



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date **Wednesday, 5 September 2018** Time **6.00pm**
Venue **Meeting Room G3/G4, Addenbrooke House, Ironmasters Way, Telford TF3 4NT**

Enquiries Regarding this Agenda:

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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 C F Smith (**Chair**), C R Turley (**Vice Chair**),
N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, L A Murray,
S J Reynolds and P Scott

Substitutes: Councillors E A Clare, G H Cook, J A Francis, E J Greenaway,
K R Guy, R T Kiernan, K S Sahota, 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
15 August 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 **Deferred/Withdrawn Applications**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.

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PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee held on
Wednesday, 15 August 2018 at 6.00pm at The Whitehouse Hotel, Watling
Street, Wellington, Telford TF1 2NJ**

Present: Councillors C F Smith (Chair), N A Dugmore, I T W Fletcher, N C Lowery, J Loveridge, L A Murray, S J Reynolds P J Scott and C R Turley

PC-013 Apologies for Absence

None.

PC-014 Declarations of Interest

Cllr S J Reynolds declared an interest in TWC/2017/0296 as he was a Member of Oakengates Town Council but had taken no part in any discussions on this matter.

PC-015 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 13 June 2018 be confirmed and signed by the Chairman.

PC-016 Deferred/Withdrawn Applications

TWC/2018/0185 - Land corner of Colliers Way/Rock Road, The Rock, Telford, Shropshire.

RESOLVED – that this item of business be deferred for one cycle for further re-consultation.

PC-017 Site Visits

None.

PC-018 Planning Application for Determination

- a) TWC/2017/0296 – Site of Former Eden Complex, Telford Snooker Centre, Canongate, Oakengates, Telford, Shropshire

This was an application for outline permission for a residential development to include access with all other matters reserved on the site of the former Eden Complex, Telford Snooker Centre, Canongate, Oakengates, Telford.

This application had been called in by Oakengates Town Council and an update report was tabled at the meeting.

Councillor J Lavery spoke against the application on behalf of Oakengates Town Council who raised concerns regarding the development being out of keeping with the surrounding area, egress, height of the building and domination of the surrounding landscape, highway safety, congestion, and parking.

Mr D Humphreys spoke on behalf of Mr M Vout, Applicant's Agent, who was unable to attend at the meeting. He informed Members that with regard to noise, this could

be addressed with conditions. Concerns regarding the design, position and density of the development would be taken on board. This site was close to amenities and public transport and was a sustainable development which adhered to the Local Plan.

During the ensuing debate, some Members felt that this area was in need of re-development and although in support, were disappointed that there were no indicative plans showing elevations, scale and massing and raised concerns regarding the height of the development, access, speed of traffic and parking. Other Members felt that this would be a suitable site for dementia care or assisted living and raised concerns regarding a six storey building. Some Members felt that this development was out of keeping with the area and raised concerns regarding the nearby industrial estate, the A442 Eastern Primary and the effects of the nearby cemex aggregates site, overlooking, highway and traffic issues.

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

RESOLVED – that in respect of Planning Application TWC/2017/0296 that Outline Planning Permission be granted subject to the conditions and informatives contained in the report and the update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

b) TWC/2017/0882 – Recycling House, Rock Road, Ketley, Telford, Shropshire TF1 5HW

This application was from a new operator for the variation of various Conditions. Condition 1 (revised site plan), Condition 9 (1 modern wheel wash), Condition 11 (opening hours), Condition 16 (clarification of type of waste) and Condition 17 (importation limit) and removal of Condition 31 and 32 (minshafts and landscaping) (previously discharged) relating to Planning Permission W2005/0906.

A site visit had taken place on the afternoon prior to the meeting and an update report was tabled at the meeting.

Councillor S Millward-Thomas spoke against the application on behalf of Ketley Parish Council who raised concerns regarding the increase of working hours and its enforcement, highway safety and suitability, traffic congestion, impact on the safe school walking route, mass waste left by the previous occupiers, vermin and the impact on local residents.

Councillor J Seymour read out a statement on behalf of Councillor J Francis, Ward Councillor, who was unable to attend at the meeting. She raised concerns regarding highways and traffic and the impact of the size of HGVs and tonnage, impact and safety of nearby schools and their safe walking route, noise and disturbance, dust and the impact on the local residents and amenities.

A member of the public spoke against the application and raised concerns regarding the suitability of the road, increased throughput, HGVs, lack of footpaths, highway safety and health implications.

Mr P Bond, Applicant's Agent, spoke in favour of the application. A noise assessment had been undertaken, vehicles movements at 6am would only be leaving the site, no addition to the 50 in and 50 out HGV vehicular movements,

improvement and clearing of the current site, Incinerator Bottom Ash is a dense moist material arriving on site and there was no justifiable reason to refuse.

The Planning Officer explained to Members that following the agreement to a revised site drainage scheme, an amended layout plan was awaited. The previous operator (Greenways) had been an interim measure.

During the ensuing debate some Members raised concerns with regard to the highways along Rock Road and Waterloo Road and asked if a 20mph speed order or a weight restriction could be introduced. Other Members felt that this application was challenging as the principle had already been established but that there were several concerns with regard to highways, air pollution, the amendment to condition 17, weight and size of vehicles, safety of pedestrians, existing access, increased working hours, incinerator bottom ash, impact on residents and the impact on drainage and watercourses. Some Members felt that there were some positives from the application such as creation of jobs and the clean-up of the site but there were still concerns with regard to the variation of all the conditions.

The Highways & Building Control Manager advised Members that with regard to the highway issues about the condition of the road that an assessment and prioritisation process was undertaken, but highways had suggested an option to seek monies from the developer to contribute to the works. With regard to the 20mph speed limit there were Government guidelines that had to be adhered to and any change would be subject to the support of the police but the Council was putting a priority towards 20mph speed limits outside schools. There was currently traffic calming and speed cushions through this area, but this site would be put forward to the Highways Department for consideration. With regard to the weight limit, there were two classes – structural and environmental. Structural weight limits were for physical restrictions such as a low bridge and environmental weight limits stopped HGVs using the route as a short cut but had to still allow access to existing properties/businesses. While a structural weight limit would not apply to this area, and it is unlikely there is significant through movements of HGVs, the Highways Department would be asked to consider the appropriateness of an environmental weight restriction

Upon being put to the vote it was, by Chair's casting vote:-

RESOLVED – that in respect of Planning Application TWC/2017/0882 delegated authority be granted to the Development Management Service Delivery Manager to grant Planning Permission to vary conditions 1, 9 and 16 and to remove conditions 31 and 32 (but not agreeing to vary conditions 11 and 17) subject to

- i Any associated necessary changes to other conditions to reflect any knock on effects of the agreed changes, and;**
- ii Receipt of an amended layout plan for condition 1**

c) TWC/2018/0361 – Land South of Field Gate House, 66 Back Lane, Tibberton, Newport, Shropshire

This was a full application for the erection of 6 no. dwellings on land South of Field Gate, 66 Back Lane, Tibberton, Newport, Shropshire. Access would be off Back Lane.

This application was deemed suitable under Policy HO10 of the Telford and Wrekin Local Plan and the pond and the trees would be retained as they did not form part of the site. This application was before Members due to the S106 Agreement for £1,200 towards the improvements of the Public Right of Way and £3,000 towards a Traffic & Speed Management scheme on the B5062.

During the ensuing debate some Members felt that this was an appropriate development with architectural features that suited the local vernacular and has been designed positively and respectfully without impacting on wildlife. Other Members were happy to support the attractive development.

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

RESOLVED - that in respect of Planning Application TWC/2018/0361 that delegated authority be granted to the Development Management Service Delivery Manager to grant Planning Permission subject to the following:

- a) **The applicant entering in to a Section 106 Agreement with the Council for financial contributions towards:**
- **£1200 towards the improvements of the Public Right of Way which runs from Plantation Road to the Primary School, and**
 - **£3000 towards a Traffic & Speed Management scheme on the B5062.**
 - **All monies to be index linked from the date of committee.**
- b) **the conditions and informatives contained within the report (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management).**

PC-019 TWC/2017/0941 – Land West of Castle Farm Way, Priorslee – For Information Only Report

The Legal Advisor updated Members on the current position with regards to Planning Application TWC/2017/0941 with regards to the position in respect of the education contribution approved by Members on 21st March 2018.

This items was for information only and no public speaking or debate took place.

The Chair informed Members that this was going to be the last Planning Committee for D Fletcher, Development Management Service Delivery Manager, K Stephens, Local Planning Authority Team Manager and E Griffin, Legal Advisor who were leaving the Council. A vote of thanks was given for their hard work and commitment to the Planning Committee over the last few years.

The meeting ended at 7.33pm

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

5th September 2018

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2018/0067 Land rear of garages to 35-39 Reynolds Wharf, Coalport, Telford, Shropshire Replacement of existing wooden spindle rails with glass screens to existing decking with additional steps to the river bank, installation of 2no. large garden parasols and replacement gates (Retrospective) **9**

TWC/2018/0185 Land corner of Colliers Way/Rock Road, The Rock, Telford, Shropshire Erection of bar and restaurant with the creation of new access, associated parking and landscaping **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/2018/0067

Land rear of garages to 35-39 Reynolds Wharf, Coalport, Telford, Shropshire
Replacement of existing wooden spindle rails with glass screens to existing decking with additional steps to the river bank, installation of 2no. large garden parasols and replacement gates (Retrospective)

APPLICANT

Reynolds Wharf Residents Association, H Reynolds

RECEIVED

24/01/2018

PARISH

The Gorge

WARD

Ironbridge Gorge

OFFICER Martha Louise Fletcher

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR NICOLA LOWERY.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the replacement of existing wooden spindle rails with glass screens to existing decking, with additional steps to the river bank, installation of two large garden parasols and replacement gates at land to the rear of 35-39 Reynolds Wharf, Coalport.
- 1.2 The works have already been undertaken and as such, this application is retrospective. The site is located within the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area.
- 1.3 Planning permission was granted in 2009 (W2009/0864) for an enclosed decked area to the rear of the garages. On the approved plans, the decking area was enclosed with a wooden balustrade. This enclosure was subsequently changed to glass screens and as such, the form of the enclosure is no longer in accordance with the approved plans and requires planning permission.
- 1.4 Planning permission is required for the gate as permitted development rights have been removed from the entire development in regards to fences, gates and walls.
- 1.5 The steps and parasols require planning permission as the Local Planning Authority considers them to constitute development.
- 1.6 As the work has not been carried out within the curtilage of a dwellinghouse, the Article 4 Direction is not applicable in this instance.

2. SITE AND SURROUNDINGS

- 2.1 The site is located within Coalport a settlement located on the north bank of the River Severn opposite Jackfield.
- 2.2 The Reynolds Wharf housing development was approved by the Local Planning Authority in 2001 (W99/0499). The development comprises of a number of dwellings, which vary in scale and design. The development was designed to be sympathetic to the sensitive area in which the site lies.
- 2.3 The works which have been carried out are located on a piece of land to the rear of a detached block of garages which are associated with 35-39 Reynolds Wharf.

3. RELEVANT PLANNING HISTORY

- 3.1 W2009/0864 – Retrospective planning permission for decking – Full Granted on 27/11/2009.
- 3.2 W99/0499 – Erection of 24no. Dwellings and 6 flats, conversion of Nuway building to form 4no. Dwellings and old coffee house to 3no. Dwellings – Full Granted on 24/04/2001.

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework
- 4.2 Telford & Wrekin Local Plan 2011-2031:
 - NE1 Biodiversity and geodiversity
 - NE2 Trees, hedgerows and woodlands
 - BE1 Design criteria
 - BE3 Ironbridge Gorge World Heritage Site
 - BE5 Conservation areas
 - BE9 Land stability
 - ER12 Flood Risk Management

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1 The Gorge Parish Council – Object:
Glass screens inappropriate in World Heritage Site. The locked gate is already the subject of complaints and investigation by TWC and should not be part of this application. The application purports to be from the residents association yet significant number of the residents strongly object.

- 5.2 Cllr Nicola Lowery – Object:
The footpath is currently subject to an application to place it on the Definitive Right of Way Map, however there is no mention of this within the application. It is assumed that the proposal is subject to the Article 4 Direction which removed permitted development rights for certain developments. It is considered that the proposal is not appropriate within the existing riverbank scene. The addition of steps is not in keeping on the riverbank and a more natural approach to the riverbank would have been more acceptable to reduce the visual impact than the glass design proposed. The existing and proposed gate is not appropriate, primarily due to its height which is overbearing given its surroundings and its design, as a more rural proposal to include a lower height would have been more acceptable in design terms. Overall, the replacement of existing wooden spindle rails with glass screens to existing decking with additional steps to the river bank and replacement gates are unsympathetic, contrary to policy BE1 in the Telford & Wrekin Local Plan and would adversely affect the character, appearance and historic environment, within the designated World Heritage Site and Conservation Area.
- 5.3 Arboricultural – No objection
- 5.4 Contaminated Land (Environmental Health) – No comment
- 5.5 Ecology – Comment:
Confirmed that an Ecology Survey had been undertaken by the applicant and confirmed that there are no Otter holts within this location and as such, would not propose a constraint to the planning application. It was requested that a condition was placed on any approval which required the submission of a lighting plan.
- 5.6 Archaeology – No comment
- 5.7 Shropshire Fire Service – Comment:
As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service’s “Fire Safety Guidance for Commercial and Domestic Planning Applications” document.
- 5.8 The Council’s Geotechnical, Drainage and Highways team have been formally consulted on this application however; they have chosen not to provide comments on the scheme.

Local Representations:

5.9 Three neighbours have been formally consulted on the proposal. The Local Planning Authority has received eleven letters of objection and one comment letter. The objections raise the following concerns:

- The proposals are not in keeping with the historic environment (WHS and CA).
- The proposal is causing harm to wildlife.
- There is no mention of the gates on the application forms in the description section. It appears that the gate is to be relocated from its original position.
- Questions whether all of the land subject to this application owned by the applicant?
- The works are modern, unsympathetic and would adversely affect the character, appearance and historic environment, within the designated World Heritage Site and Severn Gorge Conservation Area.
- A wildlife assessment should be submitted in relation to the changes to the decking.
- Object to the colour of the parasols as they are large, stand out and spoil the view from both sides of the river.
- The gate does not form part of the decking or its structural surroundings implied by the description of the application. Object to the gate as it blocks the permissive path.
- The gate is unsightly and does not fit with other fittings in the street and Conservation Area. Article 4(2) mentions removal of existing and erection of new gates. The gate does not match in look and design - colour or height; it is over bearing and not in scale with its surroundings. The original gate did match.
- The gate has an adverse effect on the character of Reynolds Wharf, the open riverbank beyond and surrounding Conservation Area. The gate is much taller than adjoining fences and hedges and of poor quality and appearance.
- All residents of Coalport are affected by this application for the gate. The pathway is an amenity used by Coalport residents. Closing it with this gate is damaging good relations within the village and does not have the permission

of all landowners.

- Local concern that the gate will block what had previously been an accessible route along the line of the old canal. There is local support for an application for a Definitive Map Modification Order.
- The LPA should recognise local concern. The senior Rights of Way Officer is gathering support for this application and should be consulted.
- The gate is not part of the decking or access to the river bank at the back of the garages, but is for access to and from the Reynolds Wharf estate, and not on “land at the rear of garages 35-39”.
- The gate should not be included within this application as it is not part of the decking. This gate is too tall and, ugly and inappropriate and does not fit in with other features of the estate, low fences and walls etc.; and is very different in style to all existing gates. The proposed key-pad lock also mentioned should not be allowed as it restricts access by residents.
- Inappropriate development in area covered by the Article 4 Direction.
- The design of the wooden enclosure was in keeping with the area and did not have the visual impact that the current inappropriate glass design. The decking appears too obtrusive and of an unsuitable design for the area.
- The steps were not in the original 2009 application. The steps have an unnatural and adverse visual impact. The steps should have been within the topography of the site which would blend with the surrounding area and should utilise the natural slope of the land.
- The gate which blocks a disputed Right of Way. This ongoing issue is relevant to this application and should have been mentioned on the Application Form. In the Design and Access Statement the Applicant states 'There is no public right of way' which is misleading.
- The site is known to be contaminated. Remedial works had to be undertaken when the original development was built and this is now where the decking sits and has its supports buried into.
- Application not supported by any 'land stability reports' by a qualified person.

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 impact on the setting, character and appearance of the Severn Gorge Conservation Area and the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site
- Other matters

The impact on the setting, character and appearance of the Severn Gorge Conservation Area and the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site

6.2 A number of local residents have raised concerns over the impact that the works have on the Severn Gorge Conservation Area and the Ironbridge Gorge World Heritage Site.

6.3 As this application is retrospective, officers have been able to see the works in situ. In relation to the glass balustrade, officers consider this element to be a sympathetic and high quality addition to the decked area. Whilst it is noted that it will be visible from the adjacent River Severn and is of a more modern design than the previously approved wooden balustrades, it is considered to preserve the character and appearance of the Severn Gorge Conservation Area and the outstanding universal value of the Ironbridge Gorge World Heritage Site. The scale and design of the proposal is deemed to be acceptable. This element is considered to be in accordance with Policy BE1, BE3 and BE5 of the Telford & Wrekin Local Plan 2011-2031.

6.4 Whilst it would have been preferable for the steps to be situated within the topography of the river bank, the applicant has confirmed that this was explored and ruled out, as there is nowhere suitable or safe to do this. Once again, it is acknowledged that the steps are visible from across the river, there are other examples of steps (which vary in scale and design) which have been installed on the riverbank within the immediate area. It is considered that on balance, the steps preserve the character or appearance of the Severn Gorge Conservation Area and the outstanding universal value of the Ironbridge Gorge World Heritage Site and as such, this element is considered to be in accordance with Policy BE1, BE3 and BE5 of the Telford & Wrekin Local Plan 2011-2031.

6.5 The garden parasols which have been erected consist of a wooden pole and large red umbrellas. The Local Planning Authority considered that they require planning permission as they are currently bolted down to the decking and as such, are a permanent feature. Officers would like to point out that should the parasols be unbolted from the decking and removed from the area in the winter months when they are not in use, they would not require planning permission and would be considered to be temporary garden paraphernalia. It is considered that the garden parasols are common items of garden paraphernalia and preserve the character and appearance of the Severn Gorge Conservation Area and the outstanding universal value of the Ironbridge Gorge World Heritage Site and as such, this element is

considered to be in accordance with Policy BE1, BE3 and BE5 of the Telford & Wrekin Local Plan 2011-2031.

- 6.6 The gate has been constructed in metal with a black paint finish and has a height of 1.8 metres. The gate has a hedge located either side which has matured over the past couple of months and provided a soft buffer which has resulted in the gate responding to its context more positively. The gate is of a high quality design and is considered to respect and respond positively to its context. This element is considered to be in accordance with Policy BE1, BE3 and BE5 of the Telford & Wrekin Local Plan 2011-2031.

Other Matters

- 6.7 It is noted that a number of objections received relate to the proposed gate on the grounds that it blocks a 'Right of Way'. Officers would clarify that the footpath which the gate lies across is not formally designated as a right of way and is currently subject to an application to designate it as such. As the footpath is not on the definitive map, officers cannot consider this as a material planning consideration. If the footpath is designated as a right of way and placed on the definitive map, the Council's Right of Way Officer will have the relevant powers to enforce the removal of the gate. This issue does not warrant refusal of this application.
- 6.8 Concerns have been raised in regards to contaminated land and the impact that the works have had on the ecology of the area. Neither the Council's Ecologist nor Contaminated Land officers have raised any objections to the scheme. A condition regarding lighting has been provided and will be attached should this application be approved.
- 6.9 The site is partly located within a flood risk area. However, given the scale of the works carried out and that it is only the steps which encroach on to the riverbank, it is not considered that a Flood Risk Assessment is required in this instance. The proposal is not considered to be a 'more vulnerable' use as defined in the Planning Practice Guide and the Council's Drainage Team have not raised this as a requirement for the application.
- 6.10 The site is also located within Zone 4 of the Jacobs High Rendell Stability Zoning Map. The Council would only require a detailed stability report for development which requires new footings. Whilst there has been some ground intrusion to concrete the posts at the base of the stairs into the ground, officers do not consider these works to be significant enough to warrant a detailed stability report. Similarly there is no requirement for the Applicant to submit a Stability Declaration Form completed by a competent person.

7. CONCLUSIONS

7.1 On balance, it is considered that the works subject to this application are acceptable. It is the opinion of the Local Planning Authority that the gate, steps, glass balustrades and umbrellas preserve the character or appearance of the Severn Gorge Conservation Area and the outstanding universal value of the Ironbridge Gorge World Heritage Site. The scale and design of the above elements are considered to be acceptable and the works do not cause any detrimental impact upon the amenity of any adjacent neighbours. The proposal is therefore deemed to be compliant with Policies BE1, BE3 and BE5 of the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

8. RECOMMENDATION

Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT FULL PLANNING PERMISSION** subject to the following conditions and informatives:

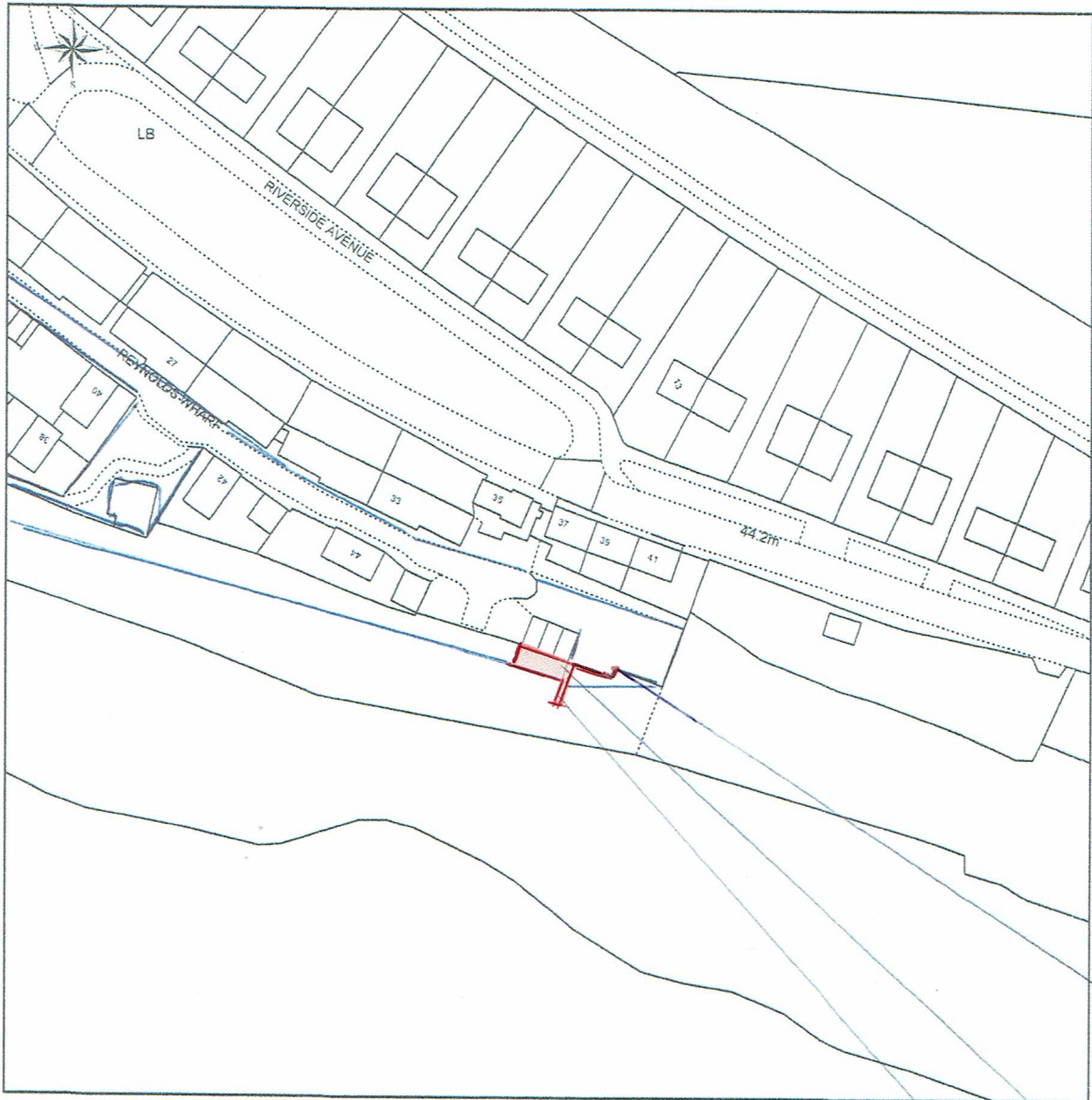
Conditions

- | | |
|---------------|---|
| 1. C002 | Materials as submitted |
| 2. C38 | Development in accordance with approved plans |
| 3. B149Custom | Lighting Plan |

Informatives

- | | |
|---------|-------------------------------|
| I40 | Conditions |
| I41 | Reasons for grant of approval |
| RANPPF1 | |

Location Plan



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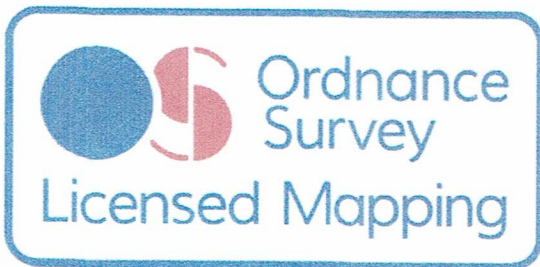
Reynolds Wharf

Decking to rear of garages opposite 37 Reynolds Wharf

Gate

Deck

Steps



plans ahead by emapsite™

Block Plan



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Reynolds Wharf

Decking to rear of garages opposite 37 Reynolds Wharf

Gate.

STEPS +
DECKED AREA.

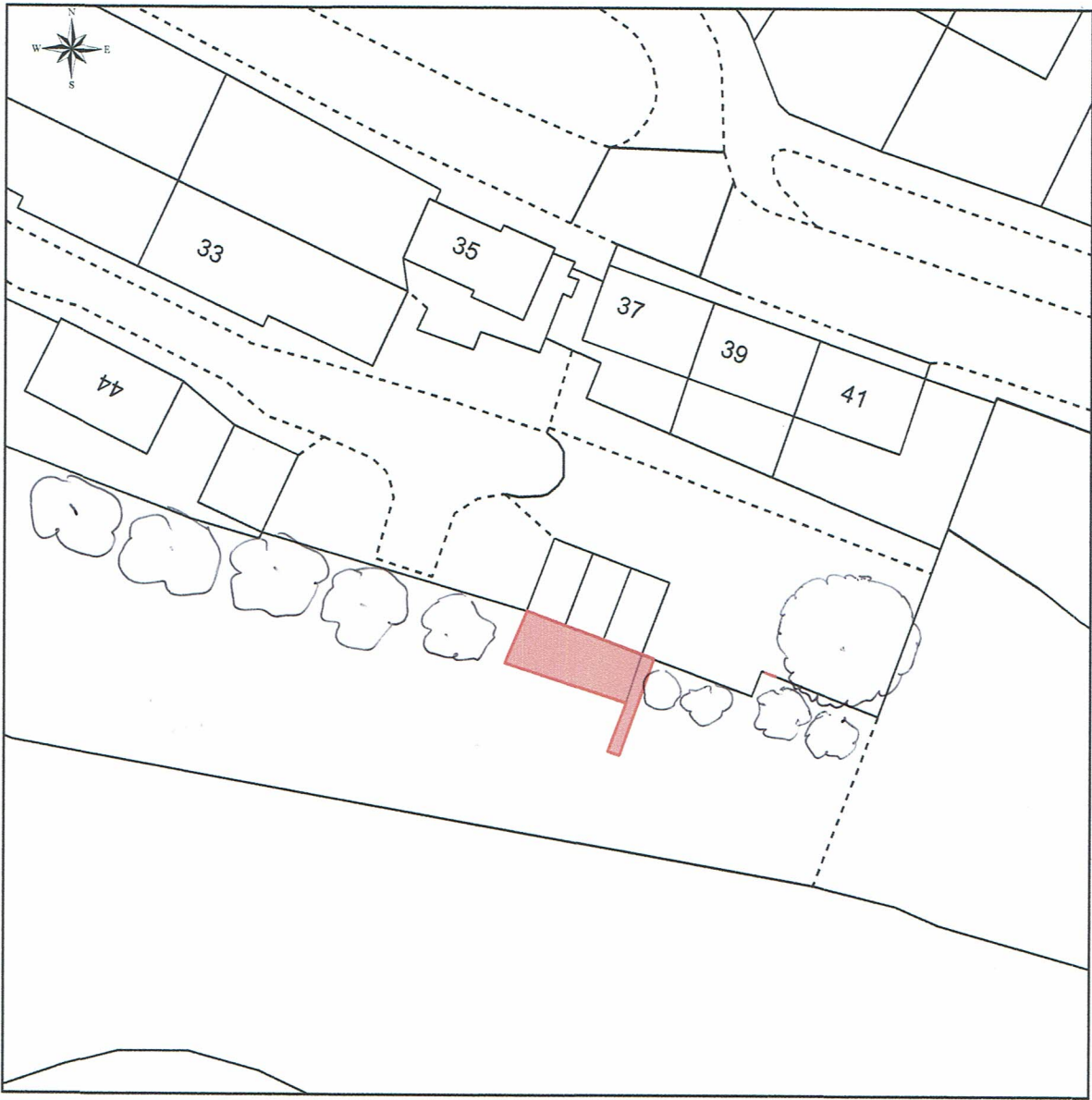


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Prepared by: Peter Lee, 15-11-2017

Block Plan

Position of Trees.



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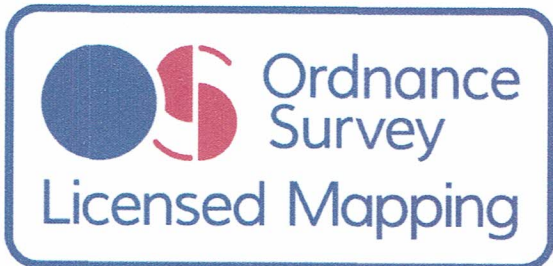
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Reynolds Wharf

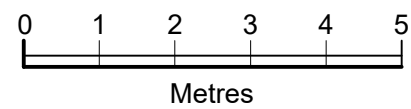
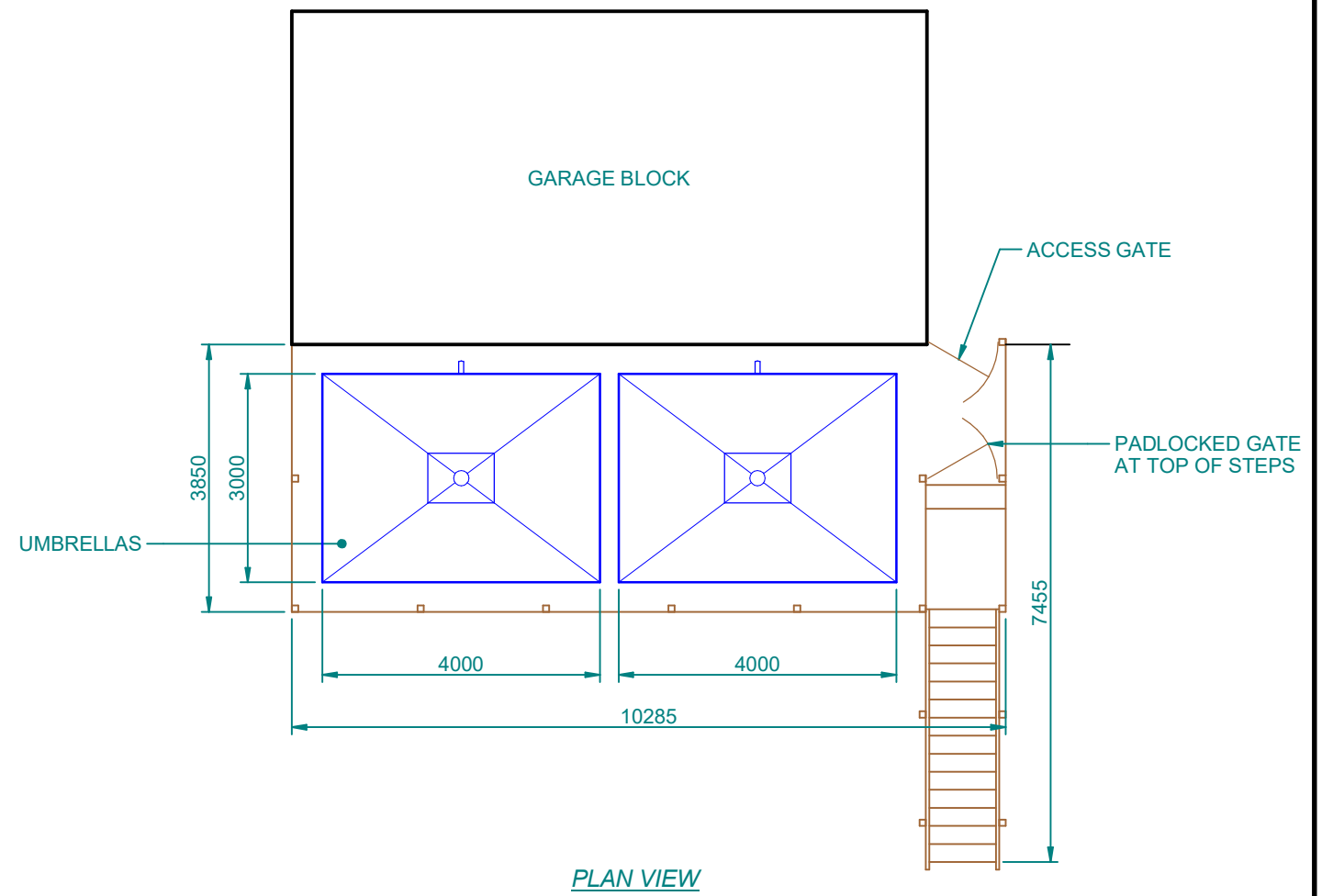
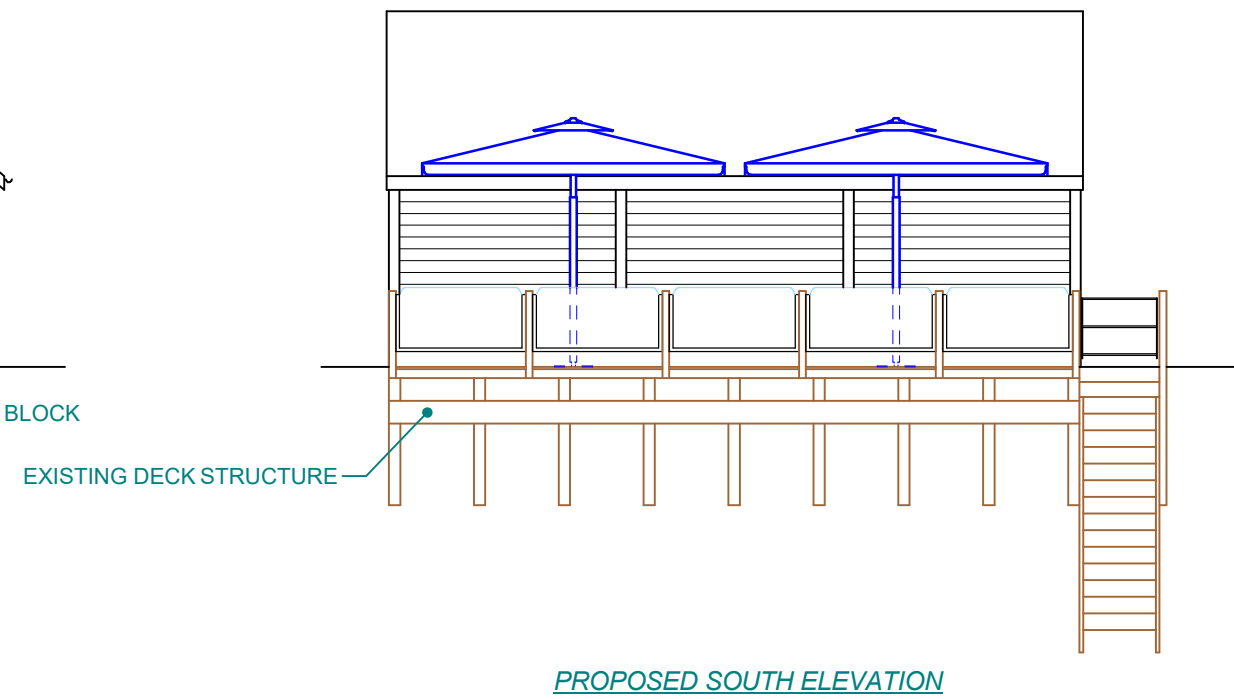
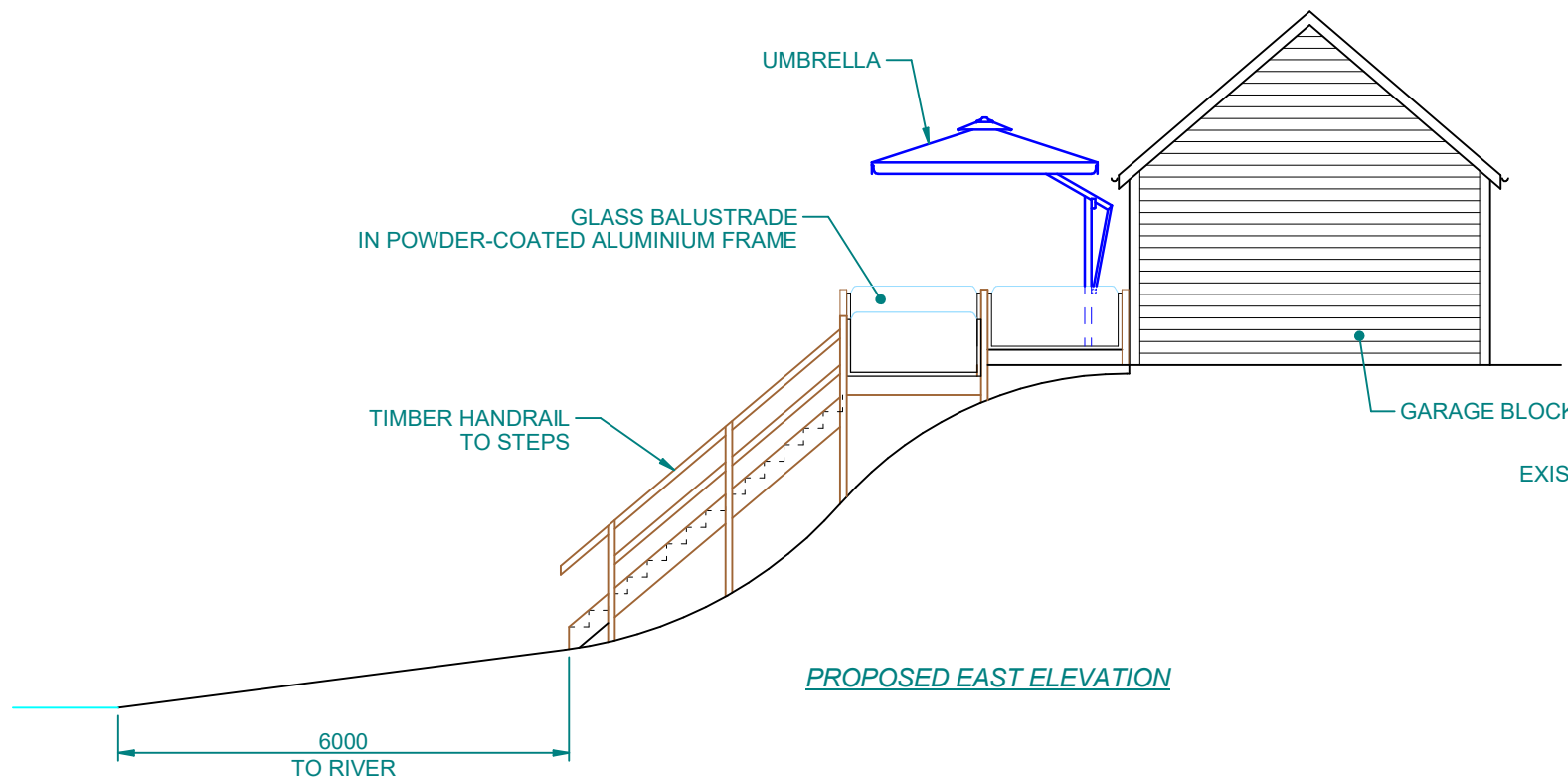
Decking to rear of garages opposite 37 Reynolds Wharf

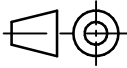
*Trees too numerous
to put on individually.*

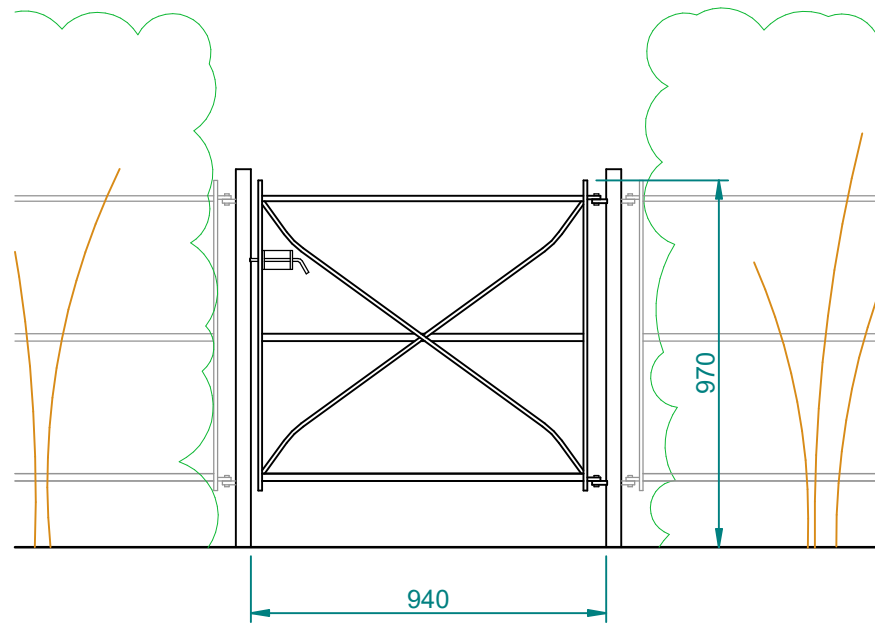


plans ahead by **emapsite™**

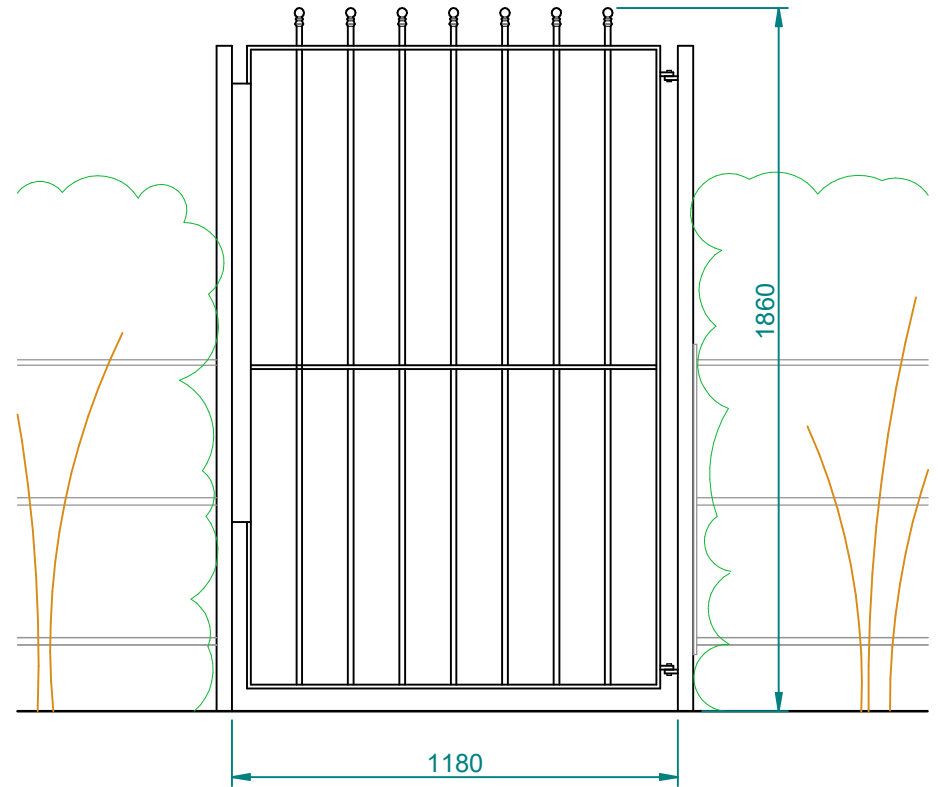
Prepared by: Peter Lee, 15-11-2017



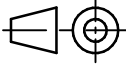
SITE: GARAGES OPPOSITE 37 REYNOLDS WHARF COALPORT TF8 7HU		TITLE: UMBRELLAS, GLASS BALUSTRADE & STEPS TO EXISTING DECKING	
	ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED DO NOT SCALE peterleetechnicalservices@yahoo.com		DRAWN: PRL
			DATE: 15-11-17
			SIZE: A3 SCALE: 1:100
			DRG No: 17001



OLD GATE



NEW GATE
WITH SECURITY KEYPAD
& SELF-CLOSER

SITE: REYNOLDS WHARF COALPORT TF8 7HU		TITLE: PEDESTRIAN GATE ACCESS TO PERMISSIVE PATH	
	ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED DO NOT SCALE peterleetechnicalservices@yahoo.com	DRAWN: PRL	SIZE: A4
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			DRG No: 17003-1

TWC/2018/0185

Land corner of Colliers Way/Rock Road, The Rock, Telford, Shropshire
Erection of bar and restaurant with the creation of new access, associated parking and landscaping

APPLICANT

Hickorys, G Cooper

RECEIVED

04/06/2018

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

OFFICER Steven Drury

THIS APPLICATION WAS DEFERRED FROM THE PLANNING COMMITTEE MEETING ON 15TH AUGUST 2018

1.0 INTRODUCTION

1.1 This application was deferred from the previous Planning Committee meeting on 15th August 2018 to allow further neighbour and community reconsultation to take place following the receipt of additional supporting information received during the course of the application.

1.2 The following additional supporting information has been received:

- Sequential Test Assessment
- Ecological Appraisal
- Hickory's Management Policies
- Coal Mining Risk Assessment
- Supporting Planning Statement
- Transport Statement
- Amended Site Plan

1.3 Whilst the information contained in the above plans and information had been fully considered by officers as part of the determination process, Lawley and Overdale Parish Council were concerned that the local community had not been reconsulted following its receipt and had not had the opportunity to consider the information submitted. It was therefore agreed that the application would be deferred to allow a 14 day reconsultation exercise to be carried out. This was carried out on 9th August and expired on 23rd August 2018.

2.0 CONSULTATION RESPONSES

2.1 At the time of writing, in response to the reconsultation exercise, an additional three objections have been received. Whilst these are available in full on the file, the key points have been summarised as follows:

- Site is too close to Colliers Way
- Rock Road is not a suitable access point
- Rock Road is not wide enough to take all additional traffic
- Concerns regarding odour and smell
- Noise levels resulting from use of outdoor areas, car engines revving, emptying glass bins, etc
- Potential for anti-social behaviour in surrounding areas
- Concerns regarding light pollution

- Question applicants conclusion that proposal will have a negligible impact upon level of traffic on Rock Road
- Impact upon Ecology

2.2 Any further comments received will be reported as an update prior to the Plans Board Meeting.

3.0 PLANNING CONSIDERATION

3.1 Whilst the additional comments received do not raise any additional issues which have not already been considered in the original committee report, it may be helpful to expand upon the points made in respect of the following matters:

3.2 Highways Issues:

3.2.1 In response to concerns raised regarding the trip rate estimates provided, Highways Officers have confirmed that the TRICS assessment undertaken is the most effective way to gauge the impact of a prospective development. The exercise looks at establishments of similar size in similar locations and these sites are then outlined within the Transport Statement. The TRICS Assessment takes into effect all vehicular trips into and out of the site including taxis.

3.2.2 The Local Highways Authority do not consider there to be any existing capacity issues at local junctions and are satisfied that on the basis of the information submitted, the proposal will have a negligible impact upon the level of traffic on Rock Road and Colliers Way. Officers are satisfied that the design of the proposed site access is suitable and the local road network is able to accommodate the proposal without detriment to highway safety.

3.2.3 One objector comment makes reference to known pedestrian safety issues along Rock Road, however, there are no records of pedestrian related incidents at either junction in the last ten year period. Officers are satisfied that the proposal contains suitable connectivity to the surrounding footpath network.

3.3 Noise and Amenity:

3.3.1 In addition to comments in Section 6.6, comments regarding noise and anti-social behaviour are noted. Whilst it is not possible to control the behaviour of customers once they have left the site, the applicant has submitted a Management Procedures document which sets out the procedures in place to manage customer behaviour within the site, together with departure and dispersal into the surrounding area. The measures indicate a responsible approach to customer management and dispersal which will help to restrict noise resulting from customer behaviour within the site. Officers have added a condition requiring that the use is operated in accordance with the measures set out in the management procedures document. Accordingly, officers do not consider that customer dispersal would generate sufficient noise to cause significant harm, to the amenities of nearby residents.

4.0 CONCLUSION

4.1 On the basis of the above additional representations and comments, there is no change to the recommendation which remains that permission be granted, subject to conditions, however, an additional condition has been added requiring the use to be operated in accordance with the submitted management procedures document.

5.0 RECOMMENDATION

5.1 The recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following conditions (with authority to finalise conditions to be delegated to Development Management Service Delivery Manager):

1. A04 Time Limit
2. B010 Details of Materials
3. B061 Foul and Surface Water
4. B086 Details of Extraction Equipment
5. B121 Landscaping Design
6. C013 Parking, Loading, Unloading
7. C014 Visibility Splays
8. C020 Access bound material
9. C109 Ecology report
10. C109 Bat and Bird Boxes
11. C109 Lighting Plan
12. Ccust Management Procedures
13. D11 Opening hours

****ORIGINAL REPORT****

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE PROPOSAL INVOLVES THE COUNCIL AS LANDOWNER AND IS A MAJOR APPLICATION

1.0 PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a bar/restaurant (AA Use Class) together with associated car parking, access, landscaping and infrastructure on land to the south of Rock Road, Old Park, Telford.
- 1.2 The proposal will involve the erection of a pavilion style bar/restaurant building set within landscaped grounds. The site will contain a 90 space car park with vehicular access onto Rock Road and a pedestrian footpath link onto the Old Park Roundabout.
- 1.3 The application has been amended in response to concerns raised by both officers and local residents during the application process. As a result, the number of parking spaces have been increased, the proposed opening hours have been reduced and information has been received confirming the responsible approach to management and control of the premises adopted by the applicant, Hickory's.
- 1.4 The application has been accompanied by the following supporting documents: -
 - Plans and elevations
 - Sequential Test Assessment
 - Phase 1 Ecology Survey
 - Reptile Survey Report
 - Supplementary Ground Gas and Groundwater Assessment
 - Coal Mining Risk Assessment
 - Supporting Planning Statement
 - Transport Statement

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located to the west of Telford Town Centre on land immediately to the north west of Old Park Roundabout. The site is currently covered by a mixture of grass and scrubland and self-set vegetation, together with more mature trees around the perimeter. The site is enclosed by Rock Road to the north, Colliers Way to the east and West Centre Way to the South. Residential properties are located to the north, east and south of the site. Old Park Roundabout is located to the east.
- 2.2 The site is relatively level in terms of its topography, with the exception of a section in the west part of the site which is part of a former spoil mound. The area to the west of the site forms part of the Council's strategic Green Network which partially extends into the west of the site.
- 2.3 The site lies within Telford's Built up area as defined on the Telford & Wrekin Local Plan Policies Map.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None

4.0 PLANNING POLICY CONTEXT

- 4.1 National Guidance:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
- 4.2 Telford & Wrekin Local Plan (TWLP):
SP1: Telford
SP4: Presumption in Favour of Sustainable Development
EC8: Out of Centre and Edge of Centre Development
NE1: Biodiversity and Geodiversity
NE2: Trees, Hedgerows and Woodlands
NE6: Green Network
C3: Impact on Highways
C5: Design of Parking
BE1: Design Criteria
ER12: Flood Risk Management

5.0 SUMMARY OF CONSULTATION RESPONSES

5.1 Local Member & Town/Parish Council Responses:

- 5.1.1 Ketley and Overdale Parish Council: Comment
- Would be fantastic for the local economy
 - Would provide a restaurant for people unable to get into the Towns Centre.
 - Is the site part of green belt?
 - More information needed to show what exactly might be built here and how it may affect local residents.
- 5.2.1 Lawley and Overdale Parish Council: Comment
- Recognise that land is designated for non-residential development,
 - Concerned about the impact on local residents.

5.2 Standard consultation responses

5.2.1 Planning Policy: Comment

The applicant has demonstrated through the submission of a sequential test that there are no sequentially preferable sites currently available and the application therefore passes the development plan policy requirements and national policy considerations.

5.2.2 Urban Design: Support subject to conditions

Satisfied that issues raised initially have been addressed or can be conditioned accordingly.

5.2.3 Highways: Support subject to conditions

Based on information provided within the submitted Transport Statement, no objection is raised.

5.2.4 Drainage: Support subject to conditions

5.2.5 Trees: Support subject to conditions

5.2.6 Ecology: Objection

Initially objected as the submitted ecological reports were out of date. Updated reports have now been submitted and comments are awaited at the time of writing.

5.2.7 Coal Authority: Object

Considered that the submitted Coal Mining Risk Assessment did not satisfactorily address the impact of coal mining legacy on the proposed development. An updated report has subsequently been submitted and revised comments are awaited at the time of writing.

5.3 Neighbour consultation responses

5.3.1 A total of 23 comments have been received from members of the public, comprising two comments in support and 21 in objection. The comments are available in full on the planning file but key points are summarised below:

5.3.2 Support:

- Required to serve volume of houses being built in Lawley
- Family type restaurant within walking distance of housing
- Provision of bar/restaurant in the area not a major issue
- Variety of restaurant offer welcomed

5.3.3 Objections:

- Will cause disruption in a relatively quiet area
- Noise and disruption from building works
- Late night drinking to cause disruption in the area
- Site is greenfield and should not be considered for development
- Access from Rock Road not appropriate
- Will result in high levels of noise
- Plenty of restaurants within the proximity of the area
- Will result in the loss of a wooded area and wildlife haven
- Will there be live music, entertainment etc causing disturbance?
- Safety issues could arise if the car park becomes full.
- Proposal is not in keeping with the character of the area
- Worry about safety of children using the footpath outside the site
- Rock Road not suitable for delivery lorries.

- Late night opening hours not suitable in residential area

6.0 PLANNING CONSIDERATIONS

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

- Principle of Development
- Design Issues
- Highways Issues
- Landscaping
- Operational Issues
- Other Matters

6.2 Principle of Development

6.2.1 The proposed development site is not located within Telford Town Centre, one of the Borough's Market Towns, District Centres or Local Centres and is not a site allocated for commercial or residential development within the local development plan, but does lie within Telford's built up area. The development plan advocates a hierarchical approach to the siting of retail, office and leisure development and community facilities where development will first be directed towards Telford Town Centre, followed by market towns, district centres and local centres. Policy EC8, which concerns out of centre development, requires that main town centre uses will only be supported on outside or edge of centre sites where suitable sites within town, market, district or local centres cannot be identified through a sequential test.

6.2.2 In this instance, the applicant has provided a sequential test which considers a range of sites across the borough, in particular relating to sites either within or in the vicinity of the designated principal, town and district centres in Telford. The sequential test found that no other suitable sites were available at this time to accommodate the proposal. Officers are satisfied that a suitable level of flexibility was applied in the range of sites that were assessed and the scope of the assessment was considered to be both reasonable and proportionate. Officers are therefore satisfied that the requirements of the sequential test and therefore Policy EC8 have been met.

6.2.3 The site has historically been committed for residential development under the New Towns Act and was previously indicated as such in the Wrekin Local Plan. It has now been removed from the new Telford & Wrekin Local Plan and is now shown predominantly as white land (with no protection or designation), with the exception of an area of Green Network which encroaches into the south west of the site.

6.2.4 Green Network: Part of the site is also designated as Green Network within the local development plan. This area, which consists of the lower parts of a spoil mound, encroaches into the western part of the site and is protected from development by TWLP Policy NE6. This policy requires that the Green Network is protected, maintained, enhanced and where possible extended. The Council will only support development where the functions of the Green Network can be protected and enhanced. Where adverse impacts are identified, development will need to demonstrate that the benefits of the development outweigh and adverse impacts on the Green Network and its functions.

6.2.5 The applicant has submitted a supporting statement setting out how the proposal would protect and enhance the functions of the Green Network and suggesting how the benefits of the proposal would outweigh any adverse impacts. These issues need

to be considered cumulatively, taking into account the development as a whole and will be considered at the end of this report.

6.3 Design

6.3.1 Whilst comments from local residents have suggested that the proposal will not be in keeping with the surrounding area, clearly the building has been designed to reflect the nature of business proposed and will be located on the southern half of the site where it will be visually separated from surrounding buildings. The proposed design has been considered by the Council's Urban Designer who considers it to be of a high quality and will contain landscaping which should complement the development once built. The only concern at this stage would be signage which would need to be integrated into the design, however, this would form part of a separate advertisement consent application and would be considered separately.

6.3.2 Officers are satisfied that the proposal accords with TWLP Policy BE1 and the requirements of the NPPF in terms of requiring good design.

6.4 Highways Issues

6.4.1 The application has been accompanied by a supporting Transport Statement which confirms that the proposal is unlikely to result in any significant impact upon the operation of roads within the area and more than meets the requirements of the council's parking standards as set out in Appendix F of the local plan.

6.4.2 A total of 90 parking spaces will be provided which well exceeds the 83 spaces required based on gross floor area (GFA). An assessment of likely parking demand has also been provided using TRIC's arrival and departure rates throughout the day. This exercise confirmed that the likely level of parking accumulation on site at peak hours (54 spaces) would more than be accommodated by the parking provision on site. Officers are keen to ensure that all parking demand is catered for on site, in order to avoid any occurrence of on-street parking within the surrounding residential areas, and the application satisfactorily achieves this.

6.4.3 The site layout has been designed to the satisfaction of the Council's Highways Officers who are satisfied with the position and design of the access, the site layout and delivery area. The proposal contains connections onto the adjacent footpath and cycle network at Old Park Roundabout to the east and Rock Road to the north and therefore benefits from good connectivity to surrounding footpath and cycle networks. Two bus stops are located on Road Rock in close proximity to the site entrance and therefore provides public transport links to the rest of Telford and beyond. The proposal contains parking provision for 10 cycle spaces, which falls short of the local plan requirements, however, is considered sufficient for the use proposed.

6.4.4 Taking into account the above considerations, officers are satisfied that the proposal satisfies the requirements of TWLP Policies C3, C5 and BE1 in respect of highways, access and parking.

6.5 Landscaping

6.5.1 The proposed layout indicates a basic level of landscaping to be provided around the perimeter of the site which includes a water retention feature in the south eastern corner and secure garden and children's play area to the front and side of the main building. Precise details of landscaping will be requested as a condition of any planning permission granted. Whilst the layout is largely dominated by hard surfacing and parking, the landscaped areas to be provided will complement the design of the proposed restaurant building and will to a certain extent, offset the loss of green

network taking place in the western part of the site. These areas will also offer opportunities for biodiversity mitigations.

- 6.5.2 With regard to the Green Network, the applicant advises that the majority of the site is covered by poor specimen trees, the majority of which are self-seeded trees. The area is not public open space and residents have no right of access for recreation or dog walking. The submitted tree report clearly identifies the poor nature of the flora on site. To this extent, the applicant suggests that the site does not function as a Green Space or part of the Green Network and consequently, the development of the limited area within the application site is considered acceptable given the form and nature of the proposal. Within the development proposal is a landscaping scheme which will add to and help preserve the adjacent Green Network. The scheme seeks to add to the biodiversity of the area by introducing appropriate species which contribute to the visual amenity of the area and will be actively managed to ensure the visual amenity is retained. There are opportunities for creating spaces for bats and other species and reasonable conditions relating to the provision of bat boxes and their location will be accepted by the applicants.
- 6.5.3 The proposal is considered to satisfy the requirements of TWLP Policies NE1, NE2 and NE6.

6.6 Operational Issues

- 6.6.1 It is noted that a number of concerns have been raised by local residents and officers regarding the potential impact of the proposed use on the surrounding area. Such issues include proposed opening hours, odour issues and noise and disturbance. In response, the applicant has provided a number of comments which are considered below.
- 6.6.2 Access into the site is strictly controlled with one entry point into the main building and garden areas. The ethos of the company is to ensure the safety and security of clients whereby families visiting the site need to be sure that a safe environment is available. The single entry point will be permanently manned by staff so that people entering and leaving can be checked and monitored.
- 6.6.3 With regards to the opening hours, in response to concerns raised, the applicants have revised the proposed opening hours from 9am to 12pm, seven days per week. A copy of the company's management conditions has also been provided which, together with the amendment to opening hours, suggests that the proposed use would not be a late night drinking establishment.
- 6.6.4 The applicant advises that three other Hickory's outlets (Burton Green, Rhos on Sea and Southport) are located much closer to residential area which operate successfully without noise or extraction issues, due to the management of the sites by well trained staff and equipment installed. A condition will be imposed requiring details of appropriate extraction equipment to be installed prior to installation. The applicant advises that Hickory's install the most up to date extraction systems available which negate the vast majority of odours and the smoking process does not create any odours as it takes place within an enclosed oven and is used at all of the other outlets where no issues have been raised. The state of the art extraction system is tried and tested and enclosed within its own plant room which not only mitigates odours but also noise.
- 6.6.5 Officers note the information provided by the applicant which indicates a responsible attitude towards the management of the premises in order to minimise any potential impact upon the amenities of nearby properties. However, it should also be noted

that the site is located adjacent to a busy roundabout junction and highway network where background noise levels will be fairly high and the proposal is located on the southern half of the overall site, well away from the nearest properties. The site will also benefit from landscaping which will screen and soften views into the site.

- 6.6.6 As a result, officers are satisfied that any impact upon the quality of life of nearby residents would not be unacceptable and in this respect the proposal complies with Policy BE1.

6.7 Other Matters

6.7.1 The proposed development will create both full and part time jobs and employees will be able to take advantage of award winning training with career progression within the group. Recruitment is undertaken locally and on-site. Job creation and support through flexibility of working is important to Hickory's as is community integration. At other outlets community projects and initiatives are supported from local football (including American) teams, local children's charities, primary school projects involving access to nature and also cooking initiatives. Such social/community aspects are very important to the applicant as the local community are seen as the catchment area.

6.7.2 The proposed development seeks to add to the vitality and viability of the area and provide a facility which will prove a valuable community asset to the locality by not only providing an excellent eating/drinking establishment but also a job creator and community focus.

7.0 CONCLUSIONS

7.1 The proposed development will provide a distinctive, high quality building design which will be sympathetically landscaped and will visually enhance a prominent site adjacent a busy roundabout junction. The applicant has satisfactorily demonstrated that no sequentially preferable sites are available and that the proposal can be accommodated by the local highways network. The proposal has been laid out satisfactorily and contains sufficient vehicle and cycle parking.

7.2 Through a combination of responsible management, mitigation and siting of the building a reasonable distance from the nearest properties, it is not considered that an adverse impact upon residential amenity would result. Furthermore, the proposal will bring considerable social and community benefits in terms of job creation, career progression and involvement in local community initiatives.

7.3 Whilst part of the site will encroach into the Green Network, the applicant has demonstrated that the benefits of the proposal will outweigh the harm to the green network which will be extremely limited.

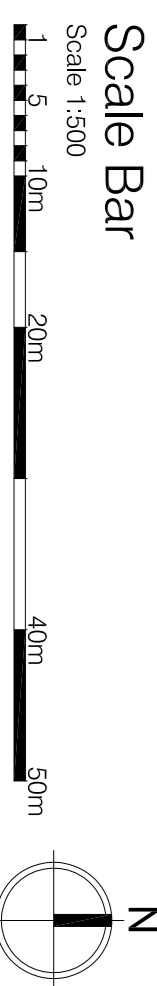
7.4 Having regard to the above considerations, the proposal is considered to comply with the requirements of the Telford & Wrekin Local Plan and the National Planning Policy Framework and is recommended for approval.

8.0 RECOMMENDATION

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

for approval to be delegated to Development Management Service Delivery Manager):

1. A04 Time Limit
2. B010 Details of Materials
3. B061 Foul and Surface Water
4. B086 Details of Extraction Equipment
5. B121 Landscaping Design
6. C013 Parking, Loading, Unloading
7. C014 Visibility Splays
8. C020 Access bound material
9. C109 Ecology report
10. C109 Bat and Bird Boxes
11. C109 Lighting Plan
12. D11 Opening hours



Building Foot Print: 860m²/9257ft²
 Red Line Application Area: 4523m²
 (0.452 Hectares/1.117 Acres)
 90 parking spaces (4 Disabled)

NOTES:-

- All drawings to be read in conjunction with Structural Engineers details & any Regulations, British Standards & Codes of Practice.
- 2.44 dimensions to be checked on site prior to any works commencing.
3. Contractor to ensure that all work meets the requirements of the B10 Building Control, Fire Authority and all other statutory bodies.

REV	BY	DATE	DESCRIPTION
B	LF	31.05.2018	Car parking updated, landscaping and site area updated to suit.
A	LF	25.05.2018	Car parking increased, landscaping and site area updated to suit.

KEANE.

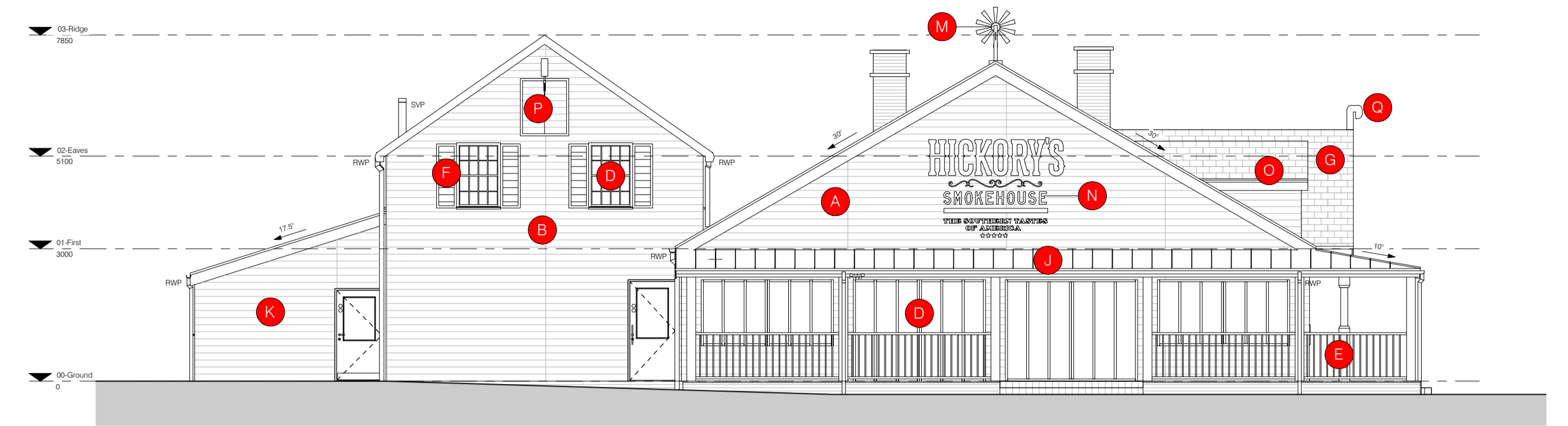
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DATE	JANUARY 18
JOB#	13541
DWG#	700B
STATUS	PLANNING
CONTACT	brian.hawkins@keanebrands.com steve.blakemore@keanebrands.com luke.foxall@keanebrands.com

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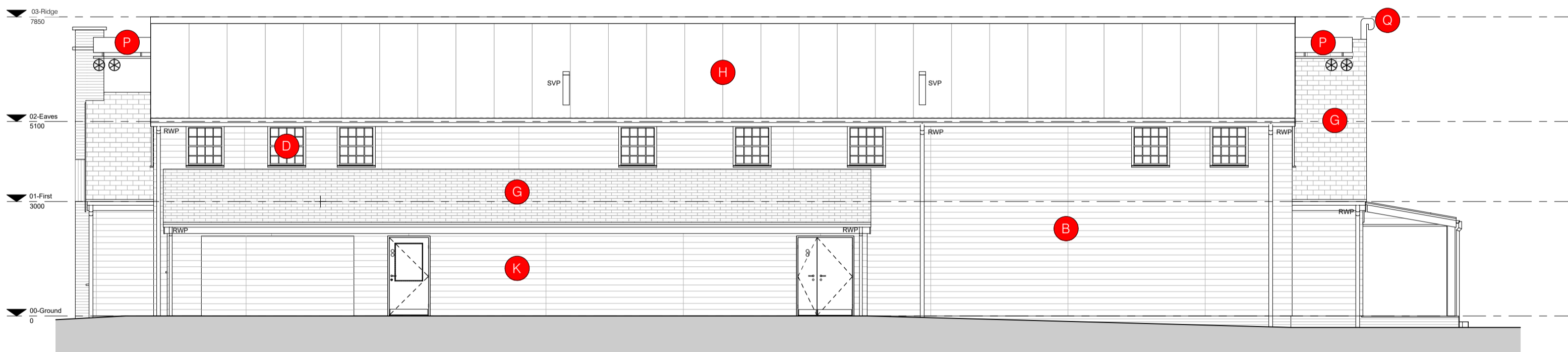
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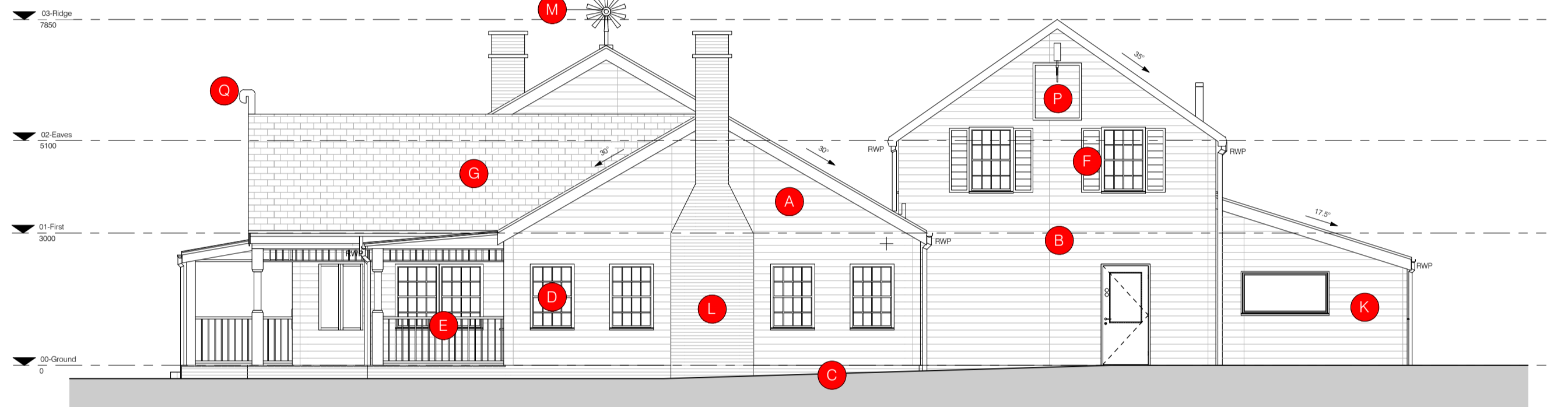
Proposed Elevations - Front
Scale 1:100



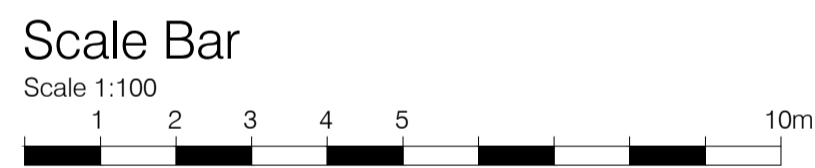
Proposed Elevations - Garden Side
Scale 1:100



Proposed Elevations - Rear
Scale 1:100



Proposed Elevations - Car Park Side
Scale 1:100



Location Plan
Scale 1:1250



KEY TO MATERIALS

- A** EXTERIOR GRADE TIMBER LAPPED WEATHERBOARD CLADDING - PAINTED WHITE TO APPROVED SAMPLE
- B** EXTERIOR GRADE TIMBER LAPPED WEATHERBOARD CLADDING - PAINTED RED TO APPROVED SAMPLE
- C** RED FACING BRICKWORK TO APPROVED SAMPLE
- D** PAINTED HARDWOOD TIMBER FRAMED GLAZED ELEMENTS TO APPROVED SAMPLE
- E** PAINTED TIMBER BALUSTRADING - WHITE
- F** PAINTED TIMBER WINDOW SHUTTERS - WHITE
- G** SLATE / TILE ROOF FIXED ON BATTENS ON KINGSPAN KS1000TS SLATE & TILE SUPPORT SYSTEM
- H** KINGSPAN KS1000 SRW (OR SIMILAR APPROVED) SINUSOIDAL ROOF - LIGHT GREY METALLIC (RAL TBC)
- I** ALUMINIUM RAINWATER GOODS TO MATCH ROOF SYSTEM
- J** NATURAL ZINC STANDING SEAM METAL ROOF
- K** EXTERIOR GRADE TIMBER LAPPED WEATHERBOARD CLADDING - PAINTED BLACK TO APPROVED SAMPLE
- L** MASONRY CHIMNEY - RED FACING BRICKWORK TO APPROVED SAMPLE
- M** WEATHERVANE TO APPROVED DESIGN
- N** HICKORY'S BRAND SIGNAGE TO CLIENT APPROVAL
- O** DORMER - ROOF AS ITEM G, CLADDING AS ITEM A, WINDOW FRAME AS ITEM D.
- P** DUMMY ACCESS DOOR CLADDING AS ITEM B, FRAME AS ITEM D WITH ASSOCIATED FAUX WINCH WITH STEEL GEARING - CRADLE AND PROJECTING TIMBER JOIST SUPPORT BEAM
- Q** PAINTED HARDWOOD TIMBER BARGEBOARD FINIAL TO APPROVED DESIGN.

NOTES:-

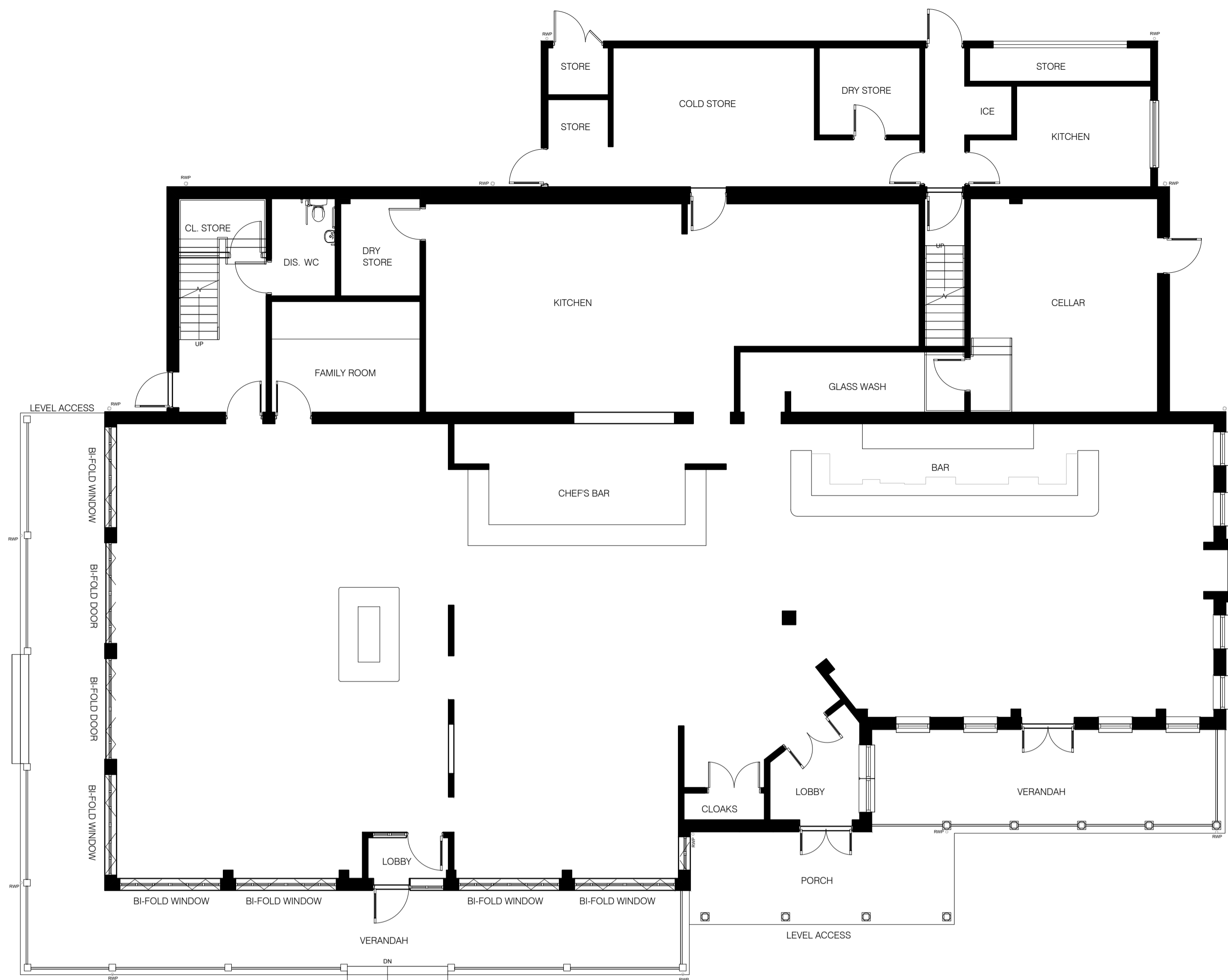
1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
2. All dimensions to be checked on site prior to any works commence.
3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

REV	BY	DATE	DESCRIPTION

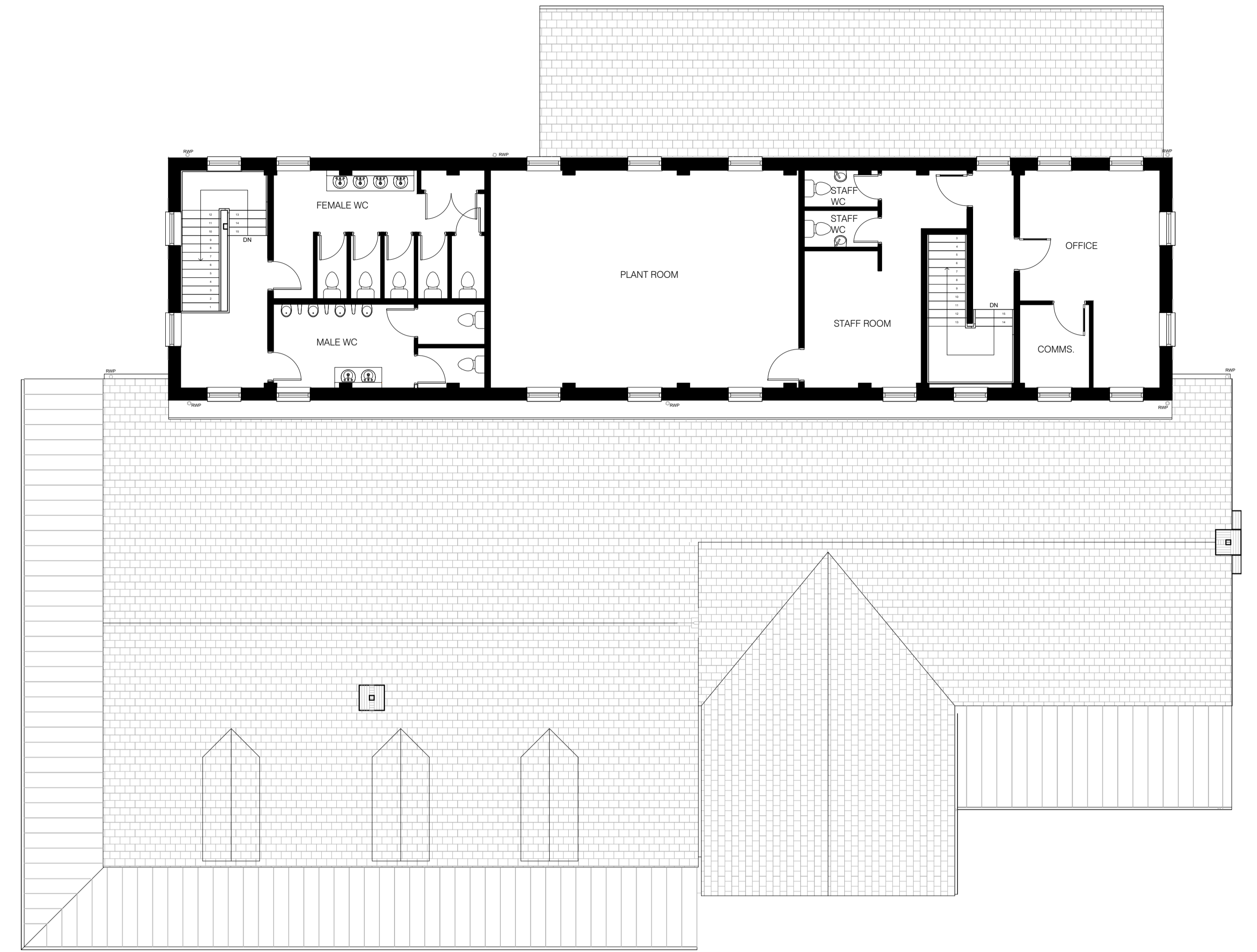
KEANE.

CLIENT	HICKORYS
PROJECT	TELFORD
DRG NAME	PROPOSED ELEVATIONS
SCALE	AS SHOWN @A1
DATE	JANUARY 2018
JOB#	13541
DWG#	200
STATUS	PLANNING
CONTACT	brian.hawkins@keanebrands.com steve.blakemore@keanebrands.com luke.foxall@keanebrands.com

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Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100

- NOTES:-
1. All drawings to be read in conjunction with Structural Engineer's details & any relevant sub-contractor's details. All works to comply with current Building Regulations, British Standards & Codes of Practice.
 2. All dimensions to be checked on site prior to any works commence.
 3. Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.

REV	BY	DATE	DESCRIPTION
A	Sub	15.01.18	Updated to show correct first floor window arrangement

Client - Hickory's		
	m ²	ft ²
UNIT GIA (GF)	636	6845
TRADE (GF)	464	4994
BOH (GF)	172	1851
EXT. VERANDAH AREAS	114	1227
UNIT GIA (FF)	188	2023
TRADE (FF)	59	635
BOH (FF)	129	1388
TOTAL GIA (GF/FF)	824	8869
TOTAL TRADE	523	5629
TOTAL BOH	301	3240
TOTAL AREA (INC. VERANDAH)	938	10096

KEANE.

CLIENT	HICKORYS
PROJECT	TELFORD
DRG NAME	PROPOSED GA PLANS
SCALE	AS SHOWN @A1
DATE	JANUARY 2018
JOB#	13541
DWG#	100
STATUS	PLANNING
CONTACT	brian.hawkins@keanebrands.com steve.blakermore@keanebrands.com luke.foxall@keanebrands.com

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