south and west of Tibberton Motor Repairs, Mill Lane, Tibberton, Newport

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.

This application had last been before the Committee on 22<sup>nd</sup> June 2015 but had been deferred following the receipt of the Inspector's decision on another site in Tibberton to allow Officers and the applicant to consider that decision. A resolution to grant subject to completion of an appropriate section 106 agreement had been made by Committee prior to the announcement that the Council now had a 5 year housing supply but the section 106 agreement had not been completed prior to the announcement.

Cllr J Berry spoke on behalf of Tibberton and Cherrington Parish Council. In 2011 the development land was marked on the maps as a nursery and a house was built on the site following the agricultural use being lifted. He believed that the site was on a 100 year flood plain. Cllr Berry explained several plans that had been tabled at the meeting to the Committee Members. He asked Members to be reasonable, responsible and representative in making their decision.

Cllr S Burrell, Ward Councillor, addressed Members regarding the local planning flood risk and struggled to see how the site was deemed appropriate. There were no buildings within the flood plan. He considered that this was not about building units, but whether or not this was a Level 2 or Level 3 flood risk. In February 2015 there was no 5 year housing land supply and this application would not have been supported if the housing land supply had been in place and by using a sequential test. Each case should be examined on its own merits and Tibberton was less sustainable due to its

remoteness. There was limited evidence of need and it was hoped that collectively powers were used to ensure that the development did not take place.

Mr J Wright spoke on behalf of local residents. The land was part brownfield land part agricultural land and a change had been made in the mid 1960s. Later 70% of this area had become a greenhouse and formed a hay store. Part of the land contained the existing house which was built under TWC/2011/0795. A car repair facility was also held on part of the brownfield land. H10b did not allow extension of the village. Policy H10 carried no weight and had no benefit as this development contained a small strip of green field which was in open countryside. The development was also considered to be on the flood plain and would have a detrimental effect and cause over-development. If the Committee were not provided with the correct information, how were they able to make an informed decision. There would be substantial harm to the character of the area and the development would be subject to potential flooding. The Council now had a 5 year housing land supply and there were discrepancies in the report. Mr Wright asked the Committee to refuse the application.

Mr A Williams, the Applicant's Agent, wanted to put to rest the worry of flooding. The Environment Agency had been consulted and then asked to double check that the development was not on the flood plain. This was confirmed. The flood plain was contained within the banks and there was no sustainable objection on this ground. The Committee previously visited this site and it was deemed as a suitable site and complied with both local and national policies. The site was not in open countryside and was a well contained development. It conformed to Policy CS1, CS7 and CS10(b). The partial brownfield site had concrete footings and housed industrial buildings and there had clearly been previous development on the site. The site was surrounded on 3 sides and did not encroach into the countryside. The Development brought forward 40% affordable housing and delivered a much better financial package per dwelling.

The Planning Officer thanked the Agent for clarifying the position with regard to the flooding of this site. Members' attention was drawn to Page 122/123 of the report with regard to the Tibberton Appeal. This application needed to be considered in a different manner as it did not encroach into the open countryside in the same way and it was not visually exposed. Members were asked to grant approval to the application.

A discussion took place regarding policies, the inspector's report, limited hard evidence of local need and the need and demand and it was considered that only 4 affordable houses were required following recent consultation. Concerns were raised whether the land was horticultural land or brownfield land and the issues with the maps and the locations of the development. Further concerns were raised with regard to the flooding of the river Meese and one of the proposed dwellings being built on the site of a pond. The planning agent stated that there was no pond. The Planning Officer stated that the layout was illustrative only as this was an outline application.

The Planning Officer and the Assistant Director: Planning Specialist confirmed to the Committee that the Government's Agency had made the position clear with regard to the drainage and flood risks and that they were charged with assessing these situations across the Country. The 5 year housing land supply did not have a ceiling and the Council had a responsibility to provide a long-term housing supply in both the urban and rural areas. Officers believed that there was a need for affordable housing and that the land had previously been developed and was consistent with recent applications at Allscott and Crudgington. Some members raised further concerns regarding the economic, social and environmental benefits of this development and the need for

highway improvements and an extension to the local school if this application was approved.

**The recommendation to approve was proposed and seconded but not carried. Members were asked to elaborate further upon their reasons for refusal and after further debate reference was made to the Tibberton decision letter, paragraph 34, and also to scale and considered that with respect to planning application TWC/2014/1080 that planning permission be refused on the grounds that the proposed development would extend the village in such a way as to harm its established form and character as a settlement and to encroach into open countryside and the scale of the development would cause further harm.**

(c) TWC/2014/1116 – Land north of Hilbrae Pets Hotel, Ellerdine Heath, Telford

This application was for the erection of a free range egg poultry building and 8 no feed bins and creation of new access from Hazels Road. The free range farm would house 64,000 birds within the range area on the outskirts of Ellerdine Heath near to the Hilbrae Pets Hotel. Amendments had been made during the application process to the access and the erection of the food bins.

Cllr C Purves spoke on behalf of Ercall Magna Parish Council. The Parish Council were concerned that this was more than just a poultry house. The shed was vast. This was not agricultural land built or a built up area and had provoked a lot of comments regarding planning restrictions and policy. The building was to be 225m long which was 20% bigger than a hangar at RAF Shawbury. There were to be 8 large food silos which were higher than the roof line and 64,000 hens would be house. The site was close to the A442 within the rural area and there were only a few small scatter houses within Cold Hatton and Ellerdine. Ercall Magna Parish Council were very concerned to the major threat to the rural area as there were more significant scale buildings appearing on this northern edge of the rural area. The Parish Council were aware that future applications of a Solar Farm of some 285 acres and 2 more chicken sheds were on the horizon.

Cllr S Bentley, Ward Councillor, raised concerns regarding the management plan, harmful substances and the water protection zone which were omitted from the report and referred the Committee to policies E6, UD2, CS2, CS12 and CS15. He also raised concerns regarding inherent virulent diseases and emergency planning. It was felt that policies had been used to justify the development and that the community fears and concerns had not been investigated fully. If Members were unable to refuse the application, Cllr Bentley suggested that it be deferred in order that the application could area could be further investigated following the concerns.

Mr D Collier from David Collier Rural Planning spoke on behalf of local residents. Concerns had been raised with regard to noise, water pollution and highways and the adverse effects this application would have on the visual impact of the skyline. Key advice from design guides regarding new buildings suggested that buildings should be not visible on the skyline and this was paramount from the public viewpoint. It was suggested that an alternative site be explored as the local residents did not accept that these building would fit the local areas as they were made from untreated galvanised steel. Large buildings made intrusion inevitable. He referred to policies E6, UD1 and UD2. Mr Collier asked that the application be refused on the grounds of visual impact and a more suitable site be sought.

Ms M Speedhouse, the Applicant's Agent informed Members that the photo montages now included the feedbins for their information. The Applicant had carefully considered the sites in order to meet the demand for free-range and that this has to be located within units which enough areas for the hens to range around the building ie 1 hectare per 2,500 birds. The Applicant housed the birds to a high welfare standard which explained why the buildings were larger. The expansion was important to the business and created employment. This site was considered the most suitable for free-range. A new contract had been awarded to the Applicant and the business could not continue to grow without the new site and the Applicant had worked with officers in order to reduce the impact. Noise and pollution issues were fully controlled by the Environment Agency and covered by noise and odour management plans. There had been no previous issues with the Applicant or his sites. This was a rural, important agricultural business and the development was proposed on a suitable site.

The Planning Officer addressed Members that it was important to note that this was a business renowned for its productions. The Environment Agency had already given the Applicant a permit and in making this recommendation the case officer had visited one of the other sites to assess implications, noise and transport. The development was within the rural areas and the land was classed good to moderate so did not create a loss of high quality land. The main issues for consideration included the principle of development, the highways, the visual amenity and the environment. The impact was considered to be minor and the access point had been moved away from Hilbrae. There had been 200 local representations following the first consultation but following the re-siting of the access point the re-consultation exercise only gained 33 objections which was a significant reduction. With regard to the access point, there would be 3 egg collections per week and 2 food deliveries per week. The site was not far from the A442 and should not cause a big impact. Staff would arrive in domestic cars and vans, and manure would be collected on a tractor and trailer and vans and this would have been expected with the site's previous use for the production of crops which would have meant that up to 200-300 movements would have been made within the harvest season by HGVs and tractors. Now that the access point had been moved the location of the track would enable the road to be widened and was acceptable. With regard to the issues around the pathway and the dog walking at Hilbrae Kennels officers did not consider that the walkers would be affected as an element of the track that Hilbrae had access to would remain. It was acknowledged that the building was large, however it would be housed in the centre of a field and at a far distance this impact would be fairly limited and was not considered to cause a detrimental visual impact. The Environment Agency considered that there was no significant impact; the development complied with the regulations and bird welfare and was pretty similar to what was around in the area, managed by the same farmer. A noise assessment had been undertaken and there was no requirement for any noise mitigation measures. With regard to odour there was a manure management plan in place. With regard to the ground source water pollution, the Environment Agency had found no evidence which was detrimental and had already issued a permit. With regard to the SSS, concerns from Natural England had already been addressed and were now considered to have little impact on the residents following the relocation of the access. There were no issues regarding archaeology or surface water drainage. An update report had been tabled at the meeting relating to additional comments received. The Officers considered the development acceptable, as this supported a rural enterprise within a rural area. Highway issues had been addressed with the access being relocated. The development did not affect the landscape setting or the visual amenity. If the Committee were minded to approve the application, it would then be referred to the NPCU for their consideration.

Members discussed the right of way along the track for local dog walkers; the officer confirmed that no right of way was being closed or diverted. Points of clarification were raised regarding traffic movements, the spreading of manure and fly control. Concerns were raised regarding the over concentration of egg production within the gateway to Telford, the visual impact and the need to consider more appropriate sites. The Planning Officer advised the Members that there were existing farm holdings in the region and the highway movements with a tractor and trailer were consistent with other agricultural uses. With regards to the handling of manure, control of this lay with the Environment Agency through the permit.

**RESOLVED - that with respect to planning application TWC/2014/1116 that planning permission be granted, subject to the Secretary of State confirming that the Council as Local Planning Authority can determine the application and subject to the conditions set out in the report.**

(d) TWC/2015/0448 – Telecommunications Mast, Old Park Way, Old Park, Telford

This application was to replace the existing 14.8m monopole Telecommunications Mast with a 21m monopole mast and the installation of 1 no 30cm diameter dish and ancillary development at Old Park Way, Old Park, Telford, Shropshire. The 2 existing cabinets would remain and the existing mast removed.

Cllr D Blackburn spoke on behalf of Lawley & Overdale Parish Council who had received strong concern from local residents regarding the mast being placed so close to a residential area which would be used to increase 4G and 5G signals in the Rock. The mast would become an unwelcome land mark to many residents. There was a simple compromise in that the mast be kept to its current 14.8m height and maintenance work take place to the tree canopy in order to increase 4G and 5G signal. There were no safety barriers around the mast and there were concerns regarding safety if a vehicle was to hit the mast. Local residents had also raised health concerns regarding the size and strength of the new mast.

Cllr M Boylan, Ward Councillor, raised concerns that this mast would be a further 6.2m higher than the existing mast which would bring the total height to almost 70ft. Cllr Boylan considered the mast to be in the wrong place and that it could operate at its current height if the trees were lopped. He further considered that it would be no more expensive to relocate the mast than remove and replace the existing one. Health concerns were also raised by Cllr Boylan as they had not yet been proven or unproven. There were 21 masts within a 3 kilometre radius and as 4G signals were supposed to be stronger he questioned why there was a need to build bigger masts. It was asked that this application be refused.

Mr J Fowler spoke on behalf of local residents. The mast was 60m away from his house and would be twice the height and 4 times more powerful than the original mast. Mr Fowler was concerned with residents' health with the mast being so close to houses and was not against improvements, but not at any costs. Mr Fowler considered that local environmental concerns and the views of local residents had been ignored. He suggested that the mast be moved to the Forge Retail Park as there were no schools or houses within this area. Policy T21 stated that any development should be designed and sited to minimise the visual impact and be a response to customer demand, but there was no evidence to support that this was the case. A petition with hundreds of signatures had been signed and it was asked that Members consider the proposed

mast to that of the original application. Lucy Allen, MP and also written to the Council expressing her concerns.

Mr J Hunter, Applicant's Agent spoke regarding the getting connected campaign that had recently run in the Shropshire Star which was a joint campaign between Vodafone and 02 to upgrade existing masts within the area to increase 2G, 3G and 4G capabilities. Lucy Allen, MP had recently spoke regarding the social and economic benefits within the urban area. Countrywide a programme of work called "Connecting Shropshire" proposing new heights at many sights had been approved under delegated power. This programme used existing sites to be enhanced and the proposals would strengthen the quality of Vodafone and 02 and was a national policy.

The Planning Officer addressed the Committee and confirmed that at a previous appeal the Inspector did not see the need for barriers. With regard to health, this could not be considered as part of the application as the Government issued guidelines which the Council was unable to dispute.

During the ensuing discussion Members raised concerns with regard to environment and amenity issues, the health effects and antennae height. This mast would have an unacceptable impact on the area as it would be increased by some 50%. It was a substantial distance from trees and the side view was not a wooded backdrop. Members were in favour of better connectivity but felt that this mast was disproportionate and considered that there would be more suitable sites elsewhere.

Following the discussion it was:-

**RESOLVED** – that with respect to planning application TWC/2015/0448 that the application be unanimously refused on the ground that the mast caused unacceptable visual impact due to the height of the mast.

(e) TWC/2015/0496 – Reviive, Wellington Road, Donnington

This application was a retrospective application to vary condition 2 of Planning Permission TWC/2013/0118 to allow the movement of the woodwork workshop from the main building to another building on the main site at Reviive, Wellington Road, Donnington. Previously the work had been undertaken inside the building with the doors closed and was a successful business. Previously this had been used as a workshop and car valeting area.

The Planning Officer informed Members that the woodwork noise was causing a nuisance to residents and that this application had been deferred at the last meeting in order for a site visit to take place. Prior to the meeting a site visit had taken place at the site whereby Members had visited the original workshop and the new workshop area. Equipment had been switched on to consider the noise levels and Members visited a residential property close to the site in order to assess the noise heard both in the garden and in the house. The business was open 9am to 5pm Monday to Saturday and 10am to 4pm on Sundays and Bank Holidays. Members were asked to grant a six month consent in order for a more comprehensive assessment to take place. An update report had been circulated to Members which contained a further objection from Councillor E Clare.

Cllr J Lavery spoke on behalf of Donnington & Muxton Parish Council and confirmed to Members that this development had previously been used as a car showroom and that

it had never received any complaints from the neighbours regarding noise despite being fully surrounded by residents. This was a retrospective application which clearly showed that the business had tried to work without planning permission and showed little respect or regard for senior citizens that heavily populated the surrounding area and were at home during the day. It was suggested that the applicants should comply with the original conditions of the application before more disturbance was created.

Mr Molyneux on behalf of local residents played a short video clip, which was played at half volume and showed the level of noise residents could hear which was taken from the corner of the house, through double glazed windows and could often be heard over the television. Residents were of the opinion that hand tools to repair donated items were supposed to be used but, in fact, power tools and possibly an industrial capacity petrol engine was being used. Local residents found they were unable to sit or work in the garden and were unable to open their windows which could be avoided if the work was carried out in the main building with the roller shutter doors closed. Mr Molyneux was of the opinion that furniture was not being repaired but being made. There was no objection to the workshop on the site provided that it was in the original workshop and the doors closed to prevent the noise. Concerns were raised if this application was granted whether further machines would be introduced of a totally different variety and much more high pitched sound. It was asked that this application be refused and re-located back within the original area in order to protect the local amenity.

Cllr C Mason, Ward Member, commented that this application would have been completely unnecessary if the applicants had carried out the conditions in the original application. He had known that the doors were left open and had heard some of the tools and machinery which had been different to that which had been heard earlier on the site visit. Cllr Mason raised concerns regarding the site's condition following a prior visit he had made when he had seen settees being piled up by the Housing Trust within the site and was worried that this was becoming a dumping ground. It was suggested that the applicant put their house in order before any further conditions were granted

A discussion took place and Members were concerned with regard to the noise nuisance and the use of machinery near to the local houses and a lack of respect shown to local residents which was affecting their wellbeing. This area within the site was not suitable to house heavy duty machinery and noise levels could not be reduced. Further concerns were expressed that any conditions imposed on the Applicant were unlikely to be enforced.

Following the discussion it was unanimously:-

**RESOLVED** – that with respect to planning application TWC/2015/0496 that the application be refused due to the unacceptable impact on the local amenities and local residents.

(f) TWC/2015/0035 – Land rear of 6 & 7 Blue House Barns, Chetwynd Road, Newport

This application was for the erection of 2 no dormer bungalows with associated garages within land to the rear of 6 & 7 Blue House Barns, Chetywnd Road, Newport, Shropshire. The development was contained within the existing complex and was not an encroachment or extension into the countryside and there was no objection due to the small scale of the development. This site was included in the draft Local Plan.

A discussion took place and Members commented that although this development did contribute further to the highway issues off Blue Barns that this would be minimal.

Following the discussion it was:-

**RESOLVED** – that with respect to planning application TWC/2015/0035 that planning permission be unanimously granted subject to the conditions set out in the report.

The Chair informed the Committee that this was Gareth Thomas' last meeting as a Planning Officer of the Council and he wished to give his appreciation and thanks to Gareth for his contribution to the work of the Committee. The Committee Members then thanked Gareth and offered their best wishes for his future career.

The meeting ended at 9.38 pm

**Chairman:** .....

**Date:** .....

# TELFORD & WREKIN COUNCIL

## PLANNING COMMITTEE

25<sup>th</sup> August 2015

Schedule 1 - Planning applications for determination by Planning Committee

- TWC/2014/0980 Land between, Castle Farm Way and A5, Priorslee, Telford, Shropshire** Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building) a retirement village, with associated strategic landscaping, attenuation areas, opens space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved **2**
- TWC/2015/0217 Site A, Pool Hill Road, Horsehay, Telford, Shropshire** Erection of 14no. affordable dwellings with associated access, parking and landscaping, **34**
- TWC/2015/0255 Site of Adamson House, Bridge Road, Horsehay, Telford, Shropshire** Erection of 4no. terraced dwellings and erection of 6no. apartments following demolition of Adamson house with associated parking and landscaping **53**
- TWC/2015/0580 Land adjacent 44 Cherrington Lane, Tibberton, Newport, Shropshire** Outline application for up to 2no detached dwellings (all matters reserved) **67**

TWC/2014/0980

Land between, Castle Farm Way and A5, Priorslee, Telford, Shropshire  
Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building)) a retirement village, with associated strategic landscaping, attenuation areas, open space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved

**APPLICANT**

Miller Homes Ltd

**RECEIVED**

05/11/2014

**PARISH**

Donnington and Muxton, St. Georges  
and Priorslee

**WARD**

Muxton, Priorslee

**OFFICER** Vincent Maher

**OBJECTIONS RECEIVED: Yes.**

**1. THE PROPOSAL:**

1.1 Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building)) a retirement village, with associated strategic landscaping, attenuation areas, open space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved.

1.2 The applicant has submitted the following documents with this application:

- An illustrative master plan (amended in June 2015);
- A planning statement;
- Parameter plans showing land use and amount, development density, building heights; site access; phasing;
- Design and access statement;
- Transport assessment (and supplementary reports requested by the council's highways officers);
- Framework Travel Plan;
- A three volume environmental impact assessment (the EIA);
- Services and utilities report;
- Energy statement; and
- A statement of community involvement.

1.3 The development site area is 61.7 hectares. The application is in outline form with all matters reserved with the exception of access. Nonetheless, the

developer has given a commitment (to be confirmed through the use of a planning condition) that the development will be built in substantial accordance with the design and access statement, the planning statement, illustrative masterplan, use and amount parameter plan, density parameter plan, building heights parameter plan, and phasing parameter plan. The schedule of development (refer Table 1) indicates the following split of land uses:

**Table 1: Schedule of development**

<b>Land Use</b>	<b>Land Area (ha)</b>
Developable Housing Area (up to 1,100 units)	30.7ha
Commercial Land	2.4 ha
Local Centre	0.5 ha
Retirement Village (up to 60 bed apartment scheme or similar)	0.6 ha
Primary School	1.82 ha
Strategic Infrastructure	1.6 ha
Additional highways infrastructure	1.7 ha
Sports Pitches	2.4 ha
Children's/Youth's Play Areas	0.1 ha
Drainage Attenuation Features	2.8 ha
Green Infrastructure/ Informal open space	15.88 ha
Community allotments	1.2 ha
<b>Total Area</b>	<b>61.7 ha</b>

- 1.5 The revised illustrative masterplan shows how this would be laid out. Around half of the site would be developed for housing (Use Class C3) and a retirement village (Use Class C2). A core of uses to serve the community would be sited toward the centre of the site. These comprise a new local centre, a primary school, sports areas and a community centre. On the western edge of the site, an area of commercial land is proposed. In addition to retaining the existing garden centre and the "Quackers" Play Barn, a commercial play centre, this part of the site is also identified for office accommodation, other retail and ancillary commercial activity within the A Use Class and housing.
- 1.6 Extensive areas of play space and parkland are proposed, referred to as "green infrastructure" in the developer's planning statement. One large swathe effectively cuts the residential areas in two. A continuous belt of walking land is identified along the southern and eastern edges of the site. A second open area is proposed at the northern end of the site close to an ancient monument. Two full length football pitches are proposed and a community centre (indicatively shown as 250 sqm in area) as well as community allotments is proposed that would adjoin houses on Lichfield Close and Ely Close. These spaces would be managed by a management company or other suitable body such as the Bournville Village Trust, rather than the council, similar to the arrangements at Lawley Village.

- 1.7 The housing element of the proposal would be built by one developer, Miller Homes. Miller Homes has indicated (refer Table 2) that the housing element would comprise the following mix:

**Table 2 Indicative breakdown in housing use**

House type	Number	%
One bedroom flats	17	1.5
Two bedroom	281	25.5
Three bedroom	338	30.7
Four bedroom	329	29.9
Five bedroom	135	12.3

(NOTE: This table excludes the retirement village which is a Use Class C2 use)

- 1.8 The net density of the housing areas (if all the associated open space is included) would be 23.34 dwellings per hectare (dph) but the actual density of the housing neighbourhoods would be approximately 31.8 dph (excluding the retirement village). Lower density housing (20 to 25 dph) is proposed on the northern and eastern fringes that have an outlook onto the open countryside, a medium density swathe (25 to 32 dph) and a higher density swathe (up to 45 dph) would be sited closer to community facilities and the route of a new bus service that would serve the settlement. No building would exceed three storeys in height.
- 1.9 Two new main vehicular accesses are proposed. One is to the south on Castle Farm Way and one to the north off the A5, east of Limekiln Bank Roundabout. A third access point is proposed off Salisbury Avenue/ York Road, however, this would be restricted to buses (and pedestrians/cyclists) only and controlled via a bus gate or similar. The existing garden centre and adjoining uses will continue to use the existing access on Woodhouse Lane.
- 1.10 It is intended to construct the development over three phases. There are some discrepancies in the applicant's information on the timescale for construction. The developer has indicated that the construction is likely to take place over a 13 year period starting in 2017, that is, up until 2030.
- 1.11 The proposal has been submitted along with an Environmental Impact Assessment. A viability assessment was also given to the council in commercial confidence.

## **2 SITE AND SURROUNDINGS**

- 2.1 The site is located on the eastern boundary of the borough between Junction 4 of the M54 and the A5 (Watling Street) north east of Telford town centre close to the municipal boundary with Shropshire Council. It is a diamond shaped area of land, bounded to the north by the A5 (Watling Street), by open countryside to the east and south and to the west by the A4640 (Castle Farm Way) and a post war housing development accessed off Salisbury Avenue. The principal accesses into the site are by car although Sustrans National

Route 81 passes through the site which forms part of a longer cycle route linking Wolverhampton with Aberystwyth.

- 2.2 Most of the site is used for arable farming or as pasture and it is fair to characterise the rural parts of the landscape as open with limited tree and hedgerow cover, this being restricted to the edges of the site including along the Castle Farm Way frontage. There are two small areas of extensive tree cover and, off site, Wards Rough comprises two areas of closed canopy woodland. The non-agricultural parts of the site can be characterised as grassland and a pond around the Woodhouse listed farmhouse, and locally listed farm buildings, one of which is used by the “Quackers” Play Barn, a commercial play centre for children, along with the car park and buildings that comprise the Lakeside Garden Centre.
- 2.3 The topography of the site is undulating with a change in site levels across the site of some 45m. The highest point - around an ancient monument at the northern end of the site - is approximately 175m AOD. Land levels fall southwards to a central “plateau” where most of the new housing would be constructed and then fall again more gently towards the southern tip of the site along Castle Farm Way to 130m AOD at the lowest point.
- 2.4 Another distinctive feature of the site is its proximity to a number of noise sources, especially towards the southern end of the site from traffic on the A4640 and the M54 as well as a motocross racing site - J4M54 Ltd - beyond the site boundary within Shropshire Council.

### **3 RELEVANT PLANNING HISTORY:**

- 3.1 There are no planning applications that are directly relevant to the current proposal.

### **4 CURRENT PLANNING POLICY CONTEXT:**

- 4.1 National Planning Policy Framework (the NPPF) – the NPPF is not the development plan for Telford and Wrekin but is a material consideration in this case because all of the borough’s development plan policies have to be reviewed in the light of this national advice.
- 4.2 Saved Wrekin Local Plan policies  
UD2 – Design Criteria  
UD3 - Urban Design Assessments  
UD4 – Landscape Design  
H9 – Location of new housing  
H23 – Affordable Housing  
S25 - New Local Centres and Local Shops  
T22 – Planning Obligations  
OL6 – Open Land  
LR4 - Outdoor recreational Open Space
- 4.3 LDF Core Strategy policies  
CS1 – Homes  
CS2 - Jobs

CS5 – District and Local Centres in Telford  
CS7 – Rural Area  
CS9 – Accessibility and Social Inclusion  
CS10 – Community Facilities  
CS11 – Open Space  
CS12 – Natural Environment  
CS13 – Environmental Resources  
CS14 – Cultural, Historic and Built Environment  
CS15 – Urban Design

- 4.4 Telford & Wrekin Local Plan (draft 2015) - limited weight can be given to this plan as it has not been the subject of public scrutiny. Nonetheless, the Local Plan has been prepared on the basis of detailed evidence and the Council's view that the policies in it are sound and consistent with national policy.

HO1 - Housing requirement

This policy allocates housing to provide 15,555 homes.

HO2 - Housing site allocations

Site is identified as a Strategic Urban Extension (Site H2) that will help delivery the borough's housing requirement. The site is required to deliver a range of uses, including housing, open space, employment, local services and facilities, and other supporting infrastructure.

## **5 SUMMARY OF CONSULTATION RESPONSES:**

### **5.1 Members and Parish Councils**

#### **5.1.1 Cllr Ian Fletcher: Object**

No need for this number of houses. SHLAA evidence out of date. Proposal will create a rat run though middle of housing estate between A5 and Castle Farm Way. Will impact on Castle Farm Way traffic.

#### **5.1.2 Cllr Veronica Fletcher: Object.**

Overdevelopment. Traffic impacts. No need for a further 1100 homes. Permissions in place for 1600 houses not yet built. Road from Watling Street to Castle Farm Way will become a rat run.

#### **5.1.3 St Georges and Priorslee Parish Council: Object**

Although not against development, concern is raised over the highway aspects, drainage and overdevelopment.

#### **5.1.4 Lilleshall, Donnington & Muxton Parish Council: Object.**

No objection to this application but object to principle of developing on green field land. Should be a last resort. Other concerns include:

- Highways – extra traffic will have adverse effect on area. Traffic/pedestrian safety great concern especially with proposed new schools. Current road layout will not cope with increased traffic especially at peak hours.

- Environment – great loss of fields, trees, hedgerows and wildlife. Increased noise/ air pollution from extra vehicles but especially from plant and machinery during construction.
- English Heritage has raised concerns as there are a number of designated and non-designated heritage assets.
- Drainage/flooding – Concerns that loss of green fields will have impact on surface level drainage ability which could result in increase to flood risk in Shifnal.

## **5.2 Council consultees and external technical bodies**

### **5.2.1 Affordable housing: Comment**

Council policy for 38% affordable housing, split 80:20 between rent and shared ownership. Affordable housing should be integrated into scheme. Ask for more information on retirement village. Affordable housing provision should be extended over to retirement village.

### **5.2.2 Arboriculture: No objection**

Require tree root protection measures and measures to protect trees from being felled.

### **5.2.3 Drainage: No objection**

Satisfied with documentation submitted. Have suggested conditions to address drainage matters.

### **5.2.4 Education: Comment**

Have advised on need for contributions towards primary and secondary school provision. These are set out below.

### **5.2.5 Ecology: No objection**

Recommend conditions for working in accordance with the ecological survey, mitigation strategy, ecological management plan, great crested newt European Protected Species Licence, bats European Protected Species Licence, landscape design, lighting plan and erection of nesting boxes. Recommends informatives on nesting wild birds, bats and trees.

### **5.2.6 Environmental Health (Public Protection): Comment**

Noise information submitted with application limited. Need to consider impacts relative to traffic on A4640 and M5 and motocross site to the south within Shropshire Council. Both matters could be addressed via conditions. Acoustic bund/ noise mitigation will need to be constructed to the south to protect residents from noise from motocross site.

### **5.2.7 Parks and Open Space: No objection**

Development proposes facilities to contribute to need of play / recreational/ allotment facilities for the area. Need long term management plan for them if the council is not to adopt them that will allow community use. Preferable for children's play areas to be provided as early as possible

### **5.2.8 Sports and Leisure Services: No objection**

Welcome provision of sports facilities. Would like to see details and confirm if they can be made available for public use sooner rather than later.

#### 5.2.9 Urban Design: Comment

Extensive advice has been offered which has been incorporated into the analysis of this proposal. Advice covers topography, need to protect views into site, sustainable transport promotion, noise, heritage, design of built form, the local centre and employment sites. The thrust of the advice is that there is a need to tie down details to ensure the final product is acceptable in design terms. Has recommended conditions to this effect.

#### 5.2.10 Environment Agency: Comment

Site within Flood Zone 1 (low probability of flooding) and, while located on an aquifer, is not in a source protection zone for water. EA has identified a few potential sources of historic contamination on parts of the site. No objections subject to conditions to cover contamination research, surface water drainage management, protection of groundwater and appropriate informatives.

#### 5.2.11 Heritage England (formerly English Heritage): No objection

The proposed development contains part of the Scheduled Monument of a Roman town, street and a mansion. The Scheduled Monument, and its immediate setting, should be retained as public open space. Detailed designs and plans should be discussed with Heritage England.

#### 5.2.12 Built Heritage & Conservation: Comment

Site has a number of heritage assets and archaeological interest including the area adjoining Watling Street Roman road to north. The Woodhouse is listed and adjacent plots should respect its setting. Site also encompasses a scheduled ancient monument to be north and south of Watling Street within the site. Appears to be a record of an historical enclosure to east of site. Need to consult Shropshire Council for all potential archaeological areas of interest in respect of archaeology/historic interest and act on advice received.

#### 5.2.13 Highways England (formerly Highways Agency): Support subject to conditions

Initially imposed a holding direction but revised its view following discussion with the developer's technical advisor and clarification on a number of transport assessment matters. The Agency considers that a number of transport related assessments are still not fully resolved to their satisfaction. Nonetheless, Highways England is content for permission to be granted subject to the imposition of conditions, including one requires these matters to be resolved before the construction of 100 homes. This may require further mitigation measures to Junction 4 of the M54. The Agency has also recommended that the council impose two more conditions requiring a construction management plan and travel plan associated with the M54.

#### 5.2.14 Telford and Wrekin Highways: Support subject to conditions.

After substantial negotiation, additional information and a number of revisions to the access arrangements and Transport Assessment, the Highway

Authority is able to recommend approval subject to conditions and s106 contributions.

A detailed schedule of conditions is attached at Appendix 1 to this report.

5.2.15 Natural England: No objection

5.2.16 Shropshire Archaeology Service: No objection

5.2.17 Shropshire Council: No response received despite two reminders.

5.2.18 Shropshire Fire Service: No comment

5.2.19 West Mercia Police: No objection

5.2.20 Severn Trent Water: No objection

Suggest condition requiring details of foul and surface water drainage plans.

5.2.21 Telford and Wrekin Local Access Forum: Object

Woodhouse Lane runs through site. Will need to be stopped up if it is to be absorbed into the site for use as a footpath/ cycleway. Should become a restricted by way. Want developer to contact them for advice on how it should be laid out (e.g., no kissing gates etc). If development approved, reserved matters should deal with improvement/ upkeep of an important right of way.

5.2.22 Homes and Communities Agency: No objection

Support application that would bring more development, employment and investment opportunities to Telford. HCA own adjacent land which has outline planning permission. Want to see that development on HCA land benefitted rather than prejudiced by the adjacent development proposals.

5.2.23 Want to encourage access to help support this comprehensive development but would not want to see Highgate Drive or York Road used by the developers' construction traffic or as a rat run between Watling Street and Castle Farm Way. Assume permission only given for two main access points with details still reserved for other points of access currently shown as illustrative.

5.2.24 HCA land shares long boundary with application site. Informal open space should be created and maintained to a satisfactory standard. Want to be consulted as detailed design develops.

### **5.3 Local residents**

5.3.1 56 representations from local residents raising the following objections and comments:

- Overdevelopment – too much housing proposed with off site impacts including drainage, traffic, pollution, air quality reduction. Developer should put quality of life above profit.
- Development not needed – enough undeveloped sites (eg Celestica), brownfield sites should be developed first. It does not make sense to

- consider this site until other sites have been built. Not enough well paid jobs to support new housing.
- Wrong that Telford should sprawl so much. Development will harm Telford's great quality of life and affect resale value of older new build houses. More housing needed in London, not in Telford. Not right that Telford should become a city.
  - Site located outside urban area and therefore not consistent with the development plan.
  - Priorslee will change, no longer edge of town location or village and will feel more like "urban sprawl" with infrastructure spread out all over the area.
  - Leave Priorslee alone. If you want to build something rip down the poor areas and improve them, make them appealing and affordable and leave people in Priorslee alone.
  - Council hasn't listened to Priorslee residents in the past. This development is not supported by local people, has not considered local people's concerns.
  - Development should have gone on secondary school site under construction instead.
  - Development too urban and not consistent with planning principles on which Telford was first developed. Will be characterless.
  - Traffic impact: increasingly local problem on Salisbury Avenue and Castle Farm Way that will be made worse when secondary school constructed. Increased risk of traffic accidents. Primary school on site will result in increased parking/ inconsiderate parking.
  - Transport assessment flawed and exaggerated claims in framework travel plan.
  - Site layout may lead to a new rat run.
  - Why is affordable housing proposed? Will affect house prices.
  - Development will have a severe detrimental impact on existing residents – loss of outlook onto open fields; construction noise; floodlights from football pitches. Disruptive and disproportionate to the area. No community benefits, only to Council revenue.
  - Will destroy green fields, trees, areas for wildlife, dog walking areas and semi-rural setting, a feature that attracted people to move to the area.
  - Will destroy open views of countryside and harm landscape.
  - Infrastructure cannot cope. Not enough GPs for residents. Will worsen flood risk on Shifnal and on land within Priorslee.
  - Assurances by the Council at the point of house purchase that the site would not be built on.
  - Noise associated with extra traffic on A4640 will affect residents' quality of life.
  - Too much information to read in time. Consultation process flawed.

## **5.4 Other community groups and businesses**

5.4.1 Other groups have made submissions in connection with the application.

5.4.2 Shropshire Wildlife Trust: welcome the mitigation measures shown on plan to ensure no net loss of biodiversity. Site design maintains/ enhances connections for wildlife.

5.4.3 Priorslee Pioneer Ministries: their representative objects to the development on the following grounds:

- Loss of greenfield site when other sites available;
- Traffic impact; and
- Drainage and community infrastructure do not seem to have been taken into account.

5.4.4 If the development proceeds, this group offers the following observations:

- Retention of existing businesses at Lakeside supported and inclusion of a community building as Priorslee is short of community space. However, community building (250 sqm) too small, should be at least 400 sqm and more widely available.
- Whilst recognising that proposals provide more than the required areas of Parks, Gardens, and Amenity Green spaces, concerned they only provide for half of the recommended standard of Young People's provision, Play Areas for Children and Outdoor Sports facilities. Not acceptable, especially given poverty of provision of playgrounds for children and young people across rest of Priorslee.
- GP surgery pointless as area not short of buildings.
- Retirement village and affordable housing welcome and important contributor to overall mix of area.

5.4.5 The operator of J4M54 Ltd, a motocross site south of the development, has the following concerns:

- J4M54 has operated for the past decade, providing safe and organised environment for riders age six and above. Location chosen because close to motorway and away from housing;
- Concerns that new housing within 450m of facility will result in complaints of noise and in closure of our facility; and
- While developers are responsible for ensuring no new impact, there are other examples of motocross facilities having to close down due to new residential developments.

## **6 PLANNING CONSIDERATIONS:**

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

- The future of the site as rural land;
- Suitability of the site for urban development and the contribution this site could make towards meeting housing need;
- Whether the mix of proposed uses on the site is appropriate;
- Design considerations including impacts on landscape/ ecology/ heritage assets;
- Noise considerations;
- Highway and transport considerations;
- Flood risk/drainage management;
- Impacts on existing local residents by reason of new built development;
- Impacts on other local infrastructure; and

- Consideration of other impacts and other material considerations.

## **6.2 The future of the site as rural land**

- 6.2.1 The whole of the site (including the existing garden centre) is located just outside the built up area of Telford and is therefore defined as a rural area in both the Local Plan and the Core Strategy. Outside of urban areas, development is focused on three settlements as defined by CS7, this also limits development within the rural area and strictly controls development in the open countryside. Consequently this development raises conformity issues with the development plan. The Council has issued a five year land supply position. However, the Committee has been advised previously that this cannot be regarded as a ceiling and we have to plan for the future.
- 6.2.2 In this context, this is one of the largest developments in the borough and will deliver new homes significantly beyond the next five years. It will therefore help deliver the future growth of the borough over the long term. The following detailed analysis also confirms a high level of compliance with the NPPF.
- 6.2.3 At paragraph 52 of the NPPF, the Government recommends that the supply of new homes can sometimes be best achieved through planning for larger scale development such as extensions to existing towns and villages that follow the principles of Garden Cities. Paragraph 55 of the NPPF recommends that new development in rural areas should be located where it will enhance or maintain the vitality of rural communities or support services in a nearby village. The amount of new uses and public open space associated with a sustainable urban development with a mix of housing and other uses and the spacious design that provides a significant quantity of well-designed public open space demonstrates a strong alignment with national planning policy.
- 6.2.4 The NPPF also states at paragraph 112 that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. It is national policy to protect land that is Grade 3a and above where possible.
- 6.2.5 The applicant has reviewed the DEFRA agricultural land classification for the site and conducted an agricultural resources report. This is an important consideration in this case because the potential land loss would be over 60ha of agricultural land, substantially more than the 20 ha threshold on which DEFRA have to be consulted. The key findings from this report are that over one half of the site is classified Grade 3b, 29% of the site is Grade 3a and 12% Grade 2. If approved, the development would result in the loss of over 60ha of potentially productive agricultural land, of which 24.5 ha is of high quality. On the other hand, the applicant has stated that the development would only result in the loss of 0.5% of the farming land owned by the landowner and would not therefore materially affect the site's total agricultural production. Natural England, the agency which advises DEFRA, has been consulted on this proposal, and has not objected to the proposal but asks the

Council to make an assessment relating to loss of best and most versatile agricultural land.

6.2.6 At face value, the loss of rural land to facilitate this development should be supported even though it conflicts with Core Strategy Policy CS7. However, in principle support should be given for this because it is of a scale that will make it more self-sustaining and in this respects performs better than other proposals at the urban fringe. It will provide not only for different forms of housing but other uses (a school, employment and other community facilities) that will reduce the needs of the new settlement on the wider area. The Telford & Wrekin Local Plan (draft) therefore supports its inclusion as a long term commitment for the borough on this basis. However, its acceptability in planning terms is also dependent on it passing the other policy requirements set out below.

### **6.3 Site suitability for urban development and contribution site could make towards meeting housing need**

6.3.1 The proposal would result in a substantial change to the boundaries of the urban area of Telford and would bring urban development up to the municipal boundary with Shropshire. If it is accepted that such changes are necessary to respond to the challenge which the NPPF places on councils to boost housing supply significantly, it is therefore important to demonstrate the merits of an application of this scale at the eastern fringe of the borough.

6.3.2 Historically, the Council has identified this site's suitability for development (for example, in the 1993 Wrekin Local Plan). The 1993 Local Plan identified the site as a Housing Reserve Site (Policy H6) that would be needed by 2001. However, this, designation was not carried over into the Wrekin Local Plan.

6.3.3 Other consultations leading up to the publication of the Telford & Wrekin Local Plan (such as the Proposed Housing and Employment Sites publication) acknowledges that this site could deliver 1100 homes as part of the evidence base to support a five year deliverable housing land supply in the draft Local Plan.

6.3.4 The Telford & Wrekin Local Plan (draft) acknowledges this site will make a significant contribution to meeting future housing need for the borough over the long term and thereby reduce pressure at other rural locations and urban fringe locations.

6.3.4 There are a number of merits in promoting development of the scale proposed at this part of the borough as opposed to other parts on the urban fringe. They may be set out as follows:

- The site enjoys good access to a range of services in Telford town centre and would be within walking distance of the new secondary school at Teece Drive that will open shortly;
- The site enjoys relatively good access to Stafford Park industrial estate and T54;
- It is also the part of the borough best placed to access the high skilled employment opportunities being generated at the i54 Technology Park

in South Staffordshire off Junction 2 of the M54 and other employment opportunities along the M54 corridor;

- It is on the “right” side of the railway line for links to Birmingham and beyond; and
- The site is uniquely large enough to provide the mix of development and environmental outcomes that the current development plan and the Telford & Wrekin Local Plan (draft) aspire to. A scheme of this scale has been shown to be financially viable.

6.3.5 The development will therefore make a substantial contribution to meeting the borough’s future housing need and will take pressure off other less suitable rural and urban fringe areas.

#### **6.4 Mix of uses at the site**

6.4.1 The proposal will provide a good mix of uses that will make Priorslee more “self-sufficient”, principally through the provision of an additional new primary school that will serve existing residents and residents who would live on the new development as this part of the borough has grown in population.

6.4.2 A new local centre with some employment land (Use Class B1) is proposed. The retail element within the centre (up to 1,500 sqm) is not of a scale where it would be likely to harm other shopping centres. It also falls below the threshold where a retail assessment would be required. Local Plan Policy S25 allows for the creation of such centres. A planning condition is proposed to restrict its floor area and restrict an out-of-town facility being promoted. The retail facility will be supported by other uses including restaurants and cafés and community use.

6.4.3 The popular existing garden centre and Quackers commercial play space will be retained and will add to the mix of facilities that existing and new residents will benefit from.

6.4.4 The developer estimates that the development will generate up to 170 permanent jobs and an additional 1600 construction related jobs during its build out.

6.4.5 The amount of open space proposed considerably exceeds the nationally recognised Fields in Trust standard and this will be maintained by local residents through an annual subscription. The development also contains a number of elements that will assist community integration. These include the provision of a community building and other public uses such as playing fields and provision of a shared multi use games area (MUGA) located close to the core of the development that will be open to all residents and will provide opportunities for informal interaction among old and new residents and foster community ties. Linked to this, the developer has agreed to make provision for a recreational lake to broaden the range of leisure options for local people. The developer has taken account of concerns raised about the size of the community facility and agrees that this matter should be finalised before development starts on site. A condition has been imposed to this effect.

6.4.6 Finally, the mix of housing and tenures proposed and the provision of a retirement village connected to a bus service will provide opportunities for a wide range of household types allowing residents and contains elements of a lifetime homes estate allowing residents opportunities to downsize and age on the estate.

## **6.5 Design considerations including impacts on landscape/ ecology/ heritage assets**

### **Urban design/ landscape**

- 6.5.1 A draft of the application was presented at pre-application stage to the MADE urban design review panel. The panel recognised the site is an attractive and distinctive area of countryside and advises that development should be equally attractive and distinctive. It advised that the preliminary scheme viewed had the ambition to meet this goal but suggested ways in which it could be improved most notably in providing a rationale for the linking of the local centre, the school and employment areas and providing a comprehensive network of walking and cycling both within and outside the site. Officers consider that the final proposal has taken on board MADE's advice.
- 6.5.2 The Council prepared a Landscape Sensitivity Study as part of the Local Plan evidence base. While this study does not have policy status, it was helpful in informing the planning process. The study divides the application site into two parcels (southern parcel: TWPI1-32 and northern parcel: TWPI1-41). The southern end of the site, in particular, is somewhat exposed and visible from the public realm because of its topographical features, such as its steep change in site levels, and prominent tree lines which present sensitive features in the landscape.
- 6.5.3 Development at the northernmost part of the site also needs to take account of the scheduled ancient monument and location at the eastern edge of the built up area. The study assesses both sites as having a medium/ high sensitivity to new housing. At the western end, the Landscape Sensitivity Study advises of the need for new development to respect the setting of the Grade II listed Woodhouse farmhouse and locally listed farm buildings.
- 6.5.4 Officers have considered the visual impacts of new development on the landscape both from nearby land in the vicinity of the site as well as from views further afield such as the M54, the Wrekin and from the west in rural Shropshire.
- 6.5.5 The development will represent an incursion into the countryside but responds positively to these challenges in the following ways:
- The proposed street layout runs with the contours of the site, in marked contrast with recent new build in Priorslee East where extensive cut out would have been required to facilitate development;
  - The steepest part of the site will be kept as parkland. This parkland and adjacent tree cover at Wards Bough just off the site will serve as buffers which soften the overall appearance of the development and

- provide a wildlife corridor too. The location of playing fields on flat land to the north will reduce the visual impact of the development;
- All of the housing will be built by one developer and planning conditions can be imposed to regulate matters such as roof form and brick to provide a uniform estate; and
  - The development has avoided siting new development the sensitive heritage parts of the site.

### **Ecology**

- 6.5.6 The developer has commissioned desk-based studies of the wider area and field surveys on and close to the site as part of the requirements for the EIA.
- 6.5.7 The key findings from the desk-based studies are that there are no internationally statutory ecological sites within 5km of the site and no national statutory designations within 2km. However, there are six local wildlife sites within 2.5km of the site. The nearest is Priorslee Lake, some 50m away from the site at its closest point. Wards Roughs is also an ancient woodland adjacent to the site.
- 6.5.8 The surveys conducted as part of this application covered birds, bats, water voles, great crested newts, reptiles as well as a study of hedgerow habitats across the site. It is fair to categorise the site as having a level of wildlife that is to be expected on an urban fringe location that has been extensively farmed and the desk based studies do not identify the site as having statutory or local development plan protection status. However, there is a population of protected water voles in nearby Wesley Brook and the ponds are biodiversity action plan sites, that is, habitats where national policy encourages their protection.
- 6.5.9 The detailed surveys on and in the vicinity of the site confirm that one building on the site supports a small day roost of soprano pipistrelle bats and a number of trees contain features suitable for bat roosting. Relatively low levels of foraging and commuting by bats were recorded. The report recommends a sensitive lighting for the site, enhancement planting and the erection of bat boxes. On this basis, the development could be said to ensure the favourable conservation of this species.
- 6.5.10 One pond ("Pond 4") just beyond the western boundary of the site contains a small population of great crested newts. This off site pond will be unaffected by proposals but there is a potential for the species to be present on the application site during construction, albeit present on land that is not ideal for this species. Therefore a licence from Natural England will be required before construction work begins.
- 6.5.11 A single water vole latrine and four burrows were located around "Pond 2" within the application site. This pond will be retained and enhanced and precautionary measures required during enhancement works to avoid damaging any burrows and impacting this population. Currently displacement can be undertaken without needing to apply for a licence from Natural

England but it is likely that displacement will become a licensable activity soon.

6.5.12 Of the 43 species of bird recorded during the survey, 20 species have some level of conservation concern. Mitigation and enhancement measures include timing vegetation and building removal outside the nesting season, measures to prevent little ringed plovers from nesting on the site, tree/ shrub/ hedgerow/wildflower planting, creation of two sand martin banks over the attenuation ponds and the erection of a range of bird boxes.

6.5.13 The development has been designed with a number of measures to mitigate the potential ecological impact on local wildlife areas and woodland on and off the site through the extensive provision of open space on the application site reducing the need for residents using Priorslee Lake and a buffer of green land and tree protection fencing on the boundary with Wards Roughts to protect this area of ancient woodland.

6.5.14 The Council's ecologist is satisfied with the developer's approach to this site subject to the development being built out in accordance with reports submitted and has set out other conditions in the recommendation below. She has also confirmed that the Council has fulfilled its obligation of assessing this proposal having regard to the Habitats Directive in relation to bats and great crested newts.

6.5.15 Natural England has not objected to the proposal and the Shropshire Wildlife Trust's support for the proposal is noted too.

## **Heritage**

6.5.16 The illustrative masterplan has taken account of the existing known heritage assets (Woodhouse and the scheduled ancient monument) by siting new development away from them. The Council's Built Heritage officer, Heritage England and the Shropshire Archaeology officer are content with this aspect of the proposal. It is considered that this is acceptable and that reserve matters conditions will ensure the development is completed in a sensitive manner and it will be necessary to discuss the final layout with Heritage England relative to the ancient monument.

## **6.6 Impacts on existing local residents by reason of new built development**

6.6.1 The scheme will introduce new housing and other uses close to existing homes. A number of local residents have opposed the application because of the impact of this development on their outlook onto the countryside. Others have objected on the grounds that it will change Priorslee. Others have raised concerns about the "sprawling" effect that such a development will generate and suggested it will have impacts on the local area including pollution. This is also a large site which will be built out over a number of years. It is critical therefore that the layout of this site responds sensitively to the surrounding residential context and that the construction of the site is

managed in a way such that building works do not have a significantly adversely impact on the living conditions of local residents.

- 6.6.2 Officers have reviewed all of these objections from local residents. It is a long established principle that loss of views cannot be taken into account in planning decisions. Rather, planning decision-makers must consider impacts such as loss of outlook by reason of overshadowing or other significant impacts on the living conditions of local residents. However, officers recognise that the quality of the environment and views associated with the current environment at Priorslee are important and locally valued. For this reason, it is especially important that development on this site is of a high quality and preserves acceptable outlooks.
- 6.6.3 Overall, officers consider that the development has been designed in a sensitive manner having regard to its relationship with nearby housing off Salisbury Avenue including at Lichfield Close, Ely Close, Waterlow Close and Eltham Drive, principally through the use of a green buffer, the location of playing fields and siting new residential areas away from the boundaries with existing housing through strips of parkland in places and the siting of playing fields and allotments elsewhere. Final layouts of the new housing will be resolved at the reserve matter stage to minimise visual impacts. It is not intended that the playing fields will be floodlit. The erection of floodlights would require a fresh planning application. The foregoing discussion on the design of the estate identified that precinct plans will be used to manage the layout of individual precincts within the site.
- 6.6.4 The development could be assessed as having some positive impacts for local residents who live nearby too. These include the provision of new facilities for residents including a new primary school, community facilities, extensive open space and playing fields as well as a bus service funded by the developer.
- 6.6.5 The developer has commissioned studies to consider dust emissions during construction works. The impacts of the development on local air quality are negligible. A condition to manage dust during construction is nonetheless proposed. A site management condition will control hours of construction and other matters associated with the development, for example, management of construction traffic including controlling routes for access to avoid traffic running through residential areas.
- 6.6.6 On the basis of the information submitted, the design and layout of the proposal does not display any obvious conflict with development plan policy.

## 6.7 **Noise considerations**

- 6.7.1 There are two principal potential noise sources that have been taken account of in the detailed layout of the scheme. These are from road traffic on Castle Farm Way and the J4M54 motocross site which, at its closest point, would be some 430m from the nearest house. The Council's environmental health officer has commented that the original information submitted with the application was limited but, following additional information, confirms that the

design of the housing areas closest to the JM54 site could be covered through the use of planning conditions.

- 6.7.2 A bespoke condition has been proposed to secure acoustic barriers at the southern edge of the site closest to the J4M54 motocross site in the countryside and other noise mitigation measures - including double glazing - before any new housing is occupied. The final height of the acoustic barrier has yet to be confirmed. Correspondence from the applicant's agent states it would be 1.8m high, the size of a garden fence.

## 6.8 Highways and transport

- 6.8.1 The application has been accompanied by a detailed transport assessment and further modelling studies have subsequently been provided at the request of the Council's highways officers and Highways England to assess the impact of the development on the surrounding road network including the M54. These studies have assessed the impact of the development traffic in the context of current committed development along with development identified within the draft Telford & Wrekin Local Plan. The overall masterplan on which the transport assessment has been prepared suggests ways in which new residents will be able to use alternative modes of transport such as the bus, cycling and walking. The Highway Authority has recommended a condition (1d) which will require a consistent approach to the submission of the road layout under reserved matters with the intention of restricting vehicle speeds and preventing "rat running" through the estate between the A5 and Castle Farm Way.

- 6.8.2 There are four principal issues to consider here. These are: (a) the impact of the development on the local road network managed by the Council as the local highway authority; (b) the impact on the M54 which forms part of the national "Strategic Road Network" managed by Highways England; (c) impacts on local residents who live east of Salisbury Avenue; and (d) whether the development provides opportunities to promote a mix of alternative forms to the car.

### Impact on local road network

- 6.8.3 The developers have used the Telford Strategic Transport Model taking into consideration the cumulative impact of previous sites allocations in the former Shaping Places documentation and all existing developments with planning permissions. Officers consider that the applicant's assessment of traffic impacts is robust and the off-site traffic issues which this development will generate will be addressed through nearby improvement schemes which are either partially or fully funded, for example the LEP schemes at Limekiln roundabout (expected to be on site around November/December 2015) and at junction 4 of the M54 (anticipated to be on site during the summer of 2016) with a S106 contribution being requested towards both of these schemes as detailed later in the report. The Highway Authority is currently working with the Developer and Highways England to finalise the amount of work required.
- 6.8.4 Discussions with the Council's highways officers have resulted in the main highway access off the A5 being sited 70m to the east of the position

originally proposed to ensure compliance with national design standards. The HCA, the owner of the land adjacent, does not object to this change.

#### **6.8.5 Impact on the M54**

The traffic generated by the development will impact on the M54 which forms part of the national Strategic Road Network. Highways England confirm there are a number of outstanding matters to consider but have recommended that the Council approve the application subject to the developer confirming measures to mitigate the impact of the development on the M54. They have therefore proposed three conditions, the first of which requires the developer to confirm a transport strategy with regard to the M54 (junctions 4 and 5) before work on the 100th dwelling begins. This may mean works to improve either or both of these junctions. Junction 4 of the M54 is located partly outside of the borough boundary within the Shropshire Council administrative area; any legal agreement for highway improvement works at this junction will need to involve all three Highway Authorities.

6.8.6 Highways England have also required conditions for a construction traffic management plan and full travel plan for the M54 to demonstrate that the development provides sustainable travel choices for occupants of the site.

#### **6.8.7 Impact on residents east of Castle Farm Way**

The access from the application site onto Salisbury Avenue will be restricted to buses, pedestrians and cyclists only and this would be controlled by means of a planning condition. A further planning condition is proposed to restrict construction traffic from accessing Salisbury Avenue at all times during the construction period.

#### **6.8.8 Measures to promote alternative modes of transport**

The developer has committed to provide a bus route through the estate and a comprehensive range of cycle routes including improvements to the Sustrans route that runs through the site.

6.8.9 Some residents have expressed concern that traffic will “rat run” through the estate to get from the A5 to the M54 avoiding Castle Farm Way. The masterplan and a condition recommended by the Highway Authority address these concerns. The reserved matters details will require the developer to submit details demonstrating measures to restrict the speed of traffic through the development and to deter rat-running.

6.8.10 The Council’s highways officer will attend the Committee meeting to respond to any additional questions the Committee has on this aspect of the proposal.

#### **6.9 Flood risk/drainage management**

6.9.1 The developer has submitted a flood risk assessment which includes a drainage strategy as part of the EIA.

6.9.2 The Environment Agency advises that all of the development site is located within Flood Zone 1, the area of lowest flood risk in the country but that a small area within the south of the site is at risk from flooding from Priorslee

Lake. It recommends that the council consult the Severn Trent Water regarding the proposed location of attenuation measures on the site to maintain the integrity of the existing reservoir. It does not object to the proposal subject to conditions to manage surface water drainage and conditions to manage groundwater given the site's location on an aquifer.

6.9.3 The Council's drainage expert is satisfied with the proposed drainage matters subject to the imposition of appropriate conditions set out in the recommendation. A further condition has been imposed to allow the council to adopt the sustainable urban drainage system (SuDS) should the developer wish the council to manage it.

## **6.10 Impacts on local infrastructure**

6.10.1 It is difficult to forecast the actual population that may live on the estate. The developer's assessment that takes account of a forecast ageing of the population over the lifetime of the development and the growth of single households would suggest that the 1,100 houses would accommodate a population of 2,662 by 2031. Drawing on the education adviser's model for housing yield (which is based on current population profiles), the housing element alone might house 3,584 people based on the mix of housing proposed.

6.10.2 The residential care village is also likely to house between 60 and 120 residents too, resulting in a development potentially housing up over 3,600 people if the Education model is used or over 2,700 people if the developer's is used. Both models have their merit. However, some weight should be given to the developer's projections because long term demographic trends in the borough point to an ageing population and the growth in one and two resident households. This accords with research the Council has commissioned to support the Telford & Wrekin Local Plan.

6.10.3 This is plainly a major development that is likely to have a substantial impact on public services and other infrastructure. The foregoing analysis has identified that the development will provide local community and commercial facilities on site to the benefit of existing local residents so that it is to some extent more self-sufficient as a suburb.

6.10.4 The developer's utility infrastructure report has been prepared following consultation with public utilities. The report finds that the site can be fully connected to the electricity, gas, telecommunications and potable water and serviced adequately having regard to the foul and surface water drainage.

6.10.5 Turning to public infrastructure, the proposal is particularly likely to impact on local education and the local road network. The Education Department suggest the development is likely to generate a pupil yield of 275 primary school children and 107 secondary school children and the developer has agreed to contribute towards their needs.

6.10.6 The developer has considered the impacts on other public infrastructure such as health care. This will include making provision for a new surgery if required.

## **6.11 Section 106 contributions**

6.11.1 The developer has agreed heads of terms for a S106 agreement that would provide for the following infrastructure and local benefits:

- The provision of on site affordable housing of not less than 20%, split in tenure between affordable rent and shared ownership (80:20), with £2,026,113.96 to be applied off site (figure to be finalised following the completion of a revised viability appraisal);
- The provision of 1.82 ha of land for a new primary school capable of accommodating 420 pupils;
- A payment of £4.75m towards the construction of a 210 pupil school with a “420 pupil core” to allow for its expansion over time;
- A contribution of £1,099,619 towards secondary education;
- A contribution of £1,183,500 towards the planned improvements at Limekiln roundabout and Junction 4 of the M54;
- An annual payment of £125,000 a year over a seven year period (total £875,000) towards a bus subsidy connecting the site with Telford, subject to the following:
  - o The developer will make the first payment following the completion of the 270<sup>th</sup> dwelling;
  - o The Council will apply the money towards a bus service and will use any fares received either to: (a) extend the life of the bus service beyond seven years; or (b) apply the funds towards the promotion of other sustainable transport modes in the event that it determines that the bus service generates sufficient income to be self-sustaining;
- A contribution of £15,000 towards travel plan monitoring;
- To identify a GP surgery site within the development, to market it over a 36 month period for sale/ rent and to offer the GP surgery first offer on the site;
- The provision of a recreational lake on the site; and
- A contribution of £200,000 towards the financial management and monitoring of the legal agreement.

6.11.2 All cash contributions will be index linked to changes in the Retail Price Index and the Council will require the agreement to be reviewed before the submission of Phase 2 Reserve matters. Such an approach is appropriate in the event that economic conditions change materially between the date of the signing of any legal agreement and these later stages of the development.

6.11.3 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.

6.11.4 A contribution towards local transport infrastructure reflects the features of the site and the additional traffic impact generated by the development. The negotiation of contributions is consistent with Local Plan T22.

6.11.5 Open play space on the site will be managed at no expense to the public purse and the site. The developer has recognised that some public assets will be managed by a local community organisation. To promote community cohesion, the developer has also agreed to make contributions make provision of a recreational lake on the site for local use and to identify the potential for a GP surgery on the site. These initiatives support Core Strategy Policies CS9, CS10 and CS15 which seek to promote social inclusion and cohesion.

6.11.6 The amount of affordable housing proposed falls short of the council's expectation set out in Local Plan Policy H23. The offer has been appraised financially and it has been shown that more affordable housing could not be provided. There are two reasons why the site cannot deliver a higher proportion of affordable housing or why the provision of affordable housing cannot be extended over into the retirement village. First, the site is providing a primary school and land for a child yield considerably in excess of that required to facilitate the development. Secondly, the site has some abnormal building costs associated with the construction on a steep and undulating site. The negotiation of a mix of on site and off site contributions will allow the Council to secure affordable housing in the area.

6.11.7 In all respects, the sums set out in the draft heads of terms appear to be fairly and reasonably related to this scheme. This is a complex legal agreement which will need to be monitored over up to 13 years. The sum of £200,000 to monitor this appears reasonable and proportionate to the overall scale of the scheme in this respect.

6.11.8 The developer will separately need to enter into s278 agreements with the council and with Shropshire Council and will also need to stop up the highway at Woodhouse Lane east of the garden centre.

#### **Other community benefits**

6.11.9 As a goodwill measure in recognition of the scale of the project and separate from any legal agreement, the developer has offered to explore local youth employment training initiatives either by organising apprentices through its contractors on site in the construction and landscape management sectors or through a contribution towards local training. This indirectly supports Core Strategy Policy CS2 and other corporate initiatives including "Shaping our Future", the Local Strategic Partnership which seeks to work with the private sector to reduce youth unemployment.

### **6.12 Consideration of other impacts**

6.12.1 Officers have considered all other likely impacts associated with this proposal and find that this development is broadly acceptable.

## **7 OTHER MATTERS AND CONDITIONS**

7.1 Residents have raised a number of concerns about the principle of the proposal and its layout. Brief responses to them are set out below:

- The proposal cannot be said to be an overdevelopment of the site. The housing areas are of a suburban density (around 31.8 dwellings per hectare (dph) if open space is included) but these are broken up by extensive areas of open space to give an overall density of around 23.34 dph.
- It is accepted that the proposal will introduce new housing into open countryside. However, the relationship between new and existing housing has been carefully managed through setbacks and the siting of open space/ allotments and walking areas. These will be open to the general public. The provision of these will be confirmed in the reserve matters application.
- It is appropriate to plan for an element of affordable housing. The Council has negotiated the provision of some on and off site affordable housing contributions.
- The main estate road will be designed to avoid a rat run. No construction from the estate will be allowed to access the A4640 from Salisbury Avenue. When the estate is built out, vehicular traffic will be restricted except for buses/ cyclists and pedestrians. The increase of traffic on the A4640 will not materially harm the living conditions of local residents whose houses front onto it.

7.2 A schedule of conditions has been proposed. It is appropriate to impose conditions that control the detailed design and protect residents from traffic noise including from the J4M54 facility. Other conditions have been imposed in response to technical consultee comments covering ecology, highways, heritage and drainage.

## **8. CONCLUSIONS**

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The proposed development is located just outside the urban area of the borough and is not in one of the settlements in the rural area where Policy CS7 seeks to focus limited growth.

8.2 However, this scheme has a number of merits which as material considerations justify positive consideration.

8.3 First, the site is located just on the edge of the urban area and enjoys good connectivity to the major services at Telford. The provision of a sustainable urban extension in the east of Telford at this location accords with the Telford & Wrekin Local Plan and will connect this site to the major employment opportunities that will come forward in coming years in the east of Telford and beyond. The justification for a sustainable urban extension at this location is consistent with the findings of the sustainability appraisal and other sites

allocations work which the Council has prepared to justify the site allocations in this new Local Plan.

- 8.4 Second, this is a major development which has been well designed and which provides a range of community benefits that will support the wider Priorslee area. These include: a new school; a new shopping centre and community hub; and extensive new parkland; recreational facilities for wider public use and a bus service. The developer has shown how the site will connect well and integrate with the urban area without local residents being affected by road traffic. The layout of the development has been designed to prevent rat running too. Reserved matters conditions will control this.
- 8.5 The developer has submitted an environmental impact assessment (EIA) with the proposal. The various technical studies submitted with it demonstrate the scheme's positive impacts. These include its socio economic benefits. The adverse impacts of the development relate primarily to construction, including the effects resulting from changes to the landscape and views; noise from construction; and ecological matters. Traffic impacts can be managed subject to conditions and the matters required in the s106 agreement. Overall, it is concluded that there are no significant adverse effects that will arise as a result of the proposal.
- 8.6 This project will take up to 13 years to build out. It will therefore represent an important long term commitment to ensure the borough has housing land up until the end of the lifetime of the Local Plan and beyond the immediate five year land supply period.
- 8.7 As the scheme's positive benefits outweigh the conflict with the development plan, it is therefore recommended for approval.

## **9. RECOMMENDATION**

- 9.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT PLANNING PERMISSION and to add to/ amend planning conditions subject to the following:
- A.) The applicant/landowner and other interested parties entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:
- The provision of on site affordable housing of not less than 20%, split in tenure between affordable rent and shared ownership (80:20), with £2,026,113.96 to be applied off site;
  - The provision of 1.82 ha of land for a new primary school capable of accommodating 420 pupils;
  - A payment of £4.75m towards the construction of a 210 pupil school with a "420 pupil core" to allow for its expansion over time;
  - A contribution of £1,099,619 towards secondary education;

- A contribution of £1,183,500 towards the planned improvements at Limekiln roundabout and Junction 4 of the M54;
- An annual payment of £125,000 a year over a seven year period (total £875,000) towards a bus subsidy connecting the site with Telford, subject to the following:
  - o The developer will make the first payment following the completion of the 270<sup>th</sup> dwelling;
  - o The Council will apply the money towards a bus service and will use any fares received either to: (a) extend the life of the bus service beyond seven years; or (b) apply the funds towards the promotion of other sustainable transport modes in the event that it determines that the bus service generates sufficient income to be self-sustaining;
- A contribution of £15,000 towards travel plan monitoring;
- To identify a GP surgery site within the development, to market it over a 36 month period for sale/ rent and to offer the GP surgery first offer on the site;
- The provision of a recreational lake on the site; and
- A contribution of £200,000 towards the financial management and monitoring of the legal agreement.

All cash contributions will be index linked to changes in the Retail Price Index and the agreement will be reviewed before the submission of Phase 2 reserved matters.

And subject to the finalising of conditions covering the following matters:

1. Time Limit: (Outline) works to start within two years;
2. Time Limit for submission of Reserved Matters applications (10 years);
3. Reserved Matters to include layout, scale, appearance and landscaping; Requirement to submit for approval an overall Development Framework and Design Code with the first reserved matters and to confirm play area and size of/ access to community facilities – masterplan and confirmation of management details. Landscaping implementation to include management plan.
4. Up to 1100 dwellings. To be subject of an agreed phasing plan.
5. Development parameters plan. No development other than areas of car parking and public open space shall take place within the areas marked on that plan.
6. Details of community facility – confirmation of floor area.
7. Sports pitches not to be floodlit without prior approval of the local planning authority.
8. Development shall not take place within a phase until details of affordable housing units for that phase have been approved by the Council.
9. Surface Water drainage details to achieve greenfield run-off rates.
10. Surface water and foul drainage details to be agreed and to include sustainable urban drainage systems.
11. Archaeological scheme of investigation (protection of ancient monument).
12. Ecology conditions recommended by the Planning Ecologist (landscape design, bird boxes, lighting strategy).

13. Environment Agency conditions – contamination research, surface water drainage management, protection of groundwater.
14. Noise measures – barrier and acoustic treatment at southern boundary close to J4M54 racetrack.
15. Tree and hedgerow protection.
16. Highways conditions imposed by Highways England.
17. Highways conditions recommended by T&WC highways (layout details, submission of a travel plan).
18. Construction method statement with measures to control dust, noise, vibration, light and odour, management of construction vehicles, hours of construction.
19. In accordance with submitted plans.

**Informatives:**

I11 Highways

I25e Trenches

I25m Nesting Birds (vegetation)

I40 Conditions

I41 Conditions

RANPPF1 - Approval – National Planning Policy Framework

## Appendix 1

T&WC Highways officer conditions and suggested s106 contributions:

- 1) Before the proposed development commences the following details shall be submitted to and approved by the Local Planning Authority indicating:
    - a. The layout of the site, including the disposition of roads, footways, buildings and the provision of adequate parking and turning facilities within the site curtilage.
    - b. Means of surface water drainage from all areas intended to remain in private ownership.
    - c. Details of all road/footway/cycleway construction, including sections, street lighting, street furniture, tree pits, materials, visibility splays, structures, means of highway enclosure, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall.
    - d. The Estate Street Phasing and Completion Plan incorporating a Design Code for the site and individual phases of development which shall set out the development phases, road hierarchy and the standards that estate streets serving each phase of the development will be completed and that the design of the internal layout of the site will be in accordance with the guidance contained in the "Manual for Streets" document issued by the Departments for Transport and Communities and Local Government.
    - e. Details of the proposed site access signal junction to the A4640 Castle Farm Way as generally indicated on PBA drw.ref.23519-5501-002 rev.C including a footway/cycleway link along the southern side of Castle Farm Way between the access and the NCN 81 crossing at Salisbury Avenue and including construction details required by (c) above.
    - f. Details of the proposed ghost right turn priority junction to the A5 Watling Street as generally indicated on PBA drw.ref.23519-5511-SK04 rev.B including the associated traffic management measures and including construction details required by (c) above.
    - g. Details of the proposed signal junction with pedestrian crossings between A4640 Castle Farm Way and Salisbury Avenue as generally indicated on PBA drw.ref.23519-5501-012 rev.A including the details of the proposed footway/cycleway crossing over Salisbury Avenue, leading to NCN 81, and the enhancements to Woodhouse Lane to protect the interests of pedestrians/cyclists alongside the proposed access route into the employment zone and including construction details required by (c) above.
    - h. Details of the proposed bus gate at the end of Salisbury Avenue including timescale for delivery and construction details required by (c) above.
    - i. Details of the proposed alterations to Woodhouse Lane required to achieve the removal of vehicular traffic from the sections passing through the intended new areas of public open space as indicated on the site master plan. Details are to include the provision of suitable adopted turning facilities to be located at the extents of the highway to remain in vehicular usage and all associated construction details required by (c) above.
- The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

- 2) Before any buildings are occupied details of the Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Workplace Travel Co-ordinator. The Travel Plan shall set out proposals, including a timetable, to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually to Local Planning Authority for approval for a period of five years from first occupation of the development.

### **Note To Planning Officer**

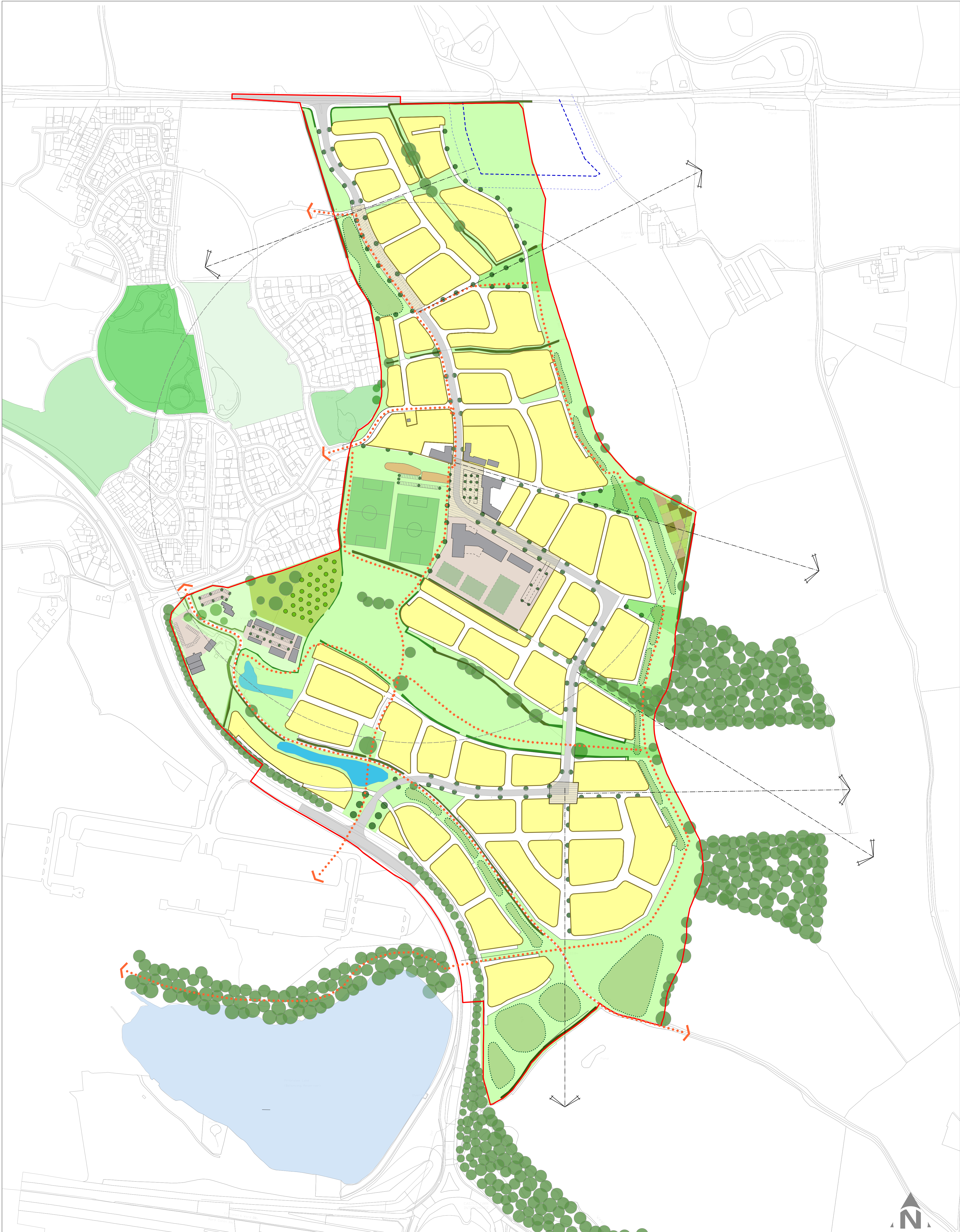
Physical works to be delivered by the development which fall within the limits of the adopted highway (ie site access) will need to be delivered by S278 Highways Act (1980).

Woodhouse Lane is an adopted highway. It is not suitable in its present form for any intensification of vehicular use. The section to Salisbury Avenue which serves the employment zone will need improvement. The remaining sections are shown by the Applicant as being downgraded and having vehicular rights removed. This would have to be done formally under provisions within the Highways Act (1980). Any costs associated with this process would have to be borne by the Applicant.








The site Travel Plan can only be in Framework form at this stage but individual/personalised plans will be required for the various uses proposed for the site (ie school/residential/employment) as each has different requirements.

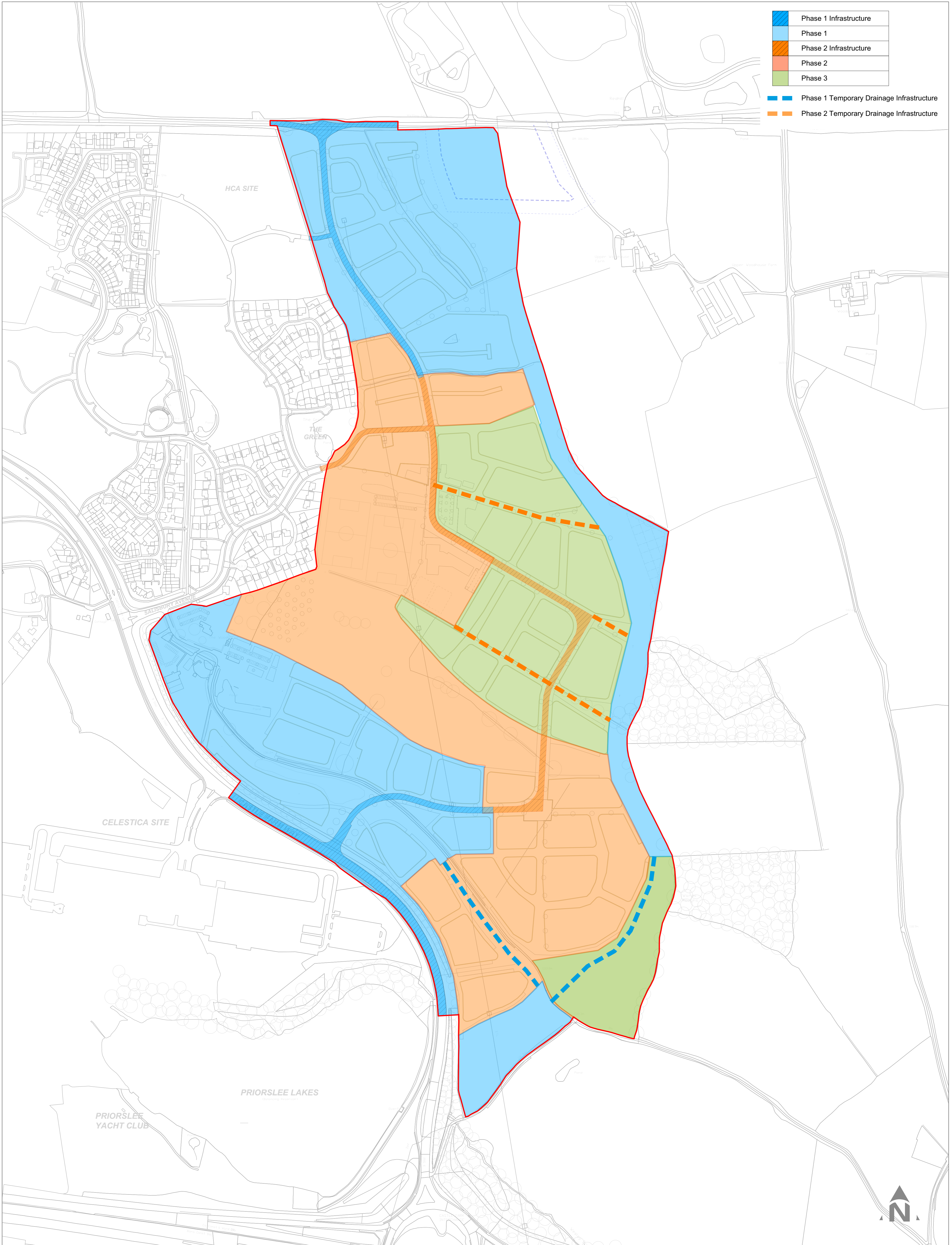
As far as the S106 is concerned there are a number of items to be included within the agreement.

- a) In addition to the above the development has an impact on the wider highway network. Whilst it was intending to use a pooled contribution strategy the CIL regulations place a restriction on this. Therefore the £1,183,500 strategic highway network contribution will most likely be targeted towards M54 junction 4 and Limekiln Roundabout
- b) £875,000 towards the provision of a public transport service serving the estate. The exact nature of the service is still to be finalised. Any associated infrastructure required to support this will be delivered on site in conjunction with the onsite highway works and will not form part of this contribution.
- c) Travel Plan monitoring would be £15,000.



client <b>Miller Homes</b>	project title <b>East Priorslee Masterplan, Telford</b>
date 08 JUNE 2015	drawing title <b>Illustrative Masterplan</b>
drawing number edp363/192e	
scale 1:2500@A1	
drawn by TJ	
checked CL	

-  Phase 1 Infrastructure
-  Phase 1
-  Phase 2 Infrastructure
-  Phase 2
-  Phase 3
-  Phase 1 Temporary Drainage Infrastructure
-  Phase 2 Temporary Drainage Infrastructure



THE ENVIRONMENTAL DIMENSION PARTNERSHIP  
 Tŷhe Barn, Barnsley Park Estate, Barnsley,  
 Cirencester, Gloucestershire, GL7 5EG  
 t 01285 740427  
 f 01285 740848  
 e info@edp-uk.co.uk  
 w www.edp-uk.co.uk

client

**Miller Homes**

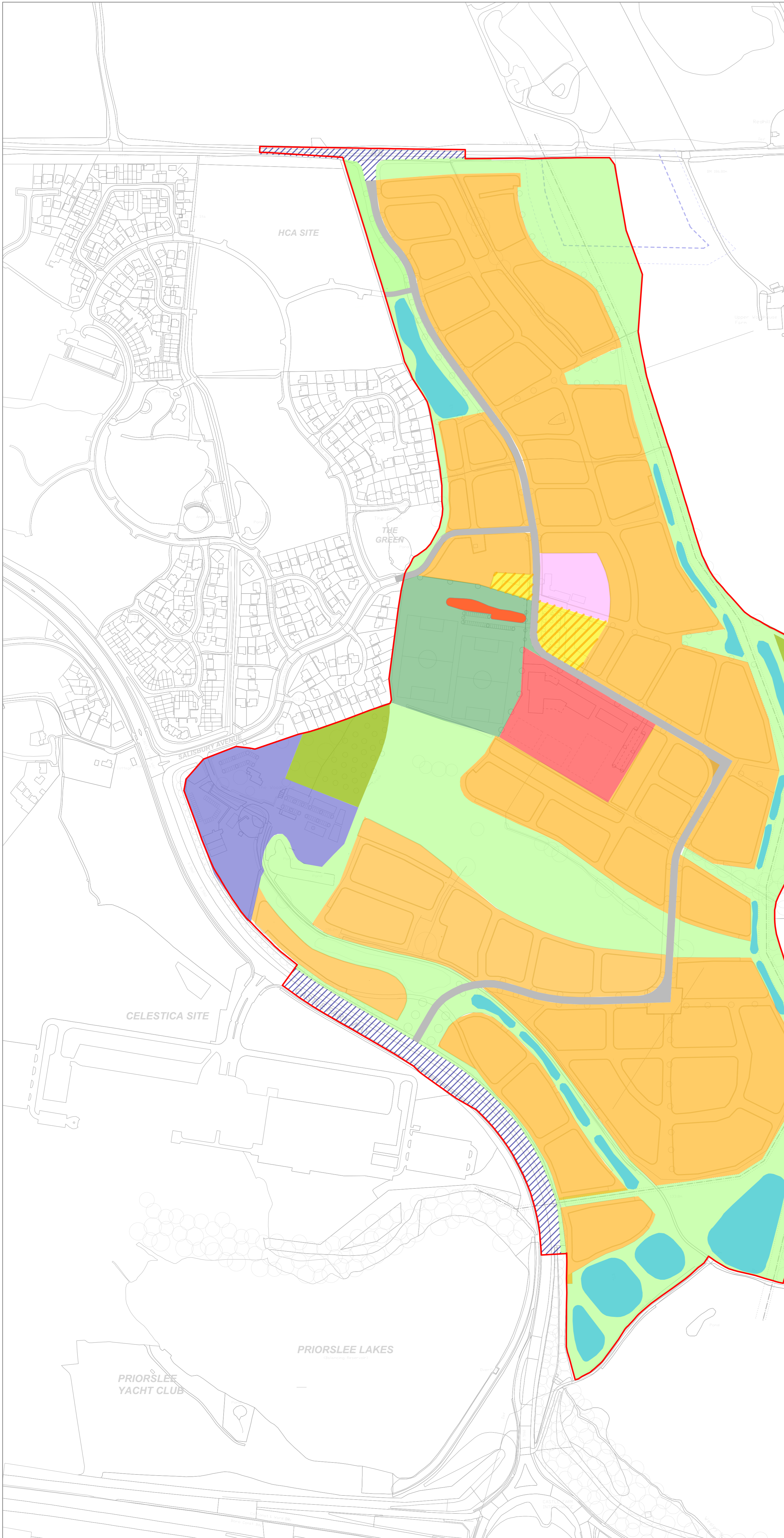
date 14.10.14  
 drawing number edp363/182/G  
 scale 1:2500@A1  
 drawn by EB  
 checked TJ

project title

**Land at East Priorslee, Telford**

drawing title

**Parameter 04: Phasing**



Land Use	Area (hectares)	Area (acres)	Comments
Residential	30.7ha	75.8acres	Incorporating C3 residential use
Retirement Village	0.6ha	1.5acres	Incorporating C2, C3 residential uses
School	1.82ha	4.5acres	Provision for 1 form entry primary school with some 2 form entry core facilities to enable future expansion
Local Centre	0.5ha	1.2acres	Incorporating A1, A2, A3, A4, A5, C3, D1 and D2 uses.
Employment & Commercial	2.4ha	5.9acres	Incorporating B1a, A1, A2, A3, A4, C3 uses, and retaining the existing Farm Shop, Garden Centre and Play Barn.
Strategic Infrastructure	1.6ha	4.0acres	Primary road network
Sports Pitches	2.4ha	5.9acres	Provision for 2no. senior pitches and parking
Play Areas	0.1ha	0.3acres	Provision for 1no. equipped play area, 1no. MUGA and 1no. teen recreation area
Informal open space	16.08ha	39.7acres	
Allotments / Community Orchards	1.2ha	3.0acres	Provision for allotments and community orchard in accordance with Local Authority comment
Attenuation Features	2.8ha	6.9acres	Design, location and amount of attenuation to engineers design
Additional Highway Land	1.6ha	3.9acres	Highway land and required visibility splays included within red line boundary
<b>TOTAL</b>	<b>61.8ha</b>	<b>152.6acres</b>	



## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2014/0980
Site address	Land between, Castle Farm Way and A5, Priorslee, Telford, Shropshire
Proposal	Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building) a retirement village, with associated strategic landscaping, attenuation areas, opens space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved
Recommendation	Outline Grant

Since the drafting of this Committee report, eight additional objections have been received. These new objections raise the following points:

- Development will spoil the local area, turning it into a concrete jungle and would result in overcrowding. Many residents will leave Priorslee as a result.
- Local schools, doctors and road infrastructure cannot cope with the number of people in Priorslee.
- Proposal does not following government guidelines: formerly used surplus public sector land should be brought into use; the Government puts local councils and residents at the heart of the planning system; the NPPF protects the Green Belt; ensures the strongest protection for the countryside and local green spaces.
- More people have objected than is set out in the Committee report.

One resident has written a detailed letter setting out how the proposal would harm her family's quality of life. She has fibromyalgia and other members of her family have other medical conditions (husband has stroke and diabetes, one child has cerebral palsy spastic diplegia) both during and after construction. The objector states that the proposal would directly impact on her family's desire to a quiet life. Impacts include overlooking, light pollution, air pollution, litter and noise. Proposed buffer materials (hawthorn hedge) are not enough. The proposal would also cause drainage problems and harm wildlife and would harm property values.

Cllr Veronica Fletcher has written in to say that there is no need for this number of homes as the SHLAA is out of date. She states that the proposal will create a rat run between the A5 and Castle Farm Way. Telford & Wrekin only needs to plan for 9,500 new homes thus there is no need for this application to be granted.

### Highways England

Highways England have also written in to clarify the planning conditions they have directed the Council to impose. They confirm there is no fundamental traffic related barrier to the development. However, full agreement on the range of technical

assessments necessary had not been reached at the time of their direction to the Council..

In imposing the condition, Highways England require Miller Homes to assess a specific solution to their development's traffic impact at M54 Junction 4 for development beyond the level of construction directed.

Highways England acknowledge that the preferred solution for the effective long-term operation of M54 Junction 4 is for the Telford Gateway scheme to make significant enhancements to the junction. They anticipate the applicant will be able to show how their traffic impact can be managed should the Telford Gateway scheme not proceed. Highways England have attended meetings with Council officers and the applicant to ensure these technical assessments can be completed promptly.

Our ref: SHARE  
Your ref: TWC/2014/0980

Vincent Maher  
Telford and Wrekin Council  
Development Management  
**By email to:** Vincent.Maher@telford.gov.uk

Patrick Thomas  
Asset Manager  
Hereford, Shropshire and Telford  
Network Delivery and Development

The Cube  
199 Wharfside Street  
Birmingham  
B1 1RN  
[www.highways.gov.uk](http://www.highways.gov.uk)

Direct Line: 0121 678 196

21 August 2015

Dear Vincent,

**LAND BETWEEN, CASTLE FARM WAY AND A5, PRIORSLEE, TELFORD,  
SHROPSHIRE  
HIGHWAYS ENGLAND STATEMENT FOR PLANNING COMMITTEE**

Highways England and prior to 1 April 2015 the Highways Agency, has been engaged in technical discussions with the applicant Miller Homes and their advisors regarding traffic impacts of the proposed development at M54 Junction 4. At the time of the Secretary of State for Transport's Direction to the Planning Authority in March 2015 it was clear that no fundamental traffic related barrier to the development was present, however, full agreement on the range of technical assessments necessary had not been reached.

As such the directed planning condition confirms that the principle of development on this site is accepted and indeed, that planning consent for the development may be granted. What is required is for the applicant to define and assess a specific solution to their development's traffic impact at M54 Junction 4 for development beyond the level of construction directed.

Highways England acknowledge that the preferred solution for the effective long-term operation of M54 Junction 4 is for the Telford Gateway scheme to make significant enhancements to the junction, however we anticipate that the applicant will demonstrate how their traffic impact can be managed should the Telford Gateway scheme not proceed. In this light, Highways England have held technical meetings with the applicant, their advisors and highway officers from the Council to ensure the further technical assessments can be completed promptly.

Yours sincerely



Patrick Thomas  
Asset Manager  
NDD Midlands

Email: [patrick.thomas@highwaysengland.co.uk](mailto:patrick.thomas@highwaysengland.co.uk)

TWC/2015/0217

Site A, Pool Hill Road, Horsehay, Telford, Shropshire

Erection of 14no. affordable dwellings with associated access, parking and landscaping

**APPLICANT**

Bromford Group

**RECEIVED**

16/03/2015

**PARISH**

Great Dawley

**WARD**

Dawley and Aqueduct

**OFFICER** Steven Drury

**THIS APPLICATION WAS DEFERRED BY MEMBERS OF PLANNING COMMITTEE ON 15<sup>th</sup> JULY 2015**

**1.0 PROPOSAL**

1.1 This application was considered by members of Planning Committee on the 15<sup>th</sup> July 2015, where members resolved to defer the application to allow a further Great Crested Newt Inspection Survey to be carried out, which included an inspection of ponds in the neighbouring property at 33 Station Road.

1.2 A Habitat Suitability Index Assessment carried out July 2015 has now been submitted and considered by the Council's Planning Ecology team.

**2.0 CONSULTATION RESPONSE**

2.1 Ecology: No objection

Following receipt of the Habitat Suitability Index Assessment carried out in July 2015 by Middlemarch Environmental, raise no objection subject to conditions requiring works to be undertaken in accordance with the Reptile Method Statement and Amphibian Method Statement, the erection of artificial nest/roosts, a landscaping plan and external lighting plan and informatives reminding the developer of their obligations in respect of nesting wild birds and on-site trenches.

**3.0 PLANNING CONSIDERATIONS**

3.1 Ecology Issues:

3.1.1 Initial surveys of the site comprised a Preliminary Ecological Assessment in June 2014 and a Great Crested Newt Survey in April 2015. However, following identification of two additional ponds in a neighbouring garden at 33 Station Road which had not been surveyed, it was considered necessary for a further ecological assessment to be carried out. A Habitat Suitability Index Assessment has now been carried out by Middlemarch Environmental which includes an inspection of the two ponds at 33 Station Road.

- 3.1.2 The submitted survey identified the ponds concerned as having good suitability to support Great Crested Newts and an excellent terrestrial habitat for newts. However, photographic evidence provided by the owner of 33 Station Road confirmed that newts identified within the large garden pond were Smooth Newts. In light of accumulated desk and field evidence, the report considers it unlikely that the proposed development would impact upon Great Crested Newts. Although the risk of harm to Great Crested Newts is considered to be extremely low, a method statement associated with the protection of amphibians has been provided. The Council's Ecology team have considered the submitted report and are satisfied with its conclusions.
- 3.1.3 Taking the above the information into account, officers remain satisfied that the proposed development can be carried out without harming European Protected Species or wildlife habitats subject to the development being carried out in accordance with the submitted Amphibian Method Statement. The Council's Ecologist previously requested the imposition of conditions requiring the development to be carried out in accordance with the submitted Reptile Method Statement and this additional request can be accommodated within this condition. As per the previous recommendation, conditions requiring the provision of artificial nests/roosts, a landscaping plan and external lighting details will still be required.

### 3.2 **Other Matters:**

- 3.2.1 Whilst the application is to erect 100% affordable housing, the applicant does not wish to see this included within the S106 agreement due to potential implications when securing funding as previously set out to members during the previous consideration of the application. Officers agreed that affordable housing can be secured through imposing a planning condition and have been in negotiation with the applicant to agree suitable wording during the deferment of the application. Consequently, a condition has now been agreed which requires the applicant to provide 100% affordable housing for the first lettings in accordance with details first to be submitted to and agreed in writing with the local planning authority.

## 4.0 **RECOMMENDATION**

- 4.1 Given that no additional concerns have been raised in respect of ecological matters and no further conditions have been added, members are therefore asked to determine the application in its original form, as originally presented. The recommendation remains unchanged and is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:
- A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:
    - (i) A contribution of £7,500 towards highways improvements (to be spent specifically on improvements to the junction of Pool Hill Road and Doseley Road)

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

- |     |           |   |
|-----|-----------|---|
| 1.  | A04       | Commencement within 3 years                   |
| 2.  | B150      | Site Environmental Management Plan            |
| 3.  | B cust    | Drainage details                              |
| 4.  | B076      | SUDS Management Plan                          |
| 5.  | B126      | Landscape Management Plan                     |
| 6.  | B120      | Details of means of enclosure                 |
| 7.  | B049 cust | Footway provision                             |
| 8.  | B149 cust | Bird and Bat Boxes                            |
| 9.  | B149 cust | External Lighting details                     |
| 10. | C002      | Materials as submitted                        |
| 11. | C012      | Car Parking                                   |
| 12. | C020 cust | Visibility Splays                             |
| 13. | C029 cust | Coal Mining Remediation                       |
| 14. | C089 cust | Landscaping in accordance                     |
| 15. | C109 cust | Reptile Method Statement                      |
| 16. | C38       | Development in accordance with approved plans |
| 17. | D cust    | Affordable Housing only                       |

Informatives:

- |         |                                 |
|---------|---------------------------------|
| I06     | S106 Agreement                  |
| I08     | Highways Licence                |
| I35     | Ecology – Nesting Wild Birds    |
| I35     | Ecology – Trenches and pipes    |
| I40     | Conditions                      |
| I41     | Reasons for Grant of Permission |
| RANPPF1 | Approval - NPPF                 |

---

**CLLR JANE PINTER HAS REQUESTED THAT THIS APPLICATION IS DETERMINED BY THE PLANNING COMMITTEE**

**1.0 PROPOSAL**

1.1 This application seeks full permission for the erection of 14 affordable dwellings with associated access, parking and landscaping on land at Pool Hill Road, Horsehay, Telford. The application is a resubmission of TWC/2014/0930 which was withdrawn due to a requirement to carry out a Great Crested Newt survey.

1.2 The application is accompanied by Ecology Surveys, Ground Stability and Investigation Reports, Geotechnical Reports, Coal Mining Risk Assessment, Arboricultural Surveys and Design and Access Statement.

**2.0 SITE AND SURROUNDINGS**

- 2.1 The site is located in the Horsehay area and is approximately 3 miles south west of Telford Town Centre. The development site measures 0.38 hectares and forms part of a larger L shaped parcel of land. Although located within the Telford urban area, the site is semi-rural in character and occupies part of a green wedge between Dawley and Horsehay. The site is currently covered by grass with scattered groups of shrubs and is used for grazing by horses.
- 2.2 The site slopes downhill gradually from north west to south east and also falls away steeply to the rear of 32 Station Road. As a result, that part of the site has not been included with the scheme. The difference in levels from top to bottom of the site is 6.7 metres. Two mature trees are located along the north east boundary with No. 32 Station Road. A power line on telegraph poles also crosses the site from north west to south east and a number of small storage buildings are located in the south corner.
- 2.3 The site is bordered by Station Road to the north west and Pool Hill Road to the south west and the junction of the two roads is located to the west of the site. Residential properties are located along the opposite sides of both roads. Open fields and woodland extend beyond the site to the north and east. No. 32 Station Road shares a boundary to the north east and contains a double garage and greenhouse located alongside the boundary which contains a wooden palisade fence. As a result of level changes, No. 32 is located at a lower level than the site and contains two windows which face south west and will look across the front of the development site.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 TWC/2014/0930 - Erection of 14no. affordable dwellings with associated access, parking and landscaping – Withdrawn – 27th February 2014
- 3.2 TWC/2011/0185 - Extension of time period for implementation of extant Outline Planning Permission W2005/0934 for residential development – Granted 8th June 2006.
- 3.3 W2005/0934 - Residential Development (Outline) – Granted 16th June 2008 subject to the provision of £23,000 towards highways improvements and £500 per unit towards off site play facilities.
- 3.4 Section 7(1) consent no. 236 – Land at Horsehay/Doseley granted 1991. This site is one of four of these plots having approval along Pool Hill Road.

### **4.0 PLANNING POLICY CONTEXT**

- 4.1 National Guidance:  
National Planning Policy Framework (NPPF)
- 4.2 Wrekin Local Plan:  
UD2: Design Criteria  
H6: Windfall Sites in Telford and Newport  
H23: Affordable Housing

OL6: Open Land  
T22: Planning Obligations

- 4.3 Telford and Wrekin Core Strategy:  
CS1: Homes  
CS3: Telford  
CS9: Accessibility and Social Inclusion  
CS11: Open Space  
CS12: Natural Environment  
CS13: Environmental Resources  
CS15 Urban Design

## 5.0 SUMMARISED CONSULTATION RESPONSES

5.1 Great Dawley Parish Council: No comment

### 5.2 **Standard consultation responses**

5.2.1 Arboricultural: Support subject to conditions  
No Alnus Glutinosa (Alder) on landscaping tree replacements.

5.2.2 Drainage: Comment  
Discussions have taken place between Stuart & Harris and TWC drainage team relating to the drainage design on site. Require condition relating to scheme for foul and surface water drainage.

5.2.3 Highways: Support subject to conditions  
Recognising the previous approvals on site, cannot make any objections to the principle of development on this site. Therefore, raise no objections subject to conditions relating to the provision of car parking, visibility splays and perimeter footways prior to occupation, together with the provision of a £23,000 contribution towards off-site highways improvements as per the outline application for the site granted in 2005.

5.2.4 Ecology: Support subject to conditions  
Raise no objection subject to the addition of conditions regarding reptile method statement, artificial nesting/roosting boxes, landscaping design and an external lighting plan and informatives concerning nesting birds and trenches and pipework.

5.2.5 Shropshire Fire and Rescue: Comment  
Request standard informative relating to Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications"

5.2.6 The Coal Authority: Comment  
The application site falls within the defined Development High Risk Area. Re-iterate comments in response to planning application TWC/2014/0930, confirming that the remedial measures as set out in the Ground Investigation

Report are appropriate to address the mining legacy; and as such require a condition to ensure these works are undertaken.

### 5.3 **Local Groups Responses:**

#### 5.3.1 **Telford and Wrekin Local Access Forum:** Object

A public right of way runs down the full length of Pool Hill Road of quite ancient origin. This is a Restricted Byway with the important fact that it gives rights to those on foot, riding horses and bicycles, and carriage drivers to use the full width of the highway – not just the pavement as such, raise concerns as to how a development is compatible with this. Suggest a diversion of the public right of way around the east of the site.

### 5.4 **Public Consultation Responses:**

5.4.1 Fourteen objections have been received from local residents which are available in full on the planning file but the key points have been summarised as follows: -

#### 5.4.2 Highways:

- Both Pool Hill Road and Station Road are already congested
- Congestion will become even more intense
- Station Road already sees large volumes of traffic due to Lightmoor Estate
- Pool Hill Road narrows to single carriageway with no opportunity to widen it
- Do not need another 28 cars using roads on a daily basis
- Excessive speeding in area and along Station Road
- Absence of speed reducing measures
- Concerns regarding visibility at accesses onto Station Road
- Poor condition of Pool Hill Road – no passing places or footpath
- Pool Hill Road is regularly used as a shortcut and is a busy road

#### 5.4.3 Infrastructure

- Can physical infrastructure such as public drainage and water systems support the development

#### 5.4.4 Character:

- Horsehay has a semi-rural feel and over excessive development is ruining the character and nature of the village
- Horsehay is becoming overtaken by modern property development
- Loss of green space – a community asset
- Field is part of green space separating Horsehay from Dawley

#### 5.4.5 Design:

- Density of development is too high
- Design is not visually suited to the area – does not reflect local character and heritage

#### 5.4.6 Wildlife:

- Impact upon local wildlife

- Newts, Grass Snakes, originate in the field. Hedgehogs, Toads, Lizards, Bats and Adders also found in area. Also woodpeckers, sparrowhawks, pheasant & badgers.
- Should all be protected from future development

#### 5.4.7 Other Issues:

- Soil Contamination - Risks to occupants should housing go ahead.
- Land is unstable – records may be incomplete regarding historic mining activity
- Drainage – increased surface runoff
- Lack of sustainability – no local bus services – reliance on car
- Impact of piling foundations upon adjacent properties
- Historic infilling of old mines on site with concrete has led to flooding of lower parts of Pool Hill Road. Preparation of site will make situation worse.

## 6.0 PLANNING CONSIDERATIONS

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

- Principal of Development
- Site Layout and Design
- Impact upon Residential Amenity
- Highways Issues
- Land Stability and Coal mining
- Ecology
- Drainage
- Impacts Upon Local Infrastructure
- Other Issues

### 6.2 Principal of Development

6.2.1 The site benefits from and an existing permission under section 7(1) of the New Town Act, which remains an extant permission, having no time limits to commence development; this consent provided no affordable housing or contributions that support local infrastructure. As the historic consents no longer complied with national planning policy, in approximately 2002 the Homes and Communities Agency (English Partnerships as it was then known) agreed to resubmit outline consents for all section 7(1) developments, in order to ensure the necessary planning obligations were made. Subsequently an outline application for approximately 20 dwellings was submitted and granted consent for up to 15 units on the site under ref. W2005/0934 which was later renewed under TWC/2011/0185 but has now expired. It is therefore considered that a precedent has been set for the development of the site; however, any development will now need to accord with all relevant local and national policy.

6.2.2 At a national level the NPPF advocates a presumption in favour of sustainable development. At a local level, the Core Strategy Policies CS1, CS3, CS5 and

CS9 set out the requirements for new residential development which includes the provision of affordable homes, the locations supporting the needs of the communities and ensuring accessibility,; further guidance is also contained within Wrekin Local Plan Policy H6..This site is situated within the urban area, and has no land allocation within the Local Plan that restricts any development. Furthermore it is accessible to a number of services, facilities and employment as required by Policy CS9.

6.2.3 Having regard to the above, it is considered that the proposal complies with Core Strategy Policies CS1, CS3 and CS9 and Saved Policy H6 of the Wrekin Local Plan and would also represent a sustainable location for development in accordance with the National Planning Policy Framework (NPPF). The principal of residential development on the site is therefore considered acceptable.

### 6.3 **Site Layout and Design**

6.3.1 The proposed layout and design have been arrived at following a series of discussions and amendments during the course of the previously withdrawn application ref. TWC/2014/0930. The scheme now proposes the erection of 14 affordable dwellings fronting onto Station Road and Pool Hill Road. The development of the additional part of the site to the rear of 32 Station Road has now been omitted from the scheme due to difficulties and costs associated with that part of the site.

6.3.2 The proposal will consist of two storey, semi-detached properties of red brick construction with sections of off-white render within the front elevations. The dwellings will each contain self-contained driveways and parking for two vehicles accessed off the highway frontage. Self-contained garden areas will be provided to the front and rear of each property. A new pedestrian footpath will be provided along the entire Station Road and Pool Hill Road frontages.

6.3.3 The layout of the development, with properties facing but set slightly back from the highway follows the development pattern within the area. Whilst the density of the proposal is slightly higher than the surrounding area, this to a certain extent is dictated by the dwelling size and viability issues given that the development provides 100% affordable housing, however, the spacing and gardens provided for each dwelling and would not appear cramped or overdeveloped.

6.3.4 In terms of the design of the dwellings themselves, whilst fairly contemporary in design, it is considered that the proposed development will respect the context of the site and its surroundings given that existing properties along Pool Hill Road are largely of a modern appearance and of red brick construction. The use of two storey dwellings will ensure that the development respects the scale of properties within the surrounding area and does not have an overbearing impact upon those properties. The development will utilise a mixture of facing brick and off-white render which have been specified as part of a materials specification and will be controlled through a planning condition. Given the sloping nature of the site, the dwellings will be stepped

down in height, to ensure a sympathetic appearance within the Pool Hill road street scene.

- 6.3.5 Given the above considerations, officers do consider that the proposal has been sympathetically designed and will respect the context of the site and its surroundings, in accordance with Saved Policy UD2 of the Wrekin Local Plan and CS15 of the Telford and Wrekin Core Strategy.

#### 6.4 **Impact Upon Residential Amenity**

- 6.4.1 Whilst the comments and concerns raised by local residents are noted, officers consider that the scheme has been designed to minimise the potential impact upon the living conditions of neighbouring residents. An acceptable degree of spacing and separation is considered to have been provided to neighbouring properties. A separation distance of approximately 27 metres has been provided between frontages of proposed and existing properties along Pool Hill Road which is considered sufficient to ensure that a loss of privacy would not result. To the north east of the site, a distance of approximately 12.5 metres will be maintained between the sides of the dwelling in Plot 1 and at the adjacent property, No. 32 Station Road. Whilst ground levels in that corner of the site are slightly higher than at No. 32, such a separation is considered sufficient to ensure that the proposal will not have an overbearing impact upon, nor would it result in an unacceptable loss of light at the neighbouring property. To the south east of the site, a separation distance of 19 metres will be maintained between the side of plot 14 and the front of Springfield Cottage which is also considered sufficient to avoid an overbearing impact or loss of light. Whilst that property has a number of windows which overlook the site, the loss of a view is not a material planning consideration and cannot be taken into account.

#### 6.5 **Highways Issues**

- 6.5.1 The proposed access and parking arrangements have also been the subject of a number of amendments following concerns raised by Highways officers as part of the withdrawn application TWC/2014/0930. As a result, the proposal now includes designated off street parking for all properties within the development. Driveways will each contain space for 2 vehicles and will be wide enough to comply with 'Lifetime homes' standards. Driveways along Pool Hill Road will be accessed directly from the highway, however, at the request of Highways officers, the properties in the north corner of the site will utilise a small access road, in order to allow vehicles to enter and egress Station Road in a forward gear. The proposal will also include the provision of a pedestrian footpath along the entire development frontage, in order to achieve safe pedestrian access to the site. The proposal is considered to contain sufficient off-street parking and access arrangements for a development of the size proposed and the local highways authority are satisfied with the proposal in this respect.

- 6.5.2 It is acknowledged that the proposal will generate additional vehicle movements within the area and a number of neighbour objections have been

received in this respect. In addition, the Local Highways team have also raised concerns regarding the suitability of the local highways network to accommodate the development proposed. Of particular concern are three areas; a lack of street lighting and poor traffic management in Pool Hill Road and poor visibility at the junction of Pool Hill Road and Doseley Road to the south east of the site. Officers are concerned that the proposed development would result in a significant increase in the number of trips along Pool Hill Road at peak times as the catchment primary school for the area, Captain Webb Primary, is located in that direction and the proposal would therefore result in the intensification in use of a junction with extremely poor visibility. As a result, the Highways team have requested a financial contribution towards off-site highways improvements

6.5.3 Following negotiations with the developer who has raised concerns the viability of the scheme, it has been agreed that a financial contribution of £7,500 will be provided, which will go specifically towards the cost of junction improvements at the Pool Hill Road/Doseley Road junction.

6.5.4 Following agreement of the above, Highways officers are satisfied that the proposal can be accommodated without detriment to highway safety and includes a provision to allow highways improvements off site. No objection is therefore raised subject to conditions relating to car parking, provision of visibility splays and pedestrian footway. Having regard to the above, officers consider the scheme complies with Saved Policy H6 of the Wrekin Local Plan with specific regard to the provision of adequate access and parking.

## **6.6 Land Stability and Coal Mining**

6.6.1 The submitted report on Ground Investigation identifies that the application site is likely to have been subject to historic unrecorded underground coal mining at shallow depth. Based on the investigations carried out and information available, it is felt that the encountered shallow coal mine workings pose a significant risk to the development of the site and appropriate remediation measures are therefore required. The submitted report sets out mitigation measures including a programme of stabilisation works involving drilling and grouting.

6.6.2 The Coal Authority has considered the submitted report and is satisfied that the remedial measures proposed are appropriate to address the mining legacy issues present on the application site. Officers concur with the consultee comments and consider the site can be appropriately controlled subject to a condition requiring remediation works to be carried out prior to commencement of the development.

6.6.3 It is noted that concerns have been raised by a neighbouring resident regarding the potential impact the proposed remediation measures may have upon building foundations and property surrounding the site, however, this is not a material planning consideration and would be a civil matter between the developer and property owners surrounding the site.

## **6.7 Ecology Issues**

- 6.7.1 The application has been accompanied by a Preliminary Ecological Assessment carried out in June 2014 by Middlemarch Environmental, together with a Great Crested Newt survey carried out in April 2015. Following anecdotal evidence of grass snakes eggs in a compost heap on the site, a reptile method statement has also been submitted with the application.
- 6.7.2 No Great Crested Newts were identified during any of the survey visits and the submitted reptile method statement, which will be followed during the works, will also ensure the protection of amphibian species on site.
- 6.7.3 The submitted reports have been assessed by the Councils Ecology team who are satisfied that the proposal can be carried out without harming local wildlife habitats or European Protected Species and raises no objection subject to the addition of conditions requiring development to be carried out in accordance with the submitted Reptile method Statement, the erection of artificial nesting/roosting boxes, landscaping design and an external lighting plan.

## 6.8 **Flood Risk and Drainage**

- 6.8.1 A drainage scheme has been submitted with the application which has been assessed by the Councils Drainage Engineers. Foul drainage will discharge to the mains sewer and surface water drainage will also discharge to the mains sewer via a sustainable drainage system which achieves required betterment rates.
- 6.8.2 The proposed scheme seeks to provide surface water attenuation within the curtilage of the proposed dwellings which is not the preferred approach of the Council, however, following discussions between the agent and the Council's Drainage Engineers, the surface water attenuation has now been split into two sections and located under parking areas. Given that responsibility for maintenance will remain with Bromford Housing and taking into account the applicant has made every effort to comply with this requirement and still deliver much needed social housing, in this instance officers are prepared to accept this arrangement.

## 6.9 **Impacts Upon Local Infrastructure**

- 6.9.1 As discussed in Section 6.5 of this report, it has been identified that the road network surrounding the site only has limited capacity to accommodate additional traffic movements generated by the proposed development. Accordingly, following a request from the Highways Authority, the developer has agreed to provide a financial contribution of £7,500 to be used specifically for junction improvements at the Doseley Road/Pool Hill Road junction. This offer falls short of the initial figure requested by the Highways team, however, has been negotiated down following the submission of a viability appraisal which confirmed that a larger contribution would compromise the viability of the scheme.

6.9.2 In this instance, the developer has demonstrated that abnormal costs involved with developing the site include decontamination, ground stabilisation works (drilling & grouting, retaining walls and extra over reinforced foundations) and diversion of overhead power lines which have significantly stretched the viability of the scheme. As a result, it was explained at the outset that no additional funds would be available for any further infrastructure contributions.

6.9.3 The following heads of terms are therefore proposed for a Section 106 agreement:

- (i) A contribution of £7,500 towards highways improvements (to be spent specifically on improvements to the junction of Pool Hill Road and Doseley Road)

6.9.4 Whilst there is a requirement to provide affordable housing as part of the development, the applicants do not wish to see this included within the S106 agreement as this can have financial implications towards grant funding. At the time of writing, officers are currently undertaking negotiations with the applicant to this extent and the committee will be updated accordingly prior to the Plans Board meeting. As an alternative, a condition could be attached to ensure the housing provided is retained as 'affordable.

6.9.5 Contributions towards Open space and Education are not being sought in this instance due to the scheme being for 100% affordable housing. The developer has demonstrated that any further financial contributions would make the scheme unviable.

6.9.6 The heads of terms for this legal agreement are consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010. The provision of affordable housing is necessary and consistent with Core Strategy Policy CS1, Wrekin Local Plan Saved Policy H23 and the NPPF. The contributions towards highway improvements are necessary to improve the ability of Pool Hill Road to accommodate additional vehicle movements and to improve the junction with Doseley Road. The negotiation of these contributions is also consistent with Local Plan Policy T22.

## 6.10 **Other Matters**

6.10.1 Landscaping and Public Open Space: The application includes a comprehensive landscaping plan which has been assessed by the Councils Arboriculturalist and no objection is raised. The applicants have confirmed that there is no availability of funds to contribute towards the adoption of the public open space on site, therefore this will either be maintained by a management company or conveyed to individual properties but will not form part of the heads of terms or Section 106 agreement. A condition controlling the management of open space can be added to any planning approval.

6.10.2 Waste Collection: All new dwellings will have kerbside collection for both general waste and recycling with all areas being able to achieve refuse collections within 30 metres of the public highway. Space for recycling bins

will be provided in property rear gardens and sited adjacent to access points for ease of movement onto kerbsides. All dwellings will have paths linking rear gardens to highway frontages.

6.10.3 All other objections raised in the consultation process have been considered but do not raise any issues that would warrant a review of the analysis of this proposal.

## **7.0 CONCLUSION**

7.1 The proposed development will provide 14 affordable units on a sustainable site within the Telford urban area which has previously received outline permission for residential development. The proposed development has been sympathetically designed and will respect the context of the site and its surroundings in terms of scale, density, layout and appearance. The proposal will also safeguard the living conditions of existing neighbouring residents to the site.

7.2 The proposal includes satisfactory provisions in respect of access and off-street parking and includes a financial contribution towards off-site highways improvements considered necessary given the likely increase in traffic using Pool Hill Road, particularly at key periods. The contribution will specifically allow improvements to be made to the Doseley Road/Pool Hill Road junction.

7.3 The proposal will not be harmful to any local wildlife habitats or protected species, will be landscaped sympathetically and open space management can be agreed through a condition. The development does not raise any concerns in respect of flood risk or drainage and includes appropriate remediation measures to ensure that land stability and coal mining legacy issues can be overcome.

7.4 Accordingly, the proposal is considered to accord with Core Strategy Policies CS1, CS3, CS8, CS9, CS12, CS13, CS14, CS15, Saved Policies UD2, H6, H23 and HE3 of the Wrekin Local Plan together with the requirements of the National Planning Policy Framework. The application is therefore recommended for approval under officer's delegated powers.

## **8.0 RECOMMENDATION**

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

A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:

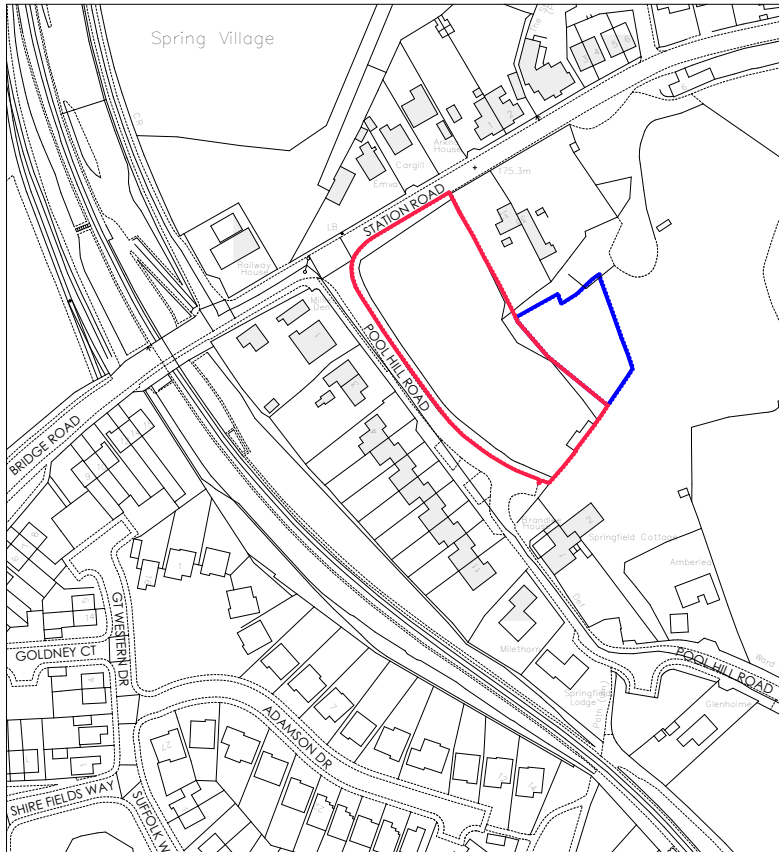
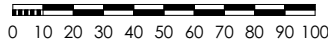
- (i) A contribution of £7,500 towards highways improvements (to be spent specifically on improvements to the junction of Pool Hill Road and Doseley Road)

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

- 1. A04 Commencement within 3 years
- 2. B150 Site Environmental Management Plan
- 3. B cust Drainage details
- 4. B076 SUDS Management Plan
- 5. B126 Landscape Management Plan
- 6. B120 Details of means of enclosure
- 7. B049 cust Footway provision
- 8. B149 cust Bird and Bat Boxes
- 9. B149 cust External Lighting details
- 10. C002 Materials as submitted
- 11. C012 Car Parking
- 12. C020 cust Visibility Splays
- 13. C029 cust Coal Mining Remediation
- 14. C089 cust Landscaping in accordance
- 15. C109 cust Reptile Method Statement
- 16. C38 Development in accordance with approved plans
- 17. D cust Affordable Housing only

Informatives:

- I06 S106 Agreement
- I08 Highways Licence
- I35 Ecology – Nesting Wild Birds
- I35 Ecology – Trenches and pipes
- I40 Conditions
- I41 Reasons for Grant of Permission
- RANPPF1 Approval - NPPF



# PLANNING APPLICATION

C	16.03.2015	More context to SW of site added.	JC	
B	13.03.2015	Drg revised to scale 1:2500 & sheet size A4.	JC	
A	08.07.2014	Planning Application boundary amended.	JC	
Rev.	Date	Description	Drawn	Check

Contract  
Site A Pool Hill Road  
Horsehay Telford TF4 3AU

Client  
Bromford Group

Sheet Title  
Location Plan

Date  
20.07.2012

Scale  
1:2500@A4

Drawn By  
JC

Checked By

Drawing Number  
1024-501C

The copyright of this drawing is vested in the architect and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of Walker Troup Architects.

APPROX. APPLICATION SITE AREA = 3.746 M<sup>2</sup> (0.375 Ha.)

**GENERAL NOTES:-**

- All units are grouped to face Station and Pool Hill Roads in order to mitigate or avoid extensive ground remodelling works.
- Eastern area of land bordered blue having exceptionally difficult terrain is reserved as natural woodland which will integrate with, and become part of, the existing adjoining natural woodland:
- If required in order to comply with Secured by Design requirements, street lighting will be provided to the private drive to the specialist's design and details complying with BS 5489:
- Fences & boundary treatments are T.B.C. subject to client's Design Brief and secured by design recommendations:
- Secure cycle storage stands are to be provided subject to client's Design Brief, secured by design recommendations & Code for Sustainable Homes requirements, located in rear garden sheds:
- Soft landscaping scheme is to specialist landscaping drawings and schedules:
- 'S/O' denotes 'Shared Ownership' tenure.

**LEGEND - EXTERNAL FEATURES AND CODE FOR SUSTAINABLE HOMES**

- 1.8m x 2.4m internal dimensions lockable external storage shed (applies to 2 & 3 bed houses)
- ROTARY CLOTHES DRYING LINES  
Proposed as 4-arm tubular aluminium or equivalent foldable rotary drier consisting of arms, braces & centre mast set in a secure ground socket, supplied with PVC wired cored drying lines - min. length 14m.
- 240-litre general waste bin.  
240-litre garden waste bin.  
Recycling bin.
- 1.500mm wheelchair turning circle adjacent bins storage areas.
- Water butt complying with WA12 of CISH - min. 150L to 2-Bed & 200L to 3-Bed+
- Compost bin complying with WA33 of CISH Technical Guide
- Denotes Planning Application boundary outline
- 1800mm high close boarded fence to properly rear gardens
- Denotes existing tree retained
- Denotes existing tree removed (new trees planted on scheme as per Landscaping strategy)
- Denotes new trees planted in accordance with Landscaping strategy

**PLANNING APPLICATION**

Rev.	Date	Description	Drawn	Check
K	07.01.2015	Private Dr. bellmouth revised to cross-over & plot 1 car spaces set back	JC	
J	29.09.2014	Plots 5-13 front paths further revised to suit S.E. levs layout	JC	
H	18.09.2014	Paths to Plots 5-13 frontages along Pool Hill Rd revised	JC	
G	15.09.2014	Plots 11/12 swapped with 13/14 & S.O. units identified	JC	
F	17.07.2014	Rear gate added at Plot 14 for wooded area access	JC	
E	30.06.2014	Plots 9-12 units swapped, carparking layout revised & planning application boundary revised to omit woodland	JC	
D	19.06.2014	'Adoptable' footpath/ verge text revised to 'New' etc.	JC	
C	18.06.2014	Adoptable verge added	JC	
B	19.11.2013	Text omitted	JC	
A	16.10.2013	Plots 1 & 2 suggested floor levels amended & possible allotments access path added	JC	

**WALKER TROUP ARCHITECTS**

52 Lyndon Road  
Sutton Coldfield  
West Midlands B73 6BS  
t: 0121 355 4040  
f: 0121 355 0742  
e: arch@walkertroup.co.uk

Contract  
**Site A Pool Hill Road**  
Horsehay Telford TF4 3AU

Sheet Title  
**Proposed V.E. Site Plan - Option 1**

Client  
**Bromford Group**

Scale **1:500@A2** Date **14.10.2013**

Drawn By **JC** Checked By

Drawing Number  
**1024-520K**



Approx. line of existing fence on the land (to both Station & Pool Hill Roads)

New public grass verge (min. 600mm wide) shown thus

Locations of possible retaining walls between car parking spaces subject to structural engineering design shown thus

New public footpath (min. 1800mm wide) shown thus

Planning Application boundary outline shown in red

Existing Category C tree is to be removed (shown dashed)

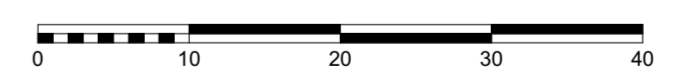
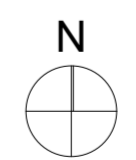
Existing dense foliage & Category C tree group is to be removed (shown dashed)

Approx. line of existing overhead power cables which are to be diverted

Proposed new gate in event occasional maintenance access to wooded land is required

These existing trees are to be retained

Existing structure on site is to be removed (shown dashed)



SITE A POOL HILL		
SCHEDULE OF ACCOMMODATION		
	2B4P NARROW HOUSE	6 200% PARKING
	2B4P WIDE (CORNER) HOUSE	1 200% PARKING
	3B5P NARROW HOUSE	6 200% PARKING
	3B5P WIDE (CORNER) HOUSE	1 200% PARKING
	<b>TOTAL</b>	<b>14</b>
	<b>CAR PARKING SPACES</b>	<b>28</b>

# PLANNING APPLICATION



**FRONT ELEVATION 1**  
Facing Station Road



**FRONT ELEVATION 2**  
Facing Pool Hill Road



**REAR ELEVATION**



**SIDE ELEVATION**

C	12.03.2015	Horizontal glazing bars added to 1050 deep windows & omitted to rear elevations.	JC	
B	29.09.2014	Amended to suit S.E. levels strategy.	JC	
A	10.07.2014	Amended to suit proposed street elevations.	JC	
Rev.	Date	Description	Drawn	Check



**WALKER TROUP ARCHITECTS**

52 Lyndon Road  
Sutton Coldfield  
West Midlands B73 6BS  
t: 0121 355 4040  
f: 0121 355 0742  
e: arch@walkertroup.co.uk

The copyright of this drawing is vested in the architect and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of Walker Troup Architects.

Contract  
Site A, Pool Hill Road  
Horsehay, Telford TF4 3AU

Date  
12.06.2013

Scale  
1:100@A3

Client  
Bromford Group

Drawn By  
JC

Checked By

Sheet Title  
Plots 3-4: 2B4P W &  
3B5P W - Elevations

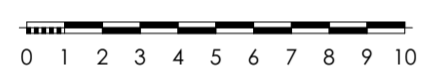
Drawing Number  
1024-507C

# PLANNING APPLICATION



Station Road      PLOT 04 3B5P Wide Corner House      PLOT 05 2B4P Narrow House      PLOT 06 2B4P Narrow House      PLOT 07 3B5P Narrow House      PLOT 08 3B5P Narrow House      PLOT 09 2B4P Narrow House      PLOT 10 2B4P Narrow House      PLOT 11 2B4P Narrow House      PLOT 12 2B4P Narrow House      PLOT 13 3B5P Narrow House      PLOT 14 3B5P Narrow House

Street Elevation along Pool Hill Road



PLOT 01 3B5P Narrow House      PLOT 02 3B5P Narrow House      PLOT 03 2B4P Wide House      PLOT 04 3B5P Wide Corner House      Pool Hill Road

Street Elevation along Station Road

Rev.	Date	Description	Drawn	Check
C	12.03.2015	Horizontal glazing bars added to 1050 deep windows	JC	
B	29.09.2014	Amended to suit SE levs strategy; Plots 3&4 levs revised	JC	
A	16.09.2014	Plots 11/12 swapped with 13/14	JC	

**WALKER TROUP ARCHITECTS**  
 52 Lyndon Road  
 Sutton Coldfield  
 West Midlands B73 6BS  
 t: 0121 355 4040  
 f: 0121 355 0742  
 e: arch@walkertroup.co.uk

Contract  
 Site A Pool Hill Road  
 Horsehay Telford TF4 3AU

Sheet Title  
 Proposed Street Elevations

Client  
 Bromford Group

Scale      Date  
 1:200@A2      04.07.2014

Drawn By      Checked By  
 JC

Drawing Number  
 1024-522C

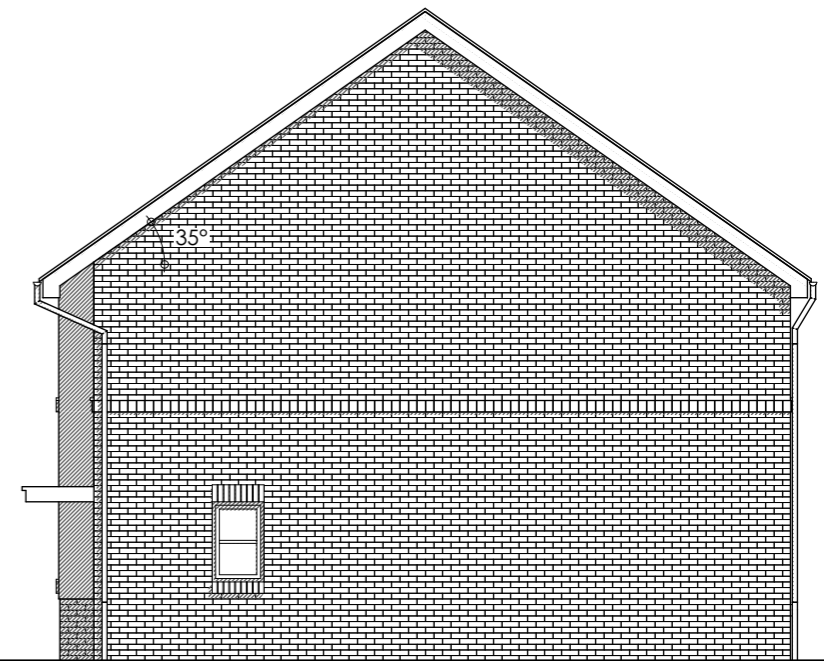


**FRONT ELEVATION**

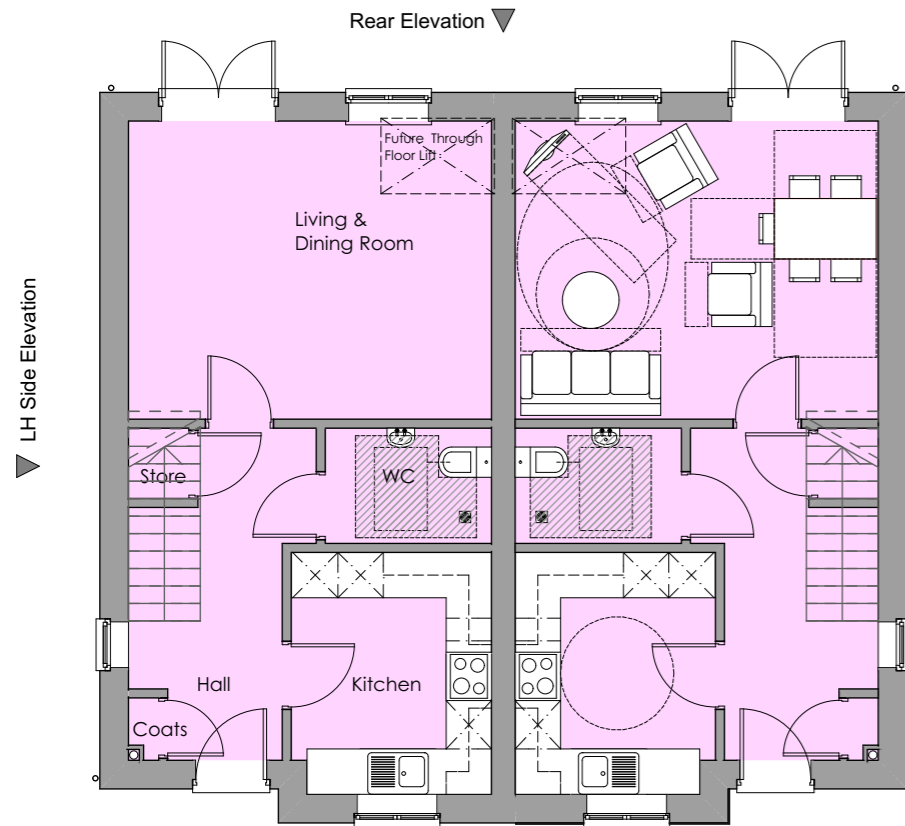
PLEASE NOTE - Plot levels are to be as the Structural Engineer's Levels layout. Please refer to the Street Elevations drg. no. 1024-522 for indicative steps between plots.



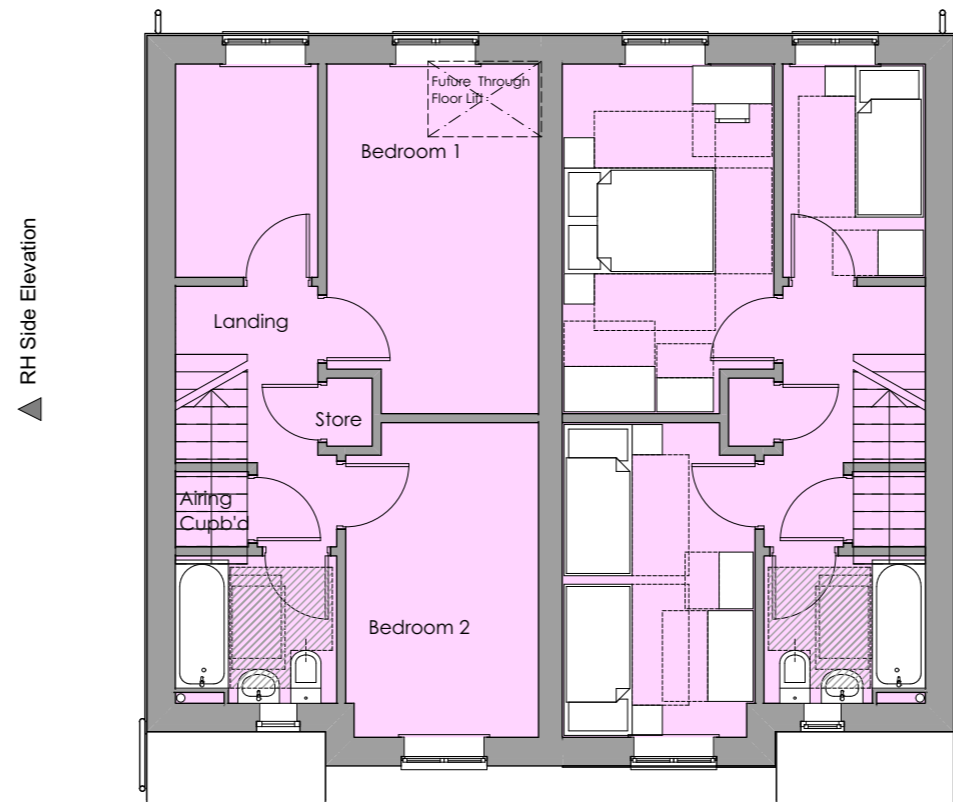
**REAR ELEVATION**



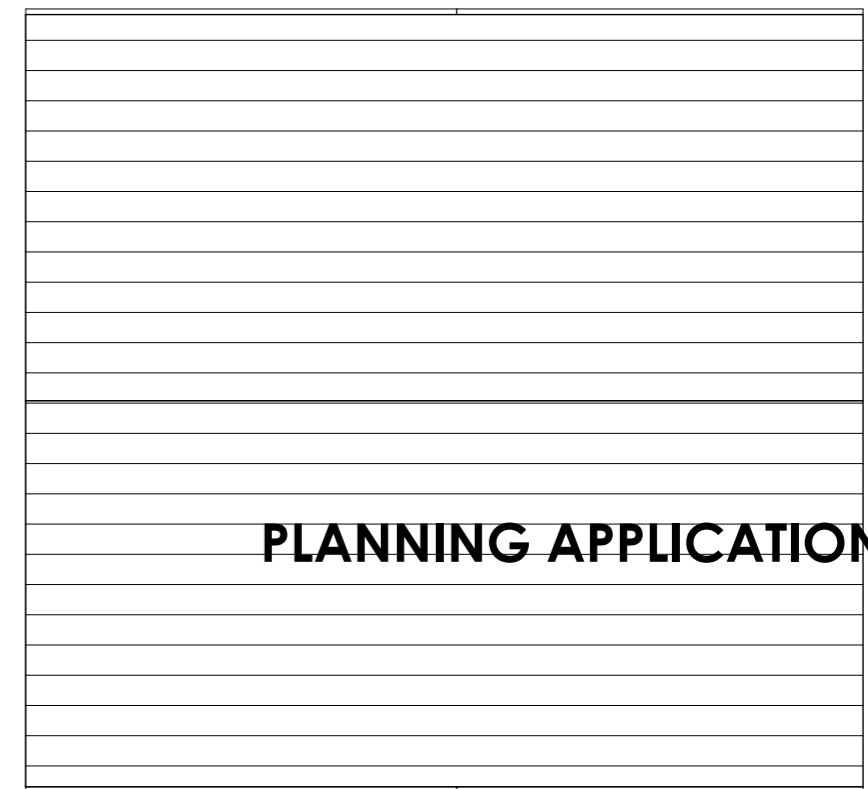
**RIGHTHAND SIDE ELEVATION**



**GROUND FLOOR PLAN**  
**3 BED 5 PERSON NARROW HOUSE**  
 Ground Floor Internal Area = 41.7 M<sup>2</sup>  
 First Floor Internal Area = 41.7 M<sup>2</sup>  
 Total Internal Floor Area = 83.4 M<sup>2</sup>



**FIRST FLOOR PLAN**



**ROOF PLAN**

B	12.03.2015	Horizontal glazing bars added to 1050 deep windows & omitted to rear elevation	JC	
A	15.09.2014	Bathroom svps added	JC	
Rev.	Date	Description	Drawn	Check



**WALKER TROUP ARCHITECTS**

52 Lyndon Road  
 Sutton Coldfield  
 West Midlands B73 6BS  
 t: 0121 355 4040  
 f: 0121 355 0742  
 e: arch@walkertroup.co.uk

The copyright of this drawing is vested in the architect and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of Walker Troup Architects.

Contract  
 Site A, Pool Hill Road  
 Horsehay, Telford TF4 3AU

Date  
 08.07.2013

Scale  
 1:100@A3

Client  
 Bromford Group

Drawn By  
 JC

Checked By

Sheet Title  
 Typ. 3B5P Narrow House

Drawing Number

1024-514B

TWC/2015/0255

Site of Adamson House, Bridge Road, Horsehay, Telford, Shropshire  
Erection of 4no. terraced dwellings and erection of 6no. apartments following  
demolition of Adamson house with associated parking and landscaping

**APPLICANT**

Dan Lloyd

**RECEIVED**

23/03/2015

**PARISH**

Dawley Hamlets

**WARD**

Horsehay and Lightmoor

**OFFICER** Libby Harper

**1. THE PROPOSAL**

- 1.1 This is a full application for the erection of a run of 4no. terraced dwellings together with the erection of 6no. apartments following demolition of Adamson House with associated parking and landscaping. The dwellings would comprise two storeys, with accommodation in the roofspace to provide 3 bed accommodation. The properties would front on to Bridge Road with modest front gardens then wrapping around for the end plots to provide rear gardens, areas for refuse provision and access through to two parking spaces per unit proposed at the rear.
- 1.2 The proposed apartments comprising 3no. 1 bed units, and 3no. 2 bed units, set over 3 floors whilst being presented as two storey north lit buildings with the upper level accommodation provided in the roofspace. The apartments would be positioned set back from the road beyond an amenity area for an earlier phase of redevelopment across a wider site, and an amenity area surrounding the apartments with 2 allocated parking spaces per unit sitting to the side and rear together with refuse arrangements, and two access stairwells.
- 1.3 This application forms part of a wider context of redevelopment of the northern parcel of the Horsehay Estate site, with Phase A sitting to the west of this proposal comprising conversion of existing office building into 7no. dwellings (TWC/2012/0292 (full) / TWC/2012/0293 (LB)) under construction; and, approved Phase B comprising the conversion of existing office building into 8no. town houses to the south west (TWC/2013/106), as shown on the site plan. The existing access from Bridge Road is to serve the approved schemes, and would be further utilised through the proposed development sought through this application, with the internal service road and parking arrangements reconfigured to serve residential development.
- 1.4 This application is accompanied by a Design & Access Statement (notably amended), a Noise Report and Draft Heads of Terms.

**2. SITE AND SURROUNDINGS**

- 2.1 The site covers an area of 0.22 hectares comprising a relatively flat parcel of land consisting of a concrete and gravel parking area, together with Adamson House providing office accommodation. Horsehay Estate sits at the centre of Horsehay towards the eastern edge of the built up area of Telford, 3 miles to the south west of Telford Town Centre, and between the urban extensions of Lawley to the north and Lightmoor to the south with a range of services and facilities in the locality, including the recreational provision offered by Horsehay Pool to the immediate north east of the site. The land parcel lies within the Horsehay and Spring Village Conservation Area. The existing building of Adamson House is a two storey rectangular building in brown brick with a red sheet and tile roof.
- 2.2 To the west sits the approved development areas comprising the Grade II Listed Building Horsehay House comprising 2 storeys in brick and tile fronting Bridge Road. The characterful unlisted red brick 5 bay 'North Lights' arrangement, with a part corrugated sheet and part glass roof, together with a mix of metal and timber windows and doors then sits at the rear of the listed building. To the east of the application site is an established Business Park, with brick and pre-fabricated units comprising light industrial uses, this is in a slightly elevated position and separated from the site by a grey palisade fence in the region of 2 metres in height. The boundary fronting Bridge Road to the north comprises a low stepped brown brick wall with a timber stockade timber fence and low landscaping behind, the site is otherwise open in nature.
- 2.3 The application site is located in a predominantly residential area, with both traditional and modern properties in the vicinity. To the southwest of the wider Horsehay Estate site sit a number of traditional properties located on a much lower ground level than the building, and are separated by a track. The land beyond the site to the south slopes down to industrial units. Land opposite the site to the north of Bridge Road comprises a car park serving a fish and chip shop (The Codfather) sitting at the back of the parking and the neighbouring residences Flats 1-4 and No. 2 Pool View with a side elevation facing the road.

### **3. RELEVANT PLANNING HISTORY**

Across the wider Horsehay Estate:

- 3.1 TWC/2013/0106 Conversion of existing office building into 8no. town houses. Full Granted 12/03/2014
- 3.2 TWC/2010/0292 and TWC/2012/0293 (Listed Building) Conversion of existing office building into 7no. dwellings. Granted 28/08/2012
- 3.3 W2008/0911 Erection of 4no. Dwellings (Outline), Refused. The application related to a much larger site adjacent to Horsehay Works. It was refused on Green Network and insufficient information regarding siting, design and form

Relating specifically to the application site:

- 3.4 Pre-application enquiry PE/2014/0771 Residential development (initially 5No. terraces and 4 apartments, then reduced to 4No. terraced units and 6 apartments across a larger site area).

#### **4. PLANNING POLICY CONTEXT**

- 4.1 National Planning Policy Framework (the NPPF)
- 4.2 Wrekin Local Plan:  
UD2 Design Criteria  
H6 Windfall Sites in Telford & Newport  
LR6 Developers Contributions to Outdoor Recreational Open Space Provision within new Residential Developments  
HE2 Demolition in Conservation Areas  
HE3 New Development in Conservation Areas
- 4.3 Core Strategy:  
CS1 Homes  
CS2 Jobs  
CS3 Telford  
CS14 Cultural, Historic and Built Environment  
CS15 Urban Design

#### **5. SUMMARY OF CONSULTATION RESPONSES**

The following summarised representations have been made:

##### Standard consultation responses

- 5.1 Dawley Hamlets Parish Council: No objection
- 5.2 Highways: Comment  
No objection to the principle of the proposal, condition requested for the provision of the parking / turning / loading / unloading arrangement prior to occupation of the development.
- 5.3 Built Heritage Conservation: Comment  
Originally objected to the proposal with a lack of detailing present, a concern as to the modern appearance and size of the rooflights on the principal elevation of the terraces, the non-traditional appearance of the doors and which appear to hang in mid-air with the need for the level difference to be addressed through landscaping or the use of a step, that the header and cill details are quite harsh using typically modern stone / reconstituted stone, with a need to avoid trying to replicate the case iron lintels on the main building. Nonetheless, the general scale of the units are okay and proportions of the sash windows well designed. Concern as to the form of the proposed roof arrangement for the north lit apartment block and the rooflight arrangement being very bulky, being at odds with the rest of the design with the point of a

north lit shed being to have a glazed roof plane to one side, with ridge to valley height vertical lights at intermittent point on the roof as one potential alternative.

- 5.4 Environmental Health (Pollution Control): Comment  
Advise that in the noise report issue 1, dated 23 March 2015 submitted to support the application it states that no sound was emanating from the industrial estate. This position was not reflected by the Environmental Health Officers visit as noise was clearly audible from unit 7 and from the large unit south of the site. The noise from unit 7 was attributed to cutting and machining metal and the noise from the unit to the south was from pressing activities and vehicular movement. The Officer has reviewed the other information submitted as part of the application and it appears unclear as to whether the access and egress to the unit to the south of the site will be altered during the development. If this is not the case, then noise from vehicular movement in close proximity to the development would be considerable and would require assessment and in all likelihood current noise guidance levels would not be achievable. Where minded to approve the application, a suitably worded condition requiring a noise survey detailing any mitigation required should be applied to the development.
- 5.5 Drainage: Support subject to conditions  
The Drainage team request a condition for the submission of a scheme of foul drainage and surface water drainage, with reduction in the surface water discharge rate by 30% with any attenuation feature designed to attenuate all flows up to and including the 1 in 100 year event +30% for climate change.
- 5.6 Ecology: Comment  
The Ecology team request conditions for the erection of artificial nesting and roosting boxes for bats and birds, together with an external lighting plan; together with informatives setting out the legislation applying to the protection of bats and the approach that should be taken during the construction works relating to bats, the storage of materials to prevent usage as refuges by wildlife, and the timely provision of trenches and open pipework to ensure that no animal is trapped.
- 5.7 Parks & Open Spaces: Comment  
The development will contain a number of properties which will contribute to the need of play / recreational facilities for the area. Currently the application appears not to be meeting this need and does not therefore conform to Wrekin Local Plan policy LR6 Therefore requests a contribution of £600 per property (2bed or more) towards off site play facilities. In addition identifies small areas of communal landscaping proposed within the development but no clarification as to how and who is to manage this. As such there will be a requirement to identify the long term landscape management for these areas which not only identifies how the area is to be managed but also identifies how this is to be funded (e.g. service charge to residents who pay a management company).
- 5.8 Education: No comment

- 5.9 Shropshire Council Policy & Environment Sustainability Group: Comment Guide that the proposed development lies within the site of the Horsehay Ironworks (HER No. 12716) built in 1754 by the Coalbrookdale Co on the site of an earlier water mill. In 1817 the works comprised three furnaces, two forges, two rolling mills, and a slitting mill. In the late 19th century the works was taken over by the Simpsons' Horsehay Company (later renamed A.B. Cranes) for the manufacture of bridges and large engineering assemblages. The foundry closed about 1971, and the whole works closed 1986. Groundworks associated with the proposed development may impact on archaeological remains and deposits associated with the former ironworks. An archaeological evaluation of the site in 1989 recommended that future development here be monitored archaeologically, and as such recommends a programme of archaeological work be made a condition of any planning permission for the proposed development.
- 5.10 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" Parish Councils, Ward members and Local MP

#### Neighbours and local groups

- 5.11 No neighbour representations have been received further to a period of consultation.

## **6. PLANNING CONSIDERATIONS**

- 6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:
- Principle of redevelopment for housing development at this site
  - Design of development including the impact on the character and appearance of the area
  - The living conditions of future residents
  - The technical implications of development including access and parking, drainage, ecology
  - Impacts on local infrastructure - recreation

#### Principle of redevelopment for housing development at this site

- 6.2 The principle of residential development in this location is supported by adopted policy, positioned within Telford as the focus for the Borough's spatial development in accordance with policies CS1 and CS3. The site is partly in active use with Adamson House providing office accommodation, a trailer van and container store in the parking area. Officers have sought clarification as to the position of occupants, the applicant has duly confirmed that the remaining tenants occupying the building and the area are subject to a licence which expires on giving one months notice by the landlords (the applicant). The occupiers are aware of the situation and have already made alternative

arrangements to relocate their businesses. Thus, critically development would not lead to the closure of existing businesses that would be against the emphasis of local and national policy around creating job opportunities.

- 6.3 Through ongoing redevelopment of the rest of the northern half of the Horsehay Estate site (building partially vacant awaiting anticipated conversion - development approved), parts of the application site are considered to be underutilised areas and is beginning to present a much stronger residential backdrop to the west of the site along Bridge Road – a change in context is emerging. This includes the vacation of the building fronting Bridge Road by a taxi firm who used to park on the application site. The site is brownfield in nature with redevelopment fitting with the core planning principle of the NPPF to encourage the effective use of land by reusing land that has been previously developed. On balance, the principle of development is considered acceptable.

Design of development including the impact on the character and appearance of the area

- 6.4 The setting of the site within the Conservation Area, proximity to the listed Horsehay House, and the characterful nature of a notable number of properties in the locality all bear relevance to the consideration of this application. At the outset, Officers considered that the scheme had positively reflected discussion at the pre-application stage in terms of the need to reduce the number of terraced properties fronting Bridge Road to provide relief from proximity to the neighbouring industrial estate, and the general proportions of these units and that the sash windows were in keeping with nearby properties having been revised from variable sizes of casement windows. However, the elevational treatment lacked the form of features required relating to the site and its setting. Particular concern was raised as to the form of windows in the roofspace, and whilst this has been amended from a balcony across half the width of each house at the pre-application stage, the treatment remained oversized. The applicant has taken on board the request for further revision to the terraces, presenting more modestly sized conservation rooflights at the front and rear, brick arch headers and stone cills around the windows, with more sympathetic treatment of the doors with provision of a step – as opposed to the previously hanging in mid-air position, a brick arch and a traditional door.
- 6.5 The apartments element has also been subject to amendment through both the pre-application stage and during the course of this application. At the outset of the former, the block was presented as a fairly standardised gabled building, having been revised to adopt the concept of a north lit form of building as per Phase B to the south west further to discussion with the LPA. Recessed windows sitting within a box frame, amended windows with a greater vertical emphasis have been introduced, and further clarity over the form of materials provided. The applicant has also taken on board the request of the Conservation Officer in respect of the type of roof related to a north lit building, having been amended from standard square windows to windows

running the height of the roof from ridge to valley again affording a vertical emphasis more in line with the existing north lit building.

- 6.6 For the apartments, the proposed materials include a render and cladding finish to the walls, at the request of the LPA a form of zinc cladding is intended rather than a single ply membrane finish as originally sought. For the terraced houses, a more traditional brick and tile finish is proposed. Officers consider that subject to condition to agree the final detail of materials, it is considered that the revised design provides a coherence to the redevelopment of the application site linked to the previously approved schemes, with variety present. The scheme entails the demolition of Adamson House, the building is not deemed worthy of retention or to contribute positively to the character / appearance of the Conservation Area bearing in mind the requirements of HE2, and its removal as opposed to possible conversion, affords parking to be provided at the rear rather than dominating the streetscene of Bridge Road and a style of building according with an existing quirky building on site to be developed.
- 6.7 Garden space at the front and rear of the terraced units is provided, with areas shown for refuse with landscaping around the access, this sits in the context of landscaping dotted around the approved development to the west of the access. An area of communal open space is shown running around the perimeter of the apartment building, with an area for refuse shown adjacent to the parking. The reduction in the number of terraced plots from that proposed at the outset of dialogue with the authority, together with an increase in the site area entailed, has enabled a greater level of landscaping to be afforded along the boundary to the neighbouring business park, and notably there will be an expectation of mature planting being installed at the outset along this boundary to provide a green edge. It is further noted that development will remove the dominance of the palisade fence and the industrial unit from the streetscene to provide a positive influence bearing in mind the importance attached to the skyline in policy HE3. A landscaping scheme is proposed to ensure a link with the approved development and a good level of greenery implemented. With reference to management of the communal and incidental open spaces queried by Parks & Open Spaces, the applicant has clarified that a limited company has been registered for the previous applications with each house / unit having a share in the service company, and would be adopted for the application site and addressed the concern raised.
- 6.8 The proposed development has been subject to significant revision from that originally presented to the authority, both in terms of the position of the development, and elevational treatment, as well as a reduction in the level of development along Bridge Road. Officers consider that the scheme is policy compliant, such that the design respects and relates positively to its context in accordance with UD2 and HE3, CS14 in protecting and enhancing the historic environment, high quality design related to the Horsehay and Spring Village Conservation Area as defined in policies H6 and HE3 with buildings respecting and adding to the local townscape.

### The living conditions of future residents

- 6.9 The need to consider the living conditions of future residents of the proposed site and approved residential development to the west necessitates consideration in terms of privacy. A separation distance of 18.5 metres to 23.5 metres between the apartments and Phase B applies where a more direct relationship is entailed at the northern end of Phase B and is set at an oblique angle, and exceeds 23 metres where related to the proposed apartments and Phase A units. Within the application site the distance exceeds 25 metres between the proposed terraces and the apartment block, with the majority being offset in any case. A separation distance exceeding 15 metres is present between the nearest terraced property and the side elevation of the flats on the opposite side of Bridge Road, this is not a directly opposite relationship and considered appropriate bearing in mind the position related to a main road.
- 6.10 Proximity to industrial units to the east and south requires consideration to establish whether the level of impact to future residents from noise generated from said units. The Environmental Health Officer has reviewed the noise information submitted, in conjunction with a site assessment, and identify that a further noise survey be undertaken accounting for sources that were not included in the original survey to define the form of noise mitigation required. Officers confirm that access to the southern industrial unit is not proposed through the site other than emergency access acknowledging the query of the Environmental Health Officer, and note that the layout has been amended to reflect a potential conflict in respect of noise, through stepping back the position of the terraced properties, and the apartment block, away from the eastern boundary as originally sought at the pre-application stage. It is considered that subject to the condition requested, the mix of land uses proposed will be compatible.

### The technical implications of development including access and parking, drainage, ecology

- 6.11 The proposal seeks to utilise the existing access off Bridge Road with a residential context established through approval of phases A and B across the wider northern parcel. The application site through its previous use as parking serving the former employment buildings on the neighbouring land being superfluous, and the removal of vehicular movement associated with Adamson House, this intensification is considered acceptable. A total of 20 parking spaces is proposed amounting to two allocated parking spaces per unit and provided in type of courtyard arrangement for the apartments and segregated bay areas serving the houses. This is judged to be sufficient provision related to the size of units proposed, and Officers acknowledge that there is scope to accommodate additional informal parking where a need arises. No objection has been raised by the Highways Authority with a condition requested to secure the timely delivery of the parking arrangement. It is therefore considered that the proposal will not adversely prejudice the safety and free flow of highway users in accordance with the requirements of policy H6 to be adequately accessed and parking provided.

- 6.12 The application material identifies that both foul and surface water is to be disposed of via the mains sewerage system. The scheme is supported by the Council's Drainage team subject to a condition for a scheme of foul and surface water drainage. The application site is presently dominated by hard landscaping, the development with the introduction of gardens and general amenity space will provide enhancement to the drainage of the site. The site can be adequately drained and accords with the requirements of policy H6.
- 6.13 It is proposed that Adamson House be demolished through the development, the building is in active use and comprises a flat roof structure, with the remainder of the site largely void of landscaping comprising nominal scrub at the edges and principally comprises a concrete and gravel parking area. On this basis, a comment response has been made by Ecology with the request for conditions to provide enhancement. The scheme is therefore considered to accord with policy CS12 in protecting biodiversity, and section 11. of the NPPF.

#### Impacts on local infrastructure – recreation

- 6.14 The development will have an impact on local infrastructure with new residents increasing demand upon the existing recreational resource and will contain a number of properties which will contribute to the need of play / recreational facilities for the area. The developer has therefore proposed heads of terms for a S106 agreement to provide a recreation contribution, this has been confirmed as £600 per 2 or more bedroom property amounting to £4,200 for the 7 units pertinent. The funds will be used for improvements at the Poolside or Shirefields play areas. The heads of terms for this legal agreement are consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010. Provision of a contribution is in line with policy LR6 of the Wrekin Local Plan. No monitoring contribution is sought on the basis of the level of contribution for the purpose sought.
- 6.15 At the pre-application enquiry stage clarification was provided as to the requirement for a contribution towards Education provision. On the basis of the plans for just 7 eligible dwellings once the 3 x 1 bedroom homes would be discounted, and given the available school capacity in the vicinity of the site, it was advised that a contribution would not be requested, hence the no comment representation made.

## **7. CONCLUSIONS**

- 7.1 In conclusion, it is considered that the development complies with Local Plan and Core Strategy policies alongside national planning policy allowing the redevelopment of a previously developed site within the urban area. The site can be adequately accessed and drained. The design of the scheme has been significantly amended to ensure the delivery of a scheme more fitting with its context. Subject to a scheme of noise mitigation secured through condition, there will be no undue environmental impact of the development. Contributions have been negotiated towards improvements of a local play

facility. The site is sustainably located with access to a range of facilities within Horsehay, together with nearby Lawley and Lightmoor.

## 8. RECOMMENDATION

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

A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:

(i) Play space – £600 per dwelling for 2 beds or more towards the Poolside play area or Shirefields play area

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

1. A04 Time Limit - Full
2. B017 Samples of materials
3. B018 Sample Brick Panel
4. B061 Foul and surface water – restricted rate surface water run-off
5. B084 Noise mitigation
6. B110 Programme of archaeological work
7. B121 Landscaping Design
8. C12 Parking
9. C109 Ecology – Lighting Plan
10. C109 Ecology – Erection of artificial nesting / roosting boxes
11. C38 Development in accordance with deposited plans
12. D01 Removal of Permitted Development Rights

Informatives:

I06 Section 106 Agreement

I32 Fire Authority

I35 Archaeology

I35 Ecology – Bats, Storage of Materials, Trenches and pipework

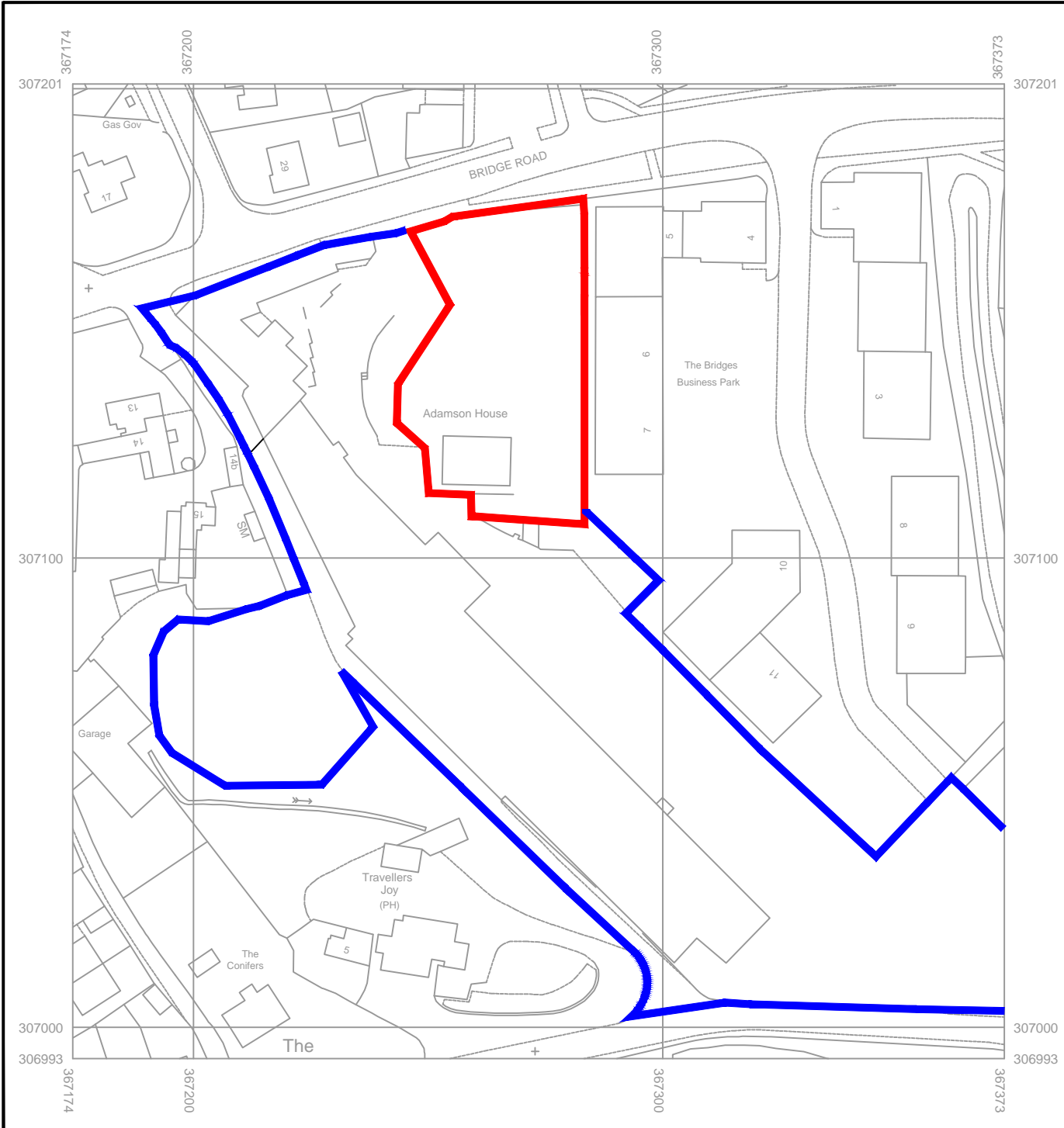
I40 Conditions

I41 Reasons for Grant of Permission

RANPPF1 Approval – National Planning Policy Framework

# PLANNING

© Copyright  
 NOTES  
 THIS DRAWING, IDEAS AND CONCEPTS ARE COPYRIGHT OF THE JOHNSON AND JOHNSON DESIGN PARTNERSHIP LTD AND NOT TO BE REPRODUCED EXCEPT BY WRITTEN PERMISSION.  
 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES AND ADJUSTMENTS TO BE NOTED AND PASSED TO THE CA FOR FURTHER INSTRUCTIONS. DO NOT SCALE DRAWING. IF IN DOUBT ASK.



(c) Crown Copyright 2011  
 Reproduction in whole or in part is prohibited  
 without the prior permission of Ordnance Survey



Please [Google](#) search for 'Johnson Design Partnership Ltd'



Johnson House  
 Station Lane  
 Bridgnorth  
 Shropshire  
 WV16 5DP  
 Tel: 01746 768191  
 Fax: 01746 769515

Hamilton House  
 Mabledon Place,  
 Bloomsbury  
 LONDON  
 WC1H 9BD  
 Tel: 020 7953 0418

Client:  
 Scott Hughes  
 Horsehay Development

Drawing Title: Location Plan	Scale: A4 @ 1:1250	Date:
Drawing No.:	Project No.:	Revision:
Drawn by:	Check by:	REV C

# PLANNING

**© Copyright**  
 NOTES  
 THIS DRAWING, DESIGN AND CONCEPTS ARE COPYRIGHT OF THE JOHNSON AND JOHNSON DESIGN PARTNERSHIP LTD AND NOT TO BE REPRODUCED EXCEPT BY WRITTEN PERMISSION.  
 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES AND ADJUSTMENTS TO BE NOTED AND PASSED TO THE OA FOR FURTHER INSTRUCTIONS. DO NOT SCALE DRAWING, IF IN DOUBT ASK.

Please Google search for  
 'Johnson Design Partnership Ltd'

**JOHNSON**  
 DESIGN PARTNERSHIP LTD

Johnson House  
 Station Lane  
 Bletchley  
 Milton Keynes  
 MK1 1PT  
 WY16 5DP  
 Tel: 01746 768191  
 Fax: 01746 769515

Hamilton House  
 Hamilton Place,  
 London  
 WCH1 3BD  
 Tel: 020 7953 0418

Client:  
 Scott Hughes  
 Horsehay Development

Drawing Title:	Scale:	Date:
Proposed Site Plan	A1 @ 1:200	
Drawing No.:	Revision:	Drawn by:
	REV B	
Project No.:	Check by:	



**Phase B**  
 Communal

**Phase A**

**Phase B**

**Phase C**

Residential  
 Parking

Residential  
 Parking

Phase B Parking

Phase B Parking

EMERGENCY  
 ACCESS

NEW  
 ROUNDABOUT

Plot 1  
 Plot 2  
 Plot 3  
 Plot 4

FL 4  
 FL 5  
 FL 6

The Br  
 Business

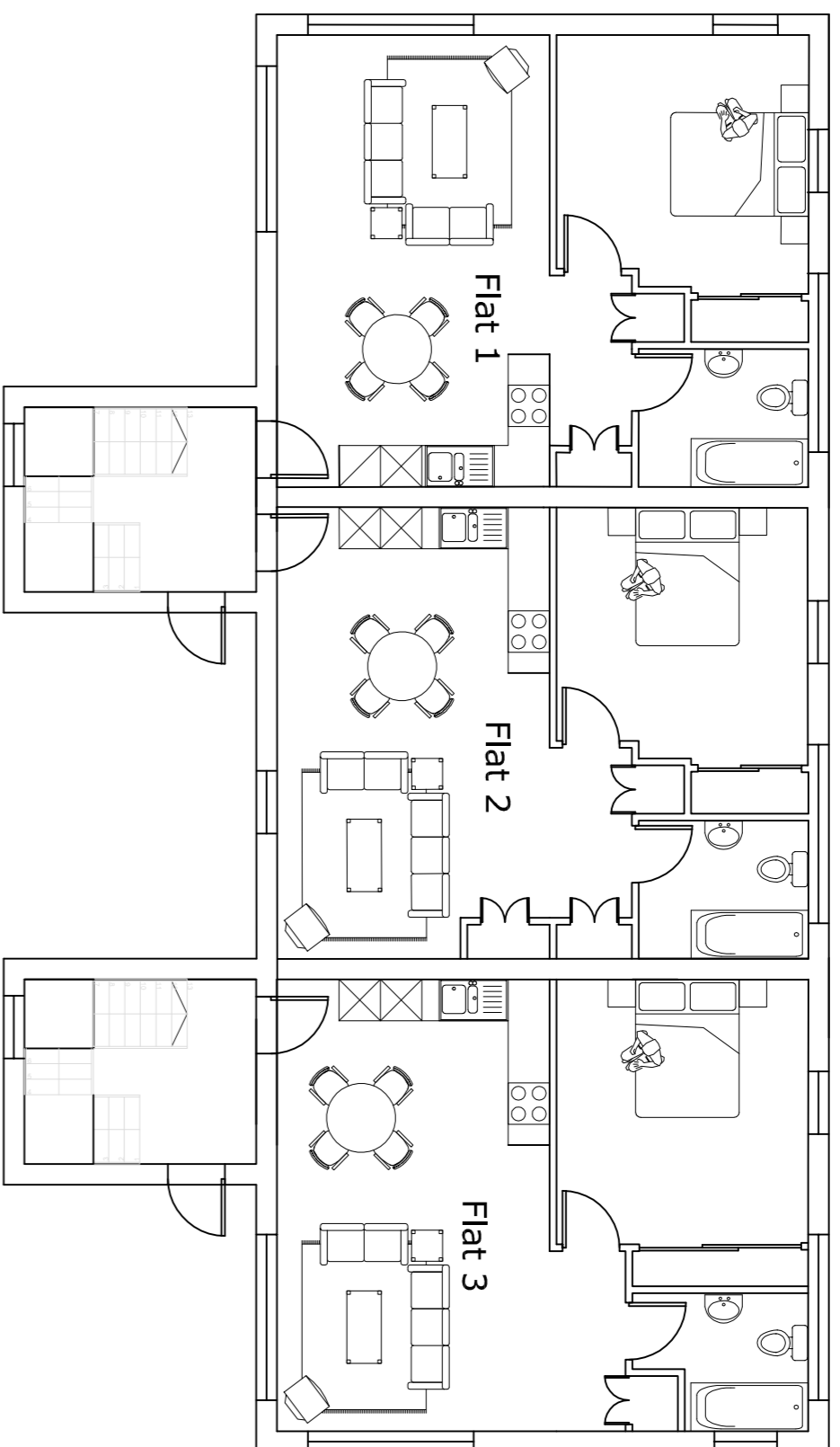


# PLANNING

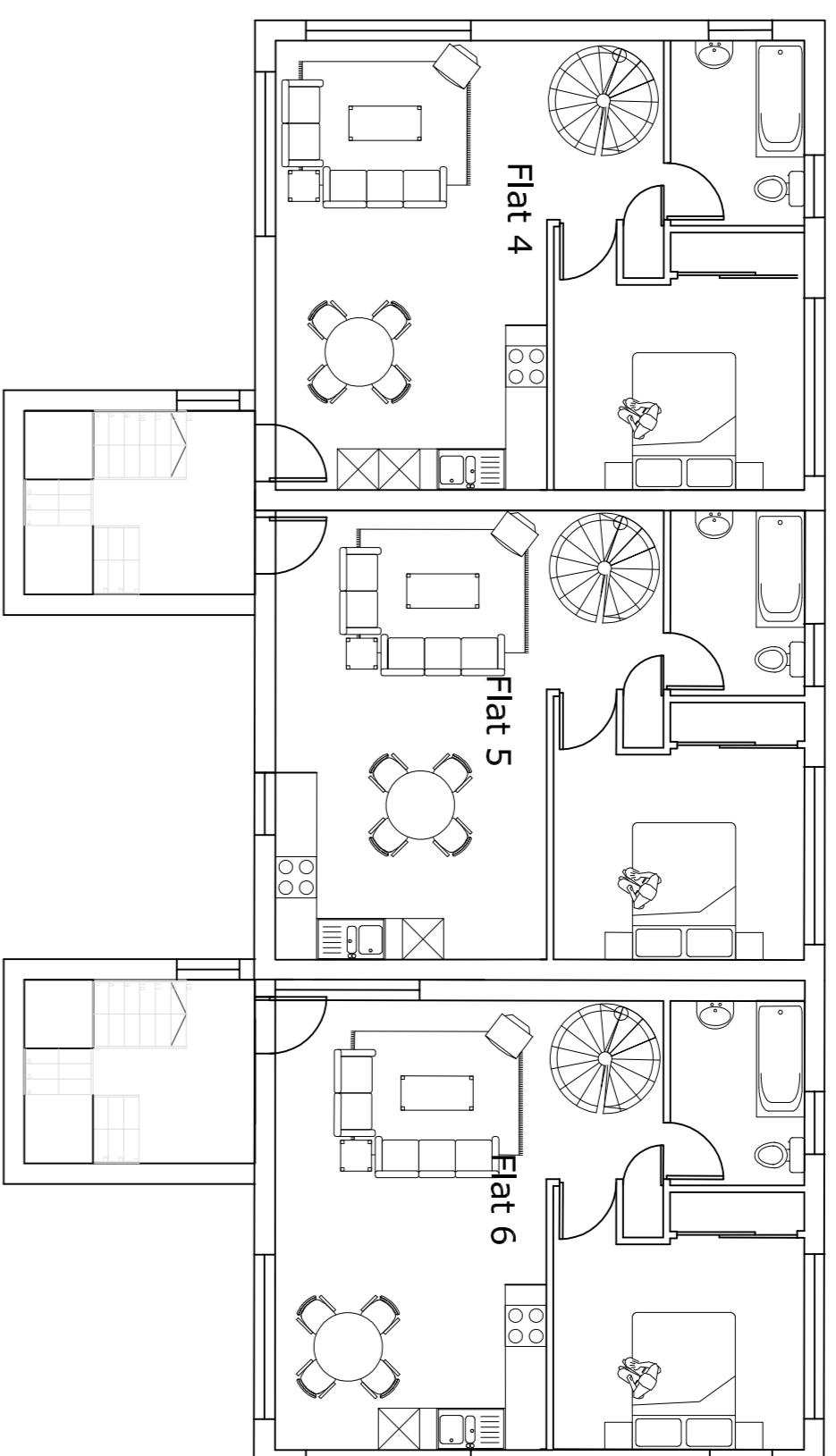
© Copyright

NOTES:  
THIS DRAWING, IDEAS AND CONCEPTS ARE COPYRIGHT © OF THE JOHNSON AND WRIGHT PARTNERSHIP LTD AND NOT TO BE REPRODUCED EXCEPT BY WRITTEN PERMISSION  
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES AND DO NOT SCALE DRAWING. IF IN DOUBT ASK

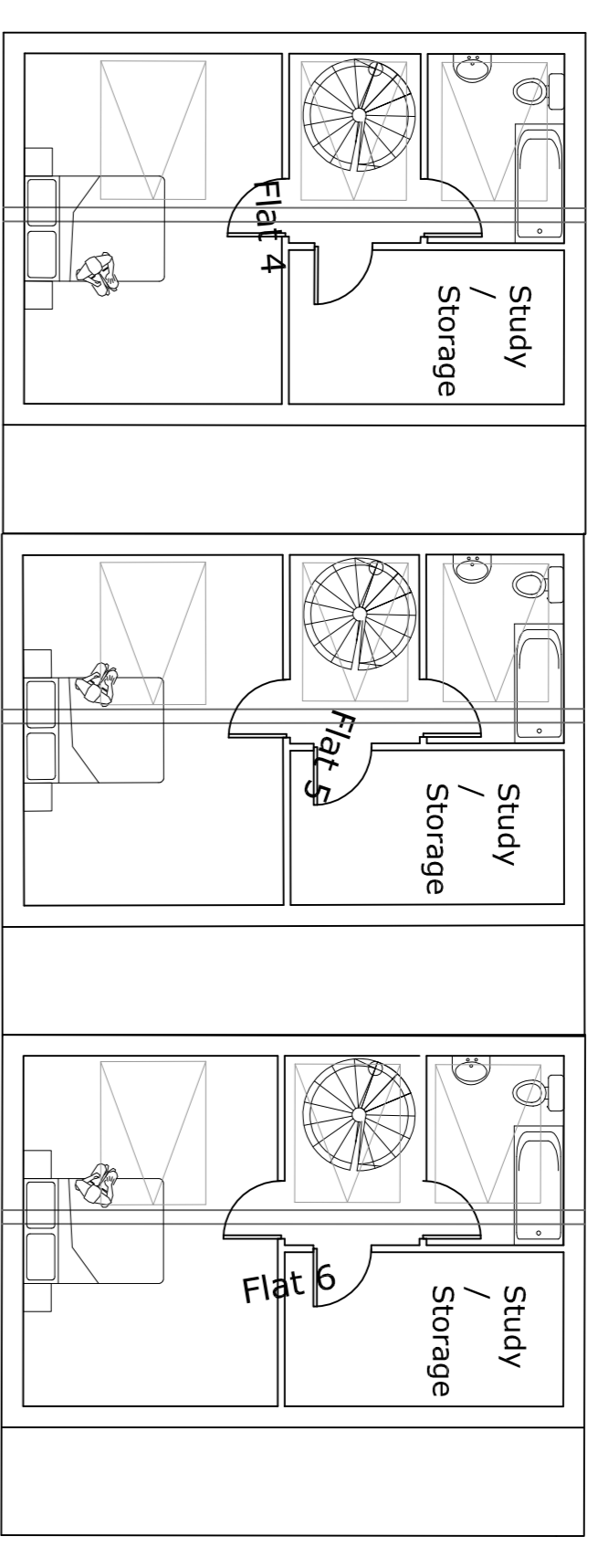
Ground Floor



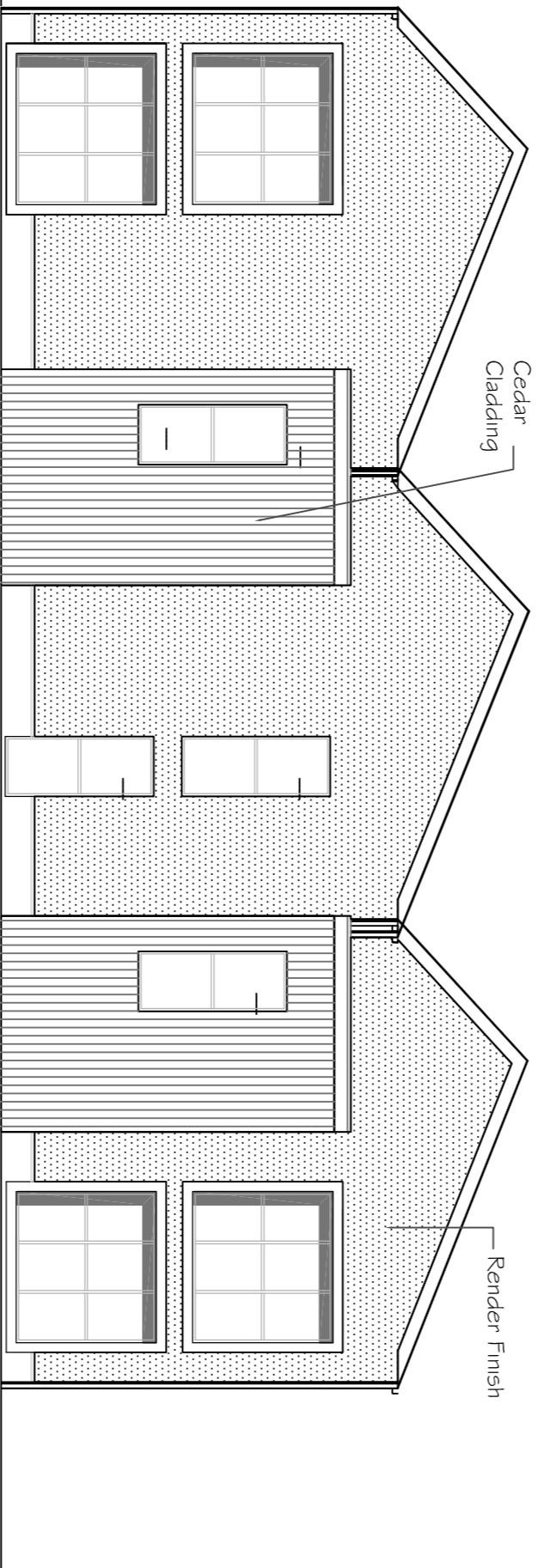
First Floor



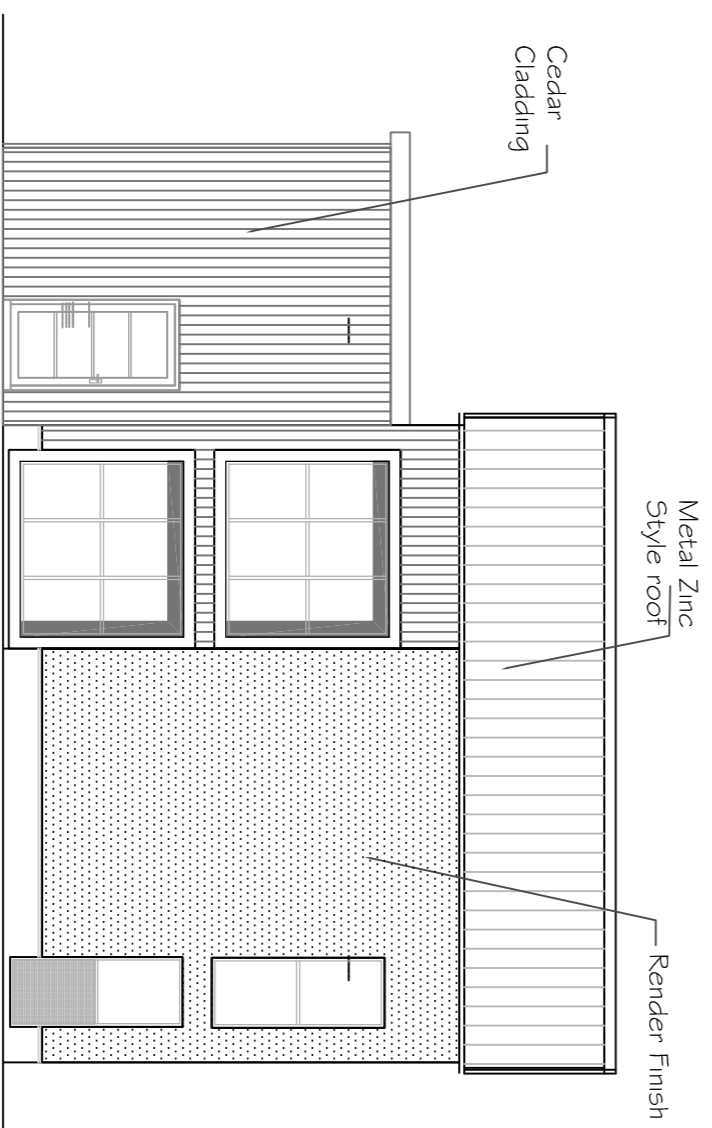
Second Floor



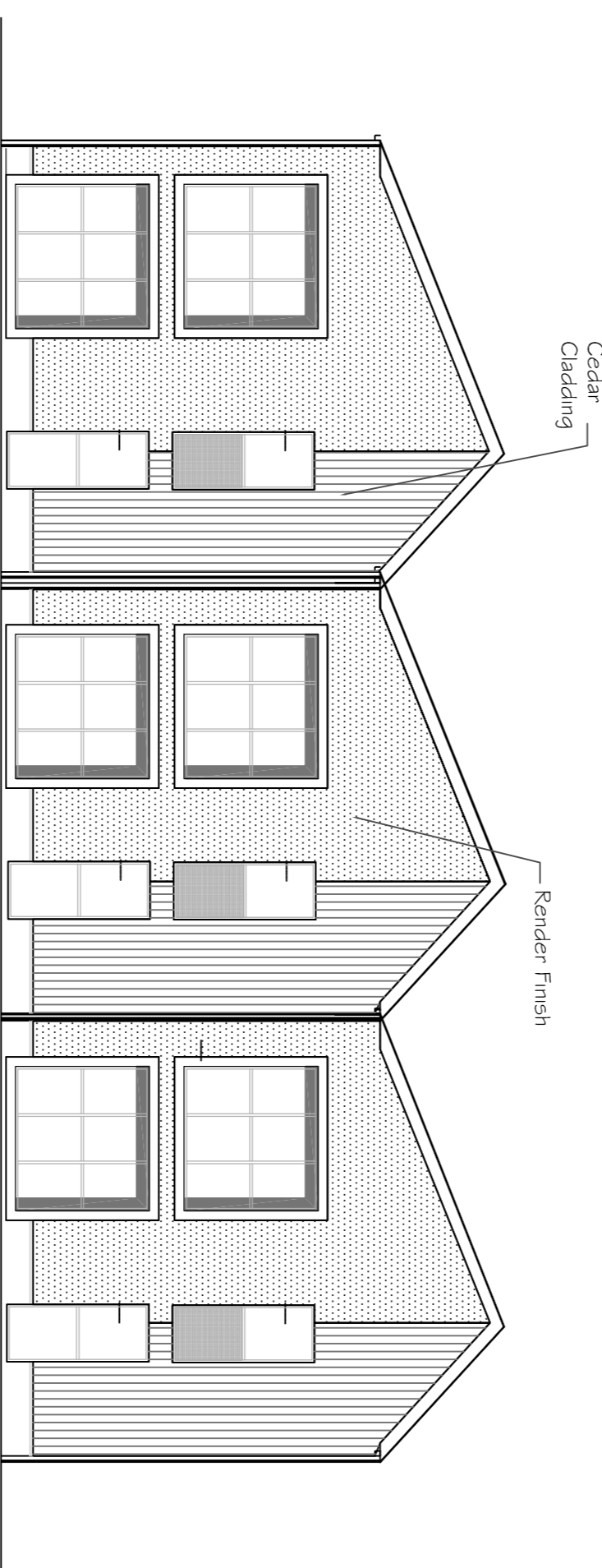
# Elevations



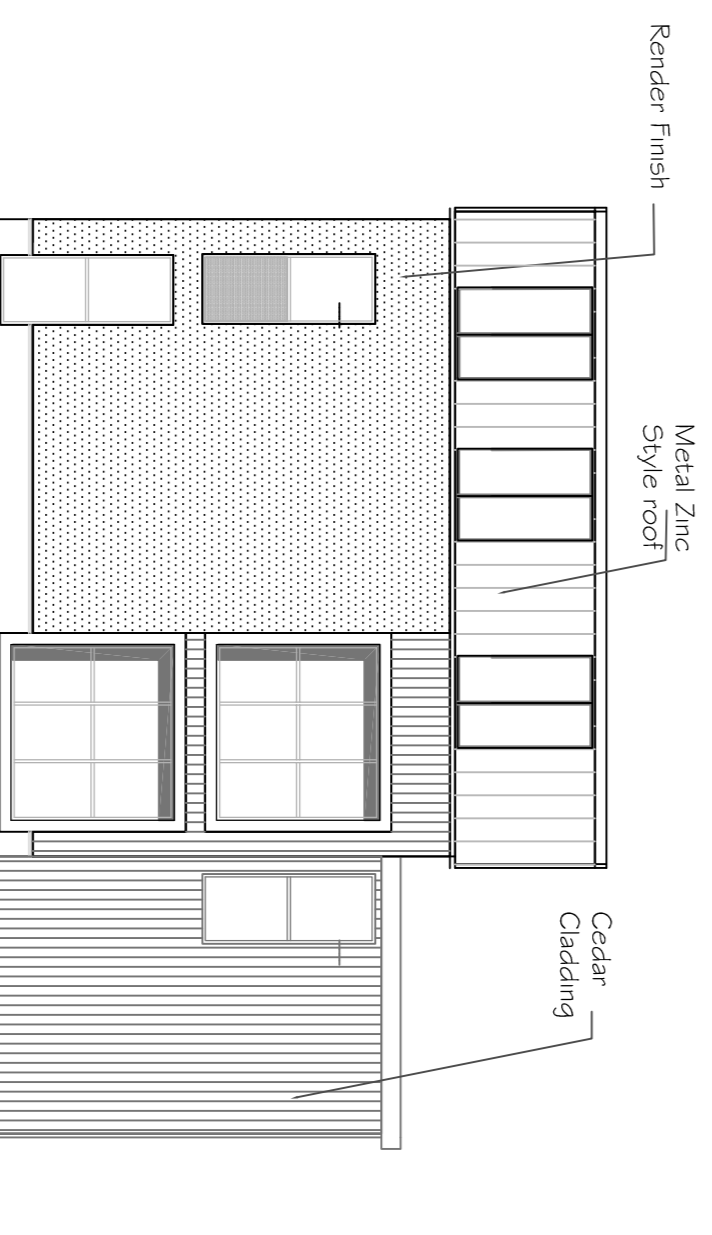
South Elevation



East Elevation



North Elevation



West Elevation

Please Google search for 'Johnson Design Partnership Ltd'

**JOHNSON**  
DESIGN PARTNERSHIP LTD



Johnson House  
Station Lane  
Bridgnorth  
Shropshire  
WV16 5DP  
Tel: 01746 788191  
Fax: 01746 788515

Client:  
Scott Hughes  
Horseshay Development

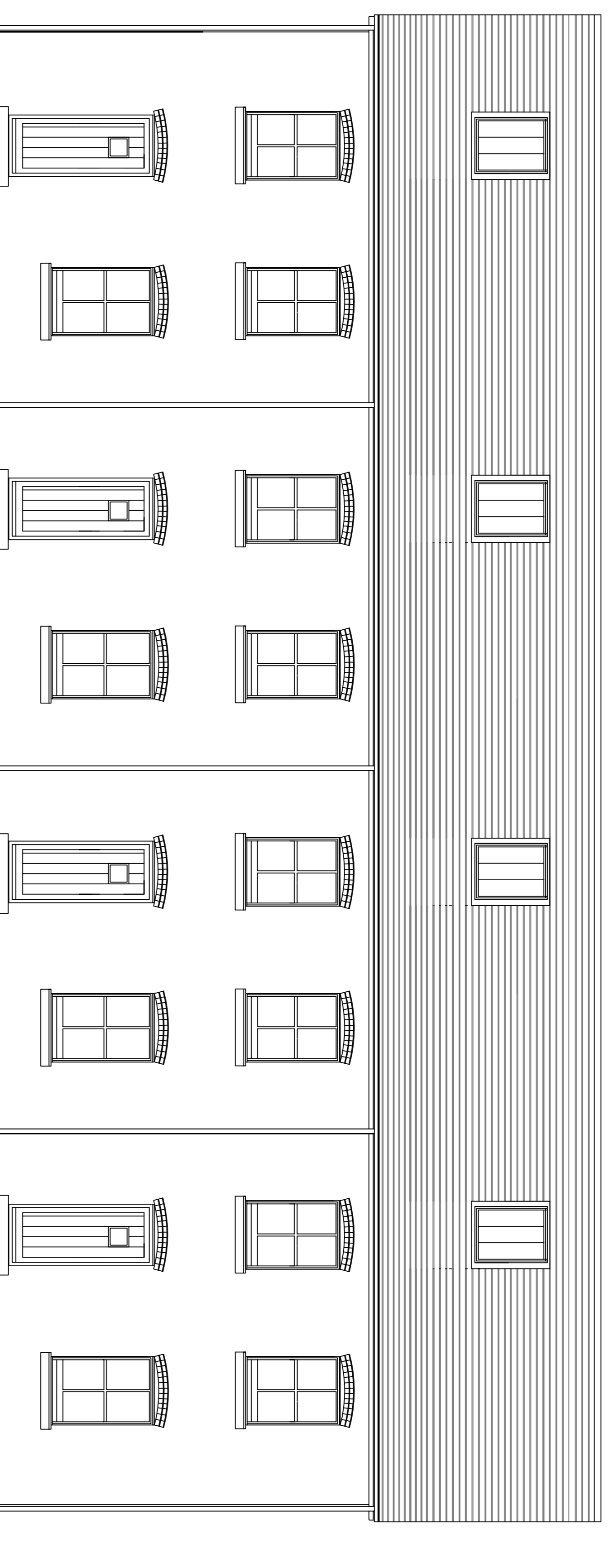
Drawing Title: Flats - Proposed Plans and Elevations	Scale: A1 @ 1:100	Date:
Drawing No.	Project No.	Revision:
REV C	Drawn by:	Check by:

# Apartment Plans

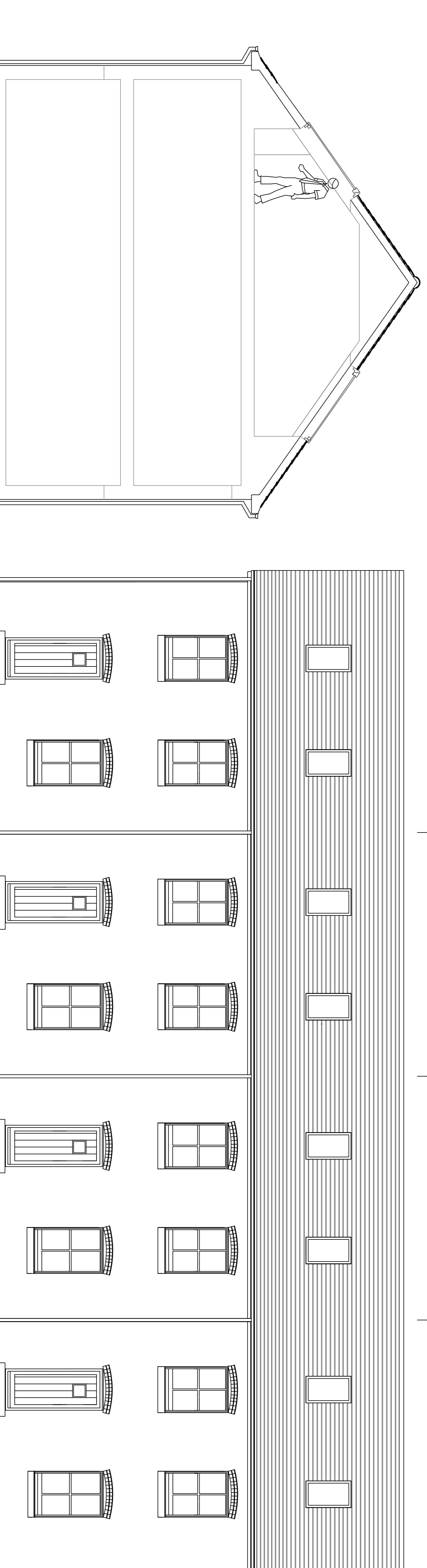
# PLANNING

© Copyright

NOTES:  
THIS DRAWING, IDEAS AND CONCEPTS ARE COPYRIGHT OF THE JOHNSON AND  
WHITFIELD PARTNERSHIP © 2019 AND NOT TO BE REPRODUCED WITHOUT THE  
WRITTEN PERMISSION.  
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES AND  
ADJUSTMENTS TO BE NOTED AND PASSED TO THE CLIENT/FURTHER INSTRUCTIONS  
DO NOT SCALE DRAWING IF IN DOUBT ASK.



F r o n t



Section through House

R e a r

Please Google search for  
'Johnson Design Partnership Ltd'



Johnson House  
Station Lane  
Bridgnorth  
Shropshire  
WV16 5DP  
Tel: 01746 768191  
Fax: 01746 769515

Hamilton House  
Mableton Place,  
Bloomshury  
LONDON  
WC1H 9BD  
Tel: 020 7953 0418

Client:  
Scott Hughes  
Horsley Development

Drawing Title: Proposed 3 Bed Elevations (Brck)  
Drawing No. Project No. Revision: REV C  
Scale: A1 @ 1:50  
Date: Drawn By: Checked By:

TWC/2015/0580

Land adjacent 44 Cherrington Lane, Tibberton, Newport, Shropshire  
Outline application for up to 2no detached dwellings (all matters reserved)

**APPLICANT**

Mr & Mrs R & A Howells

**RECEIVED**

01/07/2015

**PARISH**

Tibberton and Cherrington

**WARD**

Edgmond and Ercall Magna

**OFFICER** Diane Ferriday

THIS APPLICATION IS BEFORE MEMBERS AT THE REQUEST OF TIBBERTON PARISH COUNCIL.

**OBJECTIONS RECEIVED:** Yes

**1. THE PROPOSAL**

- 1.1 The application seeks outline consent (with all matters reserved) for up to two detached dwellings on land adjacent to 44 Cherrington Lane which forms part of the landholding of the Howell's family and is currently used for equestrian purposes. No indicative plans have been received; however the Design and Access statement suggests that the dwellings will be located to the rear of the site to allow parking and manoeuvrability to the frontage.
- 1.2 The application is accompanied by location and site plan, a Design & Access Statement and Ecological Assessment.

**2. SITE AND SURROUNDINGS**

- 2.1 Tibberton village is to the north of Telford and approximately 7 miles east of Newport.
- 2.2 The application site is located to the west of the village of Tibberton, along Cherrington Lane a short walking distance of local services and facilities. Opposite the site is a modern detached house (No. 45) and detached bungalows all different in terms of style and appearance. These properties are in a linear form and characterised by established hedging along the frontages separated from the highway by a section of grass. No. 44 is a detached house immediately to the east of the site.
- 2.3 The site is a section of land currently in equestrian use; it is level land and overlooks southwards onto agricultural land. The site is bound by established hedging along the front north and west side; no trees are within the site however there is a single tree adjacent to an existing gated access to the north and trees further along the west side.

**3. RELEVANT PLANNING HISTORY**

No previous planning history

**4. PLANNING POLICY CONTEXT**

4.1 National Planning Guidance:  
National Planning Policy Framework

4.2 LDF Core Strategy:  
CS1 Homes  
CS7 Rural Area  
CS9 Accessibility & Social Inclusion  
CS12 Natural Environment  
CS15 Urban Design

4.3 Wrekin Local Plan:  
H9 Location of New Housing  
H10 Scale of development  
UD2 Design Criteria  
T22 Planning Obligations

4.4 Draft Telford & Wrekin Local Plan.

## **5.0 SUMMARY OF CONSULTATION RESPONSES**

5.1 Tibberton & Cherrington Parish Council: Has concerns about this application as it

is not an infill development; and it encroaches on the countryside contrary to policy H10B as highlighted by the Planning Inspector during the recent unsuccessful appeal of another site on the edge of the Village, 12 Tibberton (TWC/2014/0236).

5.2 Shropshire Fire Service: No comment

5.3 Drainage: Support subject to conditions

5.4 Highways: No objection subject to conditions regarding visibility splays of 2.4m x 43m with no obstructions over 800mm; parking and turning. In addition a Section 106 contribution of £500 per dwelling will be required towards a Traffic & Speed Management Scheme on the B5062 in the vicinity its junction with the access roads into Tibberton. The monies are to be paid upon commencement of the development, indexed and any unspent monies after 5 years refunded to the applicant.

5.5 Affordable Housing: No comment

5.6 Ecology: Conditions required regarding, working in accordance with protected species survey, erection of artificial nesting/roosting boxes, lighting plan and informatives on badgers and nesting wild birds

5.7 Following neighbour consultation 3 letters have been received, 1 of objection and two of comment on the following grounds;

- Recent TWC decisions rejecting planning applications in Tibberton note that the village has an adequate housing supply for the area including

those permissions already granted to fulfil the Council's housing plan commitments for the next 5 years.

- The application for even two dwellings would impact the layout and density of properties, the visual appearance and character of this part of the village.
- Should the applicants sell other adjacent land they own in the future these two new dwellings would encourage further development being considered which may push out to the hamlet of Cherrington; damaging the character of the area.
- The construction of the dwellings would impact the public drainage and water systems and impact the ecology of the area.
- Consultation is still going on regarding the village's 5-Year plan, so no decision should be reached until it is concluded.
- Accept inevitability of limited development of dwellings in village; however believe that extension of the village into green filed sites on its margin should be the subject of careful consideration to ensure the open countryside in proximity to existing homes is maintained wherever possible.

## **6.0 PLANNING CONSIDERATIONS**

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

- Principle of housing at this site
- Suitability of the site for development
- Design impact on character and appearance of the area

### **6.2 Principle of housing at this site**

The application site is situated to the west of Tibberton off Cherrington Lane and is acknowledged by local policy as being located within the rural area.

6.3 Up until March 2015 the National Planning Policy Framework (NPPF) was the driving force when determining housing applications in the rural area due to the lack of a 5 year housing land supply; housing could not be refused on the grounds of housing supply alone and was generally supported by the LPA if it was deemed as being sustainable development. The Council can now demonstrate a five year housing land supply and therefore housing supply policies in the development plan can still be relied on, as can other relevant policies.

6.3 Housing within villages should be considered in the context of the presumption in favour of sustainable development under NPPF guidance to boost the supply of housing. In a similar vein policy CS9 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. The application site is within walking distance of the hub of the village where a local shop, school, church and public house is located in addition to recreation facilities and a daily bus service and is therefore deemed to be sustainable development.

- 6.4 Policy CS1 states that housing development will seek to provide every household with an affordable, decent and appropriate home; these homes will meet local need, and be delivered in a way that creates local inclusive sustainable communities. Policy CS7 is read alongside Policy CS1 where the rural area is expected to accommodate housing but restricts development to three named settlements of which Tibberton is included as it offers residents a number of key local services and facilities with a local school, shop, public house, church, recreation facilities and bus services.
- 6.5 Policy H9 of the WLP also states Tibberton as a suitable settlement for development. H10 seeks to ensure that new development does not cause the loss of an important area of open space, nor an extension of the village into open countryside. Policies H9 and H10 are still within the development plan; however they are subservient to core strategy policies CS1 and CS7 which hold more weight.
- 6.6 As the site is a named suitable rural settlement within the strategic development framework for Telford & Wrekin and deemed sustainable having provision of service and facilities in line with National Planning guidance then the principle of residential development can be supported subject to access and other material considerations.
- 6.7 Suitability of the site for development
- 6.8 Following consultation concerns have been raised by Tibberton Parish and neighbours as to the suitability and location of the site there is a suggestion is that it is not infill and encroachment into the countryside.
- 6.9 The site is in equestrian use and designated as poor quality Grade 4 land; the hedgerows are not considered important under the Hedgerow regulations and there is no impact on wildlife. A small cluster of housing is on the opposite side of the lane and directly opposite the site lies no. 45; this property is bound by hedging to the west side and rear providing a clear definition from the adjoining agricultural land and runs in line with hedging to the west of the application site. It is deemed to be a natural end for potential housing within this part of the village. As the site is between no. 44 to the east and this hedging to the west it is deemed a suitable infill plot for up to two dwellings.
- 6.10 Planning application TWC/2014/0236 for housing adjacent to 12 Tibberton was dismissed by the planning inspectorate and the Parish Council has referred to it. Each application has to be judged on its own merits. The appeal scheme was for a different site and up to 60 dwellings which the Inspector considered as being of scale in that particular location that would extend built development into open countryside and its resultant overly urban form would harm the character and appearance of the village. This current application is a different site with a less open character and of a smaller scale (2 dwellings) so the appeal argument cannot be directly applied in this instance.
- 6.11 In conclusion this application site and proposal for 2 dwellings, located adjacent to residential development with boundary hedging providing a natural

divide from the adjoining agricultural land and level with the existing limit of built development on the opposite side of the road, is not considered to significantly encroach further in to the open countryside beyond the settlement and deemed a suitable plot given the level of development proposed.

6.13 Impact on character and appearance of the area

6.14 Concerns were raised in relation to the impact on the layout and density of properties in addition to the visual appearance and character of this part of the village. Comparing the size of the potential plots with the properties opposite it is considered that two dwellings could be easily accommodated along with a generous amount of garden/amenity space. The Design & Access statement suggests that they would be set back in a similar line to those opposite for provision of parking and either a single shared or two separate drives created to assimilate the existing pattern in this location. Although such matters of scale, layout, design and appearance will be dealt with at Reserved Matters stage it is considered that the introduction of two dwellings at this location will not result in cramped development and that a layout complimenting the immediate surrounding could be achieved without having an adverse impact on the character or appearance of the immediate surroundings.

6.15 Other matters

6.16 Landscaping and Ecology

6.17 A single tree on the northern boundary is outside of the site area and not directly affected by potential development. The applicant has suggested that proposed landscaping will be provided to the south and west boundaries and new enhanced native hedgerow to the site frontage. Landscaping is a reserved matter and officers consider that a suitably landscaped scheme can be achieved.

6.18 An ecology assessment was carried out on the site in May 2015 by Greenscape Environment Ltd. This has been viewed by the Council's Ecologist who has deemed that the scheme has no significant impact on wildlife and can be supported subject to appropriate conditions in accordance with policy CS12 of the Core Strategy. 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.

6.19 Access

6.20 The access is a matter reserved for later approval; however it has been suggested that the site can be accessed through one or two proposals, either a single shared private drive or two separate private drives. Some of the existing hedgerow would require removing to facilitate both access and visibility splays. The Council's Highway officer has no objections subject to a condition requiring visibility splays. There are no technical highway objections to warrant a refusal.

6.21 S106 Contributions

- 6.22 The development will have a number of impacts on the local community and infrastructure. The contribution of £500 towards highway improvements for a Traffic & Speed Management Scheme on the B5062 in the vicinity its junction with the access roads into Tibberton is necessary to improve highway safety at these junctions. This contribution is consistent with Local Plan Policy T22.
- 6.23 The applicant has agreed to these contributions that are consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the Community Infrastructure Levy (CIL) changes that came into force from 6<sup>th</sup> April 2015, that restrict the “pooling” of financial contributions to no more than five contributions to a single type of infrastructure.

## 7.0 CONCLUSIONS

- 7.1 The application is located within Tibberton, one of the three rural settlements identified to receive new housing development. It is considered sustainable development being within walking distance of Tibberton Village with local services and facilities. It is located within an existing cluster of residential development level with the existing built up limits of the village and is not deemed to be an encroachment r in to the open countryside. Given the relatively low level of development proposed, the Local Planning Authority considers, in this instance, that residential development can be supported in this location.
- 7.2 The proposal for up to two dwellings will not have a significant adverse impact on the character of the area as the plot is of sufficient size to accommodate the dwellings and parking arrangements without resulting in overdevelopment of the site and the overall impact on the street scene will not be detrimental. Accordingly it is considered that the proposal complies with local planning policies as well as guidance contained within the National Planning Policy Framework. For these reasons the proposed development is recommended for approval subject to conditions.

## 8. RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT OUTLINE PLANNING PERMISSION** subject to the following:
- A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:
- (i) Highways contribution of £500 per dwelling towards a Traffic & Speed Management Scheme on the B5062 in the vicinity its junction with the access roads into Tibberton. The monies are to be paid upon commencement of the development, indexed and any unspent monies after 5 years refunded to the applicant.
- B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

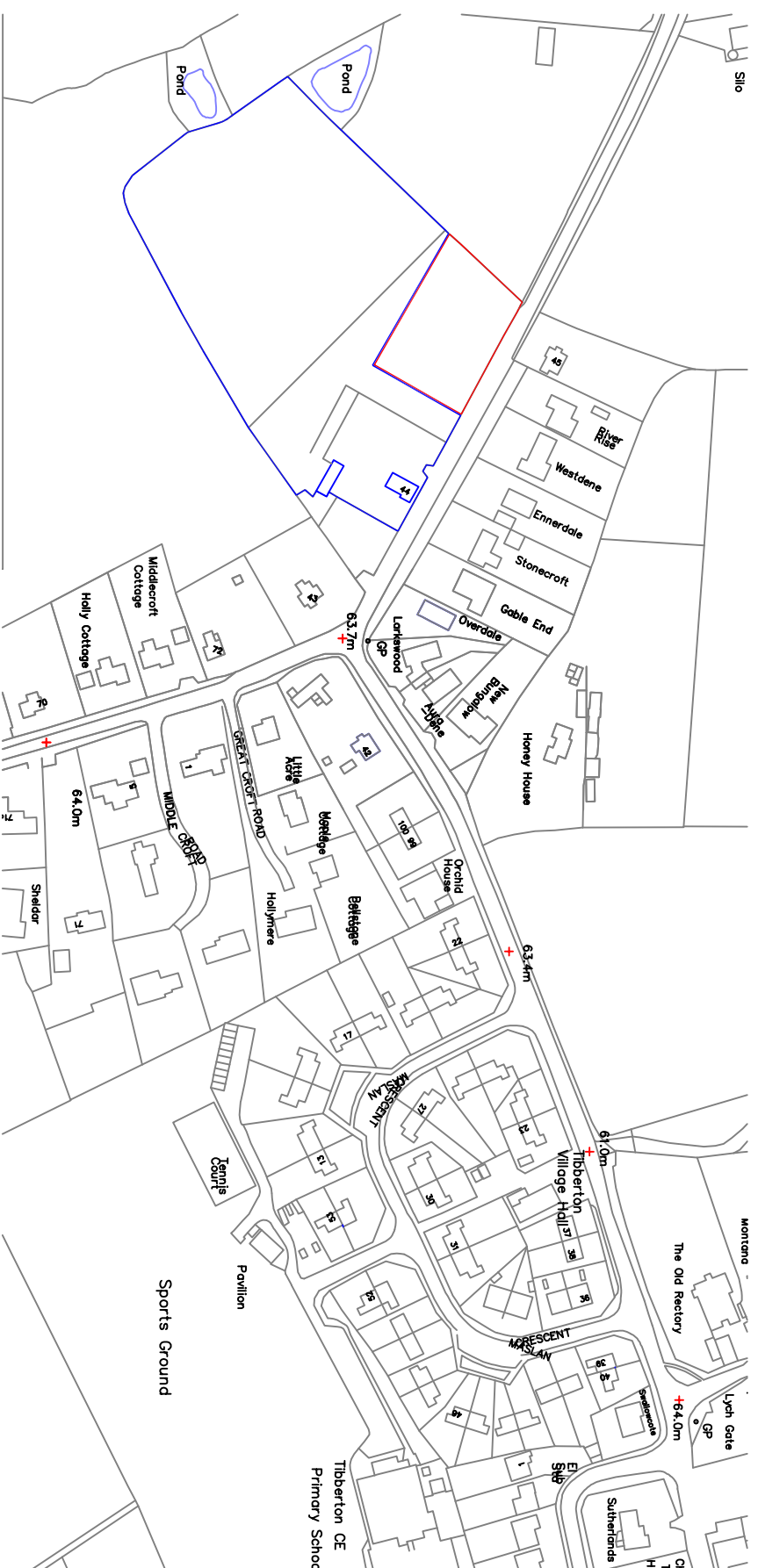
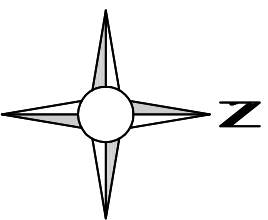
1. A01 Time limit outline
2. A03 Time Limit – Submission of Reserved Matters
3. B001 Standard outline all matter reserved
4. B003 General details required
5. B41 Visibility splays
6. B42 Parking & turning
7. B061 Foul and surface water
8. B150 Site environmental management plan
9. C091 Ecological Survey
10. C109 Erection of artificial nesting/roosting boxes
11. C109 Lighting Plan
12. C038 Development in accordance with deposited plans

Informatives

Section 106 agreement

Ecology – Badgers/Nesting wild birds

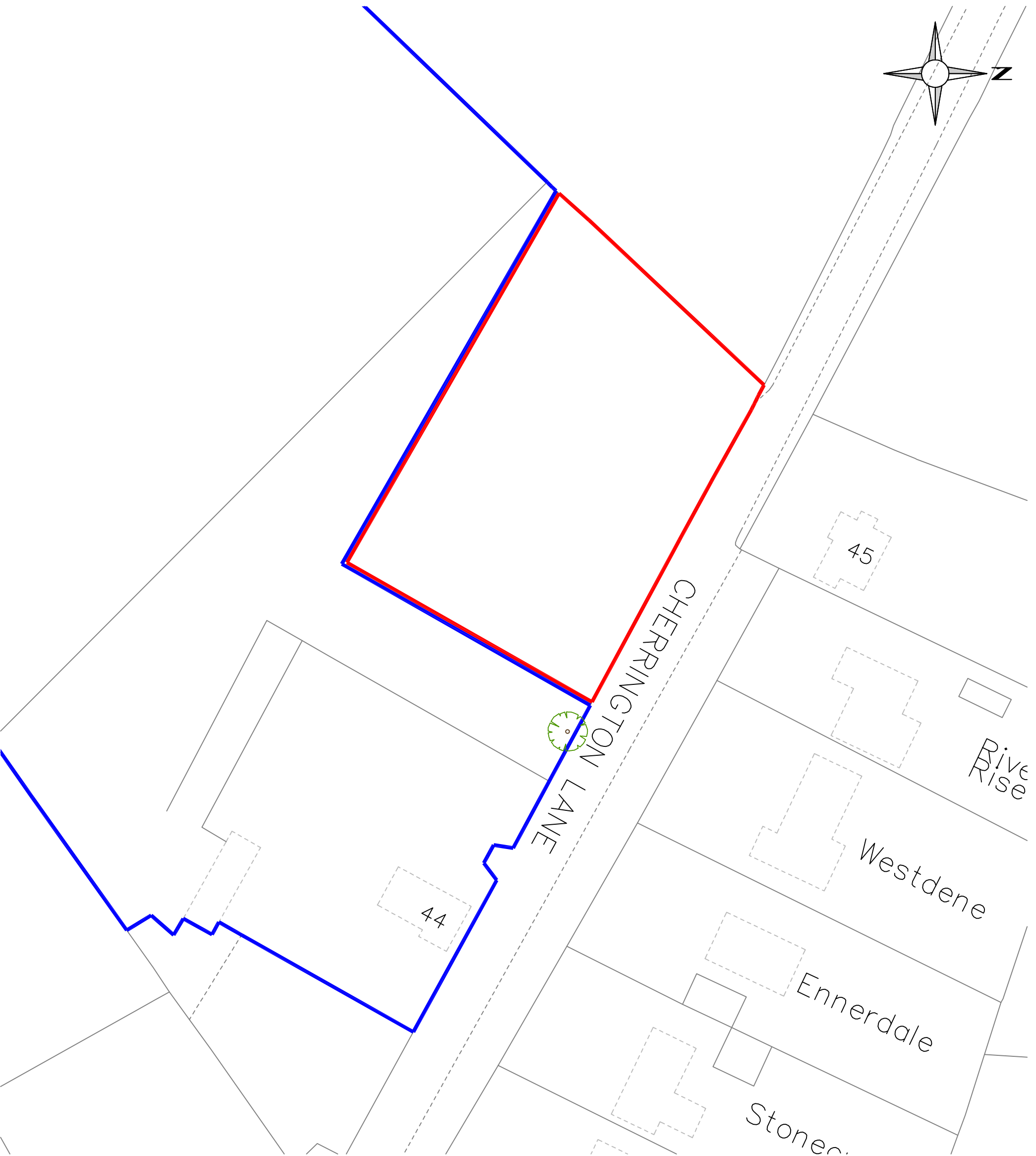
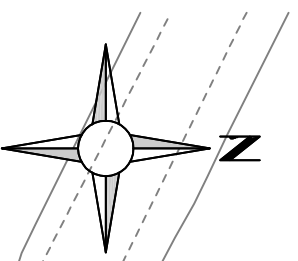
Broadband



LEGEND	
<span style="color: red;">—</span>	Site Boundary (1941 sqm / 0.19 ha)
<span style="color: blue;">—</span>	Other land in applicants ownership

D.I. 0392352  
 26-Mar-2015  
 © Crown Copyright 2014  
 Reproduction in whole or in part is prohibited  
 without the prior permission of Ordnance Survey.

Rev.	Description	Date	Initial
©	This drawing and the information depicted are the copyright of Les Stephan Planning Ltd and may not be reproduced without written consent.		
<b>LES STEPHAN PLANNING LTD</b> <i>Chartered Town Planners &amp; Development Consultants</i>			
9 Sweetlake Business Village Shrewsbury SY3 9EW. T: 01743 231040 W: <a href="http://www.lesstephanplanning.co.uk">www.lesstephanplanning.co.uk</a>			
<b>Client:</b>			
Mr R. Howells			
<b>Site Location:</b>			
44 Cherrington Lane Tibberton TF10 8NY			
<b>Drawing Title</b>			
Location Plan			
<b>Drawn by:</b>		<b>Date:</b>	
SJS		June 2015	
<b>Scale</b>	<b>Job No.</b>	<b>Dwg No</b>	<b>Rev.</b>
1/2500 @ A3	1384	01	-



**LEGEND**

- Site Boundary (1941 sqm / 0.19 ha)
- Other land in applicants ownership
- Existing Tree

D.I. 0392352  
26-Mar-2015

© Crown Copyright 2014  
Reproduction in whole or in part is prohibited  
without the prior permission of Ordnance Survey.

Rev.	Description	Date	Initial
©	This drawing and its contents depicted are the copyright of Les Stephan Planning Ltd and may not be reproduced without written consent.		
<p><b>LES STEPHAN PLANNING LTD</b>  <i>Chartered Town Planners &amp; Development Consultants</i></p> <p>9 Sweetlake Business Village            Shrewsbury SY3 9EW.            T: 01743 231040            W: <a href="http://www.lesstephanplanning.co.uk">www.lesstephanplanning.co.uk</a></p>			
<b>Client:</b>			
Mr R. Howells			
<b>Site Location:</b>			
44 Cherrington Lane Tibberton TF10 8NY			
<b>Drawing Title</b>			
Existing Site Plan			
<b>Drawn by:</b>		<b>Date:</b>	
SJS		June 2015	
<b>Scale</b>	<b>Job No.</b>	<b>Dwg No</b>	<b>Rev.</b>
1/500 @ A3	1384	02	-