



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date **Wednesday, 23 May 2018** Time **6.00pm**
Venue **Meeting Room G3/G4 Addenbrooke House, Ironmasters Way, Telford TF3 4NT**

Enquiries Regarding this Agenda:

Democratic Services	Stacey Worthington	(01952) 382067
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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 2 May 2018.
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 **Deferred/Withdrawn Applications**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.

Tree Preservation Order

Borough of Telford & Wrekin (Trees within the grounds of; 23 Wellington Road, Muxton, Telford, TF2 8NG) Tree Preservation Order 2018

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PLANNING COMMITTEE

A

Minutes of a meeting of the Planning Committee held on Wednesday, 2 May 2018 at 6.00pm in Meeting Room G3/G4 Addenbrooke House, Ironmasters Way, Telford TF3 4NT

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

PC-081 Apologies for Absence

Councillor J Loveridge and P J Scott.

PC-082 Declarations of Interest

None.

PC-083 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 21 March 2018 be confirmed and signed by the Chairman.

PC-084 Deferred/Withdrawn Applications

The with regard to planning application TWC/2016/0589 a request had been received from the applicant asking to defer this application.

RESOLVED- that this application be deferred for consideration at a later Planning Committee.

PC-085 Site Visits

RESOLVED – that a site visit takes place at 3.00pm on Wednesday 23rd May 2018 – at 60 Forton Road, Newport, followed by a site visit at approximately 3.30pm to Parkland House, Audley Avenue, Newport.

PC-086 Planning Application for Determination

a) TWC/2017/0330 – Site of T A Jervis & Co. Ltd & land adjacent, Holywell Lane, Lightmoor, Telford, Shropshire

This application was for the demolition of existing commercial buildings/remediation of haulage yard and outline planning permission for residential development of up to 17 no. dwellings, including means of access, with all other matters reserved, at Holywell Lane, Lightmoor, Telford. The application was before Committee as it was subject to a Section 106 for financial contributions. A viability assessment had been undertaken and there was no affordable housing proposed on this site.

The Planning Officer informed Members that objections had been received on the grounds of drainage, trees and the Public Right of Way. With regard to drainage, it was requested that if Members were minded to approve the application that delegated authority be given to the Development Management Service Delivery Manager to resolve the issues around drainage prior to permission being granted. A

Tree Protection Plan had been requested. The Telford & Wrekin Local Access Forum had referred to the Public Right of Way as Bridleway, but following discussion with the Rights of Way Officer it had been confirmed that it was only of footpath status and could be diverted along the proposed pavement adjacent to the access.

During the debate some Members felt that this was a good use of a brownfield site as there was not enough land in the Borough for self-build, but raised concerns regarding the control of the design scheme of the site. Other Members were disappointed at the lack of affordable housing, but acknowledged the cost of the build. Further concerns were raised regarding the drainage, the lack of a tree survey and the distance and ease of access to the off-site play facility.

The Planning Officer informed Members that the Drainage Officers would need to be satisfied with the drainage scheme prior to any approval but, if this could not be agreed, the application would be brought back before Members if officers were still recommending approval.

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

RESOLVED – that in respect of Planning Application TWC/2017/0330 that delegated authority be granted to the Development Management Service Delivery Manager to grant outline planning permission subject to the following:

- a) the submission of satisfactory drainage information;
- b) the applicant/landowner and other interested parties entering into a section 106 legal agreement with the Local Planning Authority (with indexing applicable to contributions from the date of the committee resolution to grant outline consent) for :-
 - Education - £46,439 for towards the Captain Webb primary school,
 - Play provision - £10,200 towards improvements of the off-site children's play area at The Croppings, Lightmoor.

and subject to the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).

The meeting ended at 6.11pm

Chairman:

Date:

PLANNING COMMITTEE

23rd May 2018

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2017/0713 Site of, 60 Forton Road, Newport, Shropshire Outline application for the erection of 8no. 2 bed apartments with underground parking, including access, with all other matters reserved ***AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED***	8
TWC/2017/0794 Land opposite College Farm House, Mill Lane, Wellington, Telford, Shropshire Erection of 8no. dwellings with associated access and infrastructure **Amended Plans and Description**	23

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) Telford & Wrekin Local Plan 2011-2031 (adopted 11th January 2018) including any Neighbourhood Plans
 - b) Telford and Wrekin Supplementary Planning Documents:
 - Design for Community Safety SPD (adopted June 2008);
 - Telecommunications Development SPD (adopted May 2009); and
 - Shop Fronts, Signage and Design Guidance in Conservation Areas SPD (adopted April 2012)
 - c) Government Planning Guidance – National Planning Policy Framework (NPPF), Planning Practice Guidance and Circulars
 - d) Town and Country Planning legislation, case law and other planning decisions and articles
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-

TWC/2017/0713

Site of, 60 Forton Road, Newport, Shropshire

Outline application for the erection of 8no. 2 bed apartments with underground parking, including access, with all other matters reserved ***AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED***

APPLICANT

Andrew Jenner

RECEIVED

25/08/2017

PARISH

Newport

WARD

Newport North and West

OFFICER Matthew Thomas

CLLR TIM NELSON HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE

1.0 THE PROPOSAL

- 1.1 This outline planning application seeks permission for the erection of 8no. 2 bedroom apartments with underground parking on a piece of previously developed land off Forton Road in Newport. Details have been submitted for the approval of access however all other matters of layout, scale, appearance and landscaping are reserved for later approval.
- 1.2 The application originally sought permission for the erection of 10no. 2 bedroom apartments however the number was reduced to 8no. apartments following discussions between the applicant and officers during the course of the application. Amended plans have been submitted during the course of this planning application and the Local Planning Authority has undertaken two rounds of public consultation. For purposes of clarity, the applicant has stated on the accompanying application form that the apartments are to be provided for the 'over 50's'.
- 1.3 Elevational plans have been submitted together with floor plans however these are purely illustrative to demonstrate how the proposed development could be achieved. Whilst indicative at this stage, it is proposed to provide a pair of two storey buildings which will be connected via a glazed link which will serve as a communal access and will provide an internal lift. Access to the site will be taken directly off Forton Road and an area has been allocated for communal bin storage. Underground car parking will be provided with secure parking for 18no. vehicles, storage facilities and a communal laundry room. A communal garden will also be provided to the rear.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site measures approximately 0.13ha and is situated on the northern edge of Newport off the Forton Road. The site is within the built up area of Newport as defined on the Telford & Wrekin Local Plan policies map. The site previously housed a detached hipped roof bungalow and detached double garage which were both set back approximately 20m from the highway. Whilst the double garage remains, the bungalow has since been largely demolished and the site has since been fenced off.
- 2.2 The site is relatively level and extends back some 50m abutting the rear gardens of neighbouring properties to the east along Fair Oak. There is an existing access point

off the highway which is located to the far western corner of the site. Boundary treatments comprise a mixture of hedging and timber fencing and the site is clear of any notable trees.

- 2.3 Forton Road is made up of established residential dwellings which are varied in age style and design including bungalow and dormer bungalows, two storey period dwellings and more recent detached houses. There is an established building line along Forton Road with existing developments being set back away from the highway.
- 2.4 The site is located within a sustainable location within close proximity to Newport town centre where there are a range of facilities and access to local schools. Within walking distance are the Newport RUFC, the St Peter & St Paul RC Primary School and a multiple use games area and children's play area is located some 350m away from the site to the east. Newport is well connected to the local bus network with regular buses to Telford and surrounding areas.

3.0 RELEVANT PLANNING HISTORY

- 3.1 TWC/2013/0214 – Erection of a detached dwelling with associated access – Full Granted (13/05/2013)
- 3.2 TWC/2012/0597 – Erection of two storey front and side extensions and first floor rear extension over existing bungalow – Full Granted (10/12/2012)
- 3.3 W2009/0499 – Outline application for the erection of a detached dwelling following demolition of existing double garage – Outline Granted 28/08/2009

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Telford and Wrekin Local Plan (2011-2031)
SP2 Newport
SP4 Presumption in favour of sustainable development
HO1 Housing requirement
HO4 Housing Mix
C3 Impact of development on highways
C5 Design of Parking
BE1 Design criteria
BE9 Land Stability
- 4.3 Newport Neighbourhood Development Plan (2017-2031 Reg.16 Consultation)
Policies H1 & H2

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Newport Town Council: Object
- Over-development of the site – previous approval for 2 private dwellings was considered more appropriate than the currently proposed 10 units
 - Development will be of a high density which will be out of keeping within the established streetscape

- Proposed underground tandem parking will be problematic and will be difficult to manoeuvre
- Existing traffic issues along Forton Road and the proposal will exacerbate this potentially resulting in hazardous conditions
- Design for 2.5 storey development is overbearing and will result in overlooking of neighbours where none exists currently
- The underground car parking is proposed solely to permit gross over concentration of residence on this one site
- The site does not permit sufficient amenity space for residents. Whilst it is suggested that the development will be aimed at the 'over 50's' the Town Council is unaware how this will be controlled
- The glazed link between the two buildings which will provide a lift will be visible and will result in a development which is out of keeping with the area
- The applications plans show a 'dog leg ' to the boundary on the site of 62a – it is noted that this is most incongruous for these plots and not reflective of established developments along Forton Road

The Town Council were consulted for a second time following receipt of amended plans however no further comments have been received.

5.2 Highways: Support subject to conditions

- Proposed car parking to be provided prior to occupation of apartments
- Visibility Splays of 2.4m x 43m to be provided prior to occupation
- Access driveway to be surface in a bound material
- Include Highways informative

5.3 Drainage: Support subject to conditions

- Foul and surface water drainage scheme to be submitted and agreed
- Assessment of groundwater conditions and mitigation to be submitted

5.4 Environmental Health: Comment – include following conditions:

- Noise Assessment to be undertaken prior to development
- Working hours – construction/piling

5.5 Contaminated Land: Support subject to conditions:

- Assessment of land contamination to be undertaken and submitted
- Imported material to be tested and results submitted

5.6 Ecology: Support subject to conditions

- Erection of artificial nesting/roosting boxes

5.7 Shropshire Fire Service: Comment – include Fire Authority informative

5.8 West Mercia Police: Comment – condition Secure by Design

Neighbour consultation responses

5.9 Following the first round of neighbour consultation, a total of 24 letters of objection were received (including 4 duplicates) and the issues raised are summarised below:

- Disruption to Forton Road during construction from noise pollution
- Unneighbourly form of development
- Disruption to school and work commutes as well as for local school

- Development will be dangerous for both pedestrians and vehicles
- No need for this type of development in the area
- Adverse impact on character of the area – mix of properties are currently detached houses and bungalows – proposed development not in-keeping
- Concerns regarding damage to neighbouring properties and adverse impact on property prices
- Population density is high and not concomitant with surrounding area
- Aiming the apartments for the 'over 50's' is not enforceable and unless there is a restriction it can easily operate as a 'buy to let'
- Concerns that property will default to student accommodation or houses of multiple occupation
- Amount of vehicles using this site will be detrimental to highway safety
- Overlooking/loss of privacy for neighbouring properties
- Concerns of impact on natural drainage
- 3 storey development is out of keeping with prevailing 2 storey character
- Proposal represents overdevelopment of the site
- Lack of supporting accompanying information to fully consider implications
- Glazed link is not in-keeping with existing character of the area
- Massing of development is inappropriate for the site and will be overbearing
- Insufficient land for landscaping/planting
- Concerns regarding excavation for underground parking to include ramp and footings and potential impact on land stability
- Manoeuvrability within car park will be very tight
- Lack of local consultation
- Elevations of proposed buildings will extend beyond that of neighbouring properties to front and rear
- Increase of noise for local residents from new residents, cars, construction
- Existing boundary disputes between No.60 and No.62a Forton Road
- Lack of information relating to refuse collection – where will these be stored?
- Previous approval for 2 detached dwellings would be more appropriate
- Inadequate car parking for the number of apartments proposed
- No evidence to support the need to provide additional flats for those wishing to downsize - especially in a location where there is no transport or social infrastructure to support older people

5.10 Following the second round of neighbour consultation, a total of 18 letters of objection were received (including 2 duplicates) and any new issues raised are summarised below:

- The amended plans do not address previous reasons for objection
- Poor attempt to screen the glazed link by inclusion of a large tree – where will this be planted and at what height?
- Concerns remain regarding proposed excavation and piling which will cause considerable inconvenience to existing residents
- If built, the control of exhaust gases, fire risk, flooding, vibration from the door etc. as 18+ cars come & go is a significant risk and safety measures need to be clarified
- Damage has previously been caused to neighbouring property and concerns about potential for further damage going forward
- Elevational drawings do not appear to correspond to submitted floor plans and need to be clarified as they are currently misleading
- Proposal is a commercial project not in keeping with the local rural area, which is a pleasant residential area of family homes

- The associated infrastructure and access/egress are incompatible with the location and potentially unsafe
- There are multi occupancy retirement flats in the centre of Newport which invariably have vacancies – lack of justification for the proposals
- Lack of car parking for visitors – this will result in over spilling on highway
- If this development is allowed it will set an unwelcome precedent for Newport and will result in further erosion of Newport as a quiet country town
- Lack of detail for bin store which is unsuitably located to the front of the site
- Clarification required regarding maintenance for external communal areas

6.0 PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policy and other material considerations, the planning application raises the following main issues:

- The principle of residential development on this site
- The impact on the character and appearance of the area
- The impact on the living conditions of neighbouring properties
- Other Constraints – highways, drainage, ecology/trees

The principle of residential development on this site

6.2 The principle of residential development has long been established on this site. The site is located within a well-established residential area of Newport and previously housed a detached hipped roof bungalow and detached double garage which were both set back approximately 20m from the highway. Whilst the double garage remains, the bungalow has since been largely demolished and the site has since been fenced off. Planning permission has previously been approved to reconfigure the former bungalow to provide a two storey detached dwelling and separate permission was granted in 2013 for the construction of a new detached house to the side.

6.3 This current application seeks permission for the erection of a pair of two storey buildings indicatively shown as 8no. two bedroom apartments. A glazed connection will link the two buildings and will provide a communal access point and central lift. The original proposal was for 10no. two bedroom apartments however this was reduced following discussions between the applicant and officers and concerns over the scale of development. It is the applicant's intention to provide these apartments for the 'over 50's'. Elevational plans have been submitted together with floor plans however these are purely illustrative to demonstrate how the proposed development could be achieved.

6.4 The site is unallocated, 'white land', located within the built up area of Newport as defined on the Newport Inset Policies Map. Policy SP2 (Newport) of the T&WLP supports the delivery of approximately 1,330 new homes in Newport up to 2031. Policy H1 of the NNP supports housing in order to meet local needs and where the proposal contributes positively to local character. Meanwhile, policy SP4 of the plan indicates that there will be a presumption in favour of sustainable development and this is echoed in the guidance provided within the National Planning Policy Framework (NPPF). Subject to consideration of the type of residential development proposed together with the aforementioned key issues, the principle of residential development remains acceptable on this site.

The impact on the character and appearance of the area

- 6.5 The application site is located within a well-established residential area, to the northern edge of Newport town centre. Neighbouring properties along Forton Road vary in age, size and character however the prevailing form of development is that of detached two storey dwellings and bungalows set within large plots with spacious front and rear gardens. The site is previously developed land and formerly housed a detached bungalow and garage. Whilst the garage is still standing the bungalow has since been largely demolished and the site is now in need of redevelopment having been left unkempt for several years.
- 6.6 An illustrative site plan accompanies the application and demonstrates that a pair of two storey buildings connected by a glazed link can be accommodated on site with a total footprint of approximately 570m² which represents 45% of the overall site. A basement garage is proposed which will provide a total of 18no. car parking spaces together with private storage areas and a communal laundry room. A new driveway will be provided to the front of the site with access taken directly from Forton Road and space has been allocated for a communal bin store. A communal garden area will be provided to the rear.
- 6.7 Whilst this is an outline application with all matters reserved save for access, the applicant has submitted illustrative elevation drawings and floor plans to demonstrate what could be achieved on site. The indicative elevations propose a pair of two storey buildings, typically residential in appearance, connected by a central glazed link. Pedestrian access to the proposed apartments will be taken via this glazed link which will provide an internal staircase and lift. Whilst the window openings as shown on the drawings will serve the apartments, the arched doorways will be of mock construction to ensure a residential appearance is retained. It is proposed that finer detailing will be included in the design of the two buildings including timber detailing beneath the front gables, inclusion of chimneys and window treatment however this will be dealt with at a later stage.
- 6.8 Amendments have been submitted reducing the scale of development from 3 storeys to 2 storeys and overall number of apartments from 10no. to 8no. This has allowed for a two storey development which would be in-keeping with the existing form of development along Forton Lane. Officers have given due consideration to the type of residential development being proposed and conclude that whilst there is no similar type of development elsewhere within the vicinity of the site, there is no reason why a scheme for apartments cannot be successfully delivered and therefore the proposed development is considered acceptable in principle. A subsequent Reserved Matters application will be required which will consider the layout, scale, appearance and landscaping in further detail.
- 6.9 The existing form of development along Forton Road is varied however the proposed development will be in-keeping with nearby neighbouring properties in that it will be two storey in scale, will be set back from the highway and will retain the existing established building line. There are no known topography issues to consider albeit further details of the underground car parking will be required at a later stage. Together with the appropriate use of soft landscaping officers are satisfied that there is no reason why the proposed development cannot be delivered whilst respecting the character and appearance of the local environment.
- 6.10 Taking the above in to consideration it is concluded that the proposed development would not result in any significant conflict with Telford & Wrekin Local Plan policies SP4, and BE1. These policies seek appropriate design quality which relates to its

context whilst positively influencing the use and appearance of the local environment. The policy aims are consistent with the National Planning Policy Framework.

The impact on the living conditions of neighbouring properties

- 6.11 Policy BE1 of the TWLP requires development proposals to demonstrate that there will be no significant adverse impacts on nearby neighbouring properties. The objectives of this policy are reflected in the NPPF which requires the provision of a good standard of amenity space for all existing and future occupants of land and buildings.
- 6.12 The illustrative plans show a medium density development and the proposed development would provide adequate amounts of private amenity space. This works to the advantage of both existing and proposed dwellings by allowing for good separation distances and relationships with existing neighbouring properties. There are opportunities for enhanced landscaping of the site and with the use of appropriate boundary treatments, which would be agreed at a later stage, existing levels of privacy for neighbours could also be achieved. Officers note that there will be key issues to consider during the submission of a reserved matters application including underground car parking and appropriate positioning of window openings. However these are not matters for consideration during this outline application and will be considered in full at Reserved Matters stage to ensure that there will be no adverse impact on the residential amenity of neighbouring properties in terms of loss of privacy, daylight or outlook.
- 6.13 Taking the above into consideration, the proposed development is considered acceptable in principle and with further consideration to detailed designs at a later stage, officers are satisfied that there will be no significant detrimental impact on the amenities of adjacent residential properties. The application therefore complies with policy in this regard.

Other Constraints

Highways

- 6.14 Policy C5 of TWLP requires all development proposals to demonstrate that parking has been designed as integral to the proposal and be fit for purpose. Meanwhile policy C3 seeks to ensure that development will not adversely affect highway safety.
- 6.15 Access is a matter for consideration under this outline application. A new central access will be created directly off Forton Road and a new driveway will be provided leading to the underground car park. Each apartment will be allocated 2 car parking spaces together with an additional 2 disabled bays, providing a total number of 18 on-site car parking spaces. This provision exceeds the guidance of the TWLP which requires 13 spaces. Following receipt of amended plans, the Local Highways Authority has reassessed the proposal and has raised no objection subject to the inclusion of conditions relating to the provision of car parking prior to occupation together with appropriate visibility splays.
- 6.16 Officers acknowledge that a number of the objections received refer to the potential adverse impact on highway safety. In response to this, the site can achieve adequate visibility off the Forton Road and adequate on-site car parking will be created. As such the current proposal does not create any highway safety issues and is compliant with policies C3 and C5 of the TWLP. These policies seek adequate access and car parking provision to new development which preserves

highway safety. The policy aims are consistent with the National Planning Policy Framework.

Drainage

- 6.17 The application site is not located within flood zones 2 and 3 (as per the Environment Agency's Flood Map). The Council's Drainage Engineers have assessed the proposals and have offered support for the proposals subject conditions requiring a scheme for foul and surface water drainage being agreed prior to commencement of development together with an assessment of groundwater conditions.
- 6.18 A number of local residents have raised concern with regards to the existing poor quality drainage infrastructure and the potential damage from any intensification of its use. The Council's Drainage Engineers have noted that they are aware of the high water tables within the area but remain satisfied that this can be resolved through the inclusion of appropriate conditions.

Ecology & Trees

- 6.19 There are no trees of significant value on site which will be lost as a result of the redevelopment of this land. The Council's Ecologist has no objection to the scheme subject to the inclusion of ecology conditions and informatives. Officers will be imposing further conditions seeking the provision of suitable soft landscaping and boundary treatments.

7.0 CONCLUSIONS

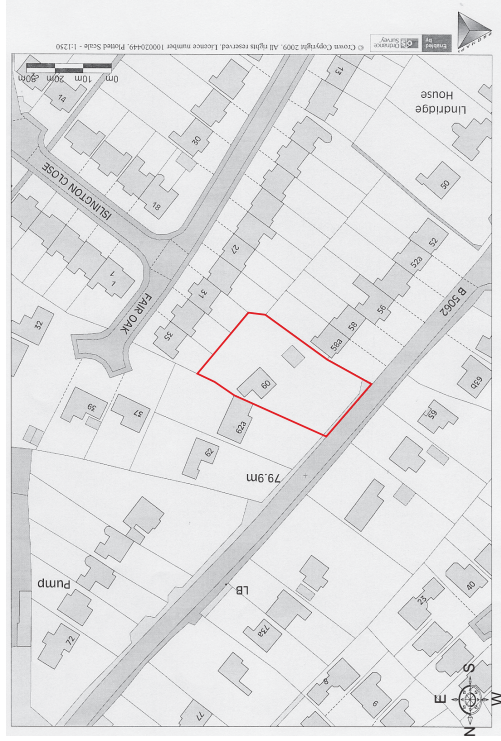
- 7.1 The application site is included within the urban boundary of Newport as defined in the Telford & Wrekin Local Plan where the principle of new residential development is supported.
- 7.2 It is acknowledged that this is a different type of development for this established residential area however there are no material planning reasons why the provision of apartments should not be supported in principle. Indicative plans have been submitted which demonstrate that a suitable form and design of development can be provided without adversely affecting the character and appearance of the local environment. Also, suitable separation distances between existing and proposed developments can be achieved to avoid any significant impact on the living conditions of neighbouring properties.
- 7.3 The Council's Highways and Drainage officers have assessed the proposals and have raised no objections subject to the inclusion of conditions. The proposed access and on-site parking appear to be acceptable and will not result in any significant adverse impact on highway safety. Similarly, the development of this site is achievable without causing any adverse impact on local wildlife or to any trees subject to the inclusion of conditions.
- 7.4 The Local Planning Authority has considered all consultation responses received and all material planning considerations have been addressed within this report. Subject to the inclusion of the conditions listed below, the proposal is considered to be compliant with local planning policies as well as the guidance within the National Planning Policy Framework and it is hereby recommended for approval.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended to GRANT OUTLINE PERMISSION subject to the following conditions:

CONDITIONS

1. Time Limit – Outline
2. Submission of Reserved Matters
3. Standard Outline – some matters reserved
4. General Details Required
5. Sample of materials
6. Highways – Car Parking
7. Visibility Splays of 2.4m x 43m
8. Access driveway to be surface in a bound material
9. Foul and surface water drainage scheme
10. Assessment of groundwater conditions and mitigation
11. Landscape Design
12. Landscape Management Plan
13. Noise Assessment to be undertaken prior to development
14. Working hours – construction/piling
15. Assessment of land contamination to be undertaken and submitted
16. Imported material to be tested and results submitted
17. Erection of artificial nesting/roosting boxes
18. Development in accordance with submitted plans



Proposed 8 Apartments at
60 Forton Road, Newport

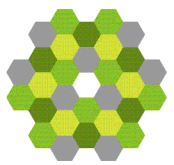
Location Plan

Scale 1 : 1250

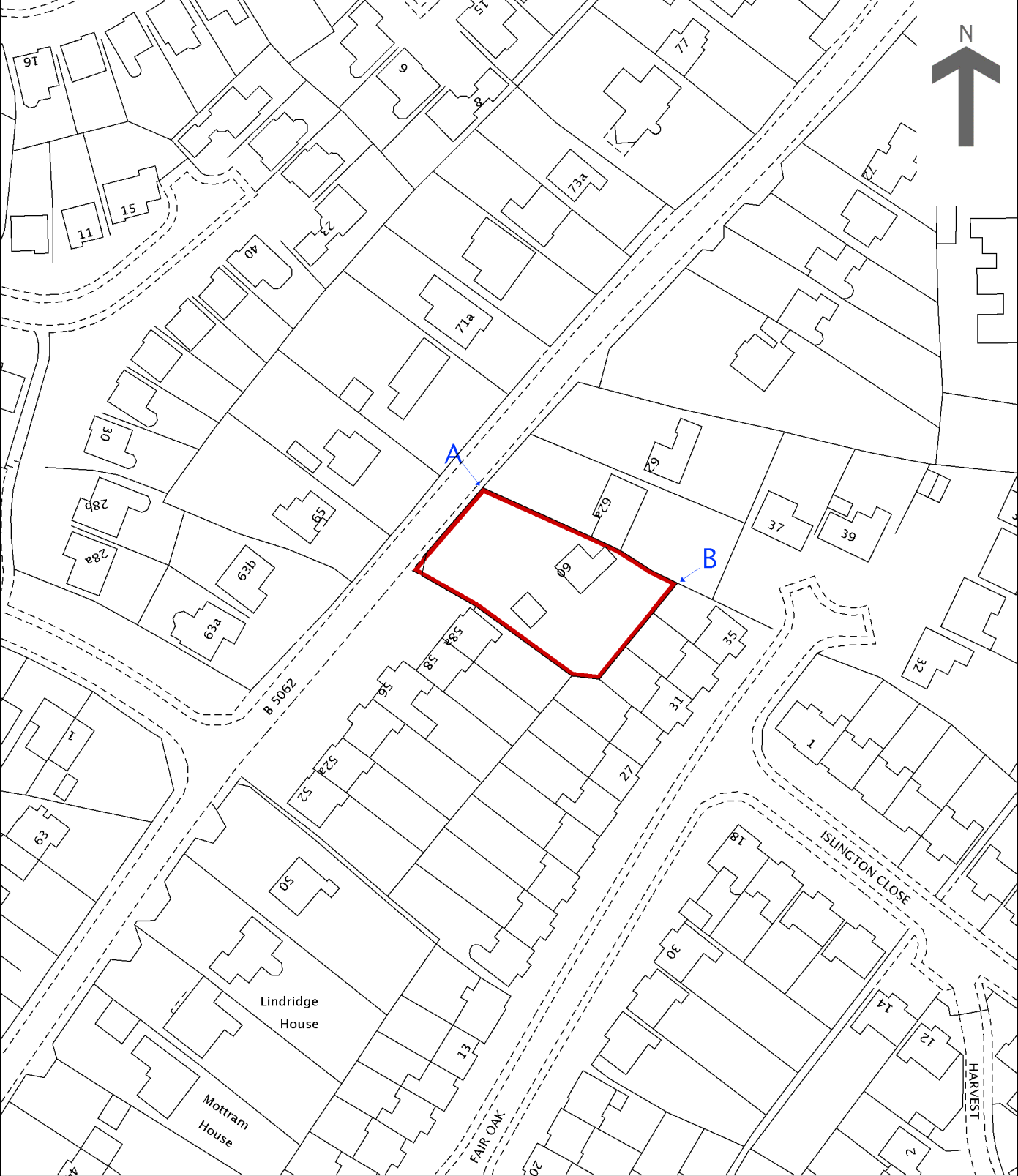
Date : April 2018

Drawing No : 1a

a) Number of apartments changed



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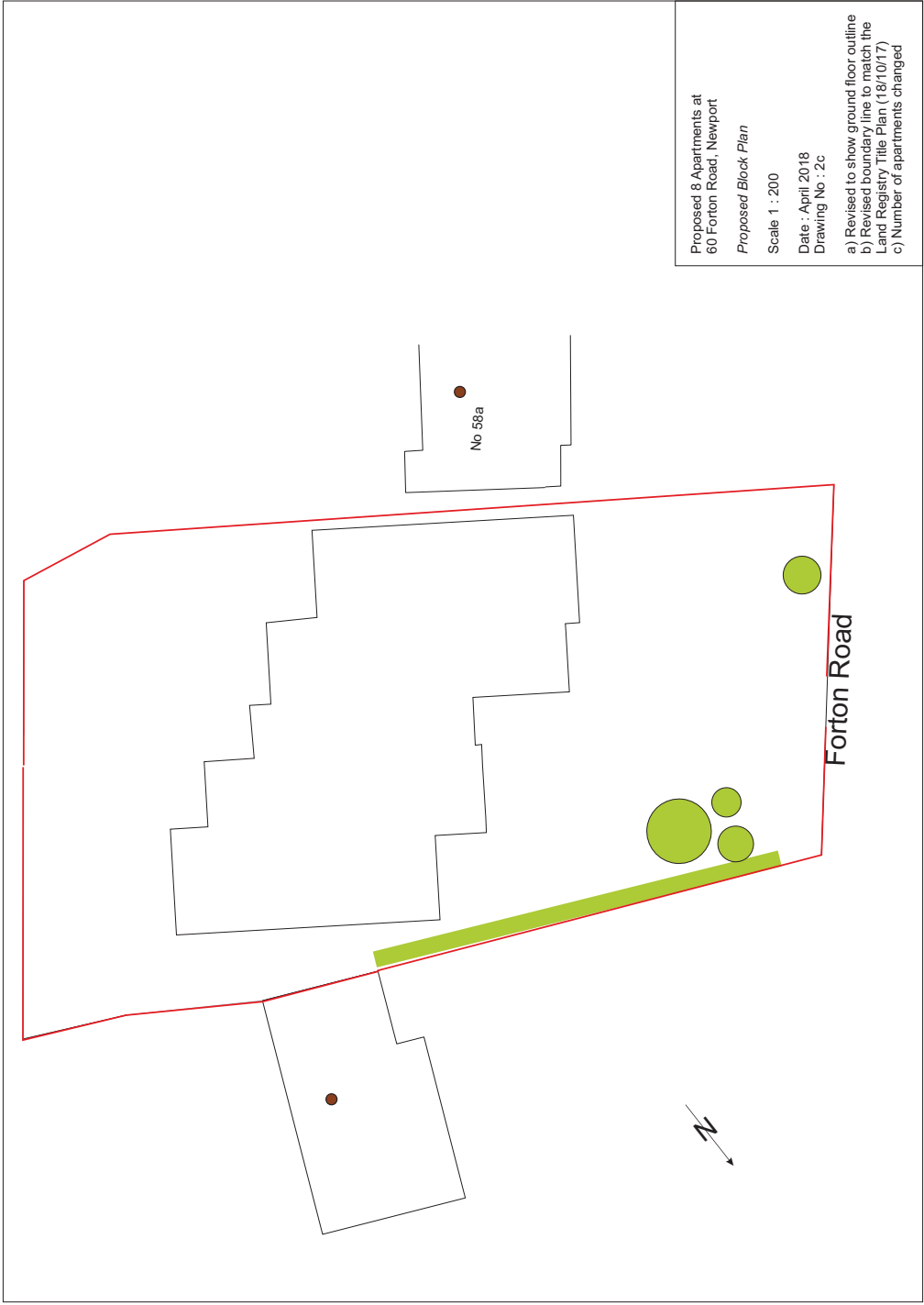


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This title is dealt with by HM Land Registry, Telford Office.



Proposed 8 Apartments at
60 Forton Road, Newport

Proposed Block Plan

Scale 1 : 200

Date : April 2018

Drawing No : :c

- a) Revised to show ground floor outline
- b) Revised boundary line to match the Land Registry Title Plan (18/10/17)
- c) Number of apartments changed



Proposed 8 Apartments at
60 Forton Road, Newport

Front Elevation

Scale 1 : 100

Date : April 2018

Drawing No : 3d

- a) Section A - A added
- b) Top floor apartments removed, Added Specimen Tree, Removed Section A - A Line
- c) Lowered glass roof line and modified front elevation
- d) Number of apartments changed

Proposed Front Elevation



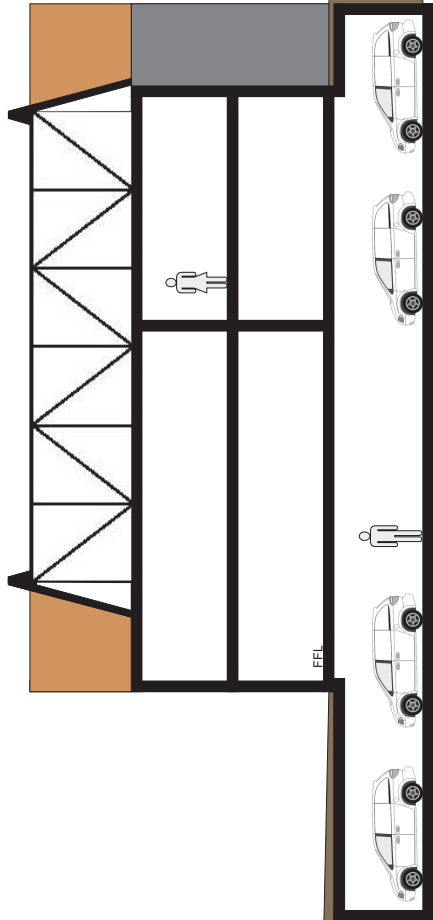
Proposed 8 Apartments at
60 Forton Road, Newport
Proposed Landscaping
Scale 1 : 200
Date : April 2018
Drawing No : 10a
a) Number of apartments changed

Carriageway

Existing Ground Level

FFL

Existing Ground Level



Section A - A

Notes:
FFL - Ground floor matching existing bungalow at 245mm below carriageway

Proposed 3 Apartments at
60 Forton Road, Newport
Section drawing A-A
Scale 1 : 100
Date : April 2018
Drawing No : 9b
a - Girder truss detail added
b) Number of apartments changed

TWC/2017/0794

Land opposite College Farm House, Mill Lane, Wellington, Telford, Shropshire
Erection of 8no. dwellings with associated access and infrastructure **Amended Plans and Description**

APPLICANT

St Laurence Homes Ltd,

RECEIVED

27/10/2017

PARISH

Wellington

WARD

College

OFFICER Ian Lowe

THE APPLICATION HAS BEEN CALLED IN BY COUNCILLOR PATRICK MCCARTHY OF WELLINGTON TOWN COUNCIL

OBJECTIONS RECEIVED: YES

1.0 THE PROPOSAL

- 1.1 This full planning application seeks permission for the erection of 8 dwellings comprising of 2no. 4 bedroom dwellings, 4no. 3 bedroom dwellings and 2no. 2 bedroom homes on land off Mill Lane, Wellington.
- 1.2 Plots 1, 2 and 3 are detached units with parking for at least 4 vehicles each. Plots 4, 5 and 6 form a terrace, each with 2 parking spaces and plots 7 and 8 form a semi-detached pair, again with 2 parking spaces. Plots 1 and 2 would be accessed by a separate shared access off Mill Lane with the remaining plots accessed off a shared driveway.
- 1.3 Each dwelling would be provided with front and rear gardens with rear patio areas and bin storage. Boundary treatment within the site would consist of a mix of 1.5m high brick wall and timber post and rail fencing in-between plots. A new hedgerow is proposed to the southern edge of the site and along the boundary with a public right of way which heads east to west past the site. A metal palisade fence extends along the boundary of this footpath which is outside the site boundary and would be retained. A 1.8m timber close boarded fence is proposed along the eastern boundary of the site.
- 1.4 The current layout and site plan follows the submission of amended plans based on discussions with the case officer. This includes for following changes.
- Reduction from 9 units to 8 units
 - Improved layout plan
 - Suitable parking for each dwelling
 - Proposed areas of planting and hedging for improved habitat creation

- 1.5 The application is supported by a suite of drawings and the following supporting documentation:
- Design & Access Statement
 - Ground Investigation Report
 - Ecological Appraisal (Jan 2018)
 - Green Network Statement

2. Site and Surroundings

- 2.1 The 0.25ha application site is located within the built up area of Telford and is sited on Mill Lane (private road) on the outskirts of Wellington town centre located 0.5miles to the west. The site is located immediately to the south of The Old Hall School, which is part of Wrekin College and which has associated extensive sports fields to the north of the site. Access to the site is via the private road off Waterloo Road to the west which also serves a terrace of 4 dwellings (Golf Links Cottages) and a detached dwelling house (Cottage Farm) located directly opposite the site. There is informal parking to the front of the terraced units. To the south of the site is a public right of way which runs east to west adjacent to the southern edge of the site. This separates the site from an embankment leading down to the railway line. A public foot bridge (Junction Bridge) across the railway line is located immediately to the south of the right of way and continues as Mill Lane on the opposite side where it eventually connects with the junction with Regent Street.
- 2.2 The application plot is largely overgrown and unmaintained private land enclosed by metal fencing and is not accessible to the public. The land is designated as Green Network in the Telford & Wrekin Local Plan. There are a few small trees and hedging towards the eastern edge of the site none of which are of sufficient value or public amenity to warrant protection. In the southern part of the site there is the remains of a dilapidated barn building.
- 2.3 The site lies in a sustainable location, on the outskirts of Wellington town centre with excellent links to public transport which provide connections to Telford, Shrewsbury and the wider area.

3. RELEVANT PLANNING HISTORY

- 3.1 TWC/2015/1151 - Outline application for a maximum of 5 dwellings and access with all other matters reserved – Outline Granted 23/02/2016
- 3.2 TWC/2013/0417 - Reserved matters application for the erection of 2no. detached dwellings - Reserved Matters Granted - 26/07/2013
- 3.3 TWC/2010/0068 - Application to replace extant Planning Permission W2007/1132 for residential development (outline application) Outline Granted - 12/05/2010
- 3.4 W2002/0635 - Residential Development (Outline) - Outline Granted - 04/10/2002

- 3.5 W2007/1132 - Residential Development (Outline) - Outline Granted - 16/10/2007

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Telford & Wrekin Local Plan (2011-2031) (TWLP)
- SP1: Telford
- SP4: Presumption in favour of sustainable development
- HO1: Housing requirement
- HO2: Housing site allocations
- NE2: Trees, hedgerows and woodlands
- NE6: Green Network
- 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 College Ward: Object:
Development encroaches onto Green Network and is a favourite walk for local dog walkers. College Ward has lowest green space per capita in borough which would be degraded by this development. Also raises concerns of traffic congestion, particularly due to location near to schools. Request made to call in application to planning committee.
- 5.3 Ecology: Support Subject to Conditions
The Ecology Officer original raised objections on grounds that the scheme failed to demonstrate how the development will prevent impact upon the Green Network how the scheme will 'promote the preservation, restoration and re-creation of priority habitats and ecological networks' as required by paragraph 117 of the National Planning Policy Framework. Following the submission of further amended plans, including the creation of an additional mixed species hedgerow along the southern boundary, the Officer has now removed their objections and now supports the development subject to conditions including the submission of a lighting plan and for the erection of 6 artificial nesting/roosting boxes. Standard Informatives also suggested.
- 5.4 Highways: Comment:
No objections to the proposal which does not fall on part of the adopted highway network. The development will not adversely affect any part of the adopted highway network in terms of safety or inconvenience to road users.
- 5.5 Drainage:

Scheme for foul and surface water to be submitted prior to the commencement of development along with a SuDS management plan for any appropriate feature.

- 5.6 Environmental Health (Contaminated Land): Support Subject To Conditions: Conditions required for the submission of an investigation and risk assessment, in addition to any assessment provided with the planning application, to be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- 5.7 Network Rail: Comment
No objection, however, the applicant should liaise directly with Network Rail's Asset Protection Team to set up a Basic Asset Protection Agreement.
- 5.8 West Mercia Police: Comment
Applicant should aim to achieve the Secured by Design award status for the development.
- 5.9 Shropshire Fire Service: Standard Informative

Neighbours and local groups

- 5.10 Neighbouring occupiers have been consulted and a site notice was erected. Objections have been received from 8 individual addresses summarised on the following grounds:
- Overdevelopment
 - Loss of green space
 - Lack of parking
 - No pavement – risk to pedestrians and walkers
 - Congestion – number of vehicles
 - Loss of privacy/nearness
 - Issues with existing water main to site
 - Concerns about building works

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
 - Impact upon Green Network
 - Scale, Design, Layout and Impact upon Neighbouring Occupiers
 - Highways
 - Drainage
 - Noise from school and railway

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 the Telford & Wrekin Local Plan and its policies. The NPPF is a material consideration to also take into account.
- 6.3 Of particular relevance to this site is a live outline planning consent (valid until 23/02/2019) that was granted for the erection of 5 dwellings on an area forming around 3 quarters of the current application site. This application is a material consideration and must be given significant weight in determining this application given that this outline consent remains valid for a further 9 months in which time a reserved matters application could be made and would be supported subject to the scale, design, layout and landscaping being acceptable. The current submission extends the red line boundary of this previously approved site to the south west and the area where the dilapidated barn building is located. In addition, there have been several previous consents relating to part of the application site.
- 6.4 The application site is located within the built up area of Telford and within walking distance of the core shopping area of Wellington and its bus and train stations. The development is therefore considered to be in a sustainable location close to a variety of shops, schools and services in addition to access to public transportation including bus services and Wellington Train Station.
- 6.5 Policies SP1 and SP4 of the TWLP support development within the urban area of Telford except where any adverse impact of granting permission would significantly and demonstrably outweigh the benefits of the development. In this instance, although the site is located with a suitable, sustainable location, it is designated as Green Network. Green Network designation does not automatically determine that the Council will not support development. Instead, the Council will only support new development within the Green Network where it identifies, protects and enhances the Green Network and its functions. Where adverse impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network and its functions. The principle of development is therefore acceptable subject to the technical implications of the site including the scale and design of the development and the impact upon the Green Network.

Impact upon Green Network

- 6.6 The majority of the application site is designated as Green Network within the Telford & Wrekin Local Plan. The site was not included as Green Network within the now superseded Wrekin Local Plan and when the current live planning permission was granted in 2016.
- 6.7 Appropriate consideration must be given to the most recent consent which would, subject to the submission and approval of a reserved matters application, result in the erection of 5 dwellings on this site which is now

Green Network and where it would not be a requirement to provide any enhancements. This is a material consideration and also provides the developer with a 'fall-back' if the proposed scheme is not approved. It should also be noted that a small portion of the site to the south west corner, including the site of the former barn building remains outside of the Green Network designation.

- 6.8 The site itself remains private land and is fenced off on all boundaries without public access. Views into the site are made through the metal fencing which enclose the site. Historically, the site and its boundaries were fairly well maintained but since the submission of application for development on this site approximately 10 years ago, the site has not been well maintained which has resulted in it becoming largely overgrown. In addition, the former barn building on the site has become dilapidated. As concluded in the submitted Ecology appraisal and supported by the Council's Ecology specialist, the site is of particularly low ecological value providing only some potential for nesting birds and reptiles but no suitable features for bats or other protected species.
- 6.9 Following discussions between the developer and the Council's Ecologist, further plans and details have been submitted in support of the application demonstrating how the proposal will help provide improved landscaping and habitat including new trees and shrubs and in particular, the creation of a new hedgerow along the southern edge of the site. The applicant is also agreeable to conditions to provide the erection of 3 bird boxes and 3 bat boxes within the site. The Ecologist is therefore satisfied that the proposed development identifies the ecological value of the site, enhances the Green Network and overcomes any negative impacts.
- 6.10 For these reasons and in consideration of the live planning consent on this site which is a material consideration, Officers are satisfied that the proposed ecological mitigation measures will off-set the loss of Green Network in this instance. The proposal therefore complies with policy NE 6.

Scale, Design, Layout and Impact upon Neighbouring Occupiers

- 6.11 Policy BE1 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.
- 6.12 Officers are satisfied that the scale and design of the proposed development is acceptable in this instance and would not result in the overdevelopment of this site. The submitted site plan demonstrates a scheme that provides a mixed scheme of 2, 3 and 4 bedroom houses with each property afforded appropriate levels of parking and amenity space. In addition, the proposed development provides good sized areas of landscaping and planting to the frontages, with some areas providing improved habitat. Officers are of the view that the visual appearance of this development would be a significant

improvement on what is currently a site of largely unmaintained scrub and a dilapidated former barn building.

- 6.13 The proposed house designs are appropriate and provide a mix of architectural details including window surround details, bay windows and brick detail to eaves. The proposed development would provide an attractive well landscaped development that would form a suitable addition to this site.
- 6.14 The density of the proposed development is 32 dwellings per hectare (dph) which has taken into account the character of this particular location and acknowledges the need to provide additional soft landscaping.
- 6.15 Notwithstanding concerns raised that the development would be to the detriment of walkers who regularly use this route, the development would not prevent the continued use of Mill Lane as a pedestrian route. Additional planting is proposed along the frontage with Mill Lane with the proposed dwellings set approximately 15m back from the site boundary. As a result, the dwellings would not appear overbearing or dominant to passers-by and would be partly screened by proposed planting.
- 6.16 Officers note the concerns raised by the occupier of Mill Farm Cottage to the west of the site on grounds of loss of privacy and nearness. There would be a minimum distance of approximately 16m from the front elevation of plot 2 and the boundary with this neighbouring house and a minimum distance of approximately 30m between building faces including the front of plot 2 and the side elevation of plot 8. As such, Officers are more than satisfied that there would be no adverse impact upon the occupiers of the nearest occupier by loss of privacy in this instance.
- 6.17 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.

Highways

- 6.18 As with the live outline consent for 5 dwellings, the application site utilises the existing right of access off Waterloo Road to the west. The Lane is not adopted highway and as such, the Council's Highways Officer raises no objection to the access arrangements of this proposal. It is not considered that the current proposal for 8 dwellings would not have any significant impact upon the local highways network although it is acknowledged that there would be more vehicles using Mill Lane which is also used by pedestrians. Given the nature of the road, it is relatively low speed and in this instance, officers do not consider that there would be any pedestrian safety implications on this private land. A condition will be attached to ensure that the areas for parking and turning are properly laid out prior to first use. A site environmental management plan will also be requested in order to control development operations.

Drainage

- 6.19 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.

Noise from School and Railway

- 6.20 Given the close proximity of the application site to the school and the railway line, a condition will be attached for the submission of a noise survey in order to determine what mitigation measures are required to the proposed dwellings. The mitigation measures will need to be installed in accordance with this guidance and a further assessment will need to be carried out prior to first occupation to ensure the features have had the desired noise reducing affect. If not, further mitigation will be required until it can be demonstrated that noise levels are acceptable.

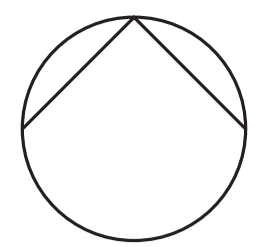
7. CONCLUSIONS

- 7.1 The proposed development would be in a sustainable location close to the district centre of Wellington. It has been determined that despite the recent Green Network designation of the site, it is of little public amenity or ecological value. Enhancements through planting and habitat creation put forward as part of this scheme ensures the development complies with Green Network policy NE6 of the TWLP. Furthermore, the existing live consent can still be implemented regardless of the Green Network designation and this fall-back position is a material consideration. The development would provide a mix of 2, 3 and 4 bedroom units of an acceptable scale and design and the site layout respects the character of the area without being overdevelopment of the site and without any adverse impact to the amenities of neighbouring occupiers.
- 7.2 Notwithstanding the objections received and taking into account recent planning history which includes a live outline planning consent for 5 units, it is considered that the proposal is compliant with local planning policy outlined above and the guidance contained within the National Planning Policy Framework.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended to **GRANT PLANNING PERMISSION** subject to 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
 3. Landscaping Conditions
 4. Highway Conditions
 5. Drainage Conditions

6. Ecology Conditions
7. Noise Survey and Mitigation
8. Development in accordance with plans
9. Removal of permitted development



LANDSCAPING KEY

- A Tilia Cordata
- B Crataegus Monogyna
- C Viburnum Opulus, Cornus Sanguinea, Corylus Avellana
- B Bin area



NOTES
 Do not scale from this drawing
 All measurements to be checked on site

Revision	Description	Date
A	Units 4, 5 and 6 realigned	02.01.18
B	Minor amendments	18.01.18
C	Patios and bin areas added	29.01.18
D	Hedge added to southern boundary	17.04.18

project
 LAND OFF MILL LANE

project no.
 -

client
 ST LAURENCE HOMES LTD

drawing
 PROPOSED SITE PLAN

drawing no. **revision**
07 **D**

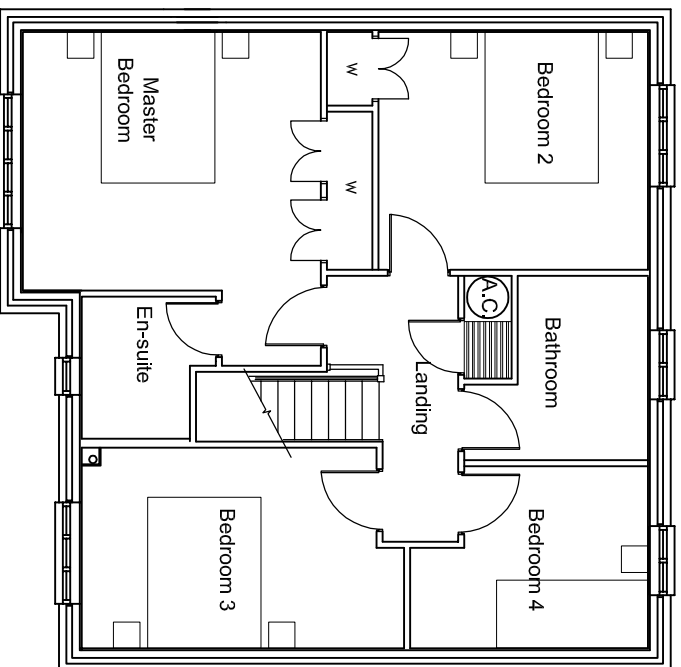
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 AB

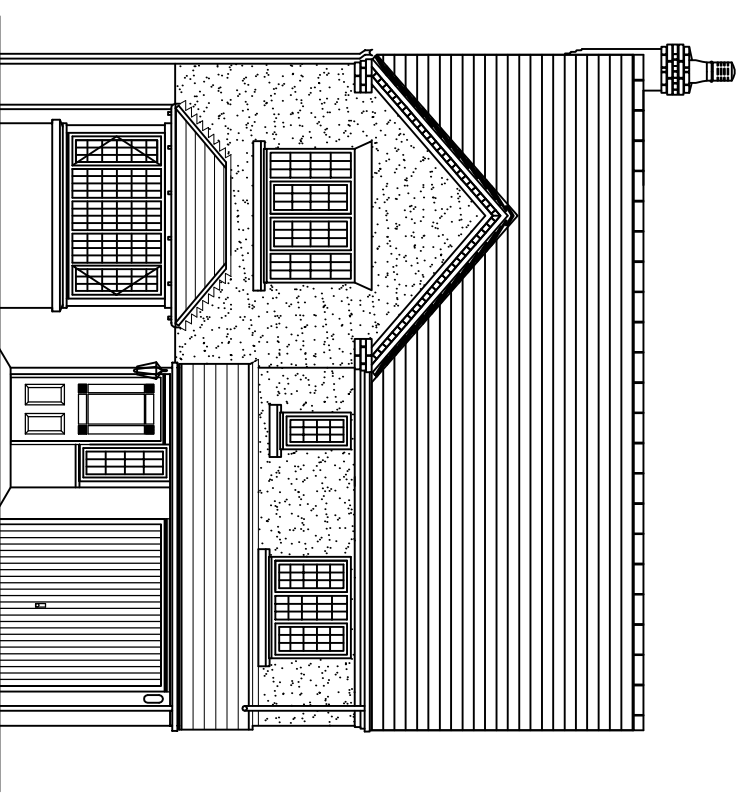
MOSS. CO. LLP.

BROOKSIDE - PLEALEY - SHREWSBURY - SY5 0UY
 TEL 01743 792985
 E-mail - graham@mosscompany.co.uk

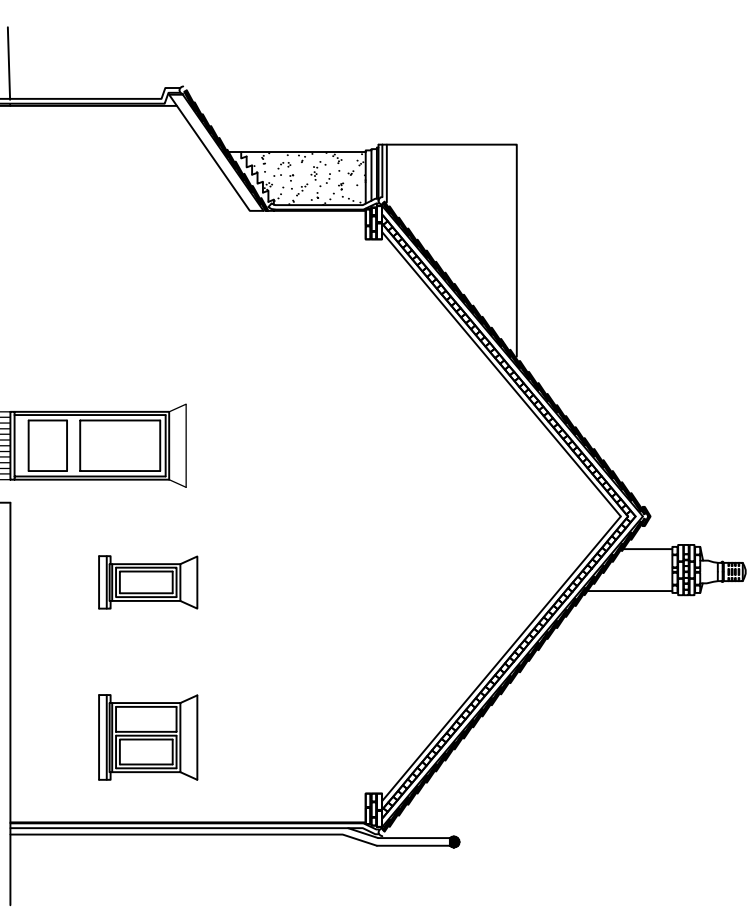




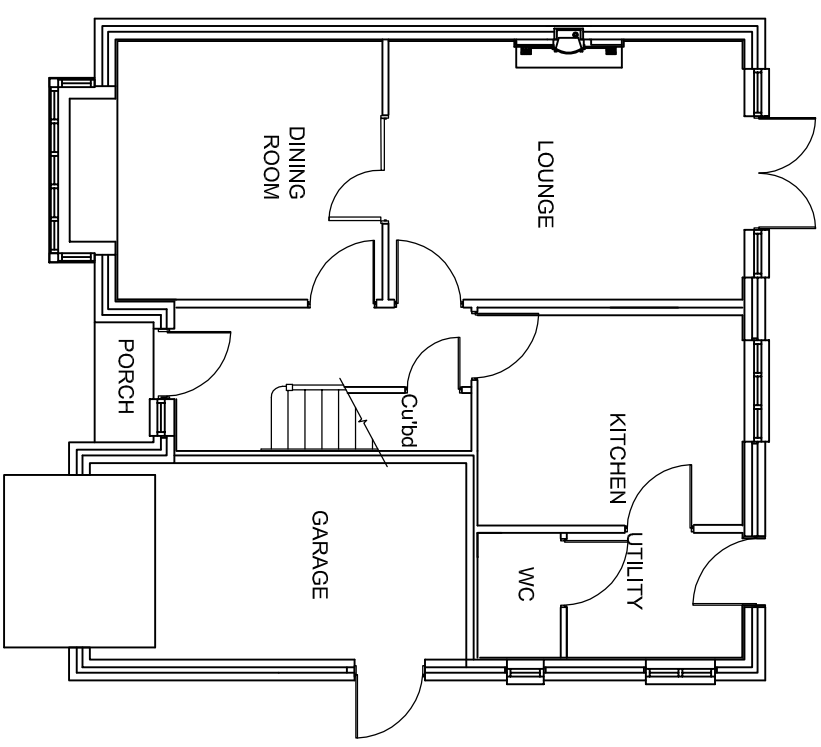
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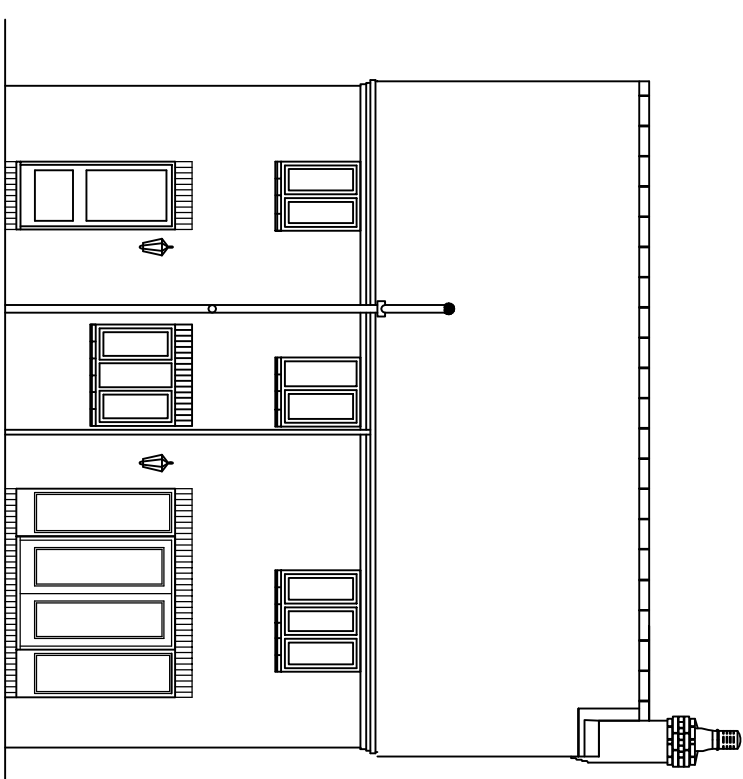
FRONT ELEVATION



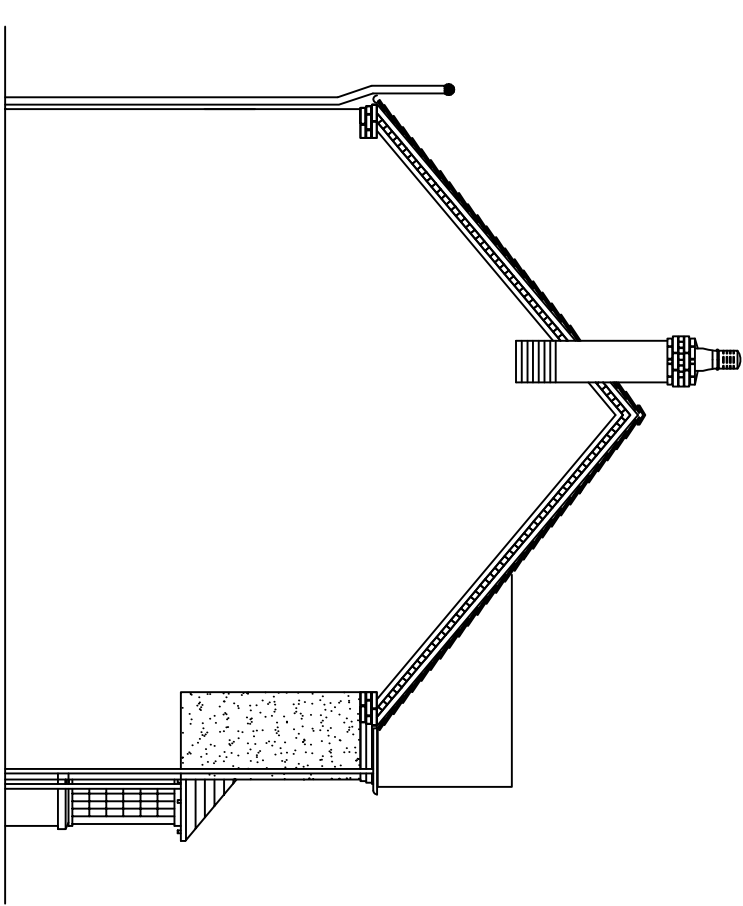
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GROUND FLOOR



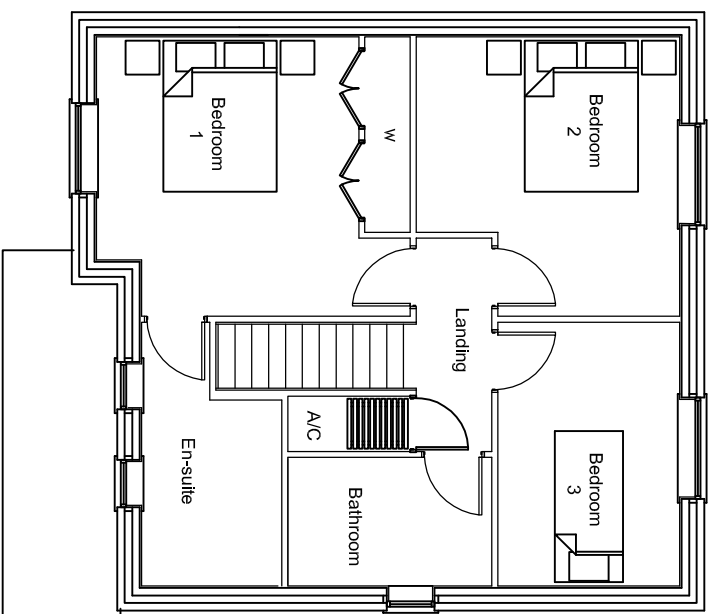
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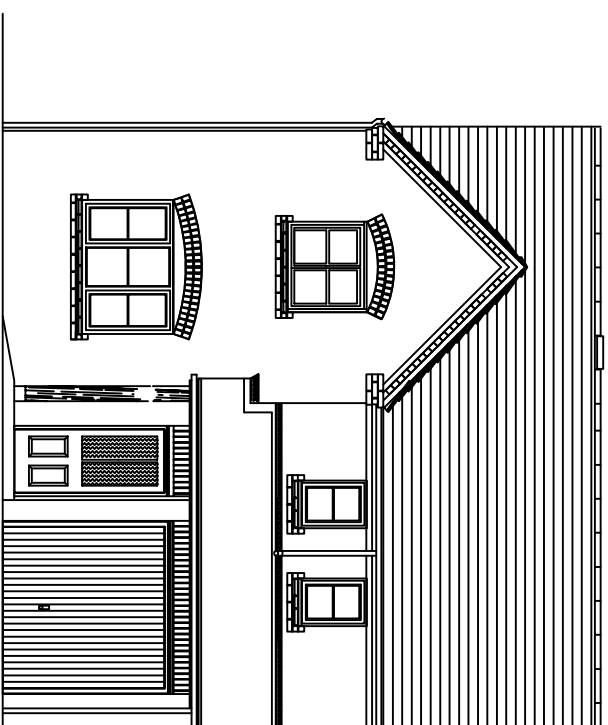
SIDE ELEVATION

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 SHREWSBURY. SY1 1JT

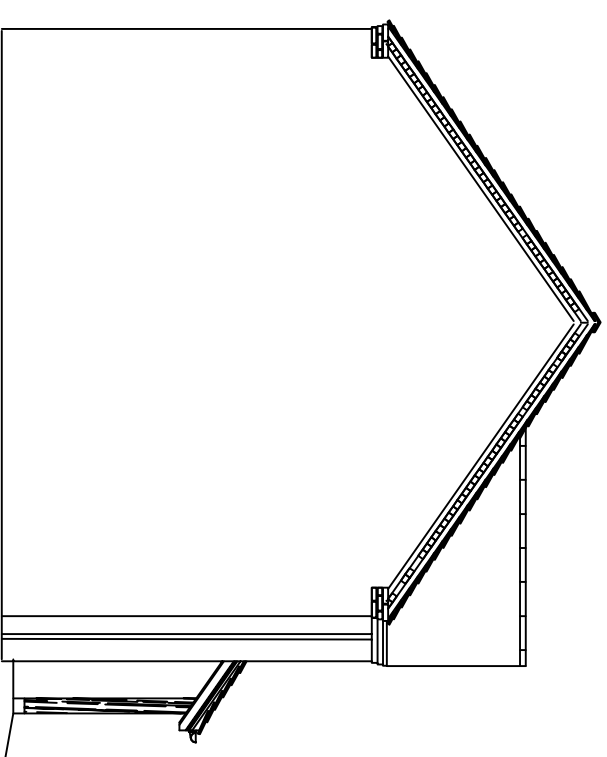
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			DWG No. SLH-1-3	DATE Sept 2017		
			DRAWN	CHECKED		



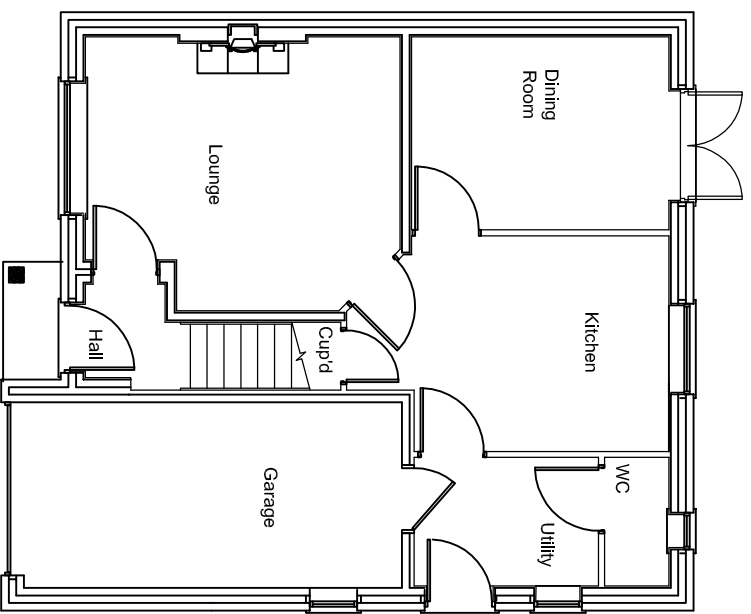
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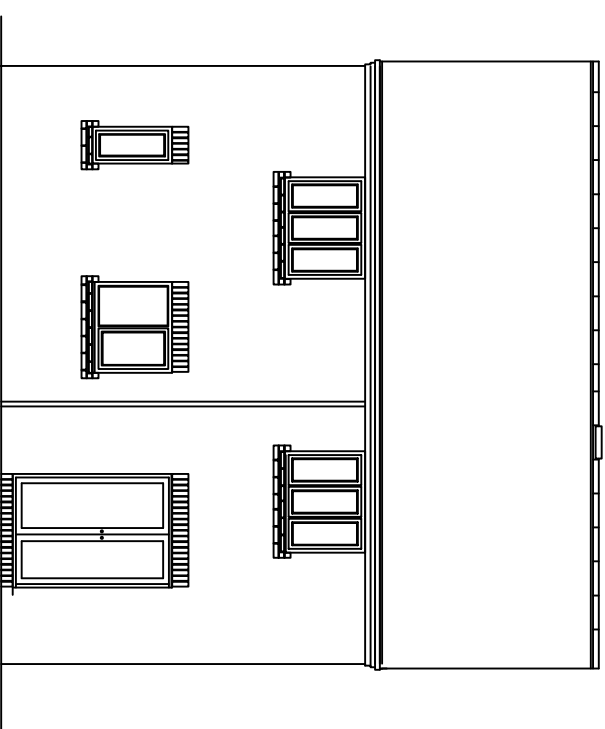
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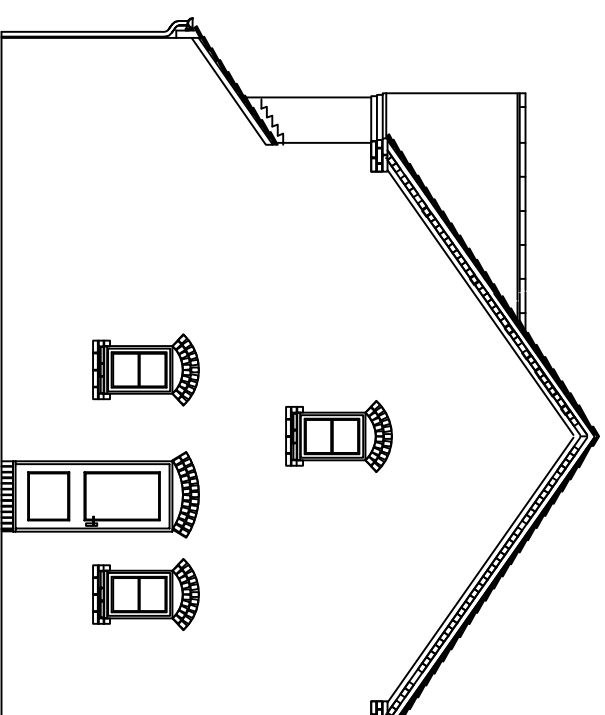
SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

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CHECK'D

DATE

REVISION

JOB Mill Lane
 Telford
 Shropshire

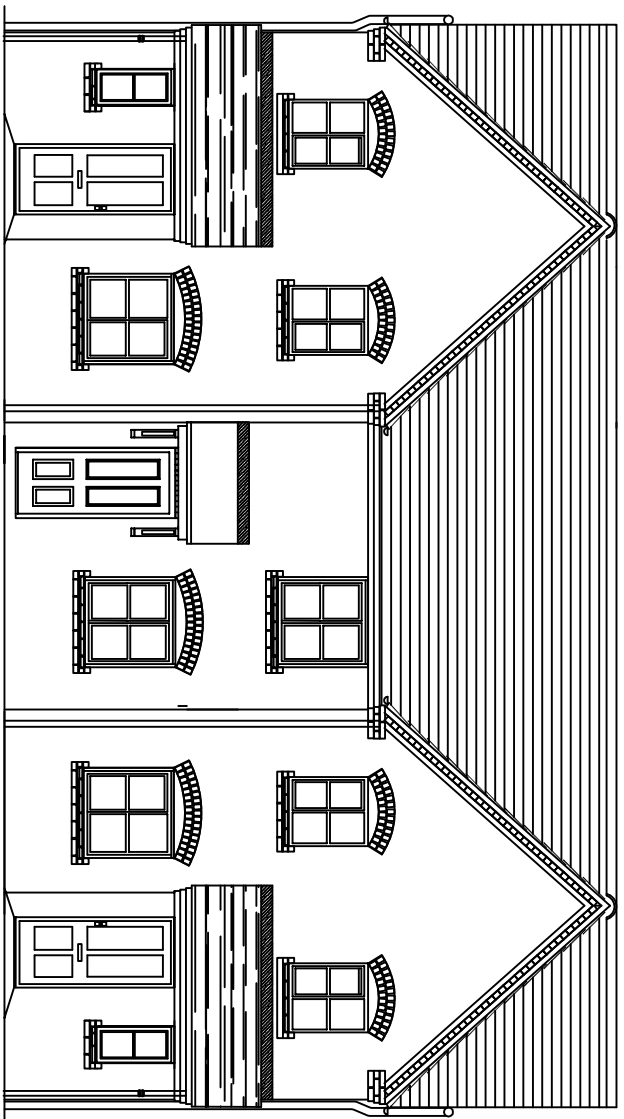
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 Plot 2

DWG No. SLH-1-3
 DRAWN

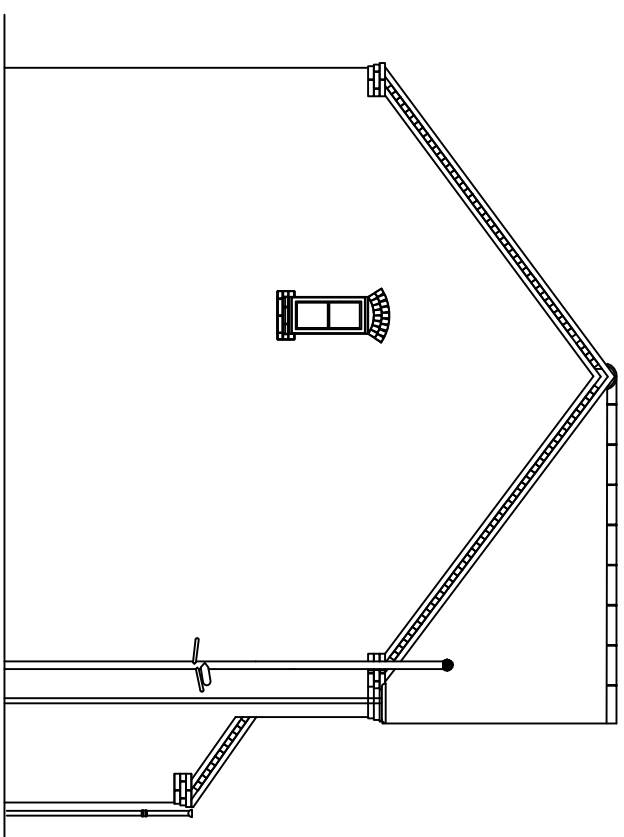
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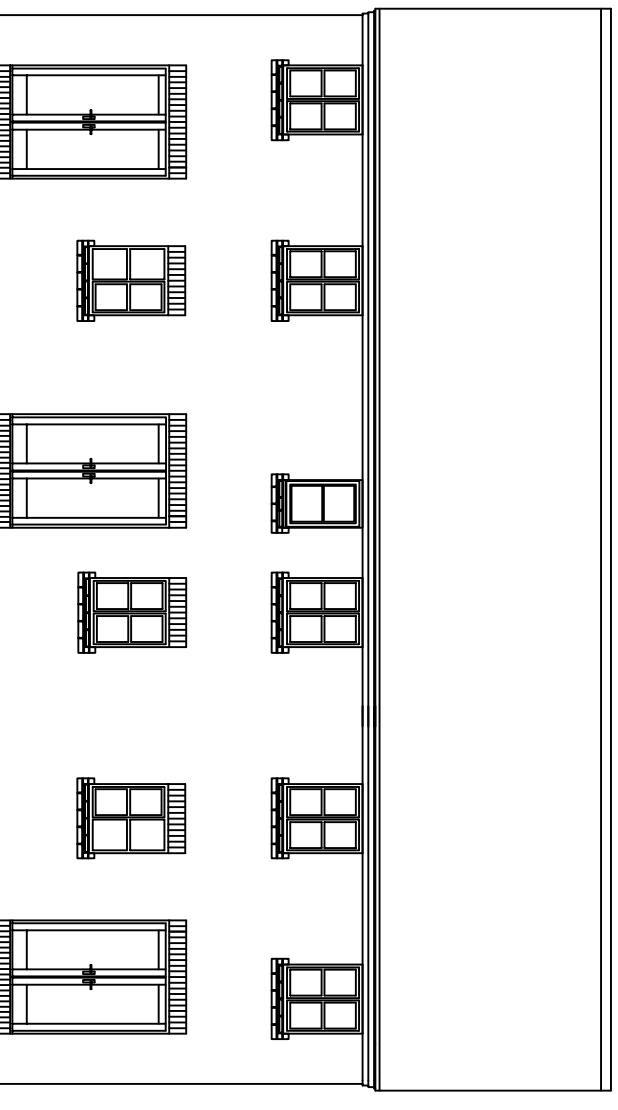
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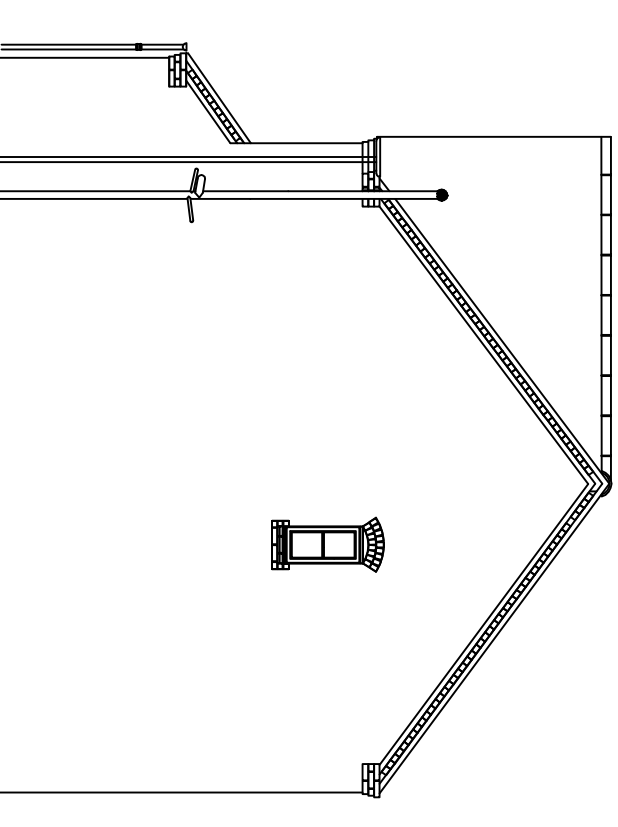
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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 SHREWSBURY. SY1 1JT

REVISION		DATE	CHECK'D	JOB	TITLE	SCALE	REVISION
				Mill Lane Telford Shropshire	Berwick & Belgrave House types Plot 4, 5 & 6 Elevations	1:100	REVISION BY
DWG No. SLH-1-6		DATE Sept 2017	CHECKED	DRAWN			

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE – 23 MAY 2018

TREE PRESERVATION ORDER 2018

REPORT OF THE ASSISTANT DIRECTOR: GOVERNANCE, PROCUREMENT & COMMISSIONING

C

1.0 PURPOSE

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

2.0 RECOMMENDATIONS

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

Borough of Telford & Wrekin (Trees within the grounds of; 23 Wellington Road, Muxton, Telford, TF2 8NG) Tree Preservation Order 2018

3.0 SUMMARY

- 3.1 On 17th January 2018 a provisional Tree Preservation Order was made in respect of one Monkey Puzzle Tree (identified as **T1** on the appended map – **Appendix 1**) and three Scots Pine trees (identified as **G1** on the appended map as Appendix 1) at 23 Wellington Road, Muxton
- 3.2 On 26th February 2018 an objection to the TPO was received from the owner of the property in respect of the Monkey Puzzle Tree (**T1**).

4.0 PREVIOUS MINUTES

- 4.1 None.

5.0 INFORMATION

5.1 Details of Objection

A copy of the letter of objection is attached to this report as **Appendix 2**

5.2 Response of Arboricultural Officer

The response of the Arboricultural officer is attached as **Appendix 3**

6.0 EQUALITY & DIVERSITY

- 6.1 Not applicable.

7.0 ENVIRONMENTAL IMPACT

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

8.0 LEGAL COMMENT

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

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

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

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

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

9.0 LINKS WITH CORPORATE PRIORITIES

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

10.0 FINANCIAL IMPLICATIONS

10.1 There are no financial implications for the Council.

11.0 WARD IMPLICATIONS

Muxton Ward


12.0 BACKGROUND PAPERS

12.1 Borough of Telford & Wrekin (23 Wellington Road, Muxton, Telford, TF2 8NG) Tree Preservation Order 2018

For further information, please contact Ian Ross – (Team Leader Places) or Eileen Griffin – (Solicitor) on 01952 383255.

ian.ross@telford.gov.uk or Eileen.griffin@telford.gov.uk



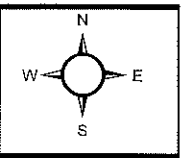

Telford & Wrekin
 COUNCIL
 Environmental Maintenance
 Granville House
 St Georges Road
 Telford
 TF2 7RA

Title: Trees within the grounds of;
 23 Wellington Road
 Muxton
 Telford
 TF2 8NG

Scale:
 1:1,250

Date:
 17/01/2018

Drawn By: G. Onions



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21/02/2018

Stacey Worthington
Addenbrooke House
Ironmasters Way
Telford, TF3 4NT

Dear Stacey Worthington:

I am writing in reference to a provisional Tree Preservation Order made on a number of trees within the grounds of my home. Ref: TPO 167.

My comments are in relation to the Chilean Pine only, I have no comments regards the Scots Pine located at the front of the property.

As stated in your letter the Council have made the order on the grounds that the trees are worth preserving for their current visual amenity. I would suggest that in the case of the Chilean Pine this is invalid as the only view of this tree is from within my property. It cannot be seen from any location outside the grounds therefore I would object that it serves as a visual amenity to the public.

The tree is the final 3rd of its lifespan, and a TPO has never been made in 100 plus years of its existence, likely due to the fact that it is only visible by the homeowner. I have recently submitted a pre-application for planning on my land and feel that the TPO on this specific tree would harm the potential development plan and benefit this could bring to the community, which is contrasted by the potential of placing a TPO on this tree, which would bring no additional benefit to anyone external to the plot.

Please give consideration to my above comments before a decision is made on whether to confirm the Order. I eagerly await your response.

Sincerely,

Stuart Tomlinson



Telford & Wrekin
COUNCIL

Appendix 3

Angie Astley Assistant Director of Neighbourhood & Customer Services
Environment and Neighbourhood Services
Neighbourhood and Customer Services
Addenbrooke House
Ironmasters Way
Telford
TF3 4NT

Your Ref: TPO 167

Telephone: 01952 384384
Our Ref: TPO 167

Date: 2nd of March 2018

Dear Mr Tomlinson,

In response to your letter of objection regarding the TPO placed upon the Monkey Puzzle tree and the three Scots Pine trees, within the grounds of your property 23 Wellington Road.

As you have no objection to the preservation of the Scots Pine trees, my response will focus solely on the Monkey Puzzle Tree.

The Monkey Puzzle has grown taller than the adjacent dwelling 21 Wellington Road. Consequently, the tree is evident from a number of perspectives, within the surrounding area and not just as stated the curtilage your property.

The tree is an evergreen and presents year round colour within the street scene. It can be seen from the junction of School Road and Wellington Road and is evident whilst travelling eastward along Wellington Road toward Honnington & Lilleshall.

It is also able to be seen from the Shell garage and the adjacent McDonald's restaurant and car park. There are also views of the tree from the properties in Kingsley Drive and Chiswick Court. Therefore, the tree does have a public amenity value

A tree preservation order has never been made upon the tree, as it has never been under threat of removal. In this case, it was expedient to preserve the tree within the landscape to ensure that it contributes to the street scene and the proposed development, if it were granted consent.

With regard to the life span of the tree, I am afraid that I do not agree that it is in the final third of its life. Monkey Puzzle trees originate from Chile, where numerous trees can be found that are a thousand years of age, or older. The oldest 'Auracaria Madre' is growing in Conguillio National Park and is estimated to be around 1800 years old.

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Monkey Puzzle trees were first introduced into Britain by Archibald Menzies around 1792, the oldest of these are planted in Bicton Park Botanical Gardens, Salterton and Belvoir Castle, Leicestershire. These were planted around 1844 and 1832 respectively.

Therefore, I believe the Monkey Puzzle tree in question is worthy of preservation within the landscape as it stands to contribute to the street scene in which it is growing for many years to come.

Yours sincerely (or faithfully as appropriate)

Gavin Onions
Tree and Woodland Officer





