



Telford & Wrekin  
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

## PLANNING COMMITTEE

Date	Wednesday, 22 November 2017	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	David Fletcher – Development Management Service Delivery Manager	(01952) 384133
	Katherine Kynaston – Assistant Director: Business, Development & Employment	(01952) 384012

**Committee Membership:** Councillors H Rhodes (**Chair**), C R Turley (**Vice Chair**),  
N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, R Mehta,  
L A Murray and P Scott

**Substitutes:** Councillors E A Clare, G H Cook, J A Francis, E J Greenaway,  
K R Guy, R T Kiernan, C F Smith, M J Smith and W L Tomlinson

## AGENDA

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Minutes** Appendix A  
To confirm the minutes of the meeting of the Planning Committee held on  
1 November 2017.
4. **Deferred/Withdrawn Applications**
5. **Site Visits**
6. **Planning Applications for Determination** Appendix B  
Please note that the order in which applications are heard may be changed  
at the meeting. If Members have queries about any of the applications,  
they are requested to raise them with the relevant Planning Officer prior to  
the Committee meeting.

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## **PLANNING COMMITTEE**

### **Minutes of a meeting of the Planning Committee held on Wednesday, 1 November 2017 at 6.00pm in the Telford Whitehouse Hotel, Watling Street, Wellington, Telford, TF1 2NJ**

**Present:** Councillors H Rhodes (Chair), L A Murray, N A Dugmore, I T W Fletcher, N C Lowery, J Loveridge, R Mehta, C F Smith (as substitute for C R Turley) and P J Scott.

**Also Present:** Councillor A Lawrence (for application TWC/2017/0232)

#### **PC-038      Apologies for Absence**

Councillor C R Turley.

#### **PC-039      Declarations of Interest**

In respect of planning applications W2006/0608 and TWC/2017/0232, Councillor N A Dugmore advised that he was a member of Donnington & Muxton Parish Council but had not been involved in any discussions on the applications.

In respect of planning application TWC/2017/0367, Councillor I T W Fletcher advised that he was a member of St Georges & Priorslee Parish Council but had not been involved in any discussion on the application.

#### **PC-040      Minutes**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 11 October 2017 be confirmed and signed by the Chairman.

#### **PC-041      Deferred/Withdrawn Applications**

None

#### **PC-042      Site Visits**

None

#### **PC-043      Planning Applications for Determination**

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report, together with the update.

##### a) TWC/2017/0232 – Site of 68 Wellington Road, Muxton, Telford, Shropshire

This was a full application for the demolition of 68 Wellington Road, Muxton, a Duke of Sutherland cottage, and for the erection of two, four bedroom detached houses. A site visit had been undertaken earlier on the day and members had the benefit of observing other Duke of Sutherland properties in the local area.

The officer recommendation was for refusal as the erection of two dwellings, along with their design and detailing, was inappropriate when weight was given to the loss of an irreplaceable heritage asset.

Councillor A Lawrence, Ward Member, spoke in support of the application and stated that it had been accepted that the existing cottage had to be demolished. The proposed dwellings would be in keeping with the surrounding area and a precedent had been set when a similar Duke of Sutherland cottage had been demolished and 9 dwellings had been built.

Mr R Green, Local Resident, spoke in support of the application and stated that the existing property had been allowed to decay over many years. The property was a rotten shell and the garden was rat infested. The local residents supported the plans and felt they made best use of the available space. The proposed houses would be in keeping with the area.

The Planning Officer advised that the applicant had shown reasonable justification that the existing property should be demolished however, the cottage was a non-designated heritage asset therefore the benefits of the development must outweigh its loss. Officers had considered that erection of semi-detached dwellings would enable parking to be at the side of the property, rather than allowing parking to dominate the frontage.

Members considered that, although regrettable, the existing dwelling needed to be demolished and accepted that refurbishment would be unviable. Members considered that there were different types of property in the local area, including new builds, and that the proposed dwellings would be in keeping with the area.

Members noted the variance of built types in the vicinity and acknowledged that the site should not be allowed to fall into further disrepair. Members considered that a precedent had been set by the demolition of a similar property, which had been replaced with 9 terrace properties.

There being no proposer that the application be refused, it was proposed and seconded that the application be approved.

Upon being put to the vote it was, unanimously:-

**RESOLVED – That in respect of Planning Application TWC/2016/1182 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission for the following reason:**

**The loss of a Duke of Sutherland Cottage, an irreplaceable heritage asset, has been justified, and its replacement with two detached dwellings would preserve the quality and appearance of the local built environment and the street scene. The proposals would therefore comply with ‘Saved’ policy UD2 of the adopted Wrekin Local Plan, Policies CS14 and CS15 of the Core Strategy; policy BE1 of the Telford & Wrekin Local Plan and the NPPF.**

- b) TWC/2017/0367 – Units 7 – 9, Gower Street Trading Estate, Gower Street, St Georges, Telford, Shropshire, TF2 9HW

This was an outline application with all matters reserved but with an indicative layout for a residential development of approximately 20 dwellings. The indicative layout proposed access off Walker Crescent, although in response to Members questions about access, the officer confirmed that access was likely to be off Walker Crescent

but was reserved for later approval in any event. The application was a resubmission of a recently expired scheme, which had been granted in 2014.

Members noted that the site was in a sustainable location and that the principle of development had been established. Some Members considered that the proposals were an overdevelopment of the site and requested that the number of dwellings be reduced to increase the amenity areas for residents, although it was noted that this scheme sought permission for the principle of residential development only.

Upon being put to the vote it was, unanimously:-

**RESOLVED** – That in respect of Planning Application TWC/2017/0367 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) The applicant entering into a Section 106 Agreement to provide 25% affordable housing, £43,223 towards primary education facilities at St Georges Primary School, £12,000 towards play facilities at Fireclay Drive and;
- b) The conditions and informatives in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager)
- c) TWC/2017/0514 – Land junction of, Alexandra Road / Haygate Road, Wellington, Telford, Shropshire

This was a full application for the erection of 24 dwellings on a site to the rear of 'The Haygate' public house, including 25% affordable dwellings.

Members noted that the principle of development had been established on the site. Some Members raised concern regarding noise pollution from the nearby public house and noted that noise mitigation measures would only be effective inside the properties. The Planning Officer informed members that a notice had already been served on the pub with regard to noise and that there were other neighbouring residential properties. It was acknowledged that some of the proposed dwellings would be closer to the pub than the existing properties.

Members considered that the design of the proposed development was bland and failed to respect the traditional character of the properties in the local context. Members recommended that further discussion was needed with the applicant on the design and appearance of the block.

Upon being put to the vote it was, unanimously:-

**RESOLVED** – That in respect of Planning Application TWC/2017/0514 that this application be deferred for further discussion with the applicant in regards to the appearance of the proposed development.

- d) TWC/2017/0744 – Land between Hayes Meadow and Uppatree, 33 Horton Lane, Horton, Telford, Shropshire

This was an outline application for the erection of up to 5 detached dwellings, with all matters, apart from access, reserved for later approval. An update had been circulated providing the Council's Arboriculture Officer consultation response including suggested conditions.

Cllr P Smart, Hadley and Leegomery Parish Council, spoke against the application raising concerns regarding egress onto Horton Lane and the loss of the hedgerow. The Parish Council considered the application was contrary to policy. The residents of Horton were not opposed to development but considered smaller, family homes would be more appropriate for this site. There were three plots of land and concerns were raised that if they were being put forward altogether, there would be a requirement for affordable housing to be provided.

The Planning Officer confirmed that there were three proposed development sites in Horton, however, they were physically detached from each other and therefore this was not considered piecemeal development. The Local Plan had identified a need for larger properties, as well as smaller, affordable builds.

Some Members raised concerns regarding Horton Lane, the Group Manager – Development Team advised that the additional traffic from this development would not be significant. The identified area of un-adopted highway would take the form of a private drive, which was not uncommon in housing estates, Horton Lane itself was an adopted road.

Some Members considered that smaller properties would have been a better use of the site and that a larger number could have been included on the site. Members stated that any replacement trees must be of a native species and the Planning Officer confirmed that the hedgerow would be replanted behind the visibility splay. Members considered that there were a mix of styles on Horton Lane and the proposed properties would fit in with the local context.

Members were reminded that in approving the development they were fixing the number of dwellings at 5 but not approving the layout.

Upon being put to the vote it was, by majority:-

**RESOLVED** – That in respect of Planning Application TWC/2017/0744 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to additional conditions relating to:

- a) No approval of layout
- b) Tree replacements to be native species
- c) The conditions and informatives in the update report (subject to an amendment to Condition 3 from 'All' to 'Some' Matters Reserved).
- e) W2005/1473 – Orelton Park & Former Orelton Lane Infant & Nursery School, Orelton Lane, Wellington, Telford, Shropshire

This application was seeking a deed of discharge of the S106 agreement attached to the planning permission granted on this site to remove the obligation to provide affordable housing on the site.

Mr I Greatrex, Applicant's Agent, spoke in support of the application. The developers had purchased the site in 2009 for a significantly higher sum than it was now worth. The scheme was unviable, even with no affordable housing provided. The site was probably the largest stalled scheme in the Borough and needed to be developed.

Members expressed their disappointment that affordable housing would be lost, however, considered that the site was an eyesore. It was noted that the developer could apply to the HCA for grant funding for affordable housing if there was no S106 agreement in place requiring affordable housing to be provided. The Development Delivery Group Specialist clarified that grant funding had been used on other developments within the Borough.

Upon being put to the vote it was, by majority:-

**RESOLVED – That in respect of Planning Application W2005/1473 that delegated authority be granted to the Development Management Service Delivery Manager to authorise a Deed of Discharge of the S106, or a letter confirming the discharge, so there is no requirement for affordable housing on the site.**

f) W2006/0608 – Land off, Church Walk, Donnington, Telford, Shropshire

This application was seeking a deed of discharge of the S106 agreement attached to the planning permission granted on this site to remove the obligation to provide affordable housing on the site. The site was untidy and had attracted some antisocial behaviour, as the site had been partially completed for some time. A new developer had purchased the site however, the scheme was not viable, due to significant remediation works that had been required and the lack of interest from a registered provider to manage these homes.

Members raised their disappointment at the further loss of affordable housing, however, acknowledged the unforeseen circumstances in this case. The site had a protracted history and the community were keen to see the site developed.

The Development Delivery Group Specialist stated that four of the properties on site had been completed and a further 12 were due be completed by Christmas. The remaining 8 properties were projected to complete within the next three months. It was confirmed that the other S106 contributions towards education, leisure and bus shelters had been paid and that no repayment clause was in place.

Upon being put to the vote it was, by majority:-

**RESOLVED – That in respect of Planning Application W2006/0608 that delegated authority be granted to the Development Management Service Delivery Manager to authorise a Deed of Discharge of the s106 so there is no requirement for affordable housing on the site.**

The meeting ended at 7.25 pm

Chairman: .....

Date: .....

**TELFORD & WREKIN COUNCIL**

**PLANNING COMMITTEE**

**22 November 2017**

Schedule 1 - Planning applications for determination by Planning Committee

**TWC/2017/0514 Land junction of, Alexandra Road/Haygate Road, Wellington, Telford, Shropshire** Erection of an apartment block of no.12 apartments and 3 blocks of 4no. dwellings with associated access roads/drives and amenity areas .....**10**

## PLANNING COMMITTEE LIST OF BACKGROUND PAPERS

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

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

TWC/2017/0514

Land junction of, Alexandra Road/Haygate Road, Wellington, Telford, Shropshire  
Erection of an apartment block of no.12 apartments and 3 blocks of 4no. dwellings  
with associated access roads/drives and amenity areas

**APPLICANT**

Alexandra Road (Wellington) Ltd

**RECEIVED**

20/06/2017

**PARISH**

Wellington

**WARD**

Haygate

**OFFICER** Ian Lowe

**THIS APPLICATION WAS DEFERRED BY MEMBERS ON 1<sup>st</sup> NOVEMBER 2017  
FOR FURTHER DISCUSSION WITH THE APPLICANT IN REGARDS TO THE  
APPEARANCE OF THE PROPOSED DEVELOPMENT**

- 1.1 Members unanimously agreed to defer the application to allow further discussions to take place between Officers and the Applicant in order to improve the appearance of the development.
- 1.2 The plans within the Committee Agenda could not be seen in full detail and the overall appearance of the scheme, particularly the street scene plan and apartment block elevations were not shown with the appropriate level of detail. As a result, it is not the Applicants' intention to amend the appearance of the proposed development and seeks that the application is reconsidered, albeit with more approximately presented plans. The Applicant has provided printed copies of the planning drawings at A3 that are correctly rendered and therefore show the proposal in significantly better detail than was originally presented.
- 1.3 In addition to the above, the applicant has provided a Design Statement which discusses the concept of the development, and an assessment upon the impact the development has upon the visual appearance of the surrounding area. The main points raised within the report are as follows:
  - The proposed site is surrounded by a diversity of architectural styles and building forms and reference has been taken from the adjacent, two storey terraced houses to the northern boundary built in the early 1990's. The proposed design approach aims to broadly continue the simple form of architecture along this eastern side of Alexandra Road, this in turn ensures that building form and detailing will not be a contradiction of the various traditional building styles evident on the neighbouring side of Alexandra Road.
  - The design approach relies on a simplistic building form having simple window reveals, door surrounds and minimal embellishments. The materials of the proposed apartment building are intended to be sympathetic using contrasting materials, facing brick, render, stone coping and zinc rain system cladding. Further definition is created on the

front façade of the apartment block through the inclusion of small recessed balconies.

- The flat roof significantly reduces the overall scale of the scheme and is also intended to relate to the foreground and the expansive buff coloured flat roof building beyond the eastern boundary.
- The modern form and detailing is not intended to compete with the ornate features evident on some of the adjacent properties but instead is intended to contrast with and compliment these buildings.

1.4 Officers concur with the points raised in the Design Statement and therefore remain satisfied that the proposed development is acceptable and would not appear incongruous with the various architectural styles that can be seen within the vicinity of the site or result in a scheme that would have a detrimental impact upon the visual appearance of the area. Furthermore, through the submission of printed plans, the design and appearance of both the dwelling units and apartments can be better demonstrated to Members.

## **RECOMMENDATION**

2.1 Based on the above update, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to;

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) Affordable Housing at a rate of 25%.**

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

1. Time Limit – Full
  2. Materials Conditions (including details of noise mitigation)
  3. Landscaping Conditions
  4. Highway Conditions
  5. Drainage Conditions
  6. Arboriculture Conditions
  7. Construction Conditions
  8. Removal of permitted development rights
  9. Development in accordance with plan
-

## ORIGINAL REPORT

### THE APPLICATION IS SUBJECT TO A S.106 AGREEMENT TO SECURE AFFORDABLE HOMES (6 ONE BED DWELLINGS).

#### OBJECTIONS RECEIVED: YES

#### 1.0 THE PROPOSAL

- 1.5 This full planning application seeks permission for the erection of 24 dwellings with a mixture of 1 and 2 bedroom apartments and 1 bedroom houses on land amounting to 0.86 acres (0.34 hectare) off Alexandra Road and to the rear of 'The Haygate' public house which fronts Haygate Road, Wellington.
- 1.6 It is proposed to construct 12 one bedroom homes that would be made up of 3, two storey blocks each containing 4 dwelling units. Each unit would have a separate entrance porch and hall with downstairs W.C., open plan living room and kitchen and stairwell leading to a bedroom and bathroom at first floor level. The units would have a simple contemporary design with a mix of render and facing brickwork and tiled, gable end roof.
- 1.7 The other 12 units would be provided in an apartment block containing 6 two bedroom units and 6 one bedroom units. The apartment block would be three storey with a flat roof design. It would have a contemporary design with a mixture of brickwork and grey Upvc cladding and with inset balconies/Juliet balconies. Ground floor units would be provided access from the front whilst upper floors would have a communal access to the rear of the building. Final materials are to be agreed through condition.
- 1.8 It is proposed that 6 of the one bedroom dwelling units will be managed by an affordable housing provider (Sevenside). This will be for the provision of 4 homes for social rent and 2 homes for shared ownership.
- 1.9 A total of 32 parking spaces would be provided of which 8 would be allocated for visitor parking. The main vehicular access is via an existing vehicular entrance point to the north-west of the site whilst an existing secondary access is located further to the south. A covered bin store is proposed in-between parking on the northern edge of the site.
- 1.10 Amended plans and information have been submitted following the submission of the application and these include:
- Widening of proposed vehicular access's
  - Increase in parking provision from 27 spaces to 32.
  - Relocation and design changes to proposed bin store
  - Removal of pitched roof over apartments
  - Improvements to apartments design
  - Internal alterations to apartments, omitting habitable room windows facing Haygate Public House.

- 1.11 The application is supported by a suite of drawings and the following supporting documentation:
- Design & Access Statement
  - Ground Investigation Report
  - Arboricultural Appraisal
  - Drainage Statement
- 1.12 Following discussions with the Case Officer, a Noise Impact Assessment has been submitted which has measured the noise from the Haygate Public House. An initial survey was carried out 4<sup>th</sup>-5<sup>th</sup> August but this was done when there was no live music on at the Haygate. The second noise survey was carried out between the 9<sup>th</sup> and 10<sup>th</sup> September when a music event was on during the evening. The results and implications of these surveys are discussed later within this report as part of the main considerations.

## **2. SITE AND SURROUNDINGS**

- 2.1 The application site is located approximately 200metres west of Wellington District Centre off Haygate Road. It is within a mixed residential and commercial area comprising various facilities: public house, social club, dry cleaners, telephone exchange, and Tesco Express are located along Haygate Road. The site is within the Wellington Secondary Zone in the Wrekin Local Plan but is located outside this zone within the emerging plan. Haygate Road is on a main bus route and the site is accessible by a variety of transport modes.
- 2.2 The application site comprises a relatively large 'L' shaped plot which is narrower to the south and extends back at the rear of the adjacent Haygate Public House. Prior to their demolition, the site previously contained large modern commercial buildings surrounded by adjacent areas of hardstanding / car parking with three main vehicular access points off Alexandra Road. A larger brick building with corrugated steel roof took up the majority of the site and was last used by Gemini Games (fruit machines) and the Plumbing Centre. The site now remains empty except for a mixture of mature trees around some parts of the site boundary.
- 2.3 The front of the site is bounded by a mixture c.1 metre high metal railings and low brick wall along Alexandra Road and c.1.8m high palisade fencing and timber boarded fencing along the shared boundaries and with The Haygate Public House which is set at a higher ground level. There are a number of established trees along the front of the site, on the boundary of the site at the corner of Alexandra Road and Haygate Road and a single established tree is located on the north east boundary.
- 2.4 Opposite and adjacent to the application site is an established residential development, with a variety of traditional and modern properties, comprising two-storey terraced, semi-detached properties and a corner development of apartments. Further residential development is located on Haygate Road. The character of the area is very much mixed with no distinct style or character.

- 2.5 The Haygate pub is located on Haygate Road and sits immediately adjacent to the site with large parking area to the front and side and a small beer garden to the rear enclosed by fencing. The pub is at a higher level than the adjacent application site. It is noted that the Haygate is a popular music venue and often has live band music events, mainly at weekends.
- 2.6 The site received outline consent (TWC/2011/0002) for residential development to include access, layout and siting, following demolition of existing buildings in December 2013. Indicatively, the scheme proposed 12 dwellings and an apartment block containing 6 units. Whilst the reserved matters were not submitted, rendering this consent expired, it did establish the principle of residential development of the site.

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

- 3.1 TWC/2010/0409 Change of use of retail shop (use class A1) to Martial Arts Centre (use class D2), Full granted
- 3.2 TWC/2010/0778 Change of use of retail unit (A1) to community boxing club (D2), Full granted
- 3.3 TWC/2011/0398 - Variation of condition 3 of TWC/2010/0409 to allow additional leisure facilities including Aerobics, Pilates, Yoga, Personal Training, Massage and Healings, Full granted
- 3.4 TWC/2011/0002 - Outline application for residential development to include access, layout and siting, following demolition of existing buildings – Outline Granted 13/12/2013.

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

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Wrekin Local Plan:  
EH7 Contaminated Land  
UD2 Design Criteria  
H6 Windfall Sites in Telford & Newport  
H23 Affordable Housing  
T22 Planning Obligations
- 4.3 Core Strategy:  
CS1 Homes  
CS5 District & Local Centres in Telford  
CS9 Accessibility and Social Inclusion  
CS12 Natural Environment  
CS13 Environmental Resources  
CS15 Urban Design
- 4.4 The emerging Telford & Wrekin Local Plan (TWLP) has been submitted for independent examination. The Examination in Public hearings took place

between 30 January and 10 February 2017. The Inspector has since published his proposed Main Modifications which were currently subject to public consultation until 22nd September 2017, the responses of which are now back with the inspector for final report.

4.5 Paragraph 216 of the NPPF advises that from the day of publication, decision takers may give weight to relevant policies in emerging plans according to:-

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- The degree of consistency with relevant policies in the framework.

4.6 Given that the Inspector's draft Main Modifications have now been published the plan is at a very advanced stage. A significant amount of weight should now be given to those policies that are not subject to change within the proposed main modifications and the weight should be given to those policies that are included in the list of modifications will depend on the nature of the proposed modification and the likelihood of consultation resulting in a further change. The emerging policies that are relevant to this application are:

SP1: Telford

SP4: Presumption in favour of sustainable development

HO1: Housing requirement

HO2: Housing site allocations

HO5: Affordable Homes

NE2: Trees, hedgerows and woodlands

C3: Impact of development on highways

C4: Design of roads and streets

BE1: Design Criteria

ER12: Flood Risk Management

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

### Standard consultation responses

5.1 Wellington Town Council: No Objection

5.2 Drainage: Support Subject to Conditions:  
Conditions to include submission of foul and surface water details based on sustainable drainage (SuDS) principles and to include the submission of a SuDS management plan.

5.3 Highways: Support subject to conditions:  
Following the submission of amended plans, the Highways Officer raises no objections subject to conditions including the completion of parking and turning areas prior to first use.

- 5.4 Healthy Spaces: Comment  
No objections in principle to the development. An initial request for a contribution towards play recreation facilities has now been removed on grounds that only a small amount of the development comprises two bedroom units. Notes the need to secure management of the public open space areas proposed within the scheme.
- 5.5 Ecology: Support subject to conditions  
No objections submitted to informative regarding nesting wild birds.
- 5.6 Arboricultural: Comment  
The Officer recommends that if consent is afforded to the proposal, the Tree Protection Plan which features on page 44 of the Arboricultural Appraisal, is the approved tree protection document for the site. Also recommends the following conditions - B121 Landscape design, service plans are required as well as planting plans to show species, sizes, numbers, root barriers, post planting maintenance regime. B139 – The Method Statement which is within the section 3 of the arboricultural appraisal, including the appointed arboricultural clerk of works is a condition of the approval. The Council's Tree and Woodland officer will attend the pre-commencement meeting as per the table in Section 3.1 of the report.
- 5.7 Urban Design: Object  
The officer raises concerns that the design and layout of the proposed development fails to respect the traditional character of the properties opposite the site and has a lack of frontage facing Alexandra Road. They also raise concerns that the proposal is too high density and is poorly defined in respect of open and private amenity areas.
- 5.8 Environmental Health (Public Protection)  
Following the receipt of the Noise Survey and Report, the Officer is satisfied that it has been demonstrated that compliance with the British Standard can be achieved in respect of noise mitigation. They advise that notice has been served upon the Haygate for noise issues which in part requires the vacation of the beer garden by 11pm but also to avoid significant levels of noise affecting neighbouring occupiers.
- 5.9 Environmental Health (Contaminated Land)  
Conditions required to ensure work is implemented in full in accordance with submitted reports with any written evidence reported back to the local authority.
- 5.10 West Mercia Police: Comment  
No objection subject to a condition relating to the applicant aiming to achieve the Secured by Design award status for the development.
- 5.11 Shropshire Fire Service: Standard Informative

## Neighbours and local groups

- 5.12 Neighbouring occupiers have been consulted and Site and Press Notices advertised. A total of 27 objections have been received.
- 5.13 The majority of the objections received relate to the impact the development may have upon the Haygate Public House with the main concern that the building of residential development in this location will lead to further complaints against the live music venue which may ultimately lead to its closure by the landlord.
- 5.14 One objection provides a link to an online petition which was started over two years ago following the grant of outline planning consent TWC/2011/0002. The petition at last count was 3024 signatures and asks that the Council refuses housing on this site due to noise complaints it may generate against the Public House.
- 5.15 In addition to the above, objections have also been received on grounds of insufficient parking, drainage issues and loss of trees.

## **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 Principle of the Residential Development.
  - Noise and Impact upon Haygate Public House
  - Scale, Design and Impact upon Neighbouring Occupiers
  - Highways
  - Drainage
  - Trees
  - Affordable Homes

### **The Principle of the Development**

- 6.2 Planning permission must be determined in accordance with the development plan unless other material considerations indicate otherwise. The development plan consists of saved policies of the Wrekin Local Plan and the Core Strategy. The Telford & Wrekin Local Plan is at a very advanced stage of preparation and its policies together with the NPPF are material considerations.
- 6.3 Although consent has now lapsed, the previous outline consent (TWC/2011/0002) for 18 residential units and a three storey apartment block containing 6 units is also an important consideration which must be given significant weight as it is fairly recent and was assessed against the policies contained within the Wrekin Plan and the Core Strategy. This outline consent included access, layout and scale, with design and landscaping left for further consideration at reserved matters stage. The committee report for this

application concluded that this was an ideal location for housing, where it would replace commercial units in a predominantly residential area. It is important to note that no objections were raised for this outline application on grounds of the impact it may have upon the running of the Haygate Public House. Despite this it is also relevant that the first noise complaint was received following the demolition of the commercial buildings on the site which previously masked noise going in that direction. Despite this, the case officer for that application identified the possible need for noise mitigation relating to the public house at the time, albeit no conditions were attached to that consent for the submission further details.

- 6.4 The application site is located within the built up area of Telford and Wrekin and within a few hundred metres walking distance of the core shopping area of the market town of Wellington. In terms of location alone, the development is considered to be in a highly sustainable location close to a variety of shops and services in addition to public transportation including bus services and Wellington Train Station. It is also a vacant brownfield site.
- 6.5 Core Strategy policies CS5 and CS9 support development close to District Centres where it would improve sustainability, accessibility and social inclusion.
- 6.6 Saved Wrekin Local Plan policy H6 seeks to support housing development on land between 0.4 and 1 hectare where it is located within 800m from a District Centre and where the site can be adequately accessed and drained, provide sufficient parking, where there are problems of land stability and contamination that adequate remedial action has been taken and that the proposal does not have an adverse impact on the local environment, especially in its relationship with adjacent land uses. It also states that schemes should generally be of a higher than average density to make the most efficient use of land.
- 6.7 The principles of these policies are carried forward into policies SP1, SP4, HO1 and HO4 of the emerging Telford & Wrekin Local Plan which direct sustainable development into Telford to meet the housing requirement delivering a mix of housing types, sizes and tenures.
- 6.8 In regards to the type of dwelling units proposed on this site, it is recognised that there is a shortfall in smaller one bedroom and two bedroom units within the Borough. A total of 24 one and two bedroom units would be provided here, 6 of which would be for affordable housing, therefore boosting the provision of this unit size within a very sustainable location close to a District Centre.
- 6.9 The Local Planning Authority are therefore satisfied that the principle for residential development of this site is acceptable and would be in accordance with local and national planning guidance as outlined above. Residential development in this location would be sustainable and would make good use of a vacant brownfield site that is likely to otherwise remain empty. Issues

relating to the impact upon the Haygate Public House and other technical issues are covered in the sections below.

### **Noise Issues and Impact upon The Haygate Public House**

- 6.10 Officers recognise the significant concerns raised that residential development on this site would lead to the creation of more complaints that would then result in possible prosecution and ultimately the closure of what is a popular live music venue in Telford. Para.109 of the NPPF clearly states that the planning system should prevent new development from being put at unacceptable risk from noise pollution and as such, this is an important and significant planning consideration for this development.
- 6.11 As noted previously in this report, an outline planning application granted consent for residential development on this site and whilst it has since lapsed it remains a relevant consideration that consent was granted for units in similar proximity to the public house as is now proposed. Furthermore, that application was not subject to any particular conditions requiring noise mitigation although it was noted as an issue within the Committee Report.
- 6.12 Notwithstanding the previous consent, Officers considered it extremely important to ensure that the level of noise emitted from the Haygate Pub, particularly during a live music event, was captured through a Noise Impact Assessment. The conclusions of this could then be considered to ensure that the residential noise level requirements set out in BS8233:2014 could be met within the development
- 6.13 Two Noise Surveys were carried out, the first of which was overnight on the 4<sup>th</sup>-5<sup>th</sup> August. This survey was carried out when there was no live music event on and as such, the developer was requested to carry out a second survey when there was an event and was carried out between the 9<sup>th</sup> and 10<sup>th</sup> September. Having the two reports was in fact useful, as it clearly demonstrated that there were spikes in noise in the late evening between 21:00 and 23:45 whilst there was a music event taking place. A comparison graph is provided within the submitted survey report.
- 6.14 The results of the survey were submitted to the Council's Environmental Health Officers for comments. They concluded that in principle, the proposed buildings could be constructed using materials that would reduce internal noise to acceptable daytime and night time levels in accordance with the British standards. Although Addendum B of the noise report provides details of the structural design elements that would be required in order to meet these standards, it is recommended that an appropriate condition is attached to provide full details and cross sections as necessary for the external wall construction, windows, ventilation systems and roof construction. This will then help ensure compliance as the development is built.
- 6.15 It is therefore considered that the applicant has demonstrated that the development can be constructed in a way that reduces the internal noises levels of the residential property to acceptable levels and as such there would

be no grounds to refuse the application on the noise impact from the neighbouring use.

### **Scale, Design and Impact upon Neighbouring Occupiers**

- 6.16 Policy UD2 of the Wrekin Local Plan provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. Policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment. In addition, national guidance contained in the National Planning Policy Framework asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.
- 6.17 Policy BE1 of the emerging local plan builds upon the existing design policies set out in UD2 and CS15. It also seeks high quality design and suggests that the Council will support development that respects and responds positively to its context and enhances the quality of the local built and natural environment.
- 6.18 Officers consider that the scale, layout and density of the proposed development is acceptable within in context of the site and the surrounding area. Although the overall design is simple and contemporary in nature, particularly when read in conjunction with some of the more traditional Victorian style properties located directly opposite on Alexandra Road, this simple design would not attempt to compete with the dominance or more ornate features that can be seen on these neighbouring properties. Officers consider that the three blocks of single bedroom dwellings are acceptable, giving a simple, modern design without trying to be overly complicated or ornate. The dwellings would be set in front of the three storey apartment block, again simple in design but with variations in the use of materials, window sizes, canopy features and balconies which give interest to the larger building. The impact of the apartment block is lessened by its location towards the back of the site. This location assists in screening commercial buildings such as the telephone exchange located beyond the rear of the site.
- 6.19 The proposed density of the development would be approximately 70dph. It should be noted that whilst this is higher than some of the immediate surrounding development which varies between 35 and 50 dph, it includes three storey apartments. It is also noted that Planning Committee supported the same density at outline stage on the previous application and in general, higher density development is more appropriate in and near to core centres such as Wellington.
- 6.20 The concerns raised by the Council's Urban Design Officer in relation to the landscaping of the site are noted. Officers concur with the views raised and would not support the landscaping scheme as submitted on the proposed plans. This can be conditioned so that full details of landscaping, including

public and private landscaped areas within the site can be established, along with suitable boundary treatments, planting schemes and trees can be approved to the satisfaction of the LPA. Officers will seek to ensure that a mixture of soft and hard landscaping is appropriate to the scheme and provides a mix of materials. A Management Scheme will need to be submitted by the developer to ensure the continued maintenance of the proposed landscaping scheme submitted.

- 6.21 In addition to the above, it is also appropriate to ensure samples of materials used in the building are viewed and agreed by the Local Authority prior to development.
- 6.22 A distance of approximately 21m would be achieved between the proposed dwelling units and the front elevations of properties on the opposite side of the Alexandra Road. A distance of approximately 25m would be achieved between the side elevation of the proposed apartments and the rear elevations of properties facing the development on the Matlings to the north. As a result, it is not considered that there would be any adverse loss of light or nearness to surrounding occupiers.
- 6.23 A distance of approximately 14.5m would be achieved between the end elevation of the proposed apartments and the rear private amenity space of 17-19 The Matlings. This distance is considered to be sufficient to avoid any adverse overlooking of neighbouring private garden space and can be further mitigated through landscaping along this boundary where it is shown to the rear of the proposed parking spaces.
- 6.24 Within the site, the applicant has carefully considered the window positions on the proposed dwelling blocks so that there would be no direct loss of privacy between habitable room windows.
- 6.25 Overall, it is considered that the scale, design, layout and density of the site is acceptable and would not cause any adverse impact upon the character and appearance of the area or upon the amenities of neighbouring occupiers. Landscaping and boundary treatment can be dealt with through conditions. The proposal therefore complies with the policies outlined above.

## Highways

- 6.26 The proposed scheme would utilise two of the existing accesses off Alexandra Road which provide adequate visibility splays in both directions.
- 6.27 Officers note particular concerns raised by some local residents regarding existing highway parking issues in this locality and that this may be exacerbated by the proposal. Following initial objections from the Council's Highways Officer, amended plans have now been received that increase the amount of parking spaces provided from 27 to 32. This equates to 1.33 spaces per unit. Guidance contained within the emerging local plan (Table 24) recommends that for sites within 800m of a district centre, 1.3 spaces are needed for 1 bedroom units and 1.4 spaces for 2 bedroom units. This equates

to 31.8 spaces required for this development; 32 spaces therefore meets this parking standard.

- 6.28 The Highways Officers raise no further objections subject to conditions ensuring that the parking layout is provided, finished and drained prior to first use.

### **Drainage**

- 6.29 There are no objections from the Drainage Officer subject to details of surface and foul water drainage to be submitted prior to the commencement of any development. Officers are satisfied that there would be no drainage issues subject to the submission of these details as per the requested conditions.

### **Trees**

- 6.30 The Council's Arboriculture Officer raises no objections to the proposal but requires further information in regards to the protection of trees during works. In addition to standard conditions for the protection of trees and landscaping works, a condition will also be attached to ensure the clerk of tree works for the developments meets with the Council's Arboriculture Officer to discuss and agree the tree works required on the site.

### **Affordable Homes**

- 6.31 Significant weight is now given to emerging policy HO5 which seeks 25% affordable housing contribution on schemes of 11 or more. This equates to 6 units for this development of 24. The applicant has submitted details of the 6 one bedroom units to be made affordable homes which would be divided into 4 social rented and 2 shared ownership units. A S106 agreement will be drafted to tie this to the development should it be supported. The proposed registered provider would be Severnside.
- 6.32 It is therefore considered that the scheme would go towards meeting the need for affordable homes within the Borough.

## **7. CONCLUSIONS**

- 7.1 The proposed development would be in a sustainable location close to the district centre of Wellington and would make appropriate use of a vacant brown field site in a predominantly residential area. The development would bring forward much needed single bedroom accommodation in addition to some two bedroom accommodation in an ideal location near to jobs, facilities and public transport links. The scale and design of the proposed development is also considered acceptable and would not cause detriment to the character and appearance of the area.
- 7.2 Notwithstanding the many objections and concerns received relating to the impact the development may have upon the continued use of the Haygate Public House as both a pub and importantly a live music venue, the developer

has now satisfied the Local Planning Authority that the buildings can be constructed to meet British Standard Guidelines for noise mitigation in residential properties. As such, it would not be reasonable to refuse the application on grounds of potential complaints arising from the development.

7.3 It is therefore considered that the development is acceptable and compliant with local planning policy and the guidance contained within the National Planning Policy Framework.

## 8.0 RECOMMENDATION

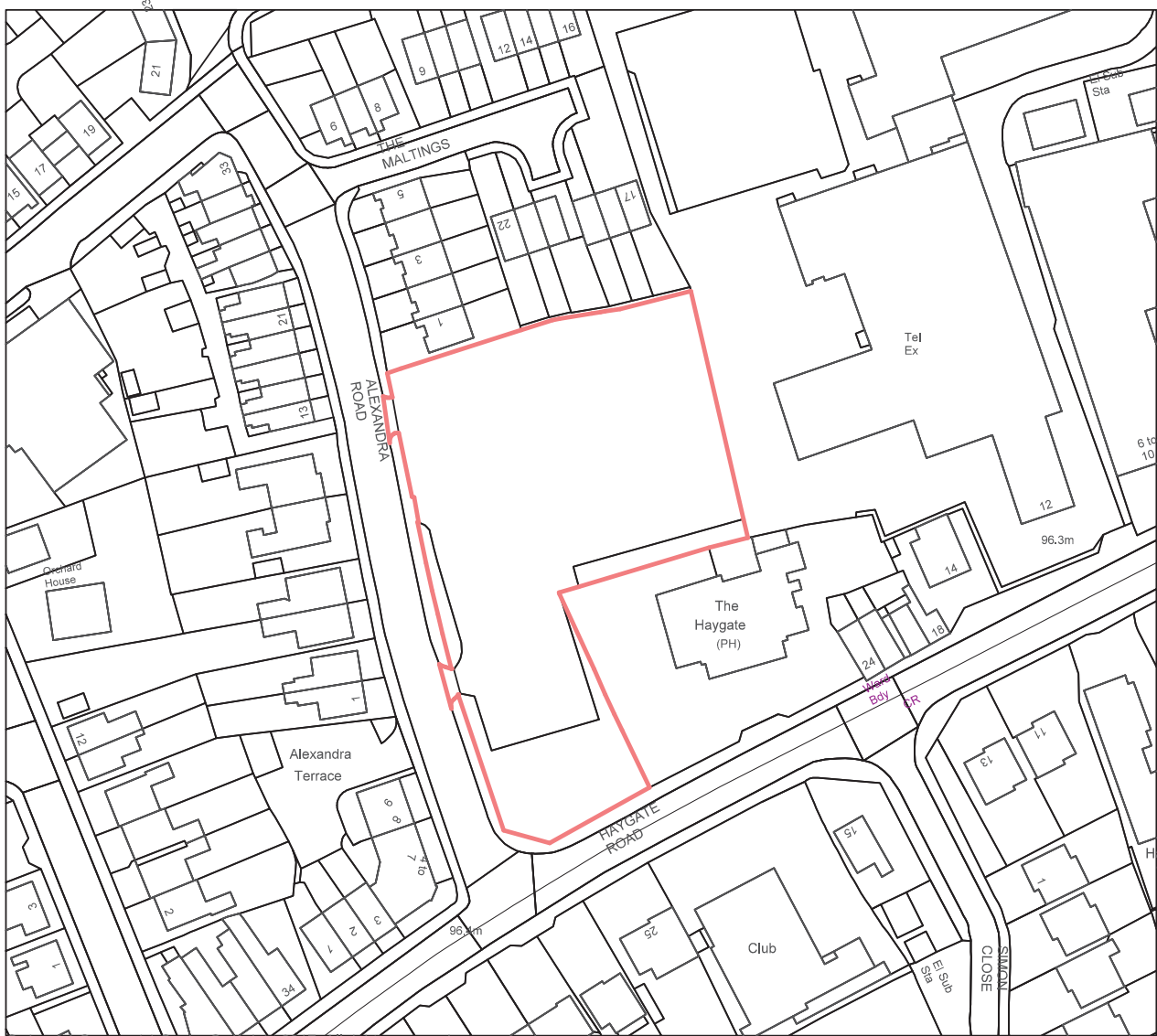
8.1 Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to;

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) Affordable Housing

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

1. Time Limit – Full
2. Materials Conditions (including details of noise mitigation)
3. Landscaping Conditions
4. Highway Conditions
5. Drainage Conditions
6. Arboriculture Conditions
7. Construction Conditions
8. Removal of permitted development rights
9. Development in accordance with plans



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architecturalworkshop

shrewsbury office:  
suite two, old bank buildings, bellstone  
shrewsbury, sy1 1hu.  
t: 01743 242777 f: 01743 242666

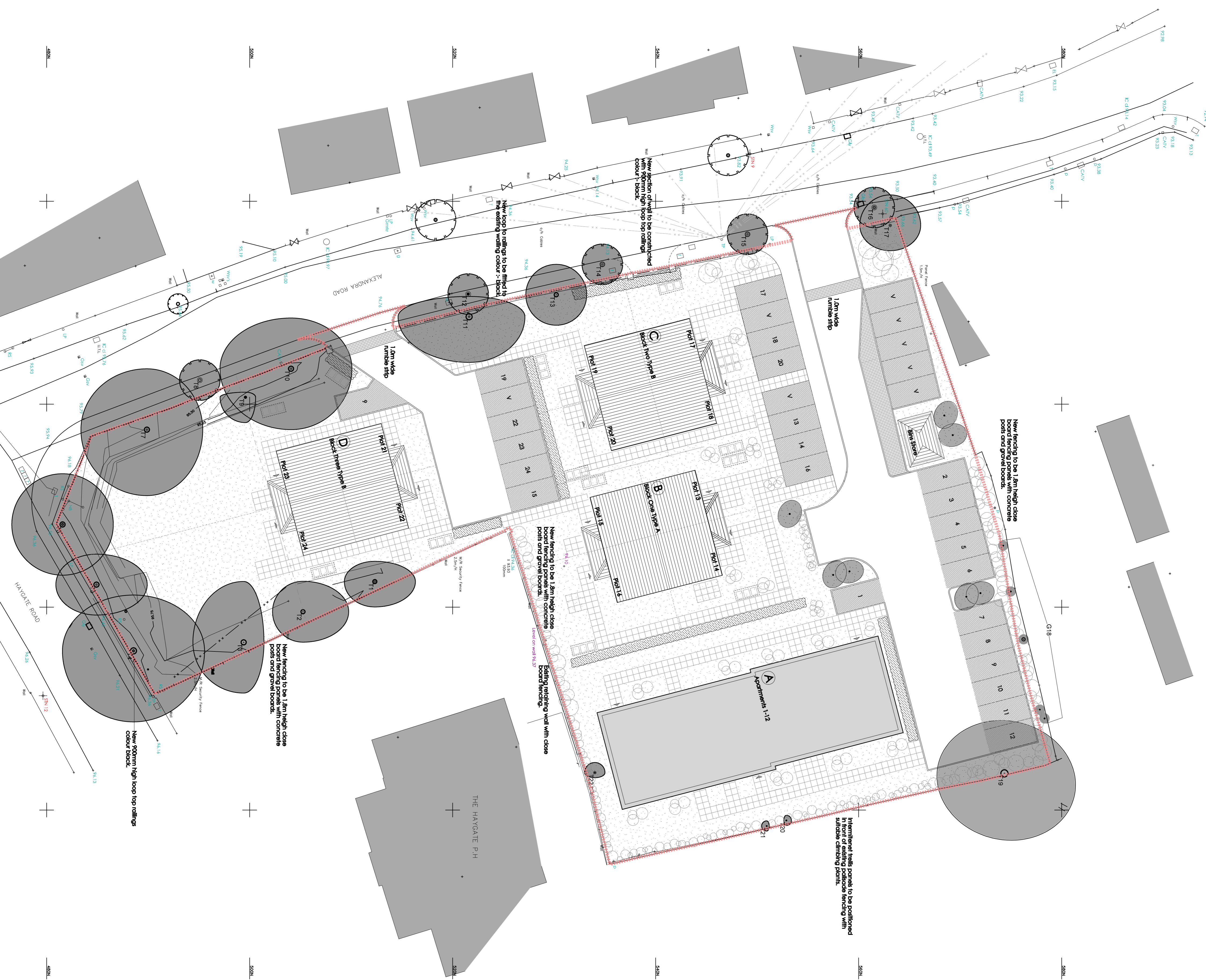
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Client **Alexandra Road (Wellington) Ltd**  
Project

**Proposed Housing Development  
off Alexandra Road, wellington**

Drawing Title  
**Location Plan**

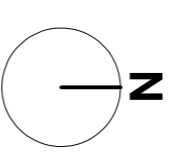
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Drawing No. **1152\_LP**



**Legend**

- Existing trees
- Proposed trees
- Stump Piling
- Proposed Native hedge
- Bns



C	10/17	Northern boundary amended.	dl
B	07/17	Additional Parking Added	dl
A	07/17	Amendments to bin store	dl
Rev	Date	Description	By

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ARCHITECTURAL WORKSHOP

architectural office:  
sate hwy, old bank building, bakelove  
Ardmore, Mt Roskill  
T: 09 424 26277 F: 09 743 24266

architectural office:  
Queensway, Nelson Hill 77A  
T: 09 525 858720 F: 09 525 858730  
www.designforum.co.nz

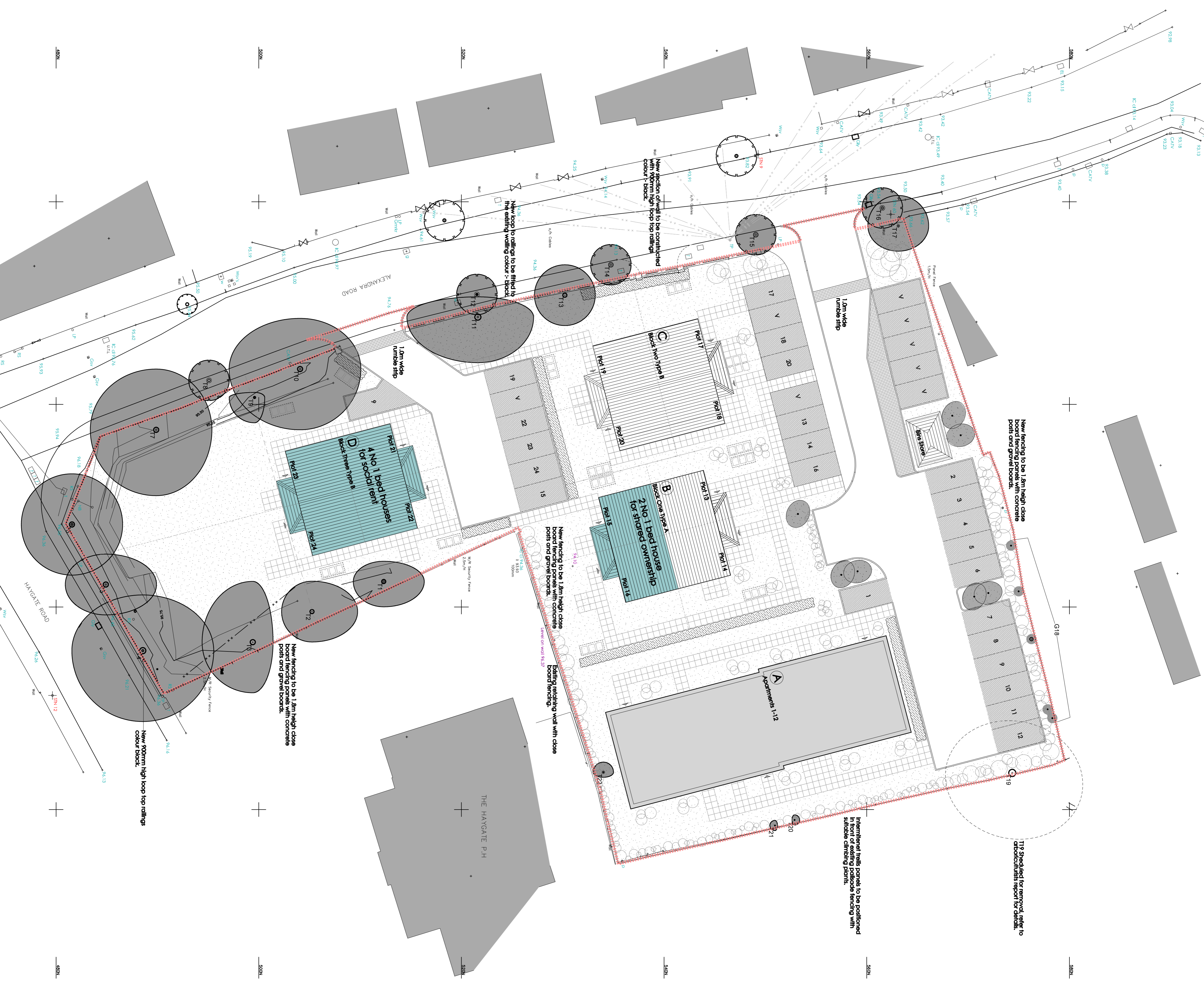
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Client: **Alexandra road (Wellington) Ltd**

Project: **Proposed Development**  
**Alexandra Road**  
**Wellington**

Drawing File: **Proposed Site Layout**

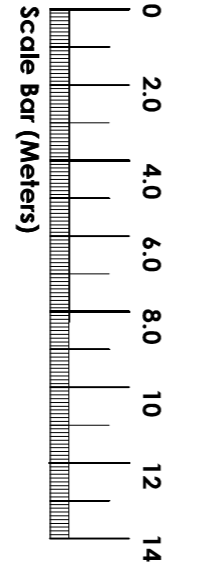
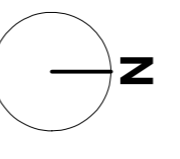
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Drawing No:	1152_01	Revision:	
By:		Check:	

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**Legend**

- Existing trees
- Proposed trees
- Snub fencing
- Proposed incline hedges
- Bins



Rev	Date	Description	By
B	07/17	Additional Parking Added	dl
A	07/17	Amendments to bin store	dl

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structural office:  
rale two, old bank, buldigh, belkone  
avenue, 50/51, 1/2  
t: 01753 242777 f: 01743 242666

design office:  
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24  
queensway, winton, 11/24  
t: 01952 898720 f: 01952 898730  
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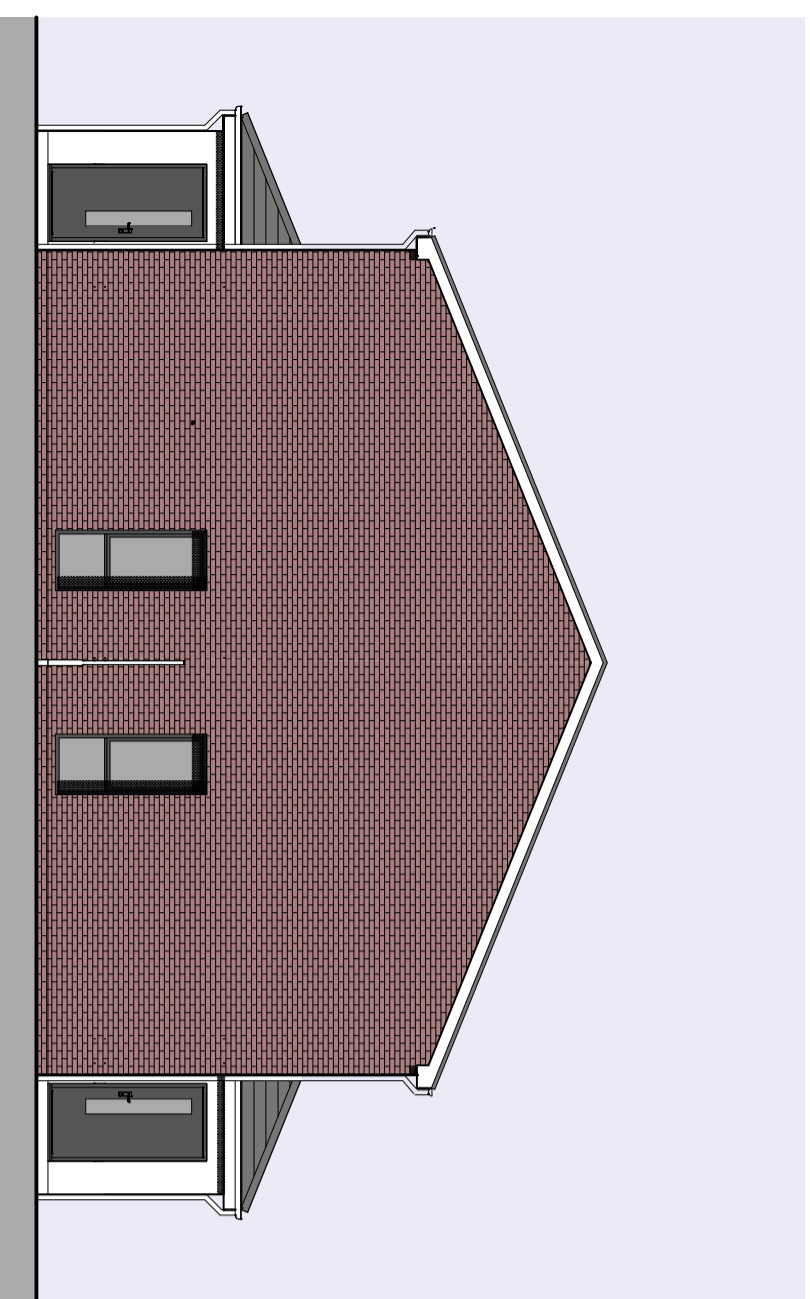
**Planning Application**  
Client: Alexandra road (Wellington) Ltd

**Proposed Development**  
Alexandra Road  
Wellington

Drawing Title: **Proposed Site Layout**

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Drawing No.	1152_01	Revision	B

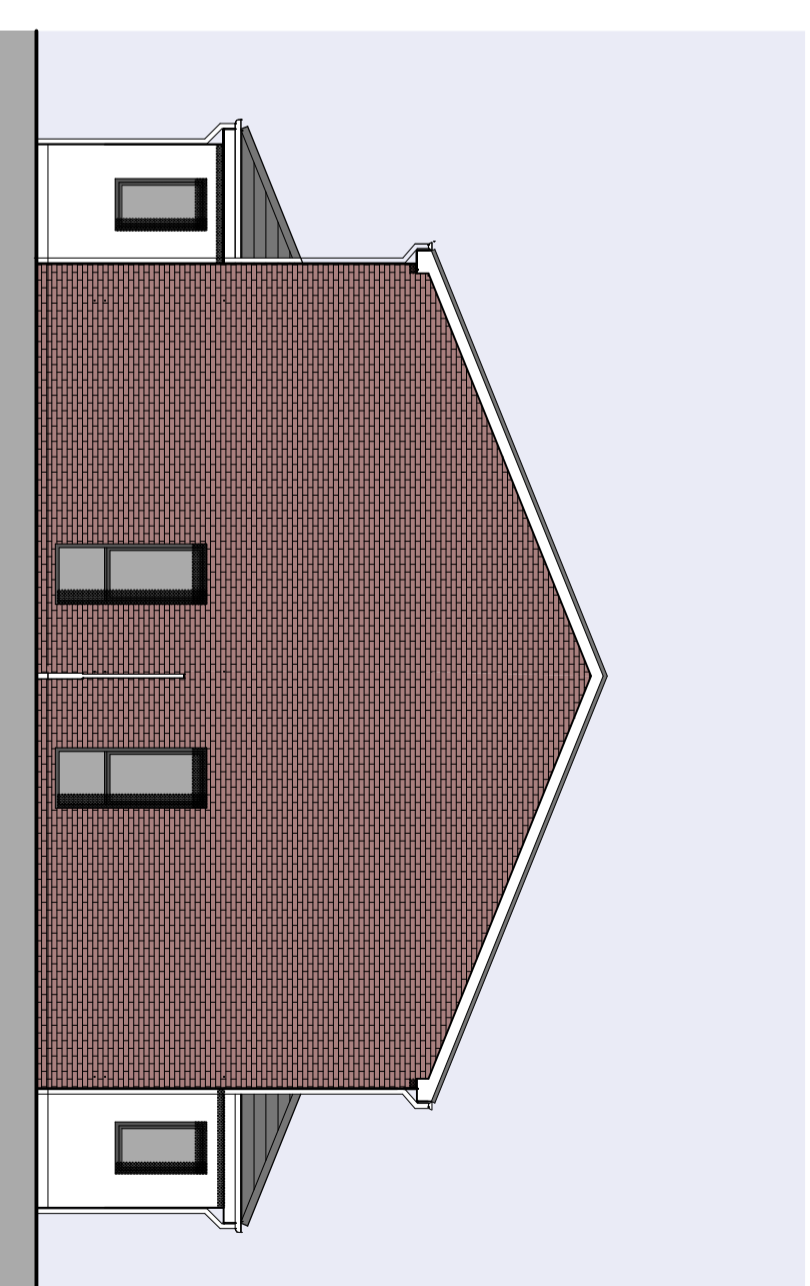
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Elevation A



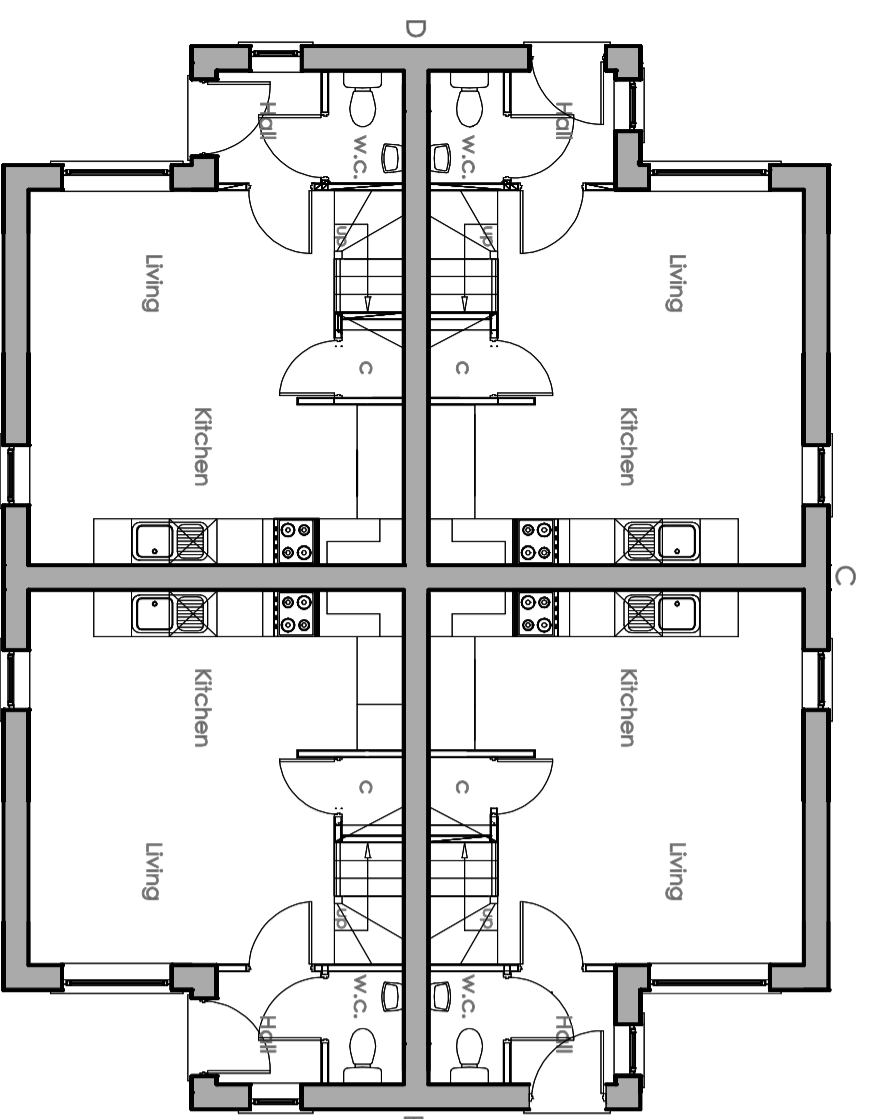
Elevation B



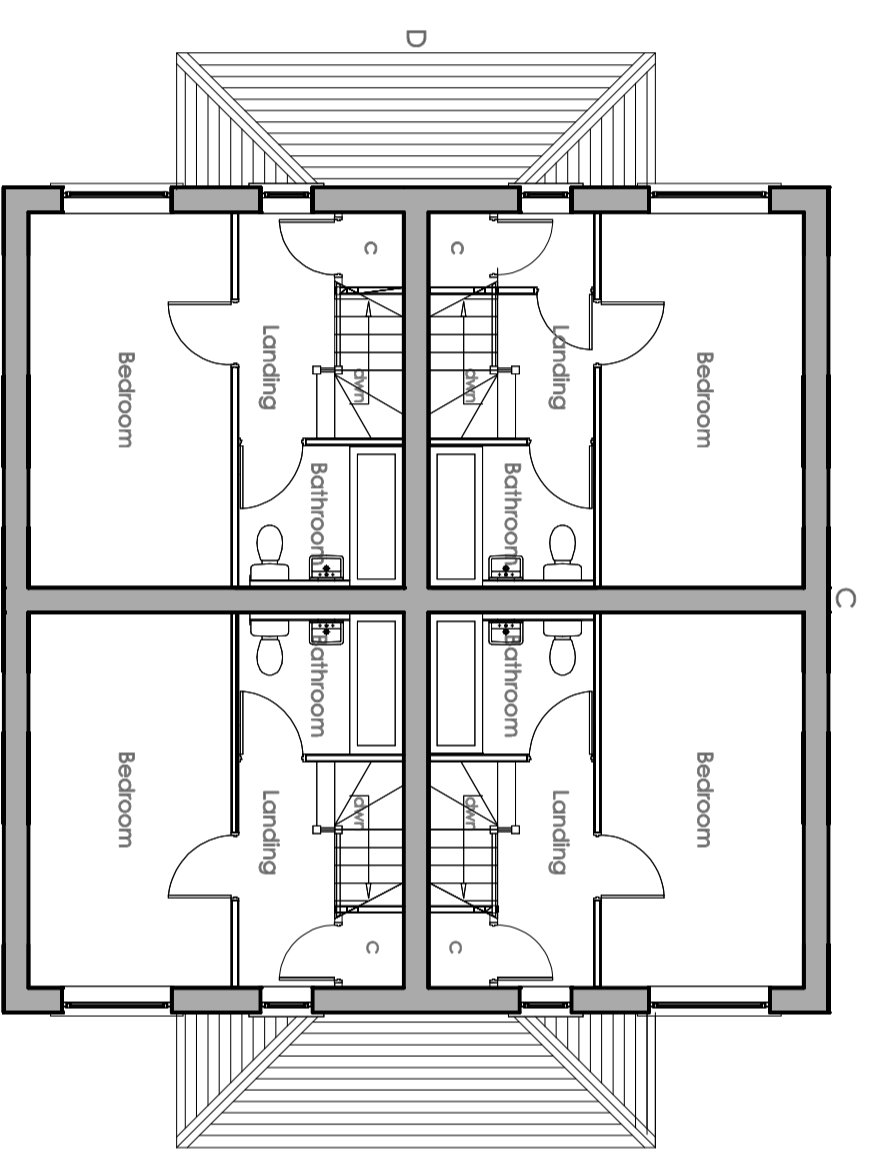
Elevation C



Elevation D



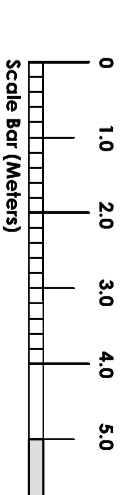
Ground Floor Plan



First Floor Plan

**Proposed material schedule**

<b>Roof Cladding:</b>	Marley Thru-tone cement fibre slate roof tiles
<b>Rainwater goods:</b>	UPVC half round gutter (colour white)
<b>Eaves, fascia:</b>	UPVC fascia (colour white)
<b>External walls:</b>	Facing brickwork type to be confirmed
<b>Wall cladding:</b>	Cladding- colour dark grey type-1BC
<b>Contrasting render:</b>	Thru colour render finish
<b>Doors:</b>	High Performance doorset
<b>Windows:</b>	UPVC narrow profile windows (colour dark grey)



Rev	Date	Description	By

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showsbury office:  
suite two, old bank building, bellstone  
shrewsbury, sh. bu.  
t: 01743 242777 f: 01743 242666

lifford office:  
101 maple house, queensway business park,  
queensway, lifford, tt. 74.  
t: 0952 898730 f: 0952 898730  
w: www.designforumtd.com

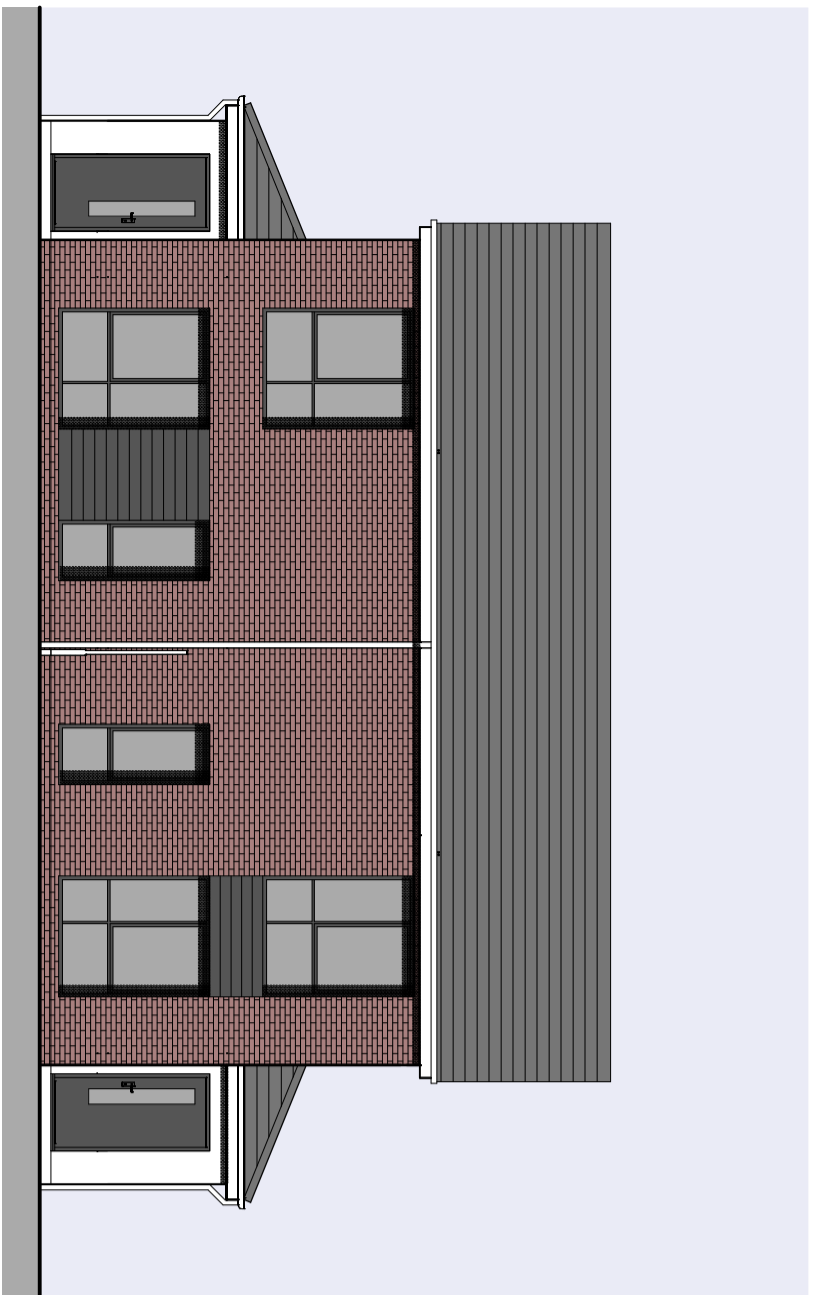
**For Approval**

Client  
**AR Wellington Ltd**

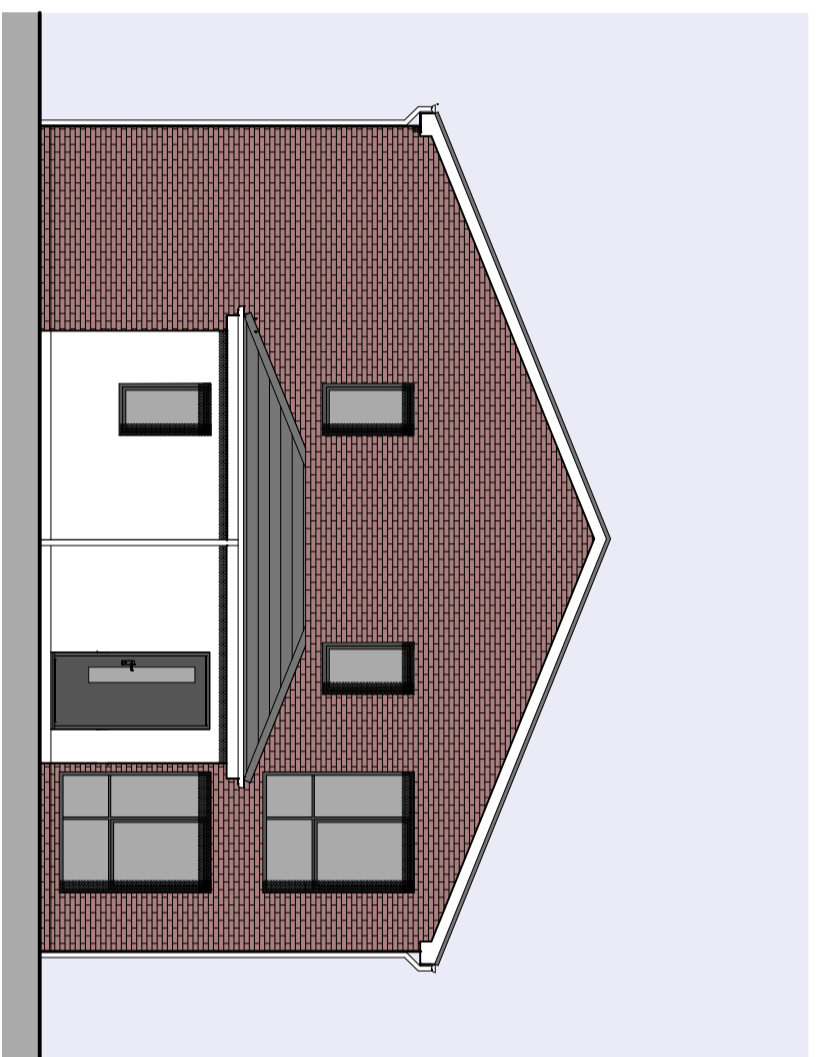
Project  
**Proposed Development  
Alexandra Road  
Wellington**

Drawing Title  
**Proposed Plans and  
Elevations  
(House Block Type A)**

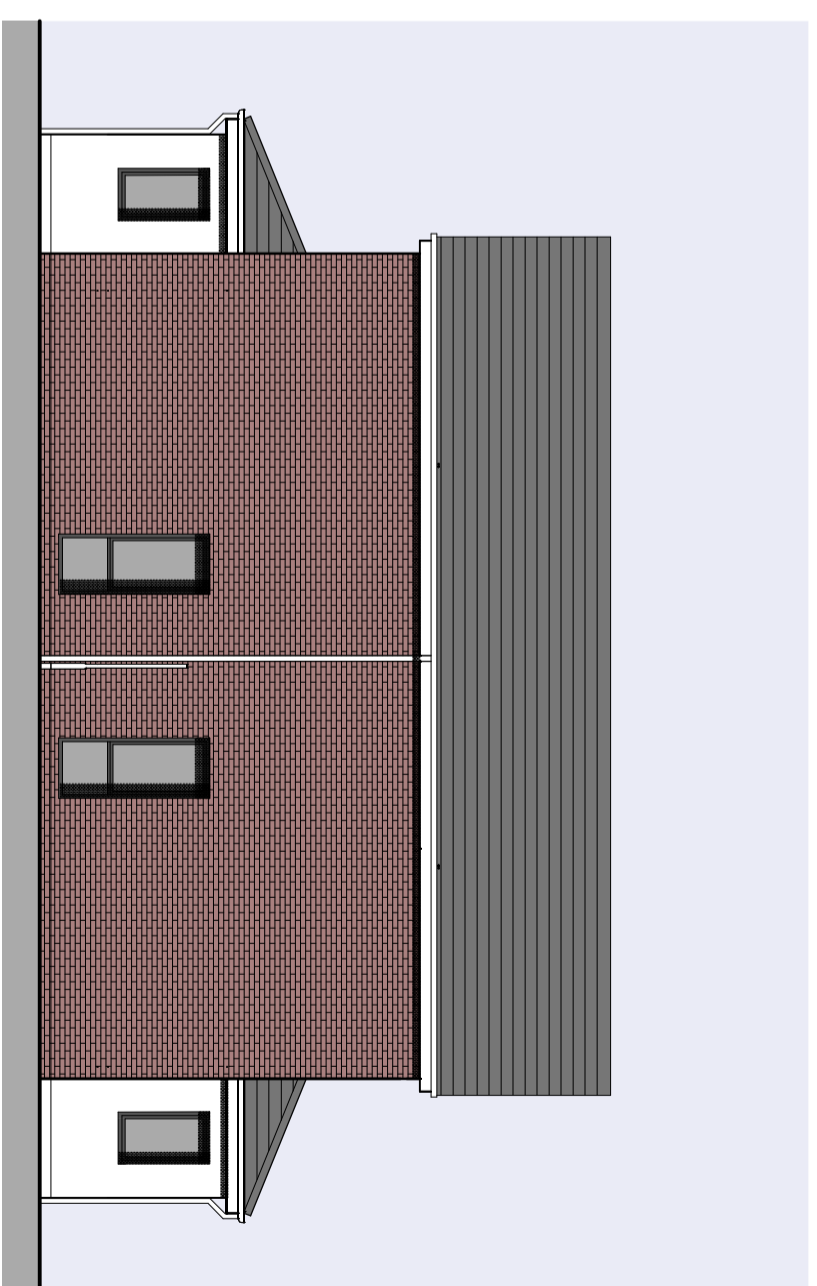
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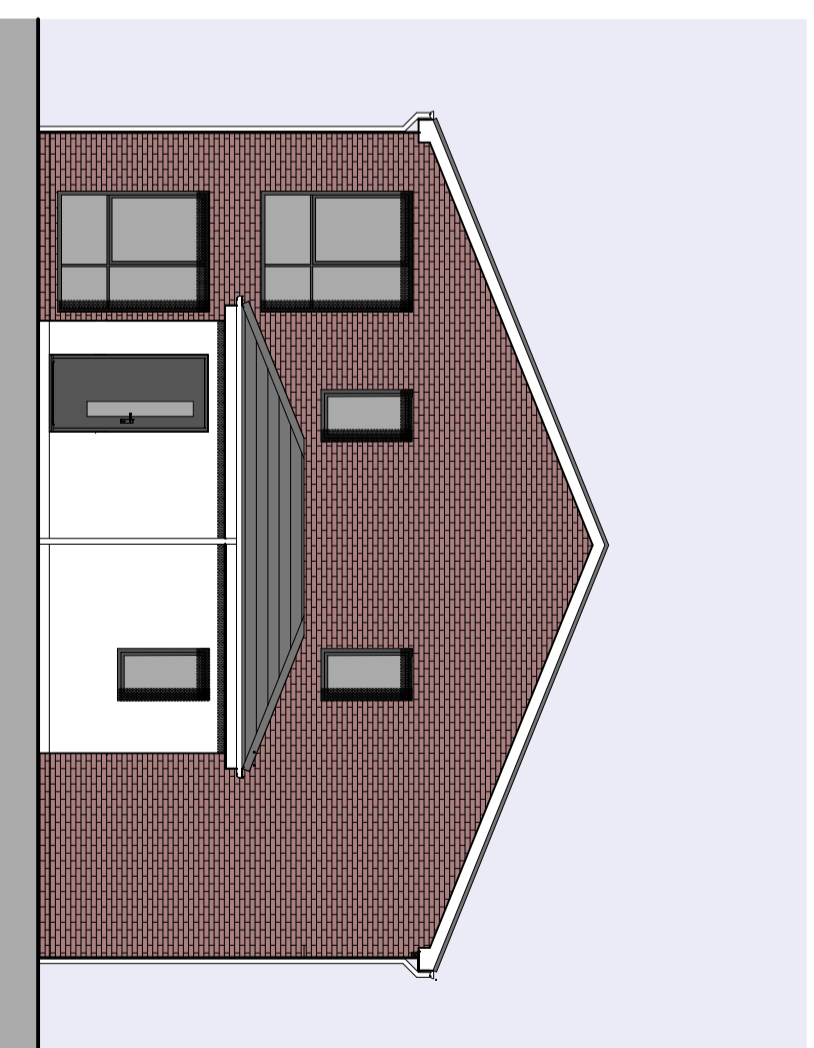
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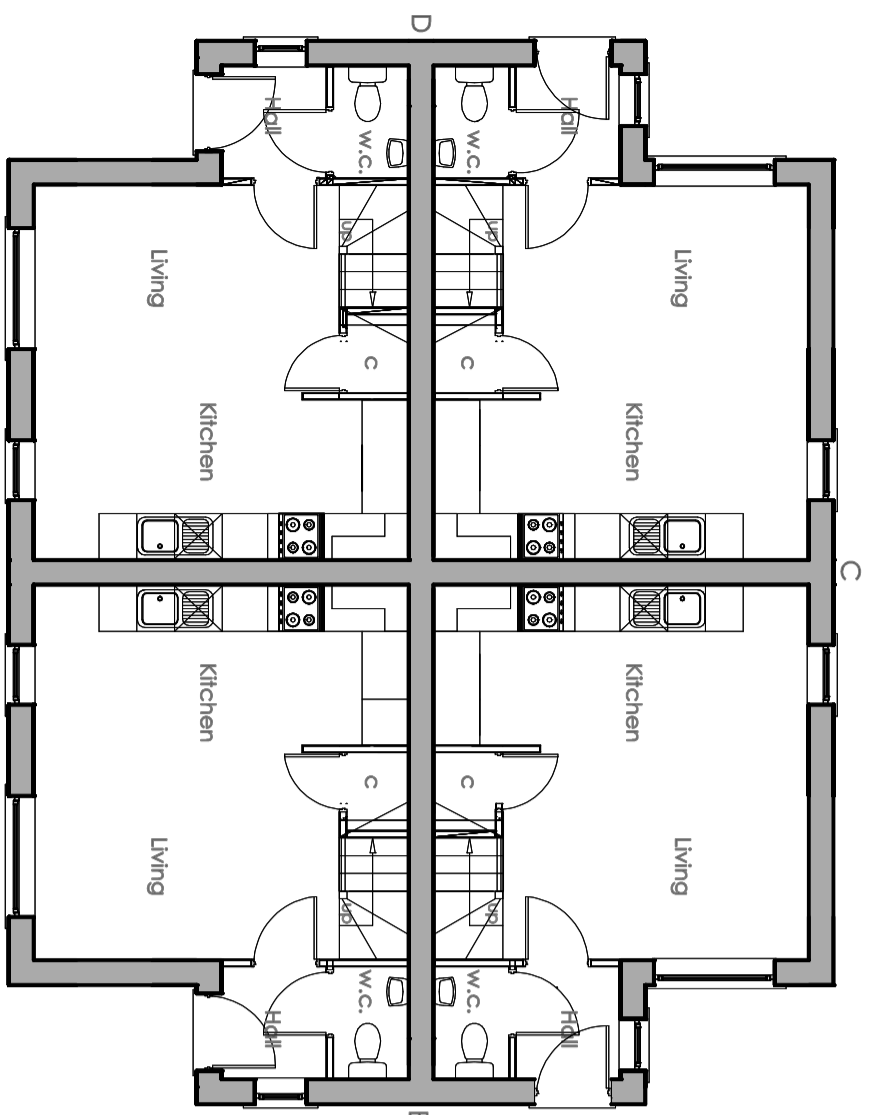
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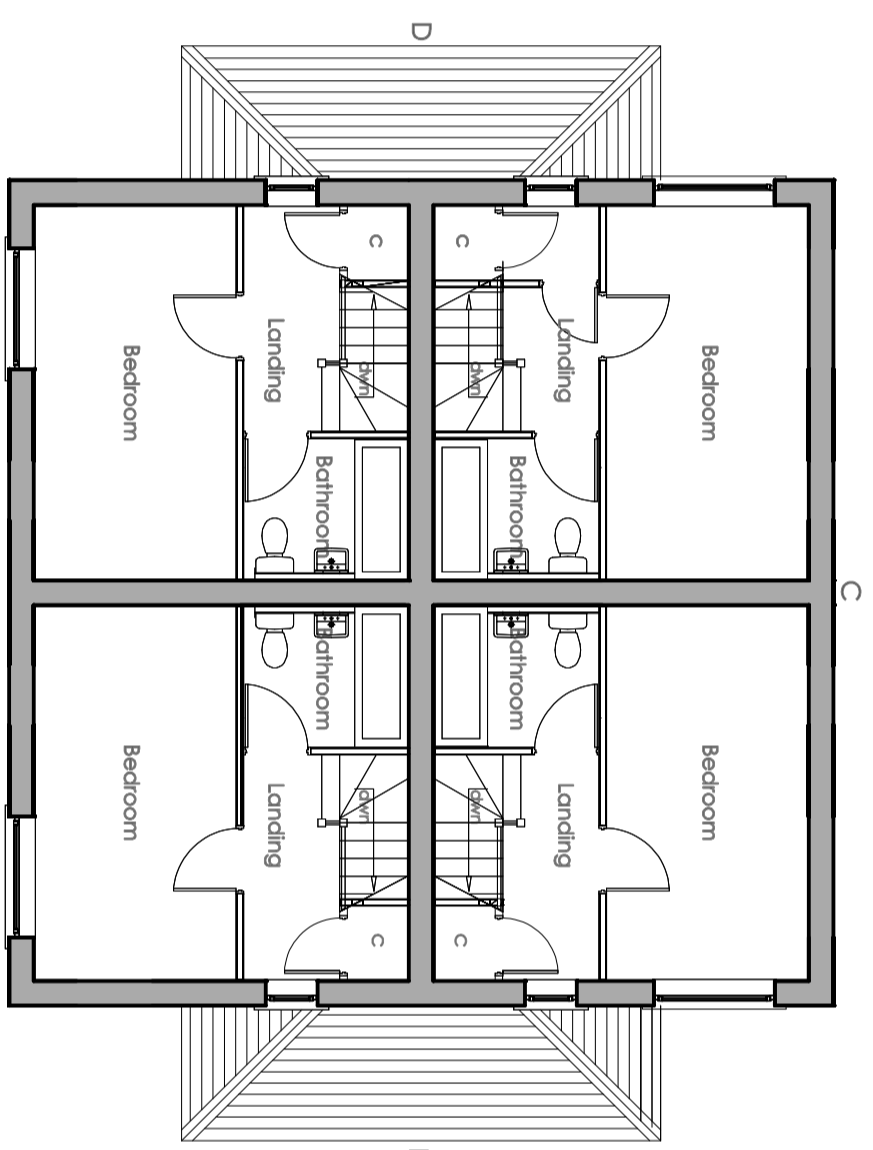
Elevation C



Elevation D



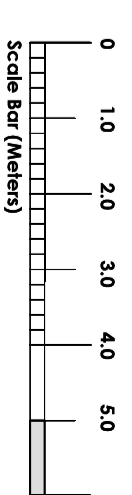
Ground Floor Plan



First Floor Plan

**Proposed material schedule**

- Roof Cladding:** Manley ThruStone cement fibre slate roof tiles
- Rainwater goods:** UPVC half round gutter (colour white)
- Eaves, fascia:** UPVC fascia (colour white)
- External walls:** Facing brickwork type to be confirmed
- Wall cladding:** Cladding- colour dark grey type-18C
- Contrasting render:** Thru colour render finish
- Doors:** High Performance doorset
- Windows:** UPVC narrow profile windows. (colour dark grey)



Rev	Date	Description	By

**designforum**  
 architecturalworkshop  
 strewsbury office:  
 suite two, old bank buildings, ballstone  
 strewsbury, svj hls.  
 t: 01743 242777 f: 01743 242666

lifford office:  
 101 maple house, queenway business park,  
 queenway, lifford, h1 7JL  
 t: 01952 696720 f: 01952 696730  
 w: www.designforumltd.com

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 Client: AR Wellington Ltd  
 Project: Proposed Development  
 Alexandra Road  
 Wellington

Drawing Title:  
**Proposed Plans and Elevations (House Block Type B )**

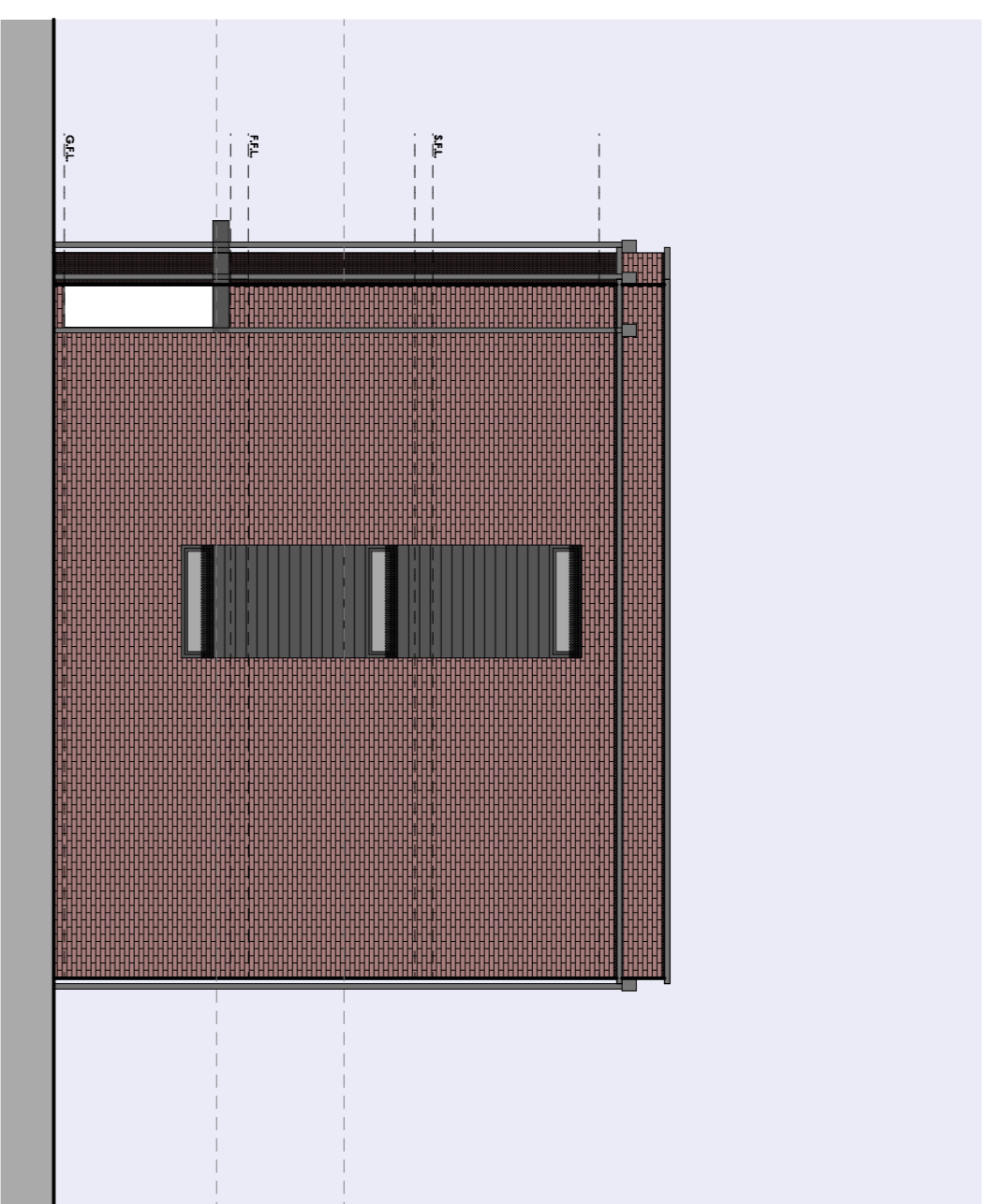
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Drawing No	1152_05	Revision	By

**Proposed material schedule**

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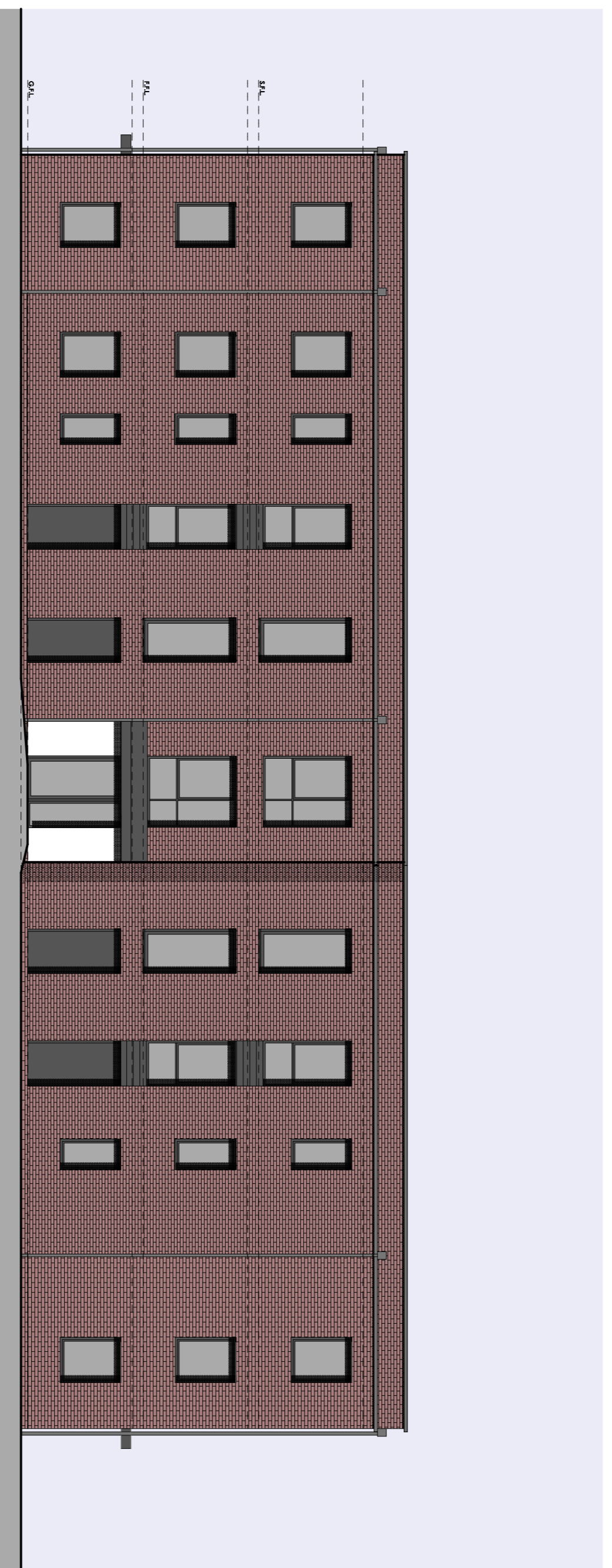


West Facing Elevation

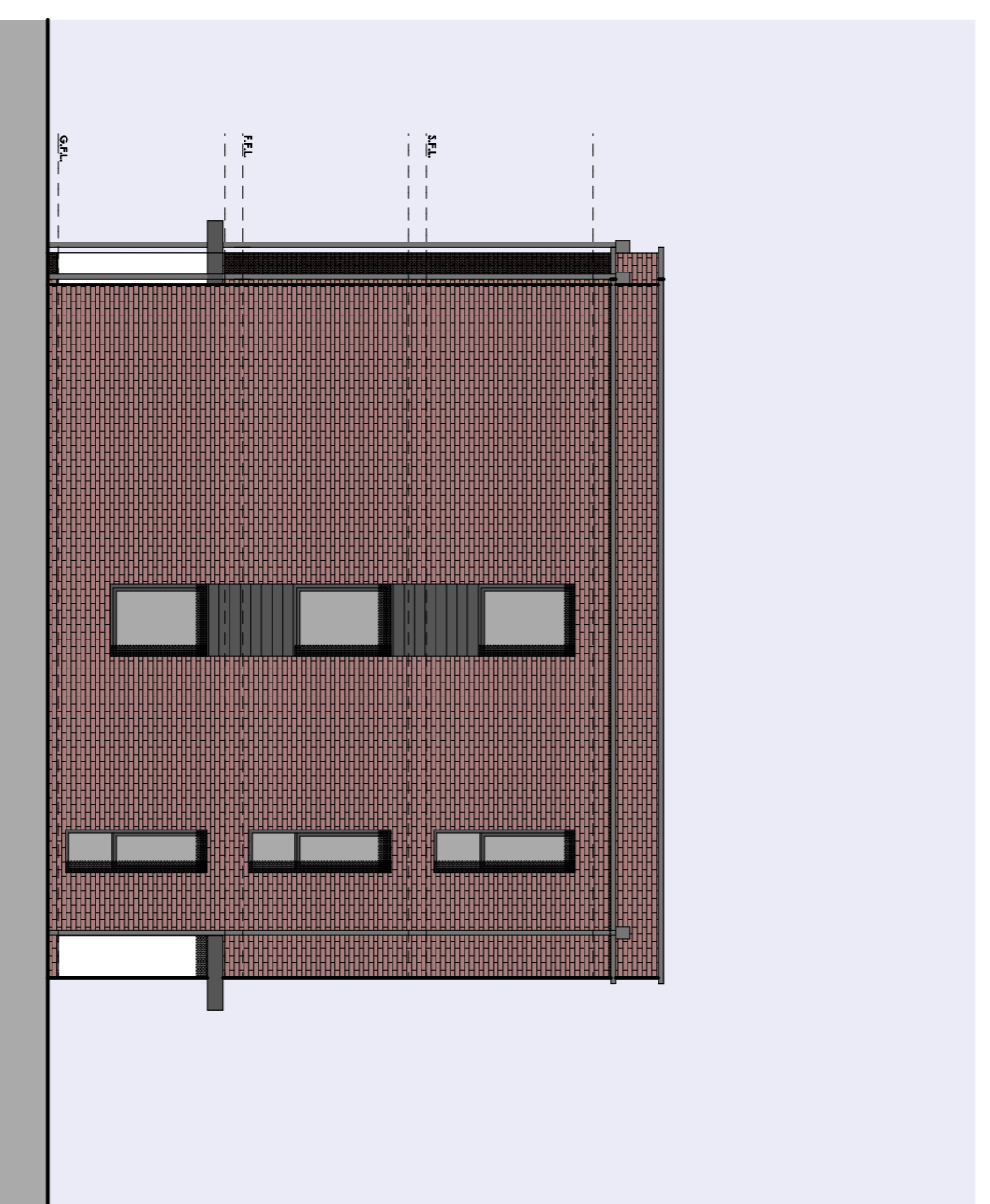


South Facing Elevation

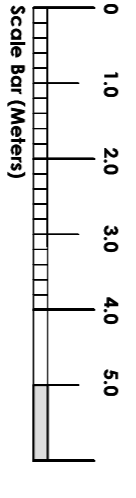
Top of Neighbouring Fence to Public House.



East Facing Elevation



North Facing Elevation



Rev	Date	Description	By
3	09/17	Revised ground	df
2	09/17	Revised adjacent to the public house	df
1			

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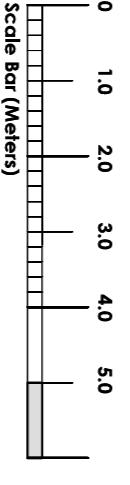
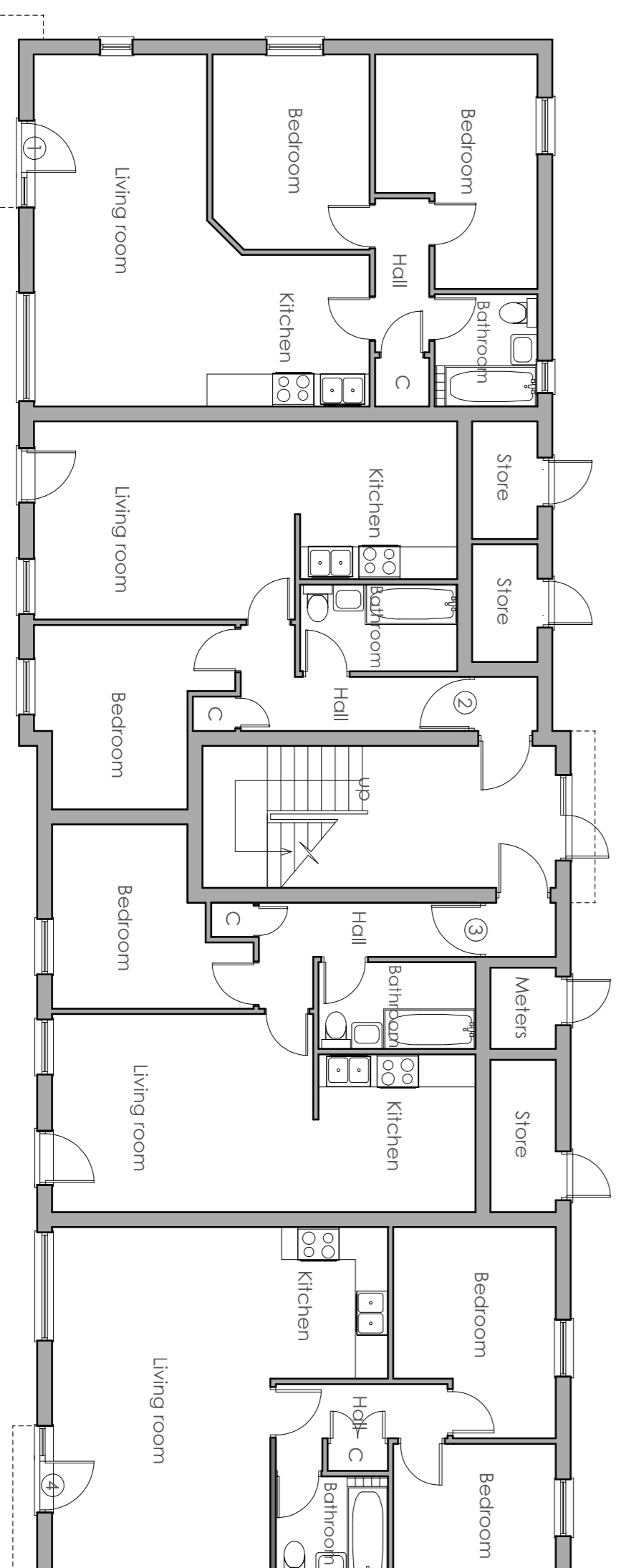
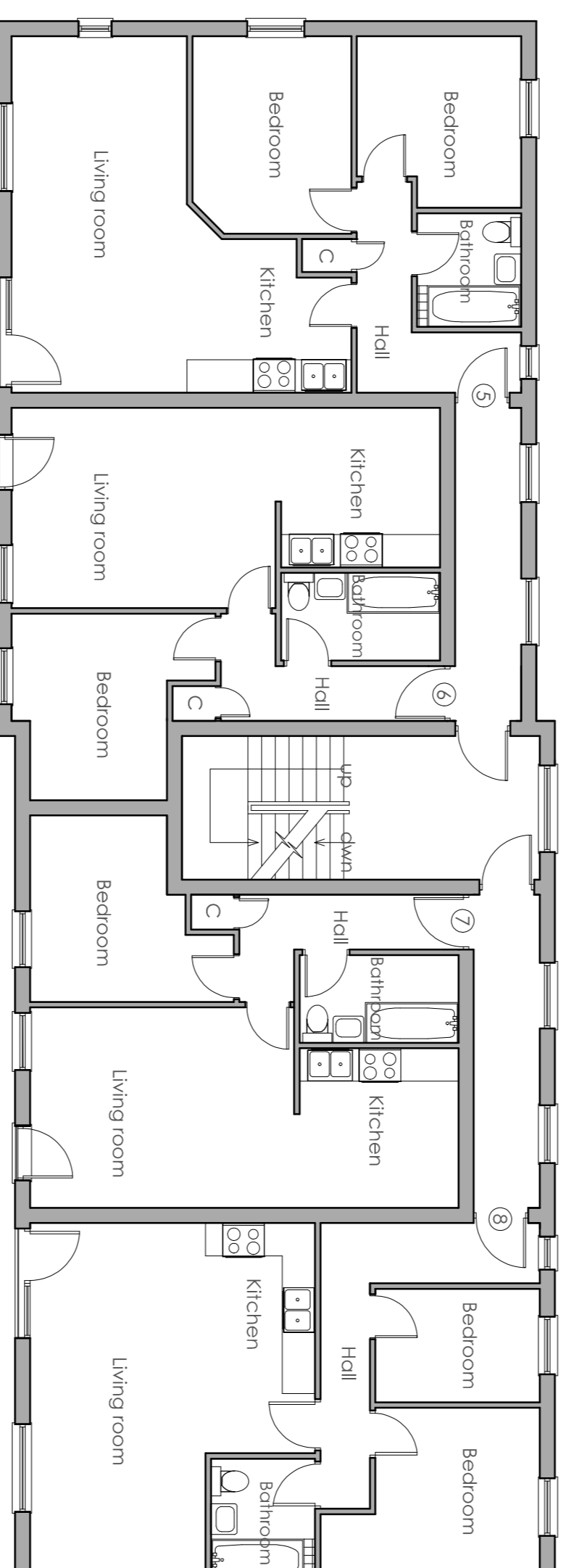
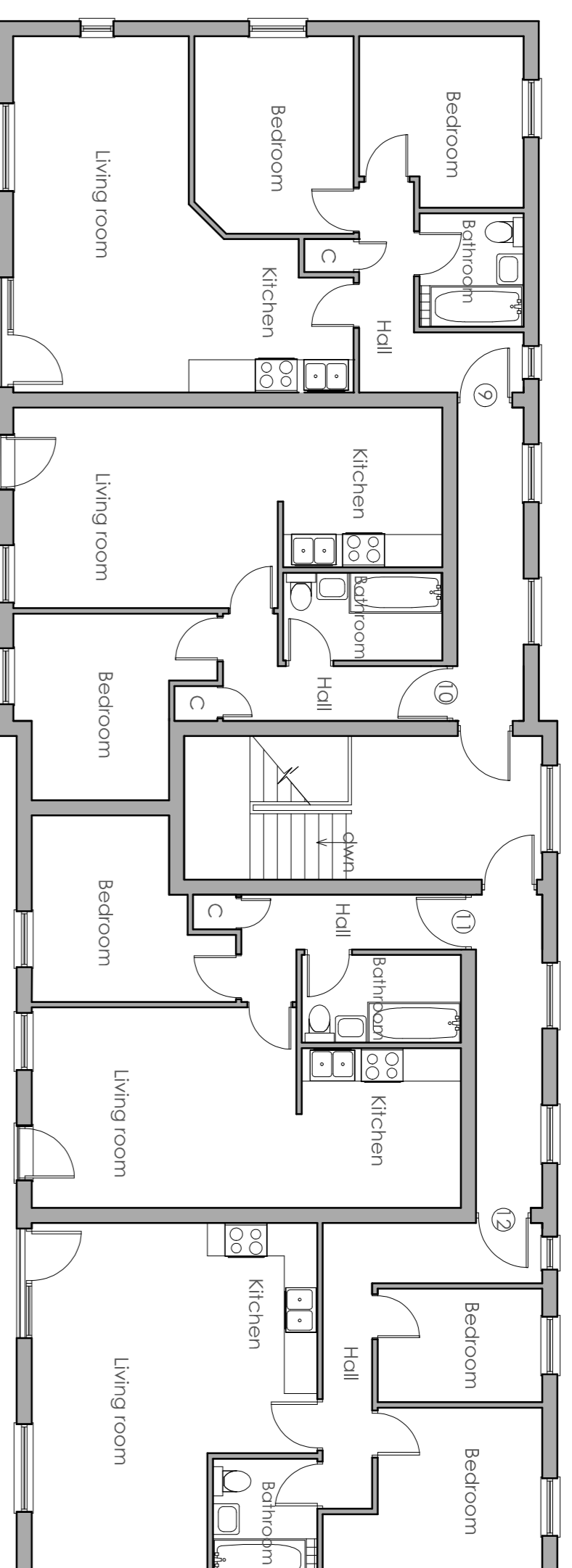
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**Client:** AR Wellington Ltd  
**Project:** Proposed Development  
Alexandra Road  
Wellington

**Issue:** For Approval

**Date:** 04.17  
**Scale:** 1:100 @ A1  
**Drawing No:** 1152\_03  
**Revision:** A

Schedule of Accommodation	
Apartment 1	60.4M2 650.1 Sqft
Apartment 2	49.7M2 534.9 Sqft
Apartment 3	48.3M2 519.8 Sqft
Apartment 4	40.4M2 450.1 Sqft
Apartment 5	40.4M2 450.1 Sqft
Apartment 6	49.7M2 534.9 Sqft
Apartment 7	48.3M2 519.8 Sqft
Apartment 8	60.4M2 650.1 Sqft
Apartment 9	49.7M2 534.9 Sqft
Apartment 10	48.3M2 519.8 Sqft
Apartment 11	48.3M2 519.8 Sqft
Apartment 12	60.4M2 650.1 Sqft



No	Description	Date	By
8	Revisions		
7	Approved	13/05/2024	AR
6	Approved	13/05/2024	AR
5	Approved	13/05/2024	AR
4	Approved	13/05/2024	AR
3	Approved	13/05/2024	AR
2	Approved	13/05/2024	AR
1	Approved	13/05/2024	AR

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 ARCHITECTURAL WORKSHOP  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**For Approval**  
 Client: AR Wellington Ltd  
 Project: Proposed Development  
 Alexandra Road  
 Wellington

Working Title:  
**Proposed Floor Plans  
 (Apartments)**

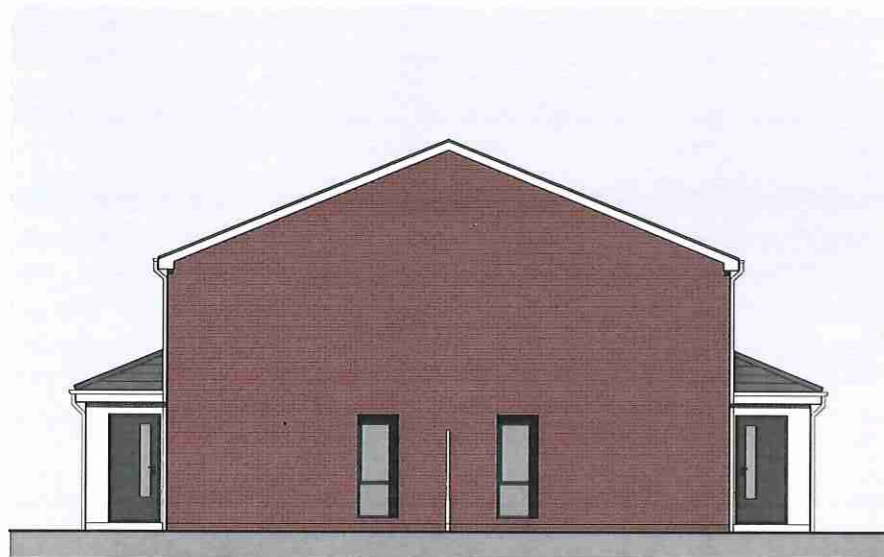
Date	Scale	By
04.17	1:100 @ A1	AR
11.52.02	Revision A	AR



West Facing Elevation - Street Scene along Alexandra Road

<b>designforum</b> architecturalworkshop			
<small>         consultancy office          100 The Old Bank Building, London          EC4A 3DF          t 020 7460 7777 f 020 7460 2400       </small>			
<small>         residential          100 The Old Bank Building, London          EC4A 3DF          t 020 7460 7777 f 020 7460 2400          www.designforum.com       </small>			
<b>Planning Application</b>			
<b>Site</b> Alexandra Road (Weington) Ltd			
<b>Project</b> Proposed Housing Development off Alexandra Road, weington			
<b>Drawing</b> Street Scene along Alexandra rd			
<b>Date</b> 09.17	<b>Scale</b> 1:100 @ A1		
<b>Design No.</b> 1102_SC-01	<b>Issue</b>	<b>By</b>	

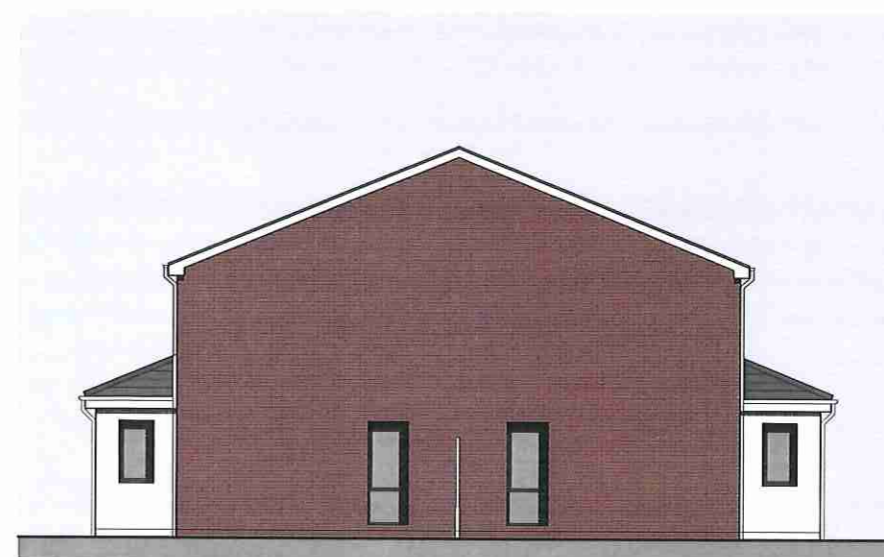
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Elevation A



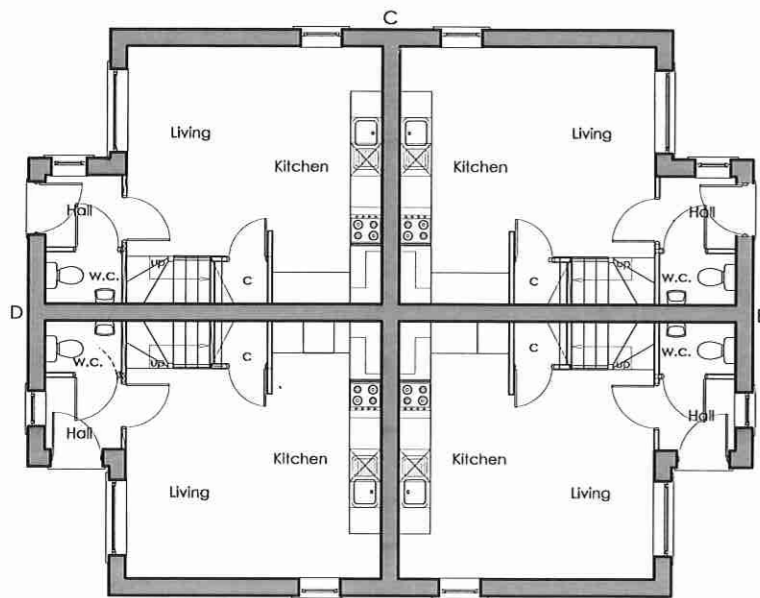
Elevation B



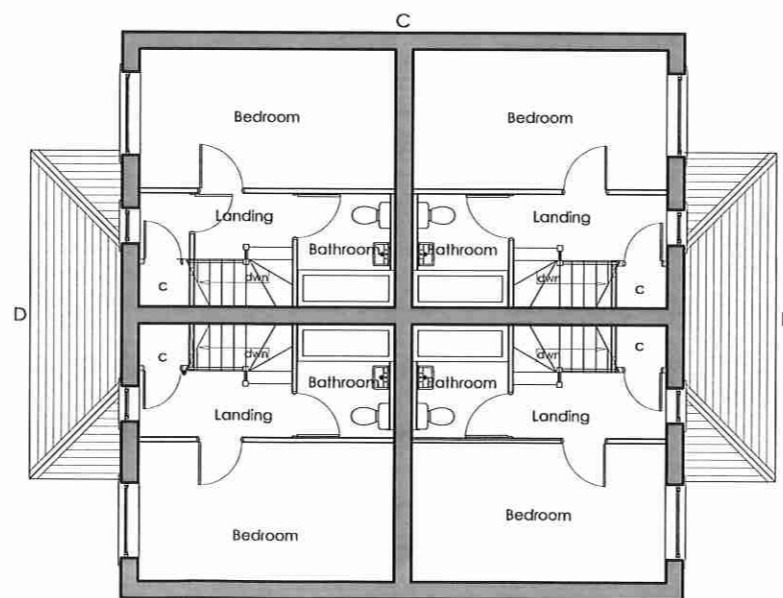
Elevation C



Elevation D



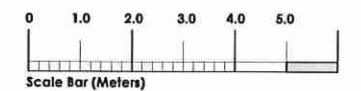
Ground Floor Plan



First Floor Plan

**Proposed material schedule**

<b>Roof Cladding:</b>	Marley Thruone cement fibre slate roof tiles
<b>Rainwater goods:</b>	uPVC half round gutter (colour white)
<b>Eaves, fascia:</b>	uPVC fascia (colour white)
<b>External walls:</b>	Facing brickwork type to be confirmed
<b>Wall cladding:</b>	Cladding- colour dark grey type-T8C
<b>Contrasting render</b>	Thru colour render finish
<b>Doors:</b>	High Performance doorset
<b>Windows:</b>	uPVC narrow profile windows. (colour dark grey)



Rev	Date	Description	By

**designforum**  
architecturalworkshop

shrewsbury office:  
suite two, old bank buildings, belstone  
shrewsbury, syl hu.  
t: 01743 242777 f: 01743 242666

telford office:  
101 maple house, queensway business park,  
queensway, telford, tf1 7ul  
t: 01952 898720 f: 01952 898730  
w: www.designforumtd.com

Issue **Planning Approval**

Client **AR Wellington Ltd**

Project **Proposed Development  
Alexandra Road  
Wellington**

Drawing Title **Proposed Plans and  
Elevations  
( House Block Type A)**

Date **04.17** Scale **1:100 @ A2**

Drawing No. **1152 04** Revision By



West Facing Elevation



South Facing Elevation



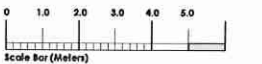
East Facing Elevation



North Facing Elevation

**Proposed material schedule**

- Roof Cladding:** Marley ThruStone  
cement fibre slate  
roof tiles
- Rainwater goods:** uPVC half round gutter  
(colour white)
- Eaves, fascia:** uPVC fascia  
(colour white)
- External walls:** Facing brickwork  
type to be confirmed
- Wall cladding:** Cladding - colour dark  
grey type-18C
- Contrasting render:** Thru colour  
render finish
- Doors:** High Performance  
doorset
- Windows:** uPVC narrow profile  
windows  
(colour dark grey)



Rev.	Date	Description	By
B	06.17	Revisions amended.	af
A	06.17	Added fire risk statement to the public house amendment.	af

**designforum**  
architecturalworkshop

**Wellington office:**  
suite two, old bank building, ballstone  
shelburne, 681 Box  
t: 09 43 242777 f: 09 43 242666

**Wellford office:**  
101 maple house, queensway business park  
queensway, wellford, 681 Box  
t: 09 52 698700 f: 09 52 698700  
w: www.designforum.co.uk

type: **Planning Application**

Client: **AR Wellington Ltd**

Project: **Proposed Development  
Alexandra Road  
Wellington**

Drawing Title: **Proposed Elevations  
( Apartments )**

Date: **04.17** Scale: **1:100 @ A1**

Drawing No.	Revision	By
<b>1152_03</b>	<b>A</b>	<b>af</b>



West Facing Elevation - Street Scene along Alexandra Road

Rev	Date	Description	By

**designforum**  
 architecturalworkshop

shrewsbury office:  
 suite two, old bank buildings, belkstone  
 shrewsbury, syl tfs  
 t: 0743 242777 f: 0743 242666

leford office:  
 101 maple house, queensway business park,  
 queensway, leford, telford tfs  
 t: 01952 898720 f: 01952 898730  
 w: www.designforumtd.com

Issue: **Planning Application**

Client: **Alexandra Road (Wellington) Ltd**

Project: **Proposed Housing Development off Alexandra Road, wellington**

Drawing Title: **Street Scene along Alexandra rd**

Date	09.17	Scale	1:100 @ A1
Drawing No	1152_SC-01	Revision	



designforum  
architectural workshop

Suite 2, Old Bank Buildings, Bellstone, Shrewsbury, Shropshire, SY1 1HU

t: 01743 242 777

w: [www.designforumltd.com](http://www.designforumltd.com)

e: [info@designforumltd.com](mailto:info@designforumltd.com)

Issue

Planning Application

Client

Alexandra Road (Wellington) Ltd

Project

Proposed Housing Development off Alexandra Road, Wellington

Drawing Title

Proposed Visual - View 1

Date

20.11.2017

Drawing No.

PV\_01



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Suite 2, Old Bank Buildings, Bellstone, Shrewsbury, Shropshire, SY1 1HU

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e: [info@designforumltd.com](mailto:info@designforumltd.com)

Issue

Planning Application

Client

Alexandra Road (Wellington) Ltd

Project

Proposed Housing Development off Alexandra Road, Wellington

Drawing Title

Proposed Visual - View 2

Date

20.11.2017

Drawing No.

PV\_02