



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date	Wednesday 30 th January 2019	Time	6.00pm
Venue	The Telford Suite, Telford Whitehouse Hotel, Watling Street, Wellington, Telford TF1 2NJ		

Enquiries Regarding this Agenda:

Democratic Services	Maria Farley	(01952)388356
Media Enquiries	Corporate Communications	(01952) 382406
Lead Officers	Valerie Hulme – Development Management Service Delivery Manager	(01952) 384130
	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, J A Francis, E J Greenaway, 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 Wednesday 9th January 2019 To follow
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 **Deferred/Withdrawn Applications**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, 5 September at 6.00pm in Meeting Rooms G3/G4,
Addenbrooke House, Ironmasters Way, Telford TF3 4NT**

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

PC-020 Apologies for Absence

Councillor J Loveridge

PC-021 Declarations of Interest

Cllr N C Lowery declared an interest in planning application TWC/2018/0067 and indicated that she would address the Committee as Ward Councillor and then withdraw from the meeting during determination thereof.

Cllr C R Turley declared an interest in planning application TWC/2018/0067 due being a trustee of Severn Gorge Countryside Trust and his membership of the Ironbridge Gorge World Heritage Site Steering Group and indicated that he would withdraw from the meeting during determination thereof.

PC-022 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 15 August 2018 be confirmed and signed by the Chair.

PC-023 Deferred/Withdrawn Applications

None.

PC-024 Site Visits

None.

PC-025 Planning Applications For Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning application TWC/2018/0185.

(a) TWC/2018/0067 - Land rear of garages to 35-39 Reynolds Wharf, Coalport, Telford, Shropshire

This was a retrospective application seeking 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.

Councillor N C Lowery, Ward Member, had requested that the application be determined by the Planning Committee. Councillor Lowery addressed the Committee in opposition to the application which she believed was contrary to policy, and commented on the scale and orientation of the steps and the height, design and materials of the gate. She was of the view that Reynolds Wharf had not been envisioned as a 'gated community' and the nature of the development had been changed as a result. Councillor Lowery sought deferral for further liaison with the applicant on scale, materials, and design to ensure compliance with policy.

Following her address to the Committee and in accordance with her declaration of interest, Councillor N C Lowery, left the room during determination of the application. Councillor C R Turley also left the room in accordance with his declaration of interest.

Ms J Turner-Bragg, representing the Applicant, spoke in support of the application setting out the context of the overall development and the reasoning for the installation of the gate due to increased footfall. She noted that the claimed right of way did not appear on the definitive map, commented on the visibility of the glass screens, and the presence of other sets of steps, parasols and gates along the riverbank.

The Legal Advisor provided advice to the Committee regarding the implications of granting the application in terms of the claimed right of way. If Members were minded to grant the application, he recommended an additional condition which would seek to ensure that the case for the claimed route was not prejudiced as, in the event that the claimed route was subsequently proved to exist, the landowner could seek to extinguish it by arguing that planning permission to erect the gate had been granted. To guard against this potential argument the legal advisor recommended a condition which would ensure that, in the event of the right of way being found to exist, any obstruction would have to be removed to allow public use. He noted that, as part of the claim, a number of individuals had stated they had been using the route for a number of years and advised that if a right of way was subsequently established, if members wanted to protect it, the route should not be obstructed by a gate.

Some Members had visited the site and noted that the steps, gate and parasols were not visible from the opposite riverbank and, whilst there was some discussion about the need to protect the character of the World Heritage Site, some Members did not consider that this particular application posed any detriment. Members noted the position with regard to the claimed right of way and accepted the legal advice to impose a further condition.

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

RESOLVED – that with respect to planning application TWC/2018/0067 the Development Management Service Delivery Manager be authorised to grant planning permission subject to the conditions and informatives as set out in

the report and an additional condition that in the event of the claimed right of way being found to exist that any obstruction to the right of way be removed (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

Councillors N C Lowery and C R Turley returned to the room.

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

This application sought 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. An update report was tabled at the meeting summarising additional representations received after publication of the main report.

The application had been deferred at the meeting of the Committee on 15 August 2018 to allow further neighbour and community re-consultation to take place following the receipt of additional supporting information received during the course of the application.

Cllr E J Greenaway, representing Lawley and Overdale Parish Council, spoke in opposition to the application on the grounds of design, opening hours, location of the car park and additional vehicle movements. She expressed the Parish Council's view that the cumulative effect of development in the area had not been taken into account in the highways assessment and that the Committee should defer the application for a site visit.

The Applicant's Agent, Mr P Millar, addressed the Committee in terms of the company's operational practices including management practices, noise and odours, safe site access and behaviour management. He explained the reasons for the choice of site due to the need for a purpose built unit and referred to the creation of employment opportunities.

The Planning Officer referred Members to sections of the report relating to the principle of development, particularly sequential testing and development on part of the Green Network; ecology; design; highways issues including parking; operational issues; trees; creation of employment opportunities; and confirmed that there were no technical issues that could not be mitigated by condition. As a result of questioning, the Planning Officer also confirmed that following re-consultation, the Coal Authority had withdrawn their objection subject to condition and that the sequential test, deemed satisfactory by the Policy Team, had considered available sites within the town centre but these had been discounted due to the applicant's specific requirement for a suitable site to build their own development, rather than development at an existing pre-built outlet.

The Development Team Group Manager explained how the Highways Officers response had been reached. The use of the Telford Transport Model assessment, particularly with regard to anticipated vehicle movements in the area, was explained

and the view that the trip rates generated by the proposed development could be accommodated by the local highway network was reiterated.

Whilst some Members had sympathy with the views put forward by the Parish Council regarding to the cumulative impact on the highway and odours, and queried whether the sequential testing had been sufficiently robust, other members welcomed the development in terms of the amenity that would be offered, accepted the traffic modelling data, and considered that the site not only offered the opportunity to purpose build the restaurant, but was also sufficiently far enough away from residential development to avoid nuisance from noise or odours.

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

RESOLVED – that with respect to planning application TWC/2018/0185 the Development Management Service Delivery Manager be authorised to grant planning permission subject to the conditions as set out in the report and as requested by The Coal Authority (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

The meeting ended at 7.08pm

Chair:

Date:

TELFORD & WREKIN COUNCIL**PLANNING COMMITTEE****26th September 2018**

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2017/0253 Rushmoor Paddock, Rushmoor Lane, Bratton, Telford, Shropshire Change of Use of Agricultural Land to Equestrian, erection of replacement stable block with associated storage facilities, formation of new vehicular access, formation of pond and the installation of a septic tank - partially retrospective *****AMENDED DESCRIPTION, AMENDED PLANS AND AMENDED DOCUMENTATION RECEIVED*****, **9**

TWC/2018/0584 Bush House, Mossey Green, Ketley Bank, Telford, Shropshire, TF2 0DL Siting of 2no. steel container units clad with timber and tile effect roof, erection of 1no. gazebo and erection of a 2.4m high fence (Part Retrospective) ***Amended description and amended plans received***, **24**

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/2017/0253

Rushmoor Paddock, Rushmoor Lane, Bratton, Telford, Shropshire
Change of Use of Agricultural Land to Equestrian, erection of replacement stable block with associated storage facilities, formation of new vehicular access, formation of pond and the installation of a septic tank - partially retrospective *****AMENDED DESCRIPTION, AMENDED PLANS AND AMENDED DOCUMENTATION RECEIVED*****

APPLICANT

Rushmoor Associates Ltd , Mark Evans

RECEIVED

14/03/2017

PARISH

Wrockwardine

WARD

Wrockwardine

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR JACQUELINE SEYMOUR.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the change of Use of Agricultural Land to Equestrian, erection of replacement stable block with associated storage facilities, formation of new vehicular access, formation of pond and the installation of a septic tank at Rushmoor Paddock, Rushmoor Lane which is situated between Longdon upon Tern on the B5063 and Allscott on the B4394.
- 1.2 Works have already begun on the site and as such, this application is part-retrospective.
- 1.3 The scheme has been subject to a number of amendments, at the request of the Local Planning Authority. An addendum to the previously submitted design and access statement has been submitted along with an updated block plan, access plan, pond sections and proposed elevations/floor plan of the proposed stables. These amended documents were requested as the previously submitted plans were outdated and did not reflect the current proposal. Additionally, the proposed stable elevations/floor plans were amended in order to address concerns officers had over the scale and design.
- 1.4 These amendments have been advertised by a Site Notice posted on the 7th September 2018 inviting comments within 14 days. In order to clarify, there is no prescribed time period for which a re-consultation must be advertised therefore a 14 day re-consultation is in full compliance with the statutory legislation. Members will be updated on any comments raising new material planning considerations. It is noted that the site notice has been moved to an internal gate which is not readily visible to the public. However, the Development Management Procedure Order is clear in stating that if the

notice is moved before the relevant period then the authority is to be treated as having complied with the legislation.

2. SITE AND SURROUNDINGS

- 2.1 The site is located within the rural hamlet of Rushmoor which is loose-knit settlement dispersed along Rushmoor Lane situated in the west of the Borough.
- 2.2 Rushmoor Paddock is currently an agricultural field which previously accommodated a small number of modest stables prior to demolition by the applicant.

3. RELEVANT PLANNING HISTORY

- 3.1 Application TWC/2018/0538 is also before Members, this seeks permission for the creation of a new access and the temporary siting of a caravan.
- 3.2 W2005/0828 – Erection of a 15m diameter round pen for horse training (private use) – Retrospective – Full Granted on 01/09/2005
- 3.3 W2004/1145 – Erection of 2no. Stables, 1no. hay barn, 1no. stable and tack room and construction of boundary fence – Full Granted on 01/11/2004

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework

Telford & Wrekin Local Plan 2011-2031:
SP3 Rural Areas
SP4 Presumption in favour of sustainable development
EC3 Employment within the rural area
C4 Design of roads and streets
BE1 Design criteria

5. SUMMARY OF CONSULTATION RESPONSES

- 5.1 Wrockwardine Parish Council – Object:
 - There are in-accuracies within the application.
 - The Reading Agricultural Report concludes that there is no need for a residential dwelling on the site or a temporary dwelling.

- The Reading Agricultural Report outlines that the business as a sole trader does not appear to be operational.
- There is a lack of clarity and consistency in the application.
- The application should be refused on the basis of the findings and recommendations of Reading Consultants with regard to the business.
- The average site acreage for a horse breeder in Shropshire is 372 acres. The current size area is not large enough for the business proposal.
- Objections towards the size of the site and lack of evidence with regard to length of tenure of additional land.

5.2 Cllr Jacqueline Seymour – Object:

Asked for the application to be heard at planning committee. Objected on the grounds that the number of stables and horses is an overdevelopment of the site and that there are a severe lack of services to the site. Additional objections are raised on the fact that the access to the site is in the ownership of someone else and that the neighbouring dwelling is Lawn Farm, not Isombridge Farm and therefore, movement of horses to convenient grazing is very uncommon.

5.3 Highways – Support subject to conditions:

- Submission and approval of visibility splays.
- Provision of parking, loading, unloading and turning of vehicles prior to first use.
- Surfacing of access drive in a bound material for a minimum distance of 5m back from the rear of the adopted highway boundary.
- Informatives I11 regarding the requirement for a Section 184 Licence for the proposed access.

5.4 Drainage – Support subject to conditions:

- Submission of a scheme of foul and surface water drainage.

5.5 Ecology – Support subject to conditions:

- Recommended conditions regarding the erection of artificial nesting/roosting boxes, landscaping and a lighting plan. Informatives are also recommended regarding nesting wild birds.

5.6 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.

5.7 West Mercia Police – Comment:

Provided general design advice.

Local Representations:

5.8 The Local Planning Authority has received thirteen letters of objection from 6 individuals. One letter of support has also been received. The objections raise the following concerns:

- Once the stables and other development has been built, there will not be adequate land left for the horses to graze on. The application has not been adequately advertised. This is against the guidance produced by the British Horse Society.
- The previous stables were in keeping and sympathetic to the area.
- The proposed stables are too large.
- The site has no water supply or services supply.
- There is no provision for a muck-heap which should be placed away from boundaries and the water course.
- Due to the overall floor area created and lack of any special circumstances, the development is inappropriate in its form and would be detrimental to the open, rural and undeveloped character.
- The development would set a precedent.
- The siting of the proposal would lead to a fragmented form of development.
- The large scale of the business is unsuited to this location.

- The proposed access is dangerous given its location on a dangerous bend and given the increase in traffic.
- No detail has been given in regards to the storage and disposal of waste. This may lead to increased vehicular movements.
- There are in-accuracies within the application.
- The current access generates little movements. The visibility of the access is very poor.
- The proposal seems excessive for the size of the business.
- The site is not suitable for the proposed business.
- Relying on renting nearby fields to support a viable business is at very least risky and the consequences of that land being unavailable would leave the business unviable.
- There is a covenant on the land which restricts development.
- The majority of the land in consideration is not in control of the applicant.
- The business is unviable.
- There has been no evidence that the land to be leased is on a long term basis.
- No financial evidence has been provided to the applicant.
- It appears that the applicant intends to set up a racehorse training establishment – has a British Horse Racing Authority training licence been granted?
- Is the hedgerow being removed protected?
- Why has a traffic movement plan not been submitted?
- There is not an up to date projection of the horses to be kept on site.
- Broodmares require a large foaling box, which is not shown on the plan.

The letter of support received raises the following points:

- Provided general advice as to why a worker needs to be on site 24 hours a day in regards to the health and welfare of the horses.

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 development
- Scale and design of the proposed stables
- Proposed access and other works
- Other matters

The Principle of Development

6.2 Policy EC3 of the Telford & Wrekin Local Plan 2011-2031 outlines that the Council will support new employment development in the rural area where it involves the re-use of previously developed land or the conversion/re-use of redundant buildings or the extension of existing sites where:

- Development relating to agriculture, forestry or assists in the diversification of the rural economy;
- The local highway network is capable of accommodating the traffic generated by the proposed development and;
- The proposal is supported by an appropriate business case which demonstrates that the proposal will support the local economy and help sustain rural communities.

6.3 The Local Planning Authority note that the site has previously been used for agricultural purposes and a personal permission was previously granted for the erection of a number of stables, which were used in order to provide shelter/storage for the horses which grazed on the land. Officers are satisfied that this permission was implemented and the stables were erected on the site. As such, the site is considered to have been previously developed.

6.4 The Local Planning Authority considers that the proposed business would assist in the diversification of the rural economy and its presence would help sustain other local business such as feed and bedding suppliers.

6.5 Officers have engaged with the Local Highways Authority and they have confirmed that they support the scheme subject to conditions being placed on any approval.

6.6 The applicant has submitted a business plan to the Local Planning Authority and officers are satisfied that this satisfactorily demonstrates that the proposal will support the local economy and will help sustain rural communities. The

business will be using local feeding and bedding suppliers and will offer a service which will help sustain the rural community by providing an equestrian business which can be used by any prospective race horse owners within the Telford & Wrekin boundary and by customers located further afield.

- 6.7 As such, it is considered that the principle of development on this site is compliant with Policy EC3 of the Telford & Wrekin Local Plan 2011-2031.

Scale and design of the proposed stables

- 6.8 In respect of the scale and design of the proposed stables, the applicant has amended the scale and design following officers concerns being raised. The originally proposed stables included the provision of first floor accommodation and the maximum height of the stables were 6.2 metres. The Local Planning Authority considered this to be excessive in scale and the maximum height of the stables has now been amended to 4 metres, with the accommodation on the upper floor being omitted.
- 6.9 The amended stables are of an oak construction and will feature a low brick plinth wall. The stables will be clad in horizontal shiplap softwood weatherboarding with the roof being covered in plain clay roof tiles. A street scene has been submitted which demonstrates that whilst the stables will be visible from the wider area, the existing hedgerow will offer some screening
- 6.10 However, whilst officers consider the majority of the amended scheme to be acceptable in regards to scale and design, one element remains of concern. This relates to the introduction of a detached storage building to the north of the site, which has partially been erected, and included kitchen and bathroom facilities, however these elements have now been omitted from the floor plans.
- 6.11 The proposed timber building introduces features which are at odds with the surrounding development such as a porch, patio doors and large domestic windows. These are considered to be at odds with the surrounding development because of their domesticated appearance which do not feature in the locality. Furthermore storage facilities are already included attached to the stables, and whilst the kitchen and bathroom facilities have been removed from the floor plans, the external appearance and its features are contrary to the proposed use which included feed storage. Officers have advised that such a building should be designed in stable format allowing an interchangeable use that supports the business. The Local Planning Authority have requested amended plans in respect of the design of this building, however; at the time of writing this report, amended plans had not been received.
- 6.12 As such, the scheme as a whole is considered to conflict with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

Proposed access and other works

- 6.13 In respect of the proposed access, the Local Highways Authority have been formally consulted on the proposal and have supported the scheme subject to

conditions. The requested conditions are outlined within the 'consultation responses' section of this report and officers are happy to include them on any formal approval. As such, there are no technical highways grounds to refuse the proposed access. The access is considered to be compliant with the guidance outlined within Policy C4 of the Telford & Wrekin Local Plan 2011-2031.

- 6.14 In respect of the other works proposed within this application (the installation of a pond and a septic tank), officers consider these to be modest in scale and of appropriate design and are required for the day-to-day running of the business. These elements are considered to comply with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

Other matters

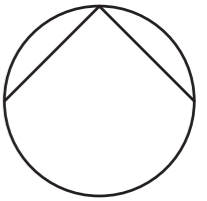
- 6.13 It is noted that concerns have been raised regarding animal welfare on the site. Officers would note that this is not a planning consideration and should be raised with the relevant animal welfare organisations.
- 6.14 Additionally, it has been raised to officers that there are a number of covenants on the site which restrict development. Once again, this is not a material planning consideration.

7. CONCLUSIONS

- 7.1 It is considered that whilst the applicant has provided sufficient justification for the proposed business and its stables, and there are no technical issues relating to highway safety, drainage, or ecology that cannot be conditioned. However there remain design issues which conflict with the proposed use for the detached storage building which the applicant has been unwilling to amend. Consequently, the proposal is deemed to be in conflict with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

8. RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **REFUSE PLANNING PERMISSION** for the following reasons.
1. The Local Planning Authority considers that the proposed scheme is unacceptable by virtue of the design of the detached storage block located to the north of the site. The proposed building introduces domestic features that are at odds with the nature of the use, and incongruous with the stable features of the complex and the rural character of the area. Therefore the proposal is contrary to policy BE1 of the Telford and Wrekin Local Plan, and guidance contained within the NPPF.



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

Revision	Description	Date
A	Red and blue lines amended	13.06.18
B	Red line amended	21.08.18

project
RUSHMOOR PADDOCKS

project no.
1035

client
MR EVANS

drawing
LOCATION PLAN

drawing no.	revision
02	B

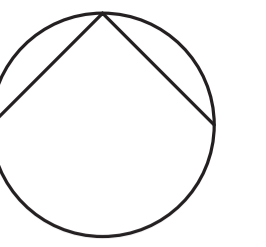
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1:1250@A3	23.01.17

drawn by
AB

MOSS. CO. LLP.

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NOTES

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Revision	Description	Date
A	Access revised	14.08.17
B	Caravan shown	13.06.18
C	Plan revised to reflect amended scheme	29.06.18
D	Annotation revised	04.07.18
E	Plan amended to reflect revised scheme	21.08.18
F	Plan revised	30.08.18

project
RUSHMOOR PADDOCKS

project no.
1035

client
MR EVANS

drawing
PROPOSED SITE PLAN

drawing no.	revision
09	F

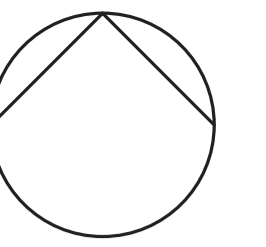
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1:1250@A1	27.02.17

drawn by
AB

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E-mail - graham@mosscompany.co.uk





Orange line denotes 10 acres secured on lease

Isombridge Farm

NOTES

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All measurements to be checked on site

Revision	Description	Date
-	-	-

project
RUSHMOOR PADDOCKS

project no.
1035

client
MR EVANS

drawing
LEASE PLAN

drawing no.	revision
15	-

scale	date
1:1250@A1	31.08.18

drawn by
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 Sprockets : N/A

WIDTH: PLACE HOLDER
 DEPTH: PLACE HOLDER
 EAVES HEIGHT: PLACE HOLDER
 ROOF PITCH: PLACE HOLDER
 CATSLIDE: PLACE HOLDER
 OUTSHOT: PLACE HOLDER

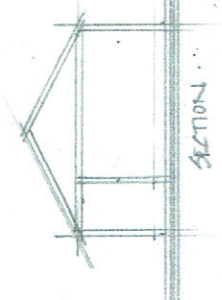
KEY:

- TIE BRACE.
- SMALL TIE BRACE
- KNEE BRACE.
- STUD BRACE.
- SOLEPLATE / STUDWORK.
- POSTS ON STADDLESTONES.
- POSTS ON SLABIFFL BRICKWORK
- POSTS ON SOLEPLATE.
- POSTS ON BRICKWORK

CLIENT: MR. MARK EVANS,
 JOB No: STABLES, GARAGE.
 SCALE: 1:200 @ A3.
 DATE: DEC. 2016
 DRAWN BY: STEVE ATTEBY.
 DRAWING No.: 100/595/2016
 REVISION No.:
 REVISION NOTES:



Prime Oak Buildings Ltd.
 Whitehouse Farm
 Whitehouse Lane
 Swindon
 South Staffordshire
 DY3 4PE
 Tel: 01384 296611
 Fax: 01384 273118
 www.primeoak.co.uk

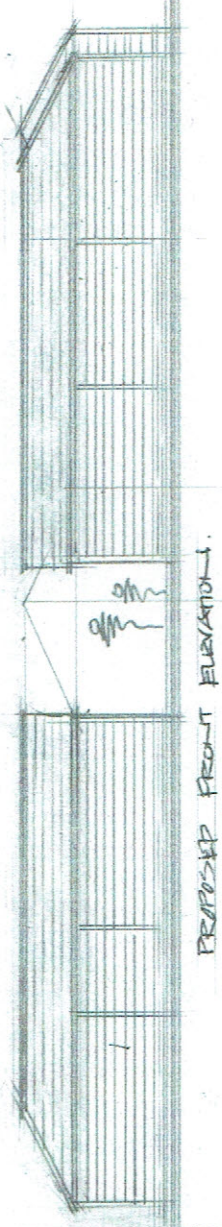


JOINERY SCHEDULE:

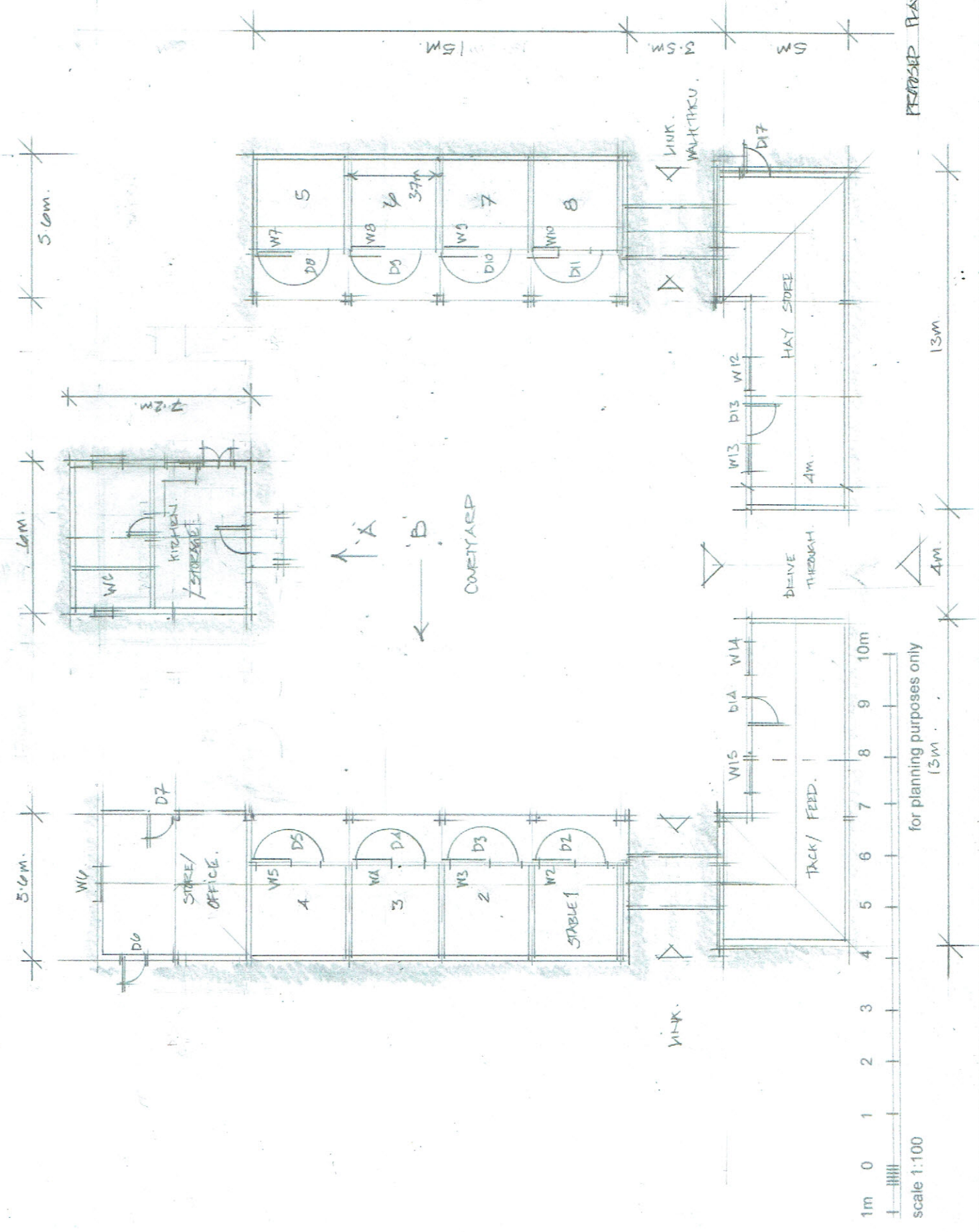
DOORS:

WINDOWS:

REV
 DD

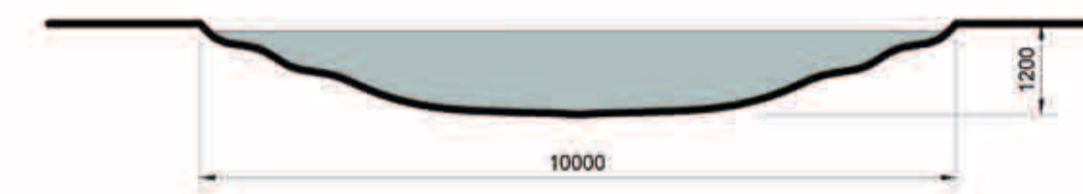
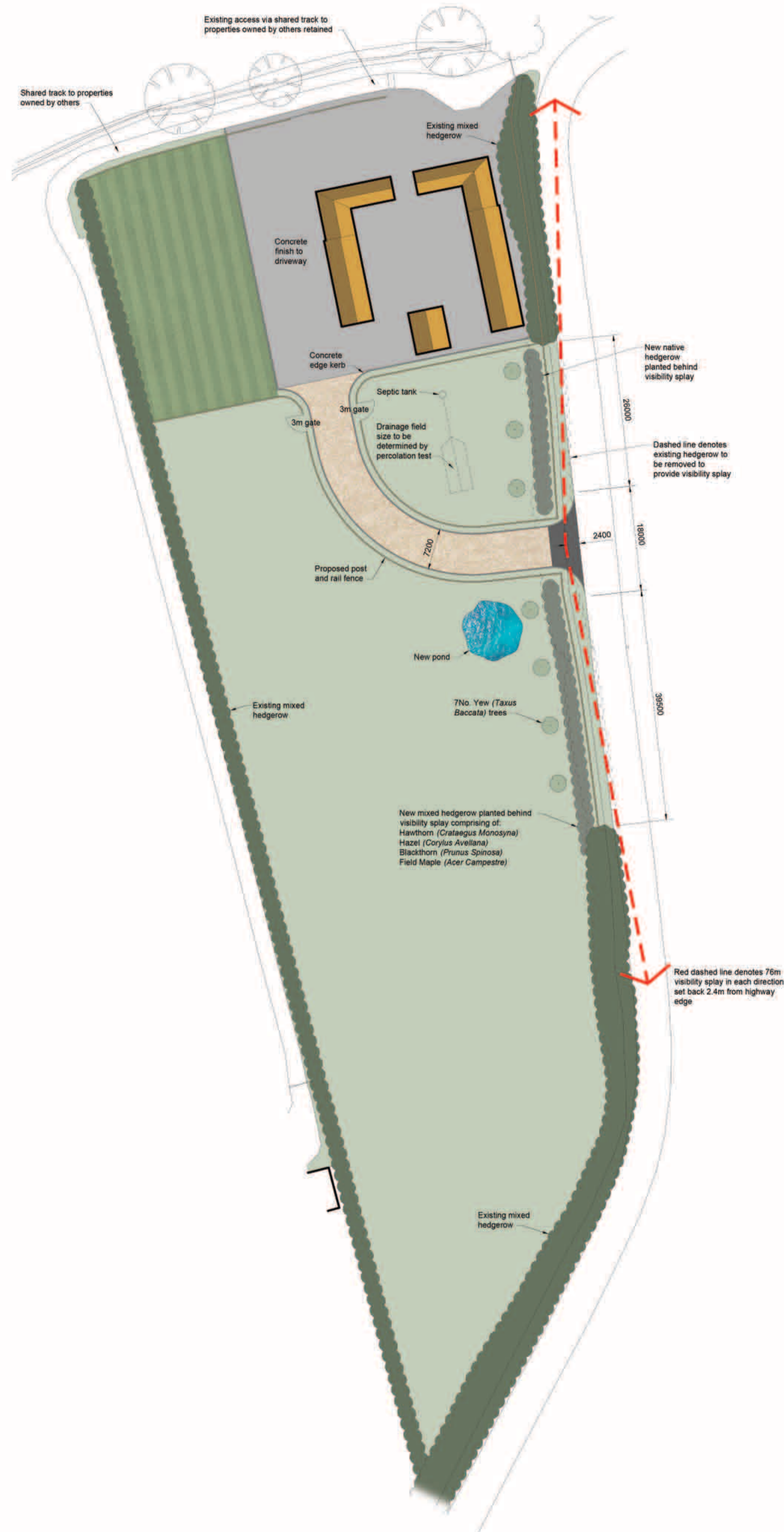
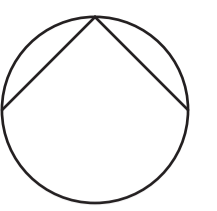


PROPOSED FRONT ELEVATION



PROPOSED PLAN 1:200 @ A3

scale 1:100
 for planning purposes only



PROPOSED POND SECTION
scale 1:100

NOTES

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

Revision	Description	Date
A	Caravan shown	13.06.18
B	Landscaping shown	17.08.18
C	Plan revised	31.08.18

project
RUSHMOOR PADDOCKS

project no.
1035

client
MR EVANS

drawing
PROPOSED ACCESS PLAN

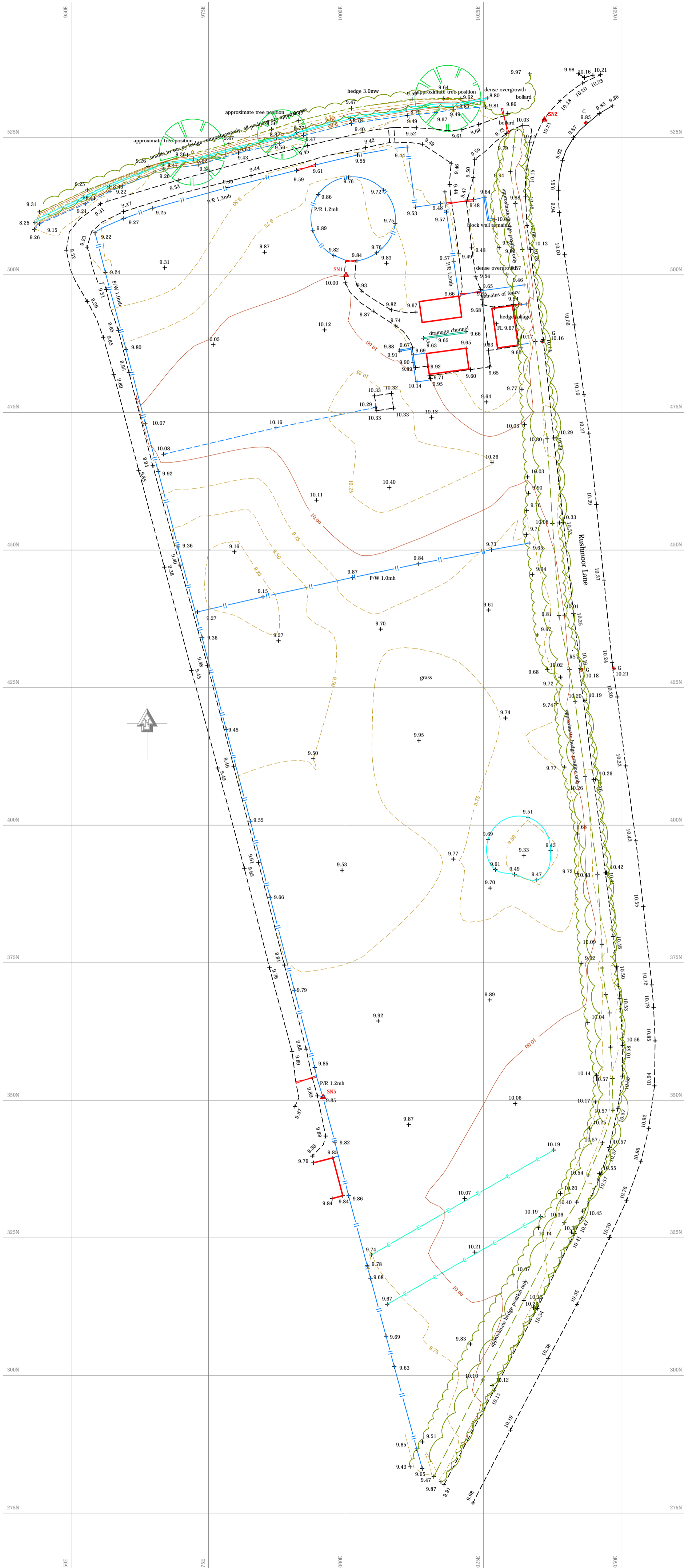
drawing no. **revision**
11 **C**

scale **date**
1:500@A1 14.08.17

drawn by
AB



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



SURVEY STATIONS				
Name	Easting	Northing	Height	Description
SN1	1000.000	500.000	10.000	Hilti nail
SN2	1036.084	528.208	10.220	Hilti nail
SN5	995.808	350.599	10.962	Nail in fence post

CLIENT	Mr Mark Evans		
PROJECT	Rushmoor Paddocks, nr Alscott, Telford		
TITLE	Topographical survey		
JOB No.	1035	DWG No.	1035.1
SCALE	1:500 @ A2	DATE	29/09/16
DRAWN	SH	REVISION	-

MOSS. CO. LLP.

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

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 ALL DIMENSIONS ARE TO BE CHECKED ON SITE.



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

Revision	Description	Date
-	-	-

project
 RUSHMOOR PADDOCKS

project no.
 1035

client
 MR EVANS

drawing
 PROPOSED EAST ELEVATION

drawing no.	revision
12	-

scale	date
1:200@A1	20.08.18

drawn by
 AB



MOSS. CO. LLP.

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TWC/2018/0584

Bush House, Mossey Green, Ketley Bank, Telford, Shropshire, TF2 0DL
Siting of 2no. steel container units clad with timber and tile effect roof, erection of 1no. gazebo and erection of a 2.4m high fence (Part Retrospective) ***Amended description and amended plans received***

APPLICANT

Carl Beamond

RECEIVED

17/07/2018

PARISH

Oakengates

WARD

Oakengates and Ketley Bank

OAKENGATES TOWN COUNCIL HAS REQUESTED THAT THE APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE.

1. THE PROPOSAL

- 1.1 This part retrospective application seeks consent for the siting of 2no. steel container units clad with timber and tile effect roof, erection of 1no. gazebo and erection of a 2.4m high fence.
- 1.2 The steel containers have already been sited and have been subject to investigation by the Planning Enforcement team. The containers have been concreted to the ground. Steel containers are not classed as ancillary to a residential property and would always require planning permission within a residential garden. The Applicants have been advised that the appearance of steel containers is not appropriate for a domestic garden, hence the application to clad them and to add a roof. During the application, a section of fencing 2.4m in height has been added which will help to additionally screen the building. The fence is going between the rear elevation of the building and the boundary with Rosevale and is to be the same width as the building.
- 1.3 The pergola needs consent as it is over 2.5m in height within 2m of a boundary. This is also retrospective. During the application, the owners of the adjacent property have informed the LPA that the pergola has been built overhanging their property. This has been fed back to the applicant who is going to relocate it slightly so that it is not overhanging. Due to the miniscule distance this is moving, it was considered that the Block Plan did not need to be altered.

2. SITE AND SURROUNDINGS

- 2.1 Bush House is a large detached property set within a large plot on Mossey Green which is a residential street in Ketley Bank.
- 2.2 The application property is a large 2 storey dwelling. Part of the garden had been previously sold off by a previous owner to build a detached bungalow which had been previously approved but was never implemented and has

now expired. The applicant has since bought back this land and is now once again part of the garden of Bush House. As this application was never implemented, the land was still classed as garden land and therefore, no change of use was necessary.

3. RELEVANT PLANNING HISTORY

3.1 None

4. PLANNING POLICY CONTEXT

4.1 National Planning Policy Framework (the NPPF)

4.2 Telford & Wrekin Local Plan
BE1 Design Criteria
BE2 Residential Alterations

5. SUMMARY OF CONSULTATION RESPONSES

5.1 Oakengates Town Council: Initial Consultation – No Objection

Second consultation - Comment

Oakengates Town Council discussed this application at the Full Council meeting on 4 September 2018 and would like to call in the application to be discussion at Plans Board for the following reasons:

- Height of the construction in relation to neighbouring properties.
- Loss of light to neighbouring properties.
- Noise to neighbouring properties from activities that the construction is being used for.
- Close proximity of the construction to neighbouring properties.
- Pollution to neighbouring properties from the activities that the construction is being used for.
- Potential for the construction to be used for business use.
- Effect on the local environment.

5.2 Shropshire Fire: Comment – Recommend Fire Safety Informative

5.3 Neighbour Consultation: Fourteen letters of objection have been received raising the following concerns:

- Trying to sell adjacent property but offers have been revoked.
- The roof of the gazebo overhangs the neighbouring property.
- The applicant has attached wicker fencing to hide the containers.
- The containers block out light from the kitchen.
- The containers are too close and imposing
- Applicant has told residents different stories such as:
- The containers will be there for 18 months whilst renovations are carried out (which have been completed)

- Moving his office and car parts company to the back garden
- Storing and selling of car parts.
- Storing Classic Cars
- The applicant has misled neighbours and the planning department.

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:

- Scale and design of the proposal
- Impact on the amenity of neighbouring properties

Scale and design of the proposal

- 6.2 The gazebo is of a standard domestic design. Currently, the roof of the gazebo overhangs the neighbouring property but is to be relocated 250mm which will remove the overhang. Even when relocated, the gazebo still needs permission as the height exceeds the 2.5m when within 2m of a boundary that is allowed under permitted development. The height is 3.2m. Due to the modest nature of the gazebo, officers consider that even with the low boundary treatment, there is no significant impact caused.
- 6.3 Currently, the containers are industrial in appearance and are not a suitable addition for a domestic garden as they currently stand. The containers have been placed side by side and cover an area of 12.3m x 5m which is large. However, due to the size of the garden and the existing dwelling, officers consider that a building of the footprint could be classed as ancillary to the existing dwelling and therefore, under the right conditions, could be permitted development.
- 6.4 The plans submitted are to clad the existing unsuitable containers and to add a roof and therefore would create an outbuilding. This building will have a height to the eaves of 2.5m and maximum height of 3m which is only 50cm higher than what could be built under permitted development in this location. The plans show that the building is 1m away from the boundary, if this was moved so that it was 2m away, planning permission would not be required and additionally, the maximum height could be increased to 4m.
- 6.5 The current containers are clearly not a suitable addition to a domestic garden but by cladding them in suitable timber cladding and creating a roof over, will transform the appearance into that of a domestic outbuilding.
- 6.6 As part of the negotiations on the application, the applicant has agreed to erect a 2.4m high fence along the width of the building in order to help the appearance from the neighbouring property (Rosevale). From Rosevale, due to the level difference, the current boundary treatment appears to be low and this section of fence will help to draw attention away from the building.

Impact on the amenity of neighbouring properties

- 6.7 The proposals affect one property, Rosevale. The occupier is recently deceased and is now in the ownership of her 3 children. Officers agree that the building is large and that ideally, would have been sited further down the garden away from Rosevale however, the fall-back position of what could be done under permitted development has got to be taken into account. The neighbouring bungalow has windows within the side adjacent to the building. However, due to the fact that it is only 50cm higher than what can be done under permitted development, officers consider that there would not be sufficient detrimental impact caused to warrant a planning refusal and therefore, whilst the building is not ideally located, it is on balance consider to be acceptable.
- 6.8 It is appreciated that the 3 siblings who own Rosevale are trying to sell the property, but unfortunately this is not a material planning consideration in itself. However, as the works are part retrospective, the Council does have powers to insist on the work being finished. Therefore, conditions will be placed on the permission requiring the cladding and roof to the containers, the new fence and the relocation of the gazebo to be carried out within 3 months of the date of the approval, in order to improve the appearance.
- 6.9 There have been comments made about the applicant misleading residents and the Council on the application, however, this application has been submitted as a householder application and the applicant has stated to officers that it is for the storage of his private cars. This application is not for any business use and officers will be conditioning the use of this building so that no business use can take place and that it can only be used as an integral part of the dwelling.

Other matters

- 6.10 Oakengates Town Council has commented on this application and have raised issues of potential noise and pollution caused by activities from the building and impact on local environment. As previously stated this application is a householder application for a domestic outbuilding and is not for a business use. Any issues arising from this would not be a material planning consideration and if issues do arise, these would be a matter for environmental health.

7. CONCLUSIONS

- 7.1 Once the pergola has been re-located, officers consider that it will have no significant impact on the neighbouring property. The current containers are to be clad and a roof added so that it resembles an outbuilding. Whilst it is large and is only 1m away from the boundary, it is only 50cm higher than permitted development and therefore, whilst not ideal, it is considered that there is not significant detrimental impact caused to warrant a refusal. The applicants have also proposed a new 2.4m section of fencing which will help mitigate the appearance of the building and therefore on balance, the proposal is deemed

to be compliant with Policies BE1 and BE2 of the Telford & Wrekin Local Plan and the guidance contained within the National Planning Policy Framework.

8. RECOMMENDATION

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

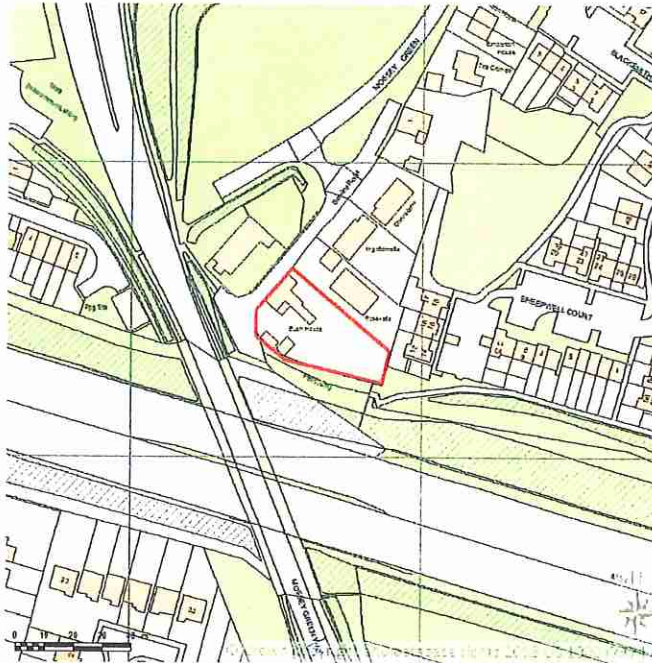
Conditions

1. ACustom Moving of the pergola
2. ACustom Cladding of the building
3. ACustom Erection of the fence
4. C002 Materials to match details
5. C38 Development in accordance with approved plans
6. Dcustom No business use

Informatives

I17a Coal Authority High Risk Area
I31 Fire Safety
I40 Conditions
I41 Reasons for Grant of Approval
RANPPF1

SITE LOCATION PLAN
AREA 5 HA
SCALE: 1:2500 on A4
CENTRE COORDINATES: 368769 , 310042

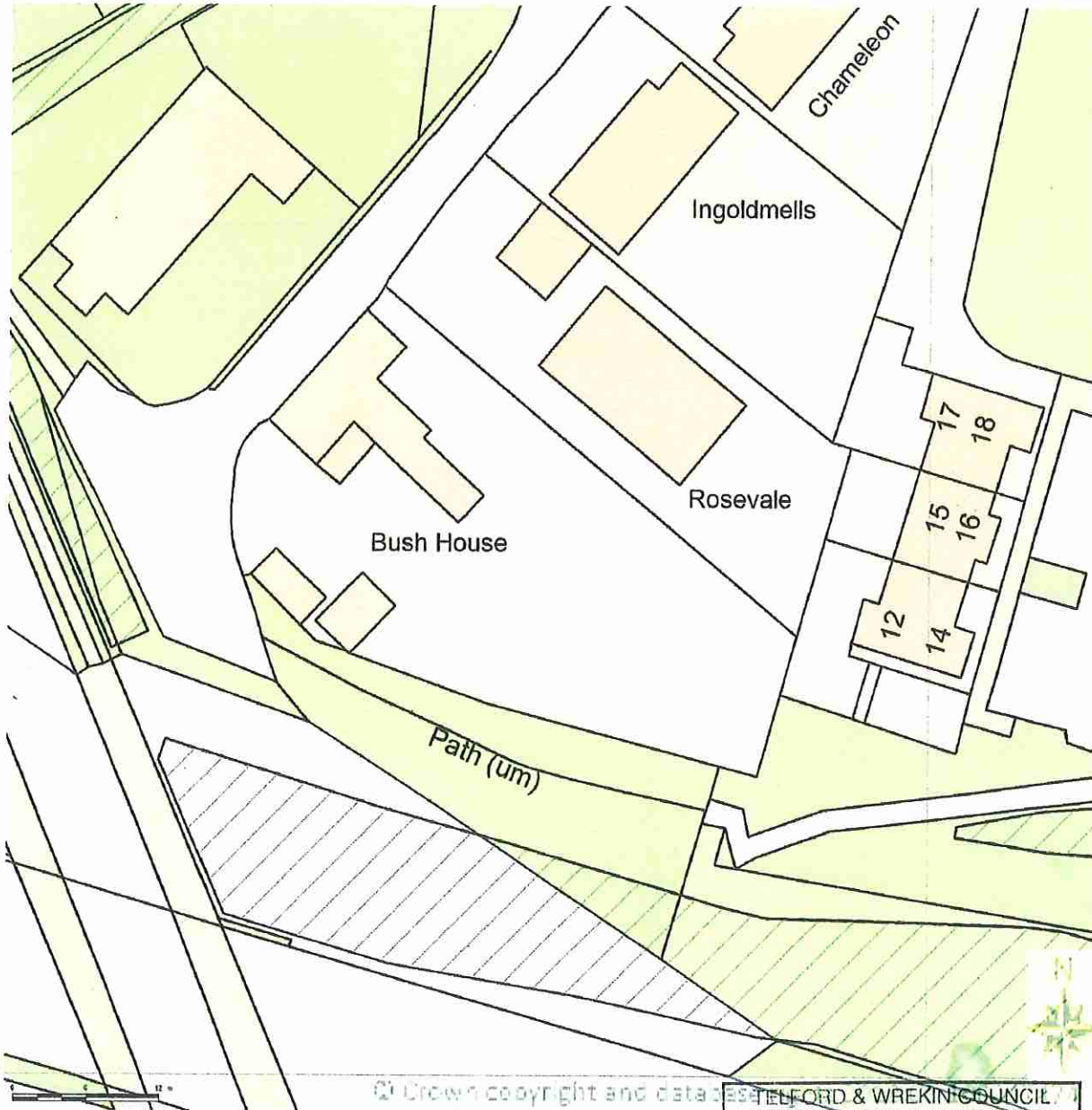


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DEVELOPMENT MANAGEMENT
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10 JUL 2018

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE: 1:500 on A4
CENTRE COORDINATES: 368769 , 310042



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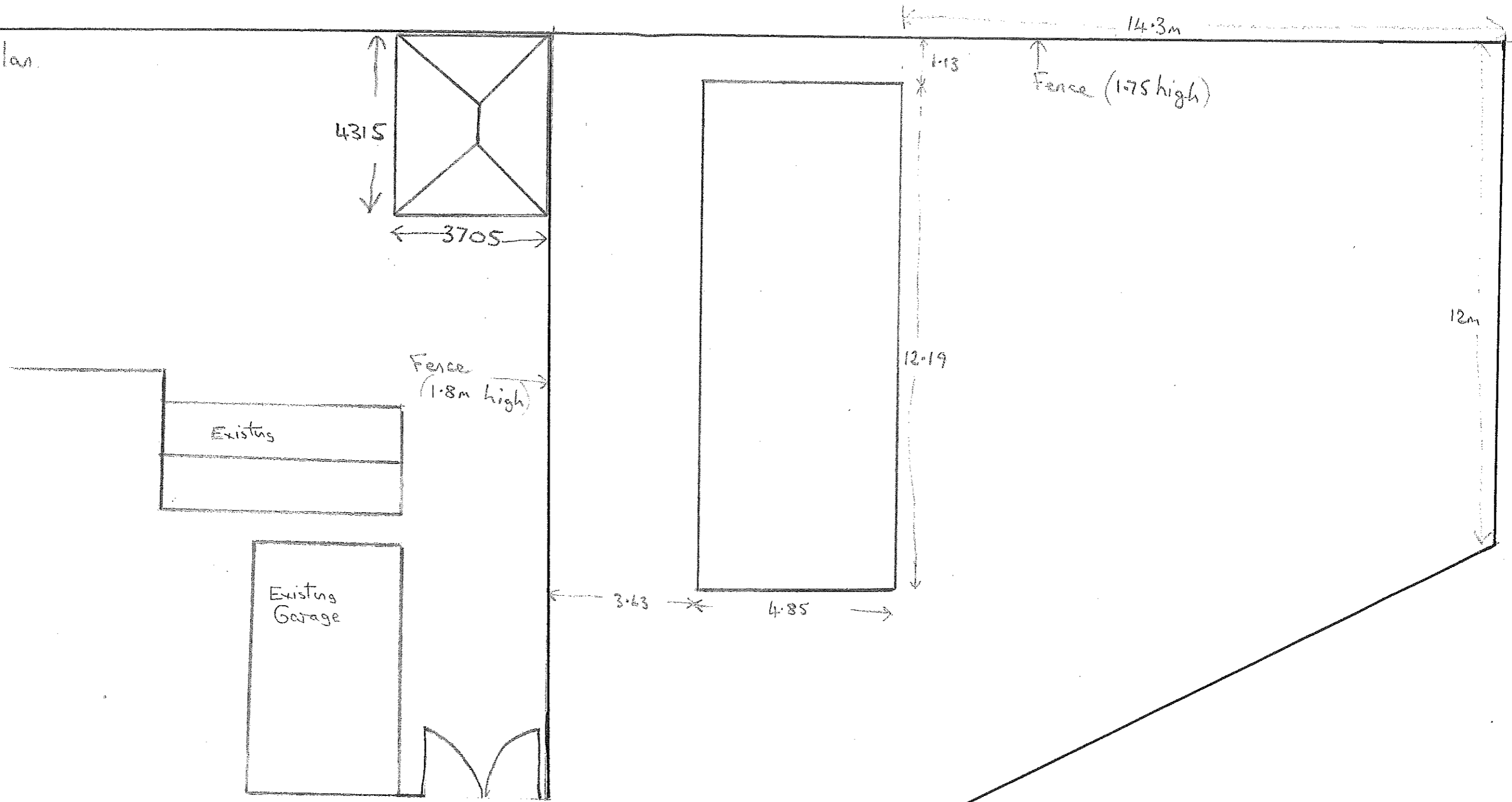
BLOCK/SITE PLAN
AREA 90m x 90m
SCALE: 1:500 on A4
CENTRE COORDINATES: 388769 , 310042



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1-200

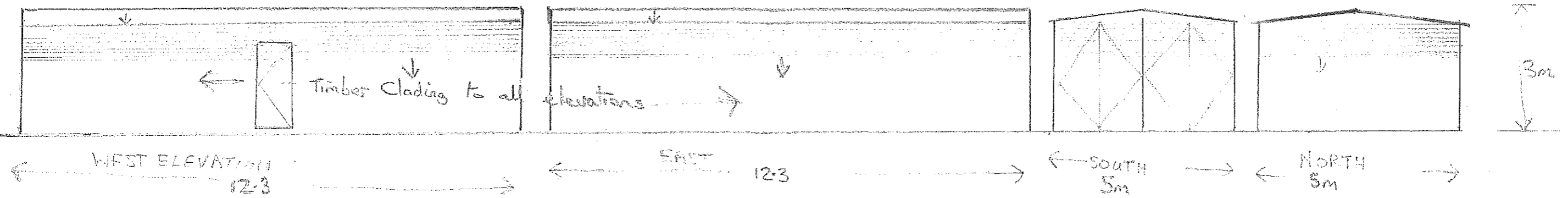
Block Plan



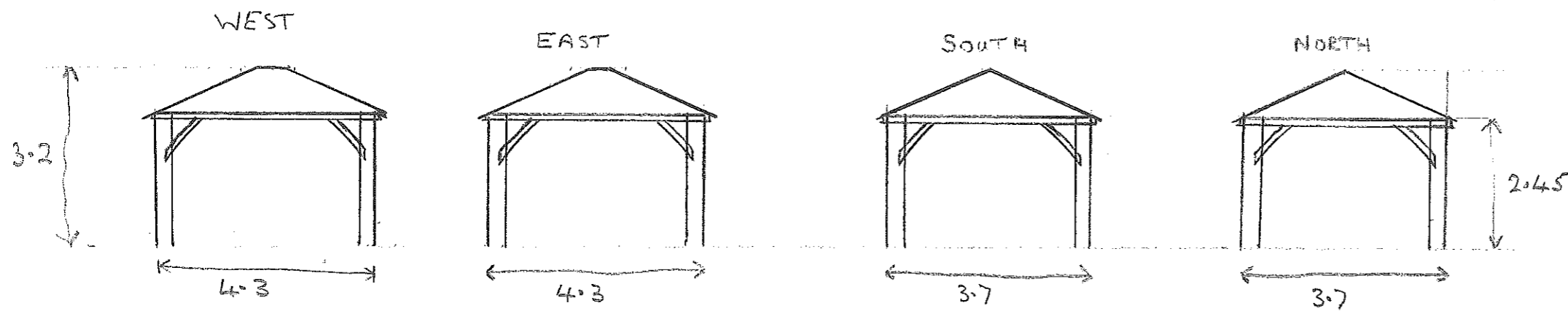
Bush House Mossey Green

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shallow pitched roof with tile effect finish



Classic Car Storage Unit



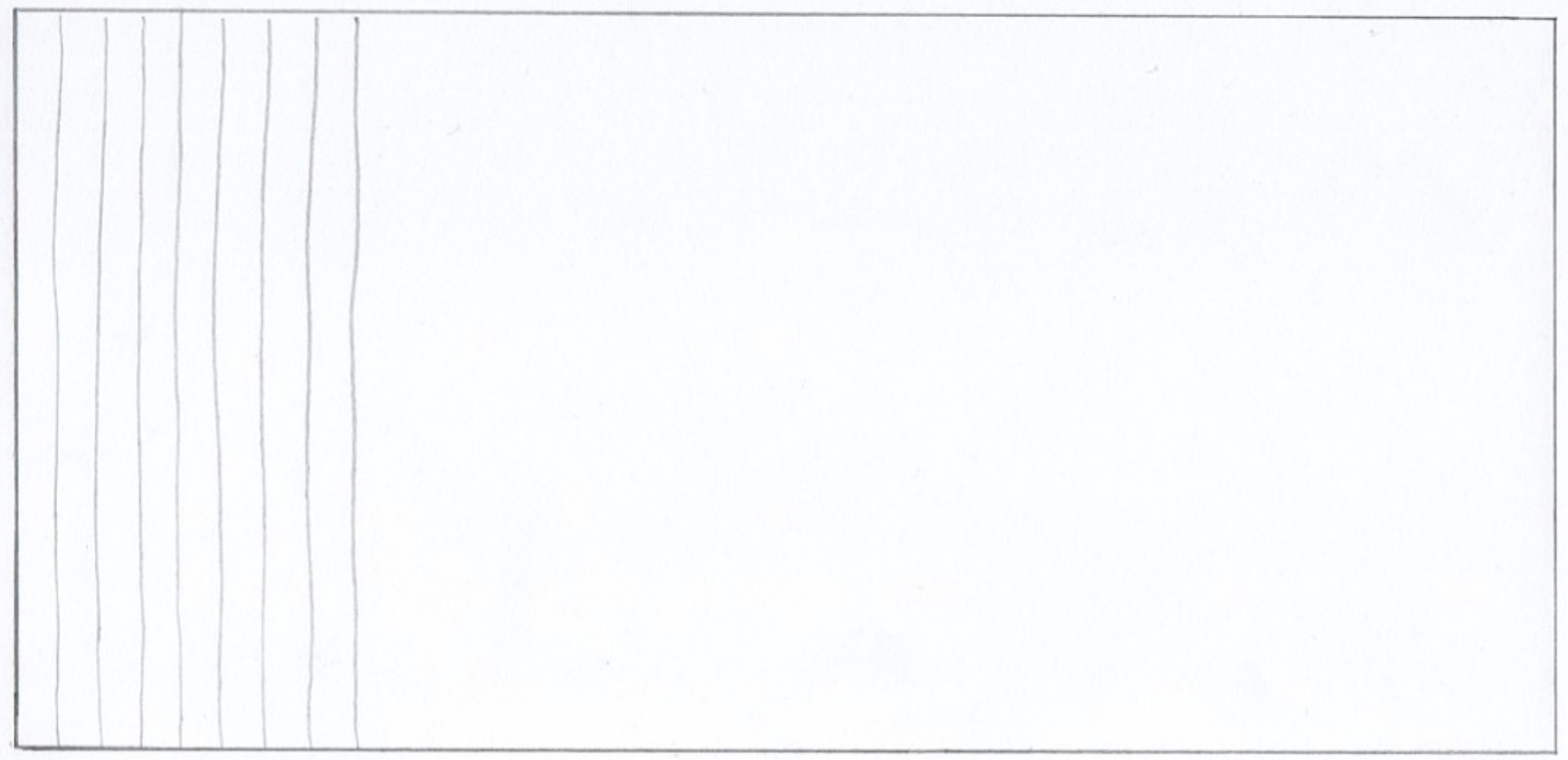
Garden Gazebo (Timber with aluminium roof)

Bush House Massey Green

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10 JUL 2018

SCALE 1:200

1:20



2.4

South
5m

1:20

Bush House, Mossey Green

