



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date	Wednesday 24 th October 2018	Time	6.00pm
Venue	The Telford Suite, Telford Whitehouse Hotel, Watling Street, Wellington, Telford TF1 2NJ		

Enquiries Regarding this Agenda:

Democratic Services	Jayne Clarke/Maria Farley	(01952)383205/388356
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	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 and P Scott

Substitutes: Councillors E A Clare, J A Francis, E J Greenaway, R T Kiernan, S J Reynolds, 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 26th September 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 **Deferred/Withdrawn Applications**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, 26 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, Cllr J E Greenaway (as substitute for N C Lowery); L A Murray, S J Reynolds (as substitute for J Loveridge), P J Scott, and C R Turley.

PC-026 Apologies for Absence

Councillor J Loveridge and N C Lowery

PC-027 Declarations of Interest

Cllr S J Reynolds declared an interest in planning application TWC/2018/0584 as he was a Member of Oakengates Town Council but had not taken part in any discussions or decisions in this regard.

PC-028 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 5 September 2018 be confirmed and signed by the Chair.

PC-029 Deferred/Withdrawn Applications

None.

PC-030 Site Visits

RESOLVED – that a site visit takes place at 4.00pm on Wednesday 24 October 2018 – TWC/2018/0658 - former Blessed Robert Johnson School.

PC-031 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/2017/0253.

- (a) TWC/2017/0253 – Rushmoor Paddock, Rushmoor Lane, Bratton, Telford, Shropshire

This was a part retrospective application seeking a change of use from agricultural land to equestrian with the erection of replacement stable block and associated storage facilities, formation of a new vehicular access, formation of pond and the installation of a septic tank.

This application had been called in by Councillor J Seymour and a site visit had taken place on the afternoon prior to the meeting.

The Planning Officer informed the Members that there would need to be an additional condition to be added to the recommendation in relation to the easement on the public sewer on Rushmoor Lane.

Councillor N Evans spoke against the application on behalf of Wrockwardine Parish Council who, although they normally welcomed new business, raised concerns regarding the location, wet and boggy conditions, lack of grazing, drainage and surfaces and the viability of the business. The Parish Council raised further concerns regarding the national speed limit on the adjacent road.

Councillor J Seymour, Ward Member, had requested that the application be determined by Planning Committee. Although she would normally support an equestrian business she felt on this occasion she could not support the application due to the unsuitability of the site, the lack of grazing, the low lying land a boggy conditions, the validity of the business case and she asked that the buildings be removed.

Mr J Elgin, member of the public, spoke against the application due to the works being undertaken without planning permission and a Stop Notice being served. He considered the lease plan to be incorrect and confirmed that the water supply was from Lawn Farm but that it had never been intended to supply water to a business. Access was also granted from Lawn farm. He also raised concerns regarding the viability of the business and the ground conditions.

Mr A Sheldon, Applicant's Agent, spoke in support of the application and informed Members that this site had a well-established use as a stable. The work taking place was replacement of the existing stables and storage facilities to a high quality and had limited visual impact due to screening by the existing hedge. The proposal assisted the local economy and was compliant with policies. Issues regarding drainage and access could be conditioned and there were no technical reasons to refuse the application.

Some Members had visited the site and felt that this was an appropriate site for a rural business. The new access would be of benefit to the site and that the development created 2 local jobs. It was encouraging to see the significant drainage works which it was hoped would alleviate any future problems. Other Members reported that they had been unable to see all of the documents on the planning portal and didn't feel they were fully informed on the application and raised concerns regarding the water supply, the lack of grazing space and the business case.

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

RESOLVED – that with respect to planning application TWC/2017/0253 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions in the update report and the additional condition in relation to the easement on the public sewer on Rushmoor Lane (with authority to finalise conditions and reasons for approval delegated to Development Management Service Delivery Manager).

(b) TWC/2018/0584 – Bush House, Mossey Green, Ketley Bank, Telford, Shropshire TF2 0DL

This was a part retrospective application for the siting of two steel container units to be clad with timber and a tile effect roof, erection of a gazebo and erection of a 2.4m high fence.

This application had been called in by Oakengates Town Council.

Councillor J Lavery spoke against the application on behalf of the Town Council. He raised concerns regarding the position of the container, the noise upon closing the containers and any work being undertaken in them, the disregard for the neighbours and the part retrospective application. He also felt that the containers lent themselves more to an industrial activity rather than residential.

Ms L Cooke, a member of the public, spoke against the application which had been placed in the garden at Bush House which impeded the view from the kitchen window of Rosevale. The containers were 40ft long and could be seen over the fences and blocked out the light. She also raised concerns regarding the fence, the noise from the containers and pest control which may become an issue with rodents using the container as a nesting place.

Mr C Beamond, Applicant, had taken on the suggestions from the previous speakers. He informed Members that a previous application in 2014 had been granted for a 2 storey house which would have been twice the height of the containers. There would be no noise from the containers as they were solely for the purpose of storing vehicles which were only likely to be used at weekends and no business use. The ground had been cleared for the installation of the containers which had made a positive impact on the local community.

During the ensuing debate some Members felt that the containers, although large and unsightly, would only be used to store classic cars, but also had sympathy with the neighbouring property and the impact that the container had. It was suggested that this may improve with the cladding in place and that this may also reduce the impact of the noise. It was noted that the gazebo had been moved and this was welcomed. Some Members made a suggestion that the container was moved back approximately half its width in order that the view of the neighbour at Rosevale was more acceptable and that this would also negate the need for the fence. Other Members felt it was important that as this was a retrospective consent that the conditions were strictly adhered to and enforced. A further suggestion was made that the application be granted permission on the grounds that the container be moved by half of its width further back from the view of the kitchen window at Rosevale and the cladding be undertaken and if the applicant did not agree to relocate the containers that the planning permission be refused.

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

RESOLVED – In respect of Planning Application TWC/2018/0584 that delegated authority be granted to the Development Management Service Delivery Manager:

a) subject to the applicant submitting amended plans showing the steel structures relocated to a position where they did not unduly impede the view from the kitchen window in the side elevation of Rosevale, to grant planning permission with reference to those amended plans and subject to the conditions in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager); or

b) if the applicant is unwilling to submit satisfactory amended plans for approval in accordance with “a)” above, to refuse planning permission due to impingement on the amenities of the neighbouring property Rosevale

The meeting ended at 6.56pm

Chair:

Date:

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

24 October 2018

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2017/0916 Land adjacent to Bettisfield, Longford Road, Newport, Shropshire Erection of 1no. dwelling and 1no. ancillary workshop with associated access and landscaping works	9
TWC/2018/0283 Tine Grange, Charlton, Telford, Shropshire, TF6 5EU Erection of replacement single storey outbuilding to be used as ancillary accommodation and erection of single storey extension to existing dwelling ***AMENDED PLANS RECEIVED***	26
TWC/2018/0538 Rushmoor Paddock, Rushmoor Lane, Bratton, Telford, Shropshire Creation of a new access and the temporary siting of a caravan (Part-Retrospective) *****AMENDED PLANS RECEIVED*****	35
TWC/2018/0560 5 Chetwynd End, Newport, Shropshire, TF10 7JJ Change of use of 5 Chetwynd End from dwelling (Use Class C3) to offices (Use Class B1(a)) ***Amended location plan red line***	45
TWC/2018/0600 Land East of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire Variation of conditions 7 and 8 of planning permission TWC/2017/0905 to allow a variation of working hours between 0800 and 1930 hours on weekdays and 0800 and 1300 hours on Saturdays with no working or activities on Sundays or Public Holidays ***AMENDED DESCRIPTION RECEIVED***	58
TWC/2018/0804 Land west of Hollinshead Way, Old Park, Telford, Shropshire Importing of clean soil to surcharge the ground and improve the ground strength	65

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/2017/0916

Land adjacent to Bettisfield, Longford Road, Newport, Shropshire
Erection of 1no. dwelling and 1no. ancillary workshop with associated access and landscaping works

APPLICANT

Lee Smith

RECEIVED

10/11/2017

PARISH

Church Aston

WARD

Church Aston and Lilleshall

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR ANDREW EADE

1. SUMMARY RECOMMENDATIONS

1.1 Full Grant subject to Conditions and Informative(s).

2. APPLICATION SITE

2.1 The site subject to this application is located within the Town of Newport, a market town within Telford, located approximately 9 miles North of Telford Town Centre. Newport is a sustainable settlement, offering residents a series of facilities including schools, Doctor's Surgeries and Convenience Retail Shops.

2.2 Bettisfield is a detached, two-storey property, constructed in red brick. The roof of the property is a mix of gabled and single pitch, which are covered in plain tiles. The property itself has a large garden area to the rear of the property and the boundary treatments on the site largely consist of soft landscaping, post and rail fencing and dwarf stone walls.

2.3 To the West of the existing dwelling, there is a large parcel of land, which has historically been used as private garden land associated with Bettisfield, permission having previously been obtained for a Change-of-Use in 2001. The piece of land is currently covered with trees, shrubs and hedgerows and it is this parcel of land that the dwelling is proposed to be constructed on.

3. APPLICATION DETAILS

3.1 This application seeks permission for the erection of 1No. dwelling and 1No. ancillary workshop with associated access and landscaping works on land which has been historically used as private garden land for the property known as 'Bettisfield.'

3.2 The dwelling itself is proposed to be two-storey, with a total of 5No. bedrooms. The associated workshop will be used by the applicant to allow their current artisan metalwork business to continue. The workshop will also contain a self-contained unit which will be occupied by the applicant's son, facilitating a pair of bedrooms, a bathroom, kitchen and modest living area.

- 3.3 The proposal includes a sustainable heating and cooling system installed, connecting a solar panel array with a battery pack, providing the electricity required to power the ground source heat pump. The pump providing 100% of the hot water requirements for the main house and the mezzanine level of the workshop. The proposal will therefore result in a carbon neutral scheme.

4. PLANNING HISTORY

- 4.1 W2001/0746 - Change-of-Use from agricultural land to private garden area to include trees, lawn, meadow and pond - Full Granted 03 October 2001

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Six neighbouring properties have been formally consulted on the proposal and the Local Planning Authority have received one letter in Support and one letter in Objection.
- 6.2 The representation in support notes that the applicant has proposed a very sympathetic design which recognises the agricultural history of the site.
- 6.3 The representation in objection raises the following comments/concerns:
- The existing access is narrow and increasingly busy, with no pavement, used by schoolchildren and not considered to be sensible or safe to use this access if commercial vehicles will need to access the workshop;
 - The proposed workshop is not in keeping with the other properties in the immediate vicinity;
 - The size of the proposed workshop is out of proportion to other buildings within the area.

7. STATUTORY REPRESENTATIONS

- 7.1 Church Aston Parish Council: **Object:**
- Consider the proposal to not in keeping with the design features of the dwelling/buildings within the locality, represents and over-development of the site and that the design will impact on the visual amenity of existing residents and is like to be viewed as detrimental visual amenity.
- 7.2 Highways, Arboricultural, Ecology and Environmental Health: **Support** subject to safeguarding Conditions

7.3 Shropshire Fire Service: **Comment** - noting that 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.

7.4 West Mercia Police: **Comment** - providing general design guidance.

8. APPRAISAL

8.1 Principle of Development

8.2 The site subject to this application is located outside of the Urban Boundary of Newport, set within the Telford & Wrekin Local Plan 2011-2031, and as such, is considered to be located within the Rural Area.

8.3 Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 (Residential Development in the Rural Area) outlines that the Council will support a limited amount of infill housing in the settlements of Edgmond, High Ercall, Lilleshall, Tibberton and Waters Upton. Outside of these settlements development will be strictly controlled. The Council will only support applications for housing outside of these areas, if one of the following exceptions is met:

- The proposal is compliant with the exceptions set out in Policy HO11;
- The proposal would result in the optimal use in a heritage asset;
- The proposal would represent exceptional quality or innovative design;
- The proposal would meet the need for a rural workers dwelling.

8.4 The applicant has submitted a scheme which they consider achieves the 'exceptional quality and innovative design' exception. With all applications which seek to achieve this exception, the scheme has undergone an independent design review by MADE.

8.5 MADE is an independent design review panel, which comprises design professionals who review schemes for NPPF para. 79 (formerly para. 55) housing and exceptional design builds within the West Midlands. The Local Planning Authority ask for any scheme seeking to achieve this HO10 exception for a design review by MADE so that an independent assessment can be given, as the Local Planning Authority do not currently have any guidance on what elements of design can be considered to be of exceptional quality.

8.6 The applicants have undertaken this design review exercise and MADE have confirmed that the proposed scheme is considered to be of an exceptional design quality by virtue of the following:

- The influence of energy strategy on layout and design both as proposed and in its adaptability for future change;
- Arboricultural surveys influencing at a detailed level siting and design;
- It's mixed use, combining living and work spaces;
- The application of an agricultural aesthetic in contemporary architecture;

- It's response to and respect for setting, including both built form and the layout of external spaces, and the creation of an enhanced edge to a settlement boundary;
- Enhancement of biodiversity;
- The process of scoring against the Housing Quality Index and independent review panel.

8.7 As a result of the conclusions provided by the MADE Review it is considered that the proposal is compliant with Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 and meets the 'exceptional design' criteria. As such, the design and scale of the proposal is considered to meet the criteria outlined within Policy BE1 of the Telford & Wrekin Local Plan and the national guidance contained within the NPPF.

8.8 Other Matters

8.9 Following a full consultation exercise, there are no objections from statutory Consultees. Conditions have been recommended from the Council's Highways, Arboricultural, Ecology and Environmental Health teams which will be attached to any approval. As such, there are no technical reasons to warrant the refusal of the application.

8.10 In respect of the impact that the proposal will have on the amenity of neighbouring properties; the applicants have proposed a robust landscaping scheme and have set the dwelling significantly back into the plot, to ensure that there will be no issues of overlooking, loss of privacy or any overbearing impact. In respect of the proposed Workshop, Officers propose Conditions in respect of the hours of operation and the ancillary use of the building and also in respect of the occupancy of the proposed mezzanine floor which is to be used as a self-contained residential unit for the Applicant's son.

8.11 The proposal as a whole is therefore considered to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

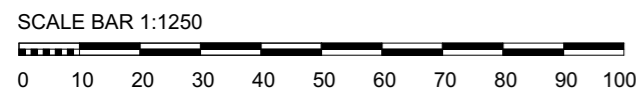
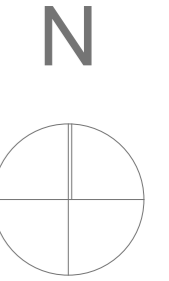
9. CONCLUSION

9.1 On balance, it is considered that the proposal is compliant with Policy HO10 of the Telford & Wrekin Local Plan 2011-2031, representing exceptional quality and innovative design. The proposed dwelling will respect and respond positively to the site and the wider area. As a result of the boundary treatments on site and landscaping scheme proposed, the dwelling will be well screened from the adjacent highway and will not cause a detrimental impact upon the amenity of neighbouring properties. The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **FULL GRANT PLANNING PERMISSION** subject to the following Condition(s) and Informative(s):

A04	Time Limit
B010	Details of Materials
B037	Access Drive - Bound Material
B061	Foul and Surface Water Drainage
B130	Trees - Protective Fencing
B133	Trees - Replacements
B149Custom	Erection of Artificial Nesting/Roosting Boxes
B149Custom	Lighting Plan
B089Custom	Noise Assessment
B150	Site Environmental Management Plan
C013	Parking, Loading, Unloading and Turning
C014	Visibility Splays
C38	Development in Accordance with Approved Plans
D11	Hours of Work
D21	Restriction on Separate Use
I11	Highways
I24a	Great Crested Newts
I25m	Nesting Wild Birds
I32	Fire Authority
I36	Street Naming and Numbering
I40	Conditions
I41	Reasons for Grant of Approval
RANPPF1	



Rev No.	Date	Rev.	By	Chk.
A	10.11.17	Amendment to site & development boundary following planners comments.	AT	BE

PLANNING

Scale:	1:1250 @ A3	Date:	Nov' 16	Drawn by:	AT	Chk.	DO
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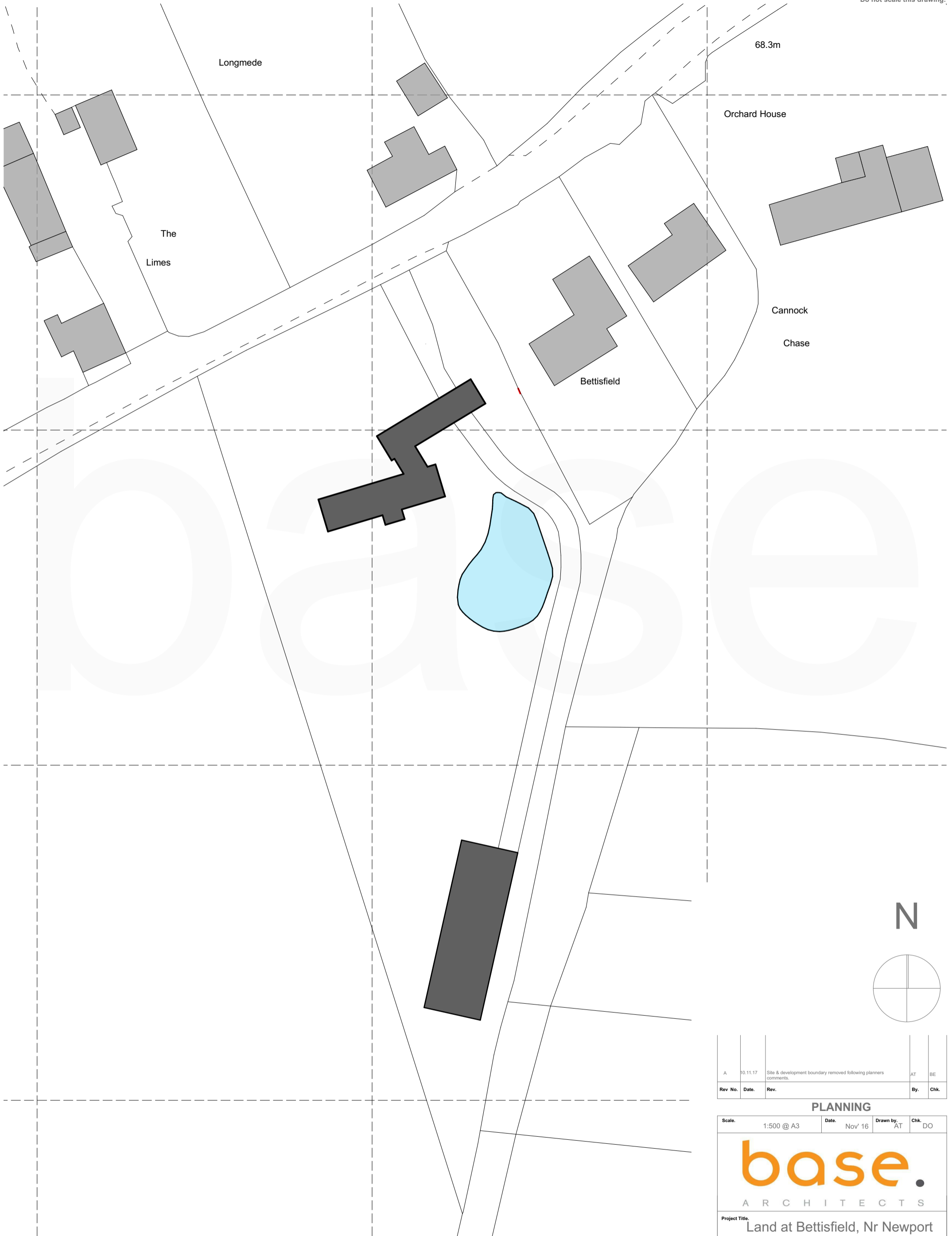


Project Title: **Land at Bettisfield**

Client: **Lee Smith**

Drawing Title: **Location Plan**

Project No.	BA1635	Drawing No.	PL-001	Revision.	A
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68.3m

Longmede

Orchard House

The
Limes

Cannock
Chase

Bettisfield

N

Rev No.	Date	Rev.	By.	Chk.
A	10.11.17	Site & development boundary removed following planners comments.	AT	BE

PLANNING

Scale.	1:500 @ A3	Date.	Nov 16	Drawn by.	AT	Chk.	DO
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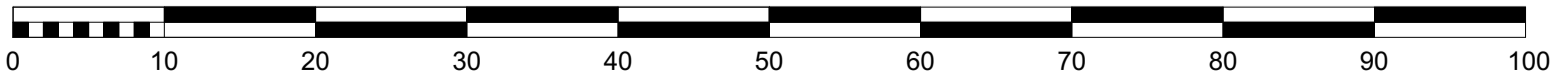
Project Title. Land at Bettisfield, Nr Newport

Client. Lee Smith

Drawing Title. Proposed Block Plan

Project No.	BA1635	Drawing No.	PL-002	Revision.	A
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SCALE BAR 1:500



SOFT LANDSCAPE FEATURES

- Site Boundary**
- Existing hedgerow planting to be removed** (Removed in accordance with BS: 5837 2012)
- Existing hedgerow planting to be retained with RPA** (Work with tree & hedgerow root protection area to be in accordance with BS: 5837 2012)
- General Purpose Meadow Mixture**

Wildflower species mix listed below:
 Yellow Achillea millefolium, Common Knapweed Centaurea nigra, Wild Carrot Daucus carota, Hedge Bedstraw Galium mollugo, Lady's Bedstraw Galium verum, Oxeye Daisy Leucanthemum vulgare, Birdsfoot Trefoil Lotus corniculatus, Ribwort Plantain Plantago lanceolata, Cowslip Primula veris, Meadow Buttercup Ranunculus acris, Yellow Rattle Rhinanthus minor, Common Sorrel Rumex acetosa, Red Campion Silene dioica, White Campion Silene alba, Cornflower Centaurea cyanus & Field poppy Papaver rhoeas.

Grasses:
 Common bent Agrostis capillaris, Chewings fescue Festuca rubra subsp. commutata, Highland bent Agrostis castellana & Crested dogtail Cynosurus cristatus.

Grass seed mixture to be sourced from certified local provenance seed stock. Ground surface will be cleared of weed growth either removed by hand or through the application of an approved Glyphosate based herbicide (all herbicides should only be handled by certified users and in accordance with COSHH Regulations 2002). Topsoil in this area should be stripped. The ground should then be raked to produce a medium tillth. Sowing operation will be carried out at the first opportunity in Spring or late Autumn (at rate indicated). The grass will be allowed to establish over the first growing season with a single mowing operation in the Autumn to top out any weed growth. On-going mowing operations will be carried out either once annually in the Spring, or twice annually in the Spring and Autumn. If grass species become dominant, Grass will not be cut during late Spring and Summer months to allow flower and herb species to germinate. Hay arisings to be removed following late Autumn cut.

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
GRATMON	Crataegus monogyna	2x Fhd	125/150	2 Breaks	0.30

Hedgerow shrubs to be supplied as bare root stock unless stated and to be planted in accordance with the implementation and maintenance guidelines. No hedgerow shrub species, size or location should not be altered without prior approval from the Landscape Designer. Hedgerow shrubs to be planted on a double staggered row, 250mm apart with no less than 6per linear metre within a 50cm wide bed in accordance with the implementation and maintenance guidelines. Shrubs are to have an upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. Shrubs to be attached to a double line support fence using an approved clip tie and cut back to 1m in height at time of planting.

REF	ABBR	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T1	QUERO	Quercus robur	Extra Heavy Std	500/600	-	as shown
T2	BETWA	Betula utilis Jacquemontii	Multi Stem	175/200	-	as shown

All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposal must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Designer.

ABBR	SPECIES	MIX (%)	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
VIBOP	Viburnum opulus	20	T1+1	60/80	3	1.00 - 1.50
PRULSP	Prunus spinosa	15	T1+1	60/80	3	1.00 - 1.50
ILEAO	Ilex aquifolium	10	2L	60/80	3	1.00 - 1.50
CORSA	Cornus sanguinea	35	T1+1	60/80	3	1.00 - 1.50

All Shrubs to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposal must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Designer.

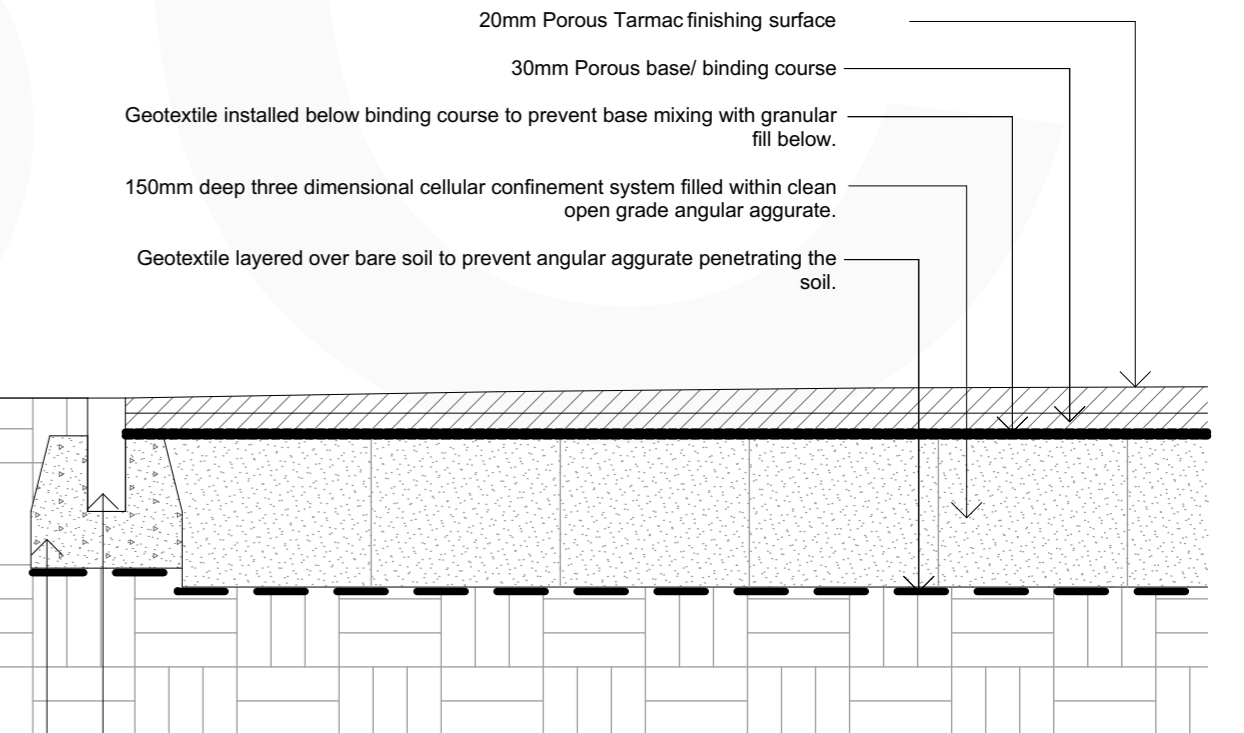
ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
VIBDA	Viburnum davidii	10L	40/60	Bushy	0.70
SKJASU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.60
ROSOFF	Rosmarinus officinalis	10L	40/60	Bushy	0.70
PRULAOL	Prunus laurocerasus 'otto Luyken'	10L	60/80	Bushy	0.70
LAVANH	Lavandula angustifolia 'Hidcote'	10L	30/40	Bushy	0.60
HEBALRE	Hebe albertana 'Red Edge'	10L	30/40	Bushy	0.65
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30/40	Bushy	0.60
CHOAP	Choisya 'Aztec Pearl'	10L	40/60	Bushy	0.70
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.75

All Shrubs to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposal must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Designer.

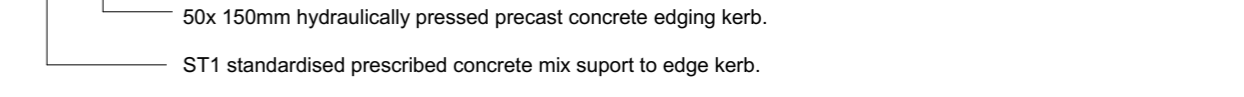
HARD LANDSCAPE FEATURES

- Closeboard Fencing** (1.8m in height)
- Stone Garden Wall**
- Paving Slabs**
- Permeable Tarmac**

NOTE: All subject to Highway Engineers Specification & Details



NOTE: All subject to Highway Engineers Specification & Details



Proposed Hard surface build up in RPA
 Scale 1:10 @ A1

Rev No.	Date.	Rev.	By.	Chk.

PLANNING

Scale.	Date.	Drawn by.	Chk.
1:200 @ A1	May '17	AT	BE



Project Title.	Land at Bettisfield, Nr Newport		
Client.	Lee Smith		
Drawing Title.	Landscape Plan		
Project No.	Drawing No.	Revision.	
BA1635	PL-013	-	



IMPLEMENTATION AND MAINTENANCE GUIDELINES

GENERAL
 All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. All plants shall be packed and transported in accordance with the code for practice for Planting Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root dipped in approved water retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 300mm for shrubs and 150mm for grass.

ORNAMENTAL SHRUBS AND TREES

GROUND PREPARATION
 Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general all purpose slow release fertiliser at the rate of 75g/m² and Tree Planting and Matching Compost at the rate of 20litres/m² are to be incorporated into the top 150mm of topsoil during final cultivation. All extraneous matter such as wood, metal, plastic and stone greater than 50mm in diameter shall be removed from site.

Tree pits to be specified size are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with a single 75mm diameter stake. All rootball, container grown and trees over heavy standard size shall be double staked. Stakes should be driven 500mm into undisturbed ground before planting in the tree, taking care to avoid underground cables and services.

PLANTING
 Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firm in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

MAINTENANCE
 The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The site is to be visited monthly throughout the year to undertake the following operations.
WEED CLEARANCE: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
LITTER CLEARANCE: All litter is to be removed from planting beds.
CHECKING TREES: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
WATERING: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.
FORMATIVE PRUNING: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

NATIVE PLANTING

GROUND PREPARATION

FOR NOTCH PLANTING: All herbaceous material with the proposed planting area shall be sprayed out using an approved herbicide at least 2 weeks before planting and the ground shall be cultivated to a depth of 150mm.

FOR PIT PLANTING: A 900mm diameter circle shall be sprayed out at each planting centre using an approved herbicide at least 2 weeks before planting.

PLANTING
 All bare rooted stock is to be root dipped in water retaining polymer. Proposed native planting is to be planted on an informal 1m grid. To avoid straight lines each planting centre can be moved up to 350mm in any direction. Major species generally to be planted towards the centre of each block in groups of 5 to 9 of the same species. Minor species to be planted in groups of 3 to 6 towards the edge of each block.

All stock to be protected from rabbit damage using the approved proprietary tree and shrub shelters, 900mm and 600mm high respectively, secured with stakes and ties as advised by the manufacturer.

MAINTENANCE
 Used approved herbicides a 900mm diameter circle centred on each planting centre shall be kept weed free throughout the maintenance period. During the Autumn of the maintenance period the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season.

NATIVE HEDGE PLANTING

SETTING OUT
 The hedge line shall be set out using 38x38x1200mm stakes at a maximum of 7m intervals.

PREPARATION
 All herbaceous materials within 750mm of the centreline shall be sprayed out using an approved herbicide at least 2 weeks before planting.

PLANTING
 Plants shall be notch planted in 2 rows 250mm apart and staggered at 300mm centres. Hedgerows to be protected by timber post and rabbit proof wire fence. Transplant hedgerow shall be protected with 600mm proprietary shelter secured with a stake/cane and ties as recommended by the manufacturer.

MAINTENANCE
 Using approved herbicides a 800mm wide swathe centred on the hedgerow shall be kept weed free throughout the maintenance period. During the Autumn of the maintenance period the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season.

GRASS

PREPARATION
 The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm in diameter. The surface shall be raked to smooth flowing contours with a fine tillth, incorporating pre-seeding fertiliser at 70g/m²

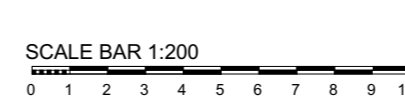
DELIVERY & STORAGE
 Turf shall be supplied in accordance with BS3936. Turf shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than 3 days.

TURF
 Turfing operations shall be in accordance with BS 4428. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

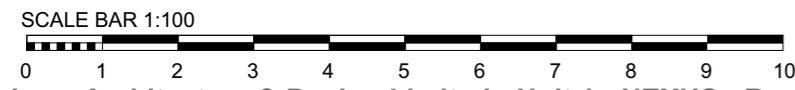
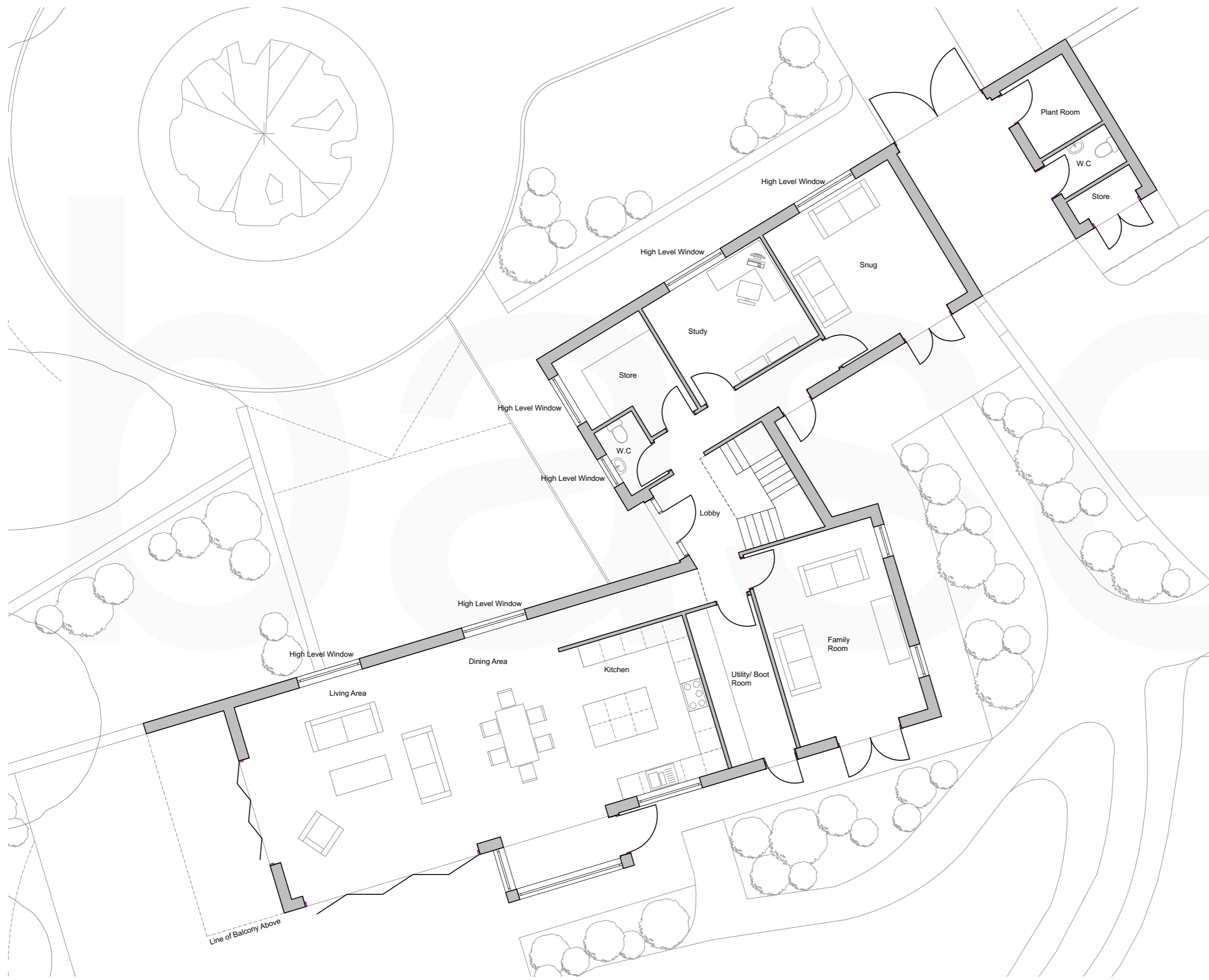
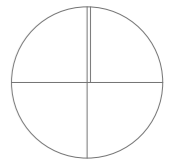
SEEDING
 Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

INITIAL CUT
 When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

NOTES
 - All landscape proposals must be referred to by the Structural Engineer during foundation design
 - Soiling operations to be carried out in accordance with the implementation and maintenance guidelines
 - All planting to be in accordance with the implementation and maintenance guidelines
 - No species, variety, size or position to be amended without the Landscape Designers approval.
 - Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to the tree position to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
 - If planting is required outside the October - March season, bare root shrubs will be replaced with 3L pot grown plants, and trees will be replaced with containerised equivalent to be approved by the project Landscape Designer.



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Rev No.	Date	Rev.	By	Chk.

PLANNING

Scale:	1:100 @ A3	Date:	Mar' 17	Drawn by:	AT	Chk.	DO
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Project Title:
Land at Bettisfield, Nr Newport

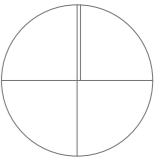
Client:
Lee Smith

Drawing Title:
Ground Floor Plan

Project No.	BA1635	Drawing No.	PL-003	Revision.	-
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N



Rev No.	Date	Rev.	By	Chk.

PLANNING

Scale.	1:100 @ A3	Date.	Mar' 17	Drawn by.	AT	Chk.	DO
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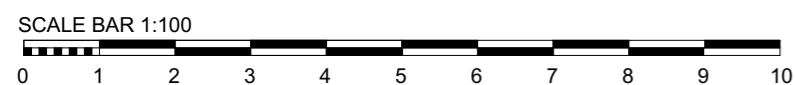
Project Title.
Land at Bettisfield, Nr Newport

Client.
Lee Smith

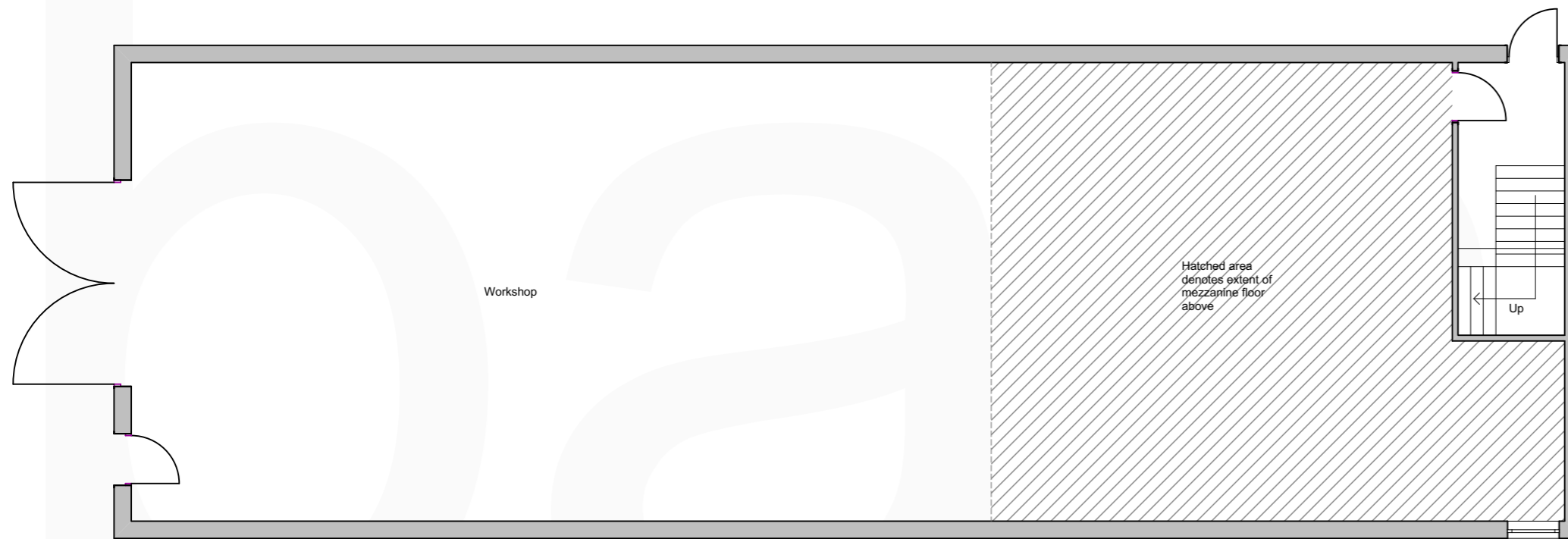
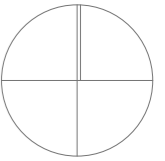
Drawing Title.
First Floor Plan

Project No.	BA1635	Drawing No.	PL-004	Revision.	-
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Rev No.	Date	Rev.	By.	Chk.

PLANNING

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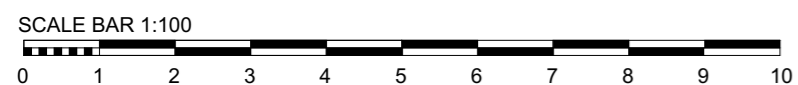


Project Title.
Land at Bettisfield, Nr Newport

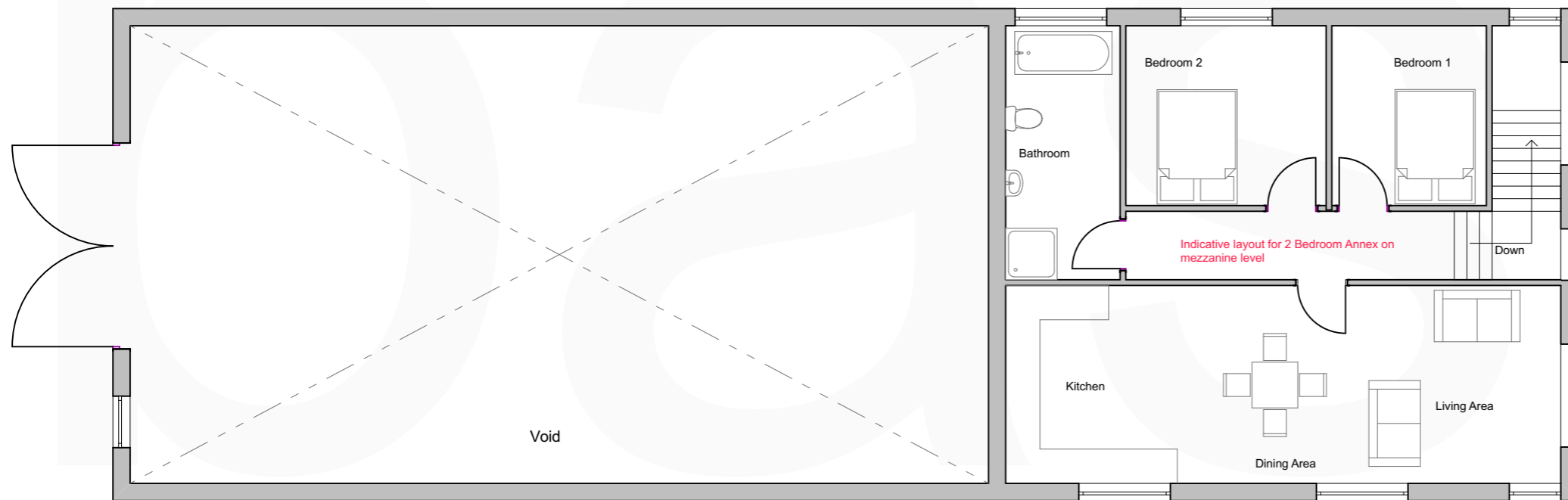
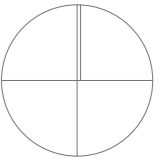
Client.
Lee Smith

Drawing Title.
Ground Floor Workshop Plan

Project No.	BA1635	Drawing No.	PL-008	Revision.	-
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Rev No.	Date	Rev.	By.	Chk.

PLANNING

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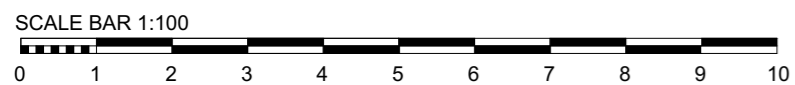
Project Title.
Land at Bettisfield, Nr Newport

Client.
Lee Smith

Drawing Title.
First Floor Workshop Plan

Project No.	BA1635	Drawing No.	PL-009	Revision.	-
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North Elevation



East Elevation

SCALE BAR 1:100



Rev No.	Date	Rev.	By	Chk.

PLANNING

Scale.	1:100 @ A3	Date.	Mar' 17	Drawn by.	AT	Chk.	DO
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Project Title.
Land at Bettisfield, Nr Newport

Client.
Lee Smith

Drawing Title.
Proposed North & East Elevations

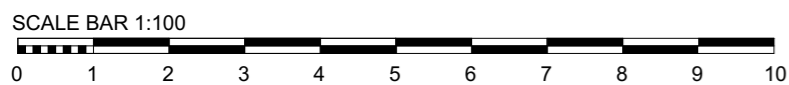
Project No.	BA1635	Drawing No.	PL-007	Revision.	-
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South Elevation



West Elevation



Rev No.	Date	Rev.	By	Chk.

PLANNING

Scale.	1:100 @ A3	Date.	Mar' 17	Drawn by.	AT	Chk.	DO
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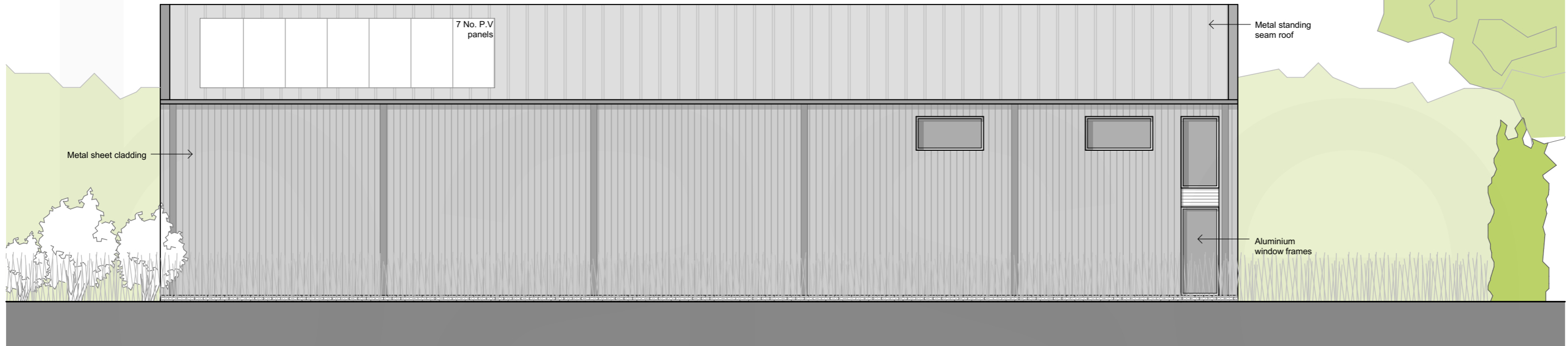


Project Title.
Land at Bettisfield, Nr Newport

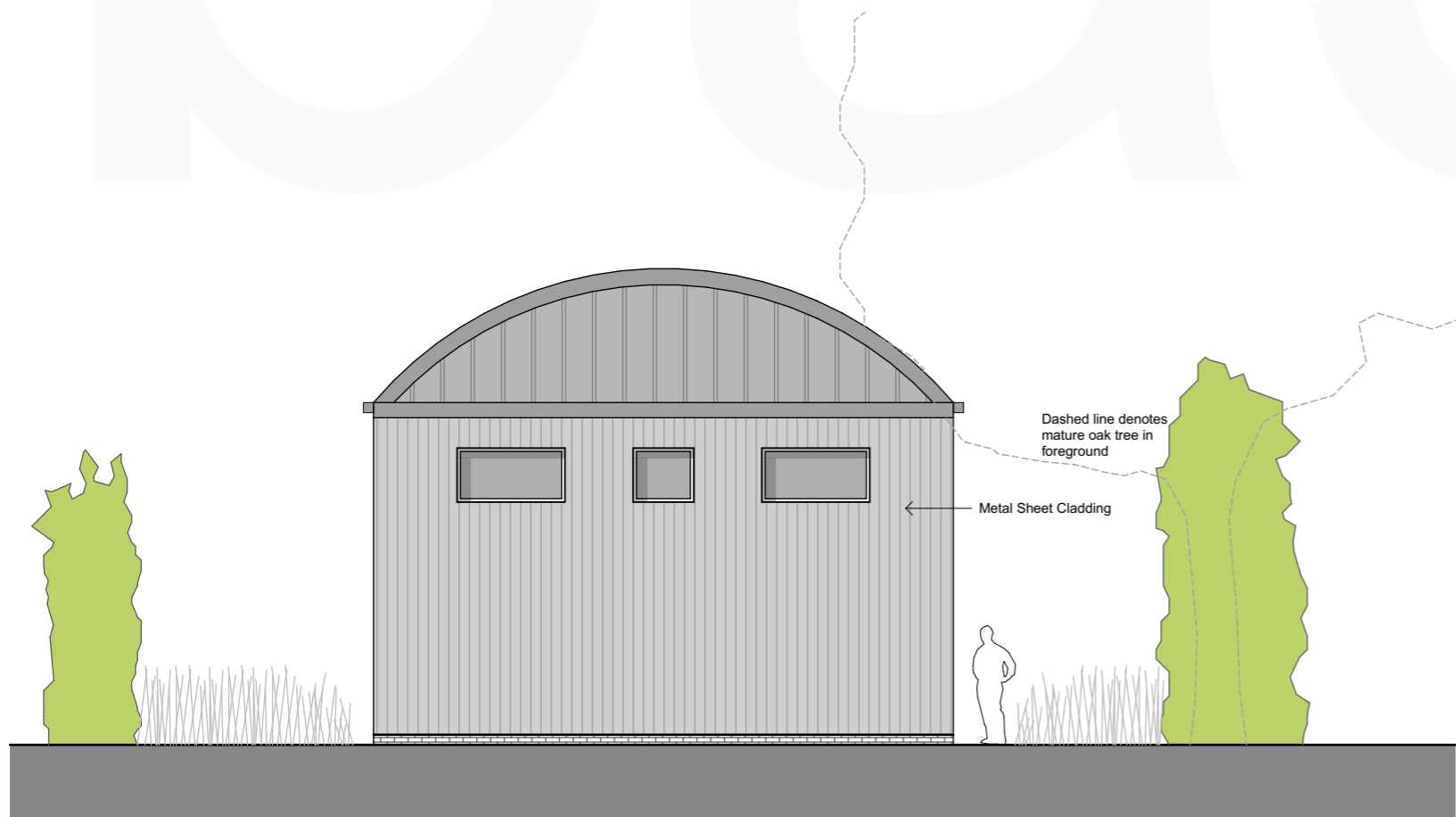
Client.
Lee Smith

Drawing Title.
Proposed South & West Elevation

Project No.	BA1635	Drawing No.	PL-006	Revision.	-
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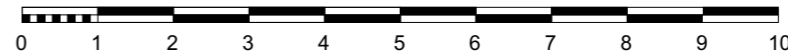


North Elevation



East Elevation

SCALE BAR 1:100



Rev No.	Date	Rev.	By	Chk.

PLANNING

Scale.	1:100 @ A3	Date.	Mar' 17	Drawn by.	AT	Chk.	DO
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base.
 ARCHITECTS

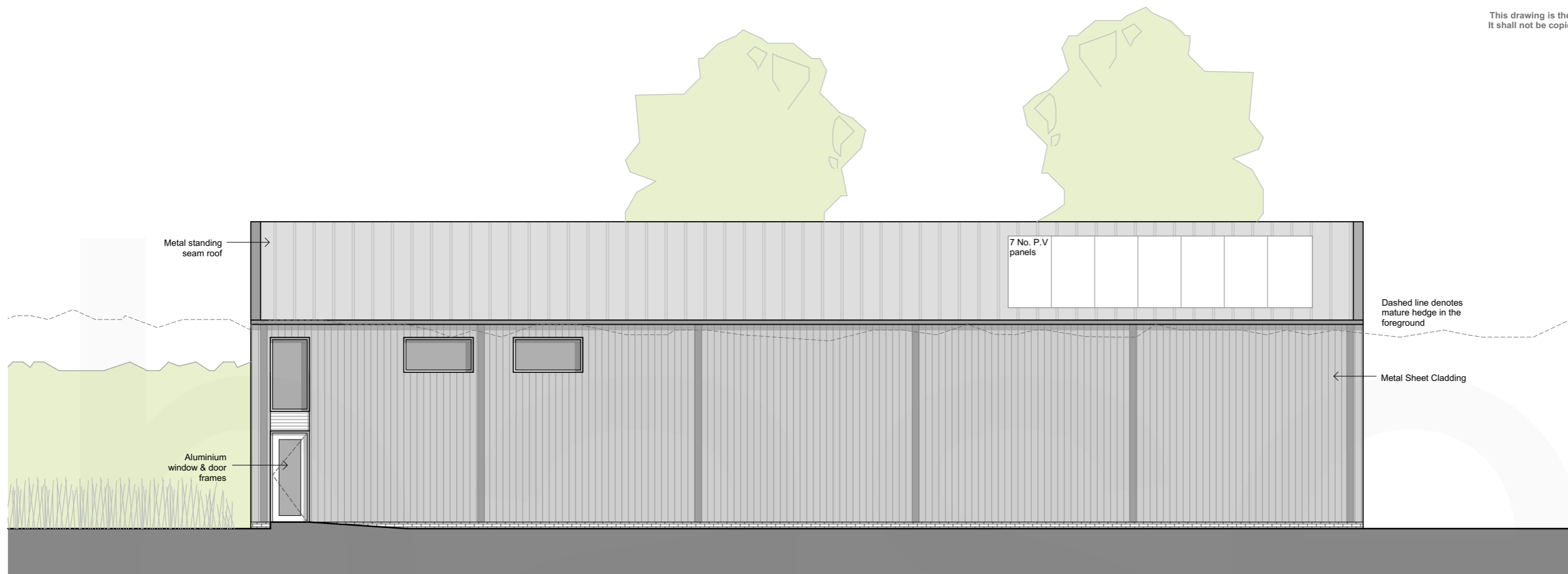
Project Title.
 Land at Bettisfield, Nr Newport

Client.
 Lee Smith

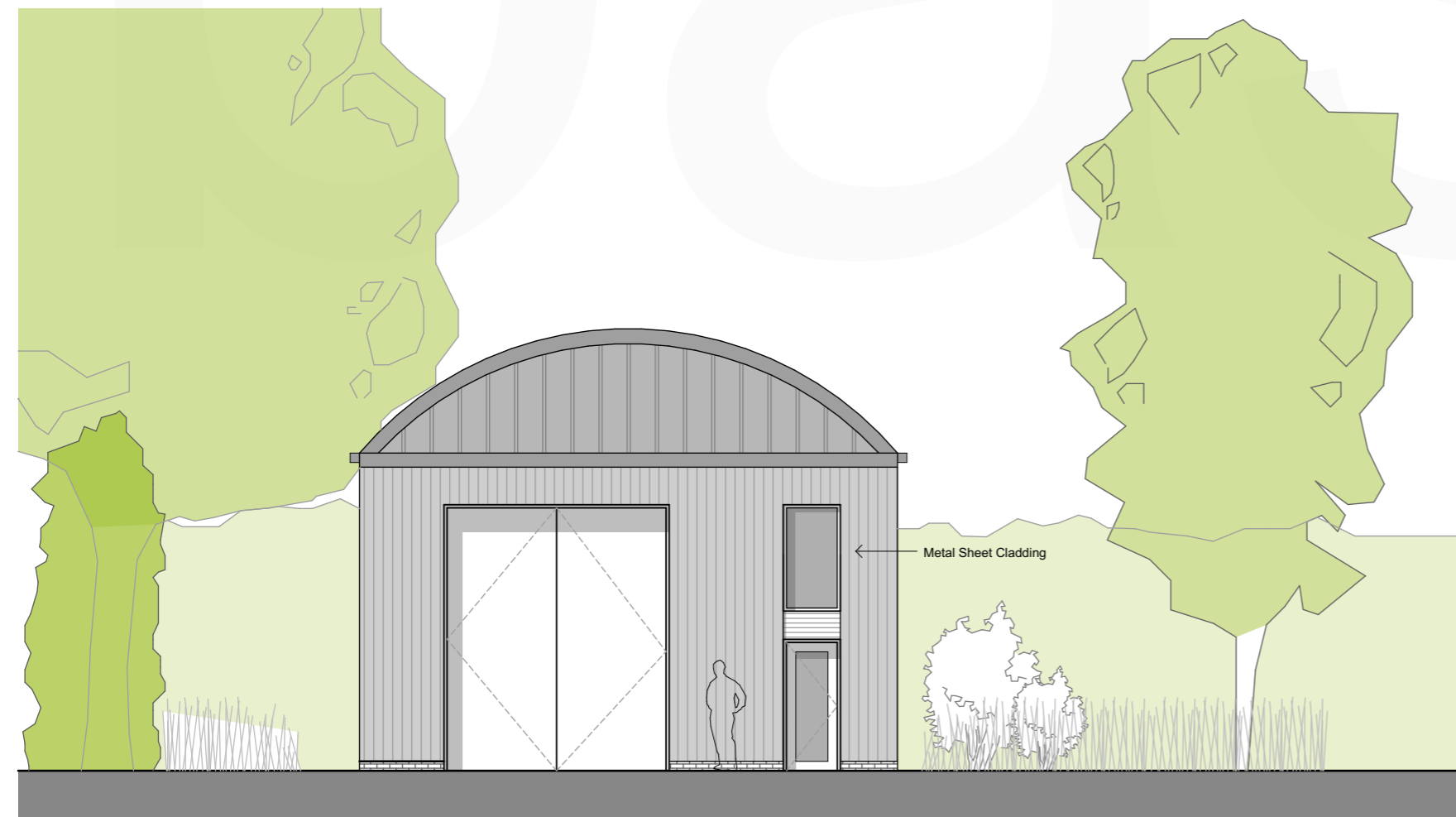
Drawing Title.
 Proposed North & East Workshop Elevations

Project No.	BA1635	Drawing No.	PL-012	Revision.	-
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South Elevation



West Elevation

SCALE BAR 1:100



Rev No.	Date	Rev.	By	Chk.

PLANNING

Scale.	1:100 @ A3	Date.	Mar' 17	Drawn by.	AT	Chk.	DO
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Project Title.
Land at Bettisfield, Nr Newport

Client.
Lee Smith

Drawing Title.
Proposed South & West Workshop Elevations

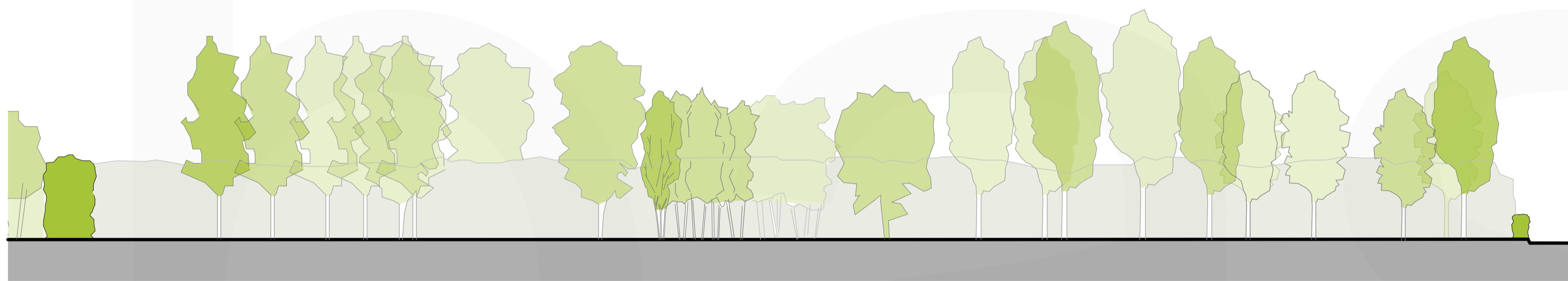
Project No.	BA1635	Drawing No.	PL-011	Revision.	-
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Proposed Site Section AA



Proposed Site Section BB



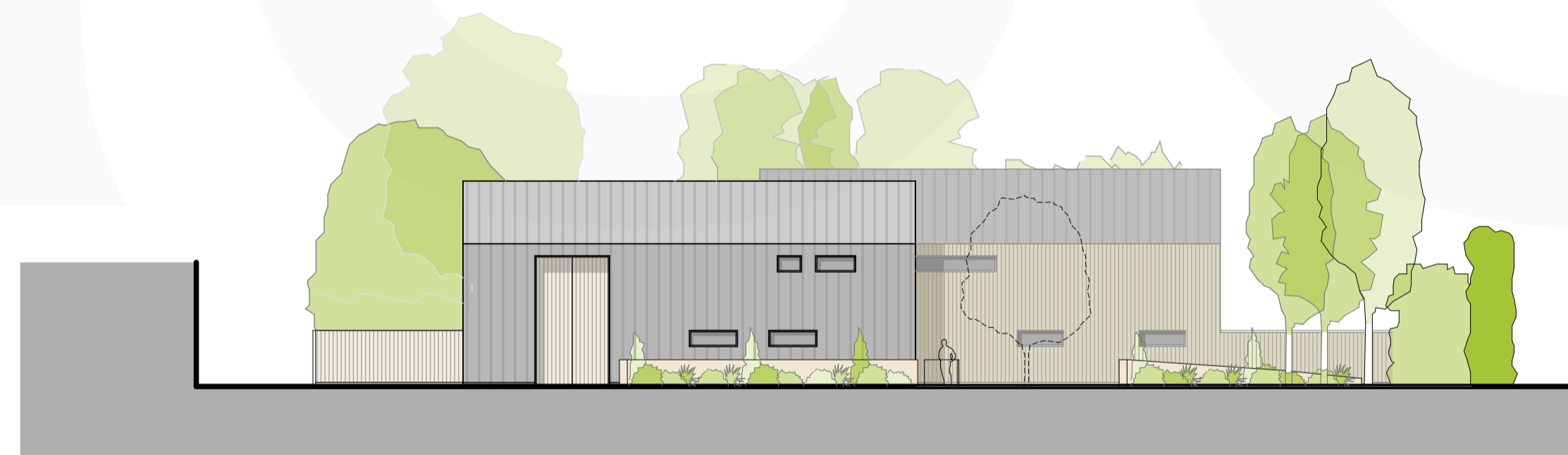
Existing Site Section AA



Existing Site Section BB



Proposed Site Section CC



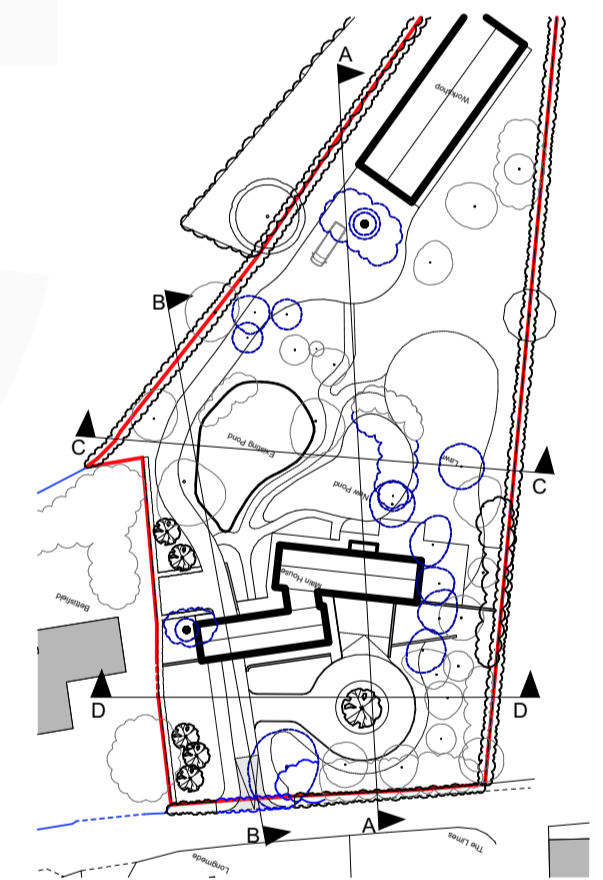
Proposed Site Section DD



Existing Site Section CC



Existing Site Section DD



Section Location Plan 1:1000 @ A1

Rev No.	Date	Rev.	By.	Chk.

PLANNING

Scale	Date	Drawn by	Chk.
1:200 @ A1	May '17	AT	BE



Project Title. Land at Bettisfield, Nr Newport		
Client. Lee Smith		
Drawing Title. Existing & Proposed Site Sections		
Project No. BA1635	Drawing No. PL-014	Revision. -

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SCALE BAR 1:200
 0 1 2 3 4 5 6 7 8 9 10

TWC/2018/0283

Tine Grange, Charlton, Telford, Shropshire, TF6 5EU

Erection of replacement single storey outbuilding to be used as ancillary accommodation and erection of single storey extension to existing dwelling

AMENDED PLANS RECEIVED

APPLICANT

Mr & Mrs Harrison

RECEIVED

09/04/2018

PARISH

Wrockwardine

WARD

Wrockwardine

CLLR JACQUI SEYMOUR HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE

1. SUMMARY RECOMMENDATIONS

- 1.1 Grant subject to conditions and Section 106 legal agreement to tie the occupation of the annex.

2. APPLICATION SITE

- 2.1 The application site is located to the south of Allscott and to the east of Charlton, approximately 4 miles west of Wellington town centre.
- 2.2 The site comprises a detached two storey barn conversion which fronts Tiddiecross Lane and a detached outbuilding to the rear which is finished in facing brick and timber cladding. This outbuilding is currently used by the applicants as office/storage space and gym.
- 2.3 There are two neighbouring properties; 'Broadacres' to the North and 'Whitefields Farm' to the South-East. Both neighbouring properties have outbuildings within their curtilage. Beyond is open countryside.

3. APPLICATION DETAILS

- 3.1 The application proposes a replacement single storey outbuilding to be used as ancillary accommodation together with the erection of a single storey extension to 'Tine Grange'.
- 3.2 The proposed new annex will provide 1 bedroom, a wet room and an open plan kitchen and living area. The applicant has confirmed that the building is to be occupied by their elderly parents who have increasing health needs. The applicant has agreed to enter in to a S106 agreement with the Council to ensure the annex is to be used as ancillary accommodation and preventing the annex from being let or sold as a separate unit of accommodation.
- 3.3 Amended plans were received on the 2nd August to omit the garage and on the 15th September to swap the bedroom with the wet-room and omit the

windows in the elevation facing the neighbouring stable yard. These were both subject to re-consultation.

4. RELEVANT POLICY DOCUMENTS

4.1 National Planning Policy Framework (NPPF)

4.2 Telford & Wrekin Local Plan (2011-2031)

5. NEIGHBOUR REPRESENTATIONS

5.1 Representations have been made by 1 neighbour, summarised as follows:

- Concerns regarding siting of the new building to neighbouring smallholding, being within 8m of animal housing. Any new building should be a minimum of 25m from the smallholding to minimise risk of smell and noise affecting the amenity of future occupiers and to not prejudice or undermine existing surrounding uses.
- Clarification required regarding proposed foul and surface water drainage
- Proposed windows on the eastern elevation should be flush with the wall and non-opening so that they don't overhang neighbouring boundary.
- Positions of the proposed bathroom and bedroom should be swapped giving more distance between the bedroom element of the proposal and the neighbouring stable yard.
- Examples of historic appeal decisions and case law were provided

6. STATUTORY REPRESENTATIONS

Response to most recent consultation

6.1 Wrockwardine Wood Parish Council: Object

- Proposal is too close to a facility providing animal housing which would place the existing neighbour in jeopardy of future claims of nuisance being brought against them because of the close proximity to animal housing.

6.2 Local Highways Authority: No Objection

6.3 Ecology: Support subject to conditions

6.4 Drainage: Support subject to conditions

7. APPRAISAL

7.1 The proposal was to replace the existing store/gym with a new build annex was subject to pre-application discussions. The Local Planning Authority were originally of the opinion that the annex would not be ancillary to the main dwelling and that an application would not be supported. However during the course of the planning application the applicant agreed to enter into a section 106 legal agreement to tie the occupation of the annex to that of the main dwelling. On the basis that this will prevent it from being occupied, let or sold

as a separate dwelling the Local Planning Authority considered this to be an acceptable solution in this instance.

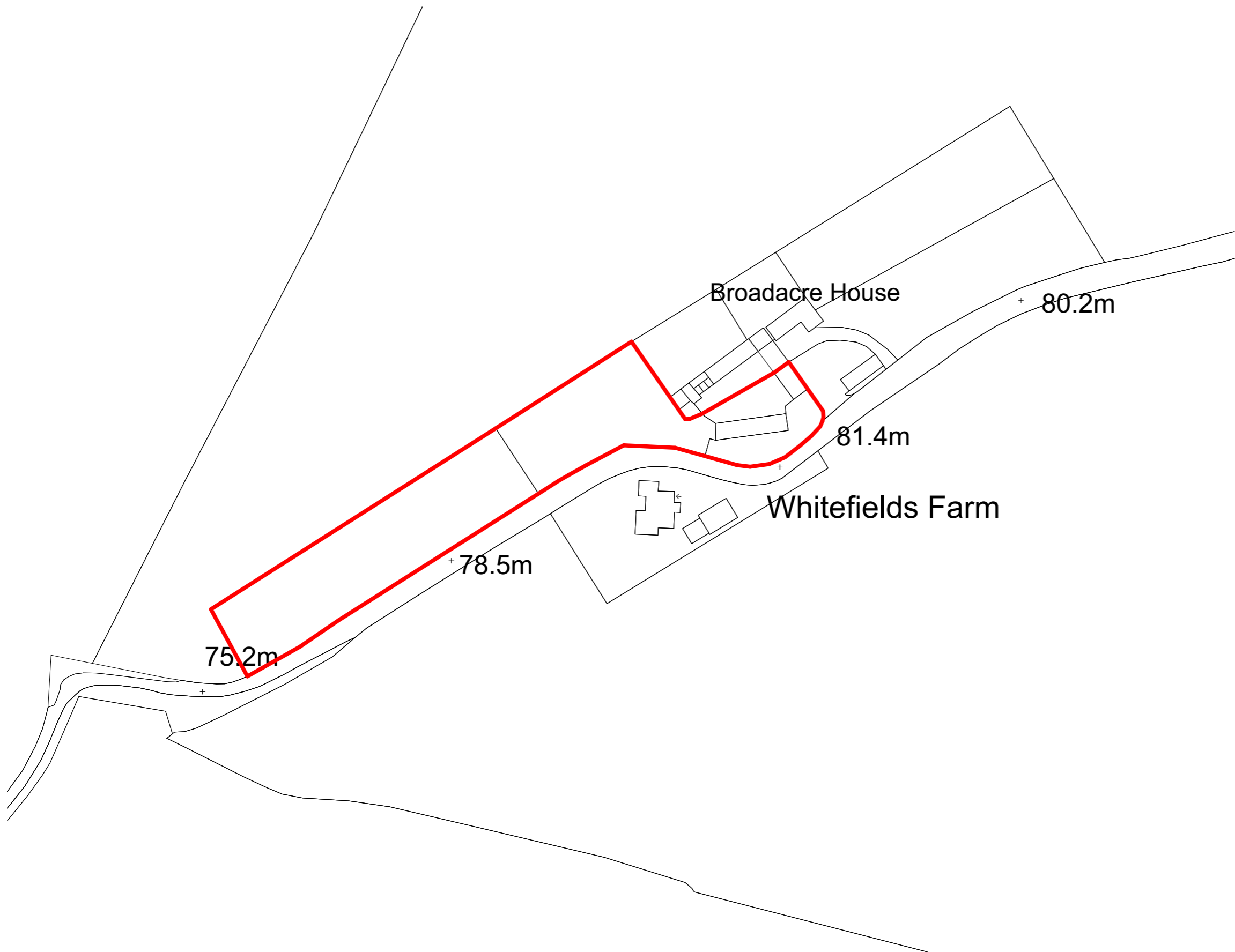
- 7.2 The height of the proposed replacement building is acceptable when viewed in conjunction with surrounding development and the external design respects the local character.
- 7.3 The proposed building will be built abutting the boundaries of 'Broadacre', an agricultural smallholding. The applicant has amended the proposal which includes the switching of the bedroom and bathroom to provide greater distance between the bedroom and the neighbouring stable yard and removal of windows in the east-facing elevation. The applicant has also agreed to a condition to ensure that the roof lights will be permanently fixed to minimise any conflict between existing uses.
- 7.4 Following the submission of amended plans, officers are satisfied that the proposed development will not significantly prejudice or undermine existing neighbouring uses and is therefore in accordance with policy BE1 of the TWLP.
- 7.5 A single storey extension is also proposed to the main residential dwelling. Amendments have also been made to this element of the proposal. The extension has been reduced in scale and simplified in appearance to better reflect the character of the existing barn. Historically, the barn, now converted, had a lean-to extension and this is shown in the historic photograph provided by the applicant. The proposed extension, to be finished in matching materials, will be built within the same area as the old lean-to and therefore will not appear as a discordant feature. Accordingly the proposal is compliant with policy BE1 of the TWLP.
- 7.6 The comments received by the occupier of the neighbouring property are acknowledged and have been fully considered against the policies of the TWLP. Officers do not consider the impact of the proposed development upon the adjacent smallholding will be so significant as to warrant a recommendation for refusal. Details of foul and surface water drainage will be conditioned to be agreed at a later date.
- 7.7 There will be no changes to the existing access arrangements and adequate space is available for on-site car parking to avoid any adverse impact on highway safety.

8. CONCLUSIONS

- 8.1 The proposed development is acceptable and in accordance with the development plan.

9. DETAILED RECOMMENDATION

- 9.1 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:
- A) The applicant entering in to a S106 Agreement with the Council to secure the building as ancillary accommodation and for it not to be let or sold as a separate unit of accommodation
- B) The following conditions:
- Time Limit – 3 years
 - Sample Materials
 - Foul & Surface water drainage scheme
 - Works to be in accordance with Protected Species Survey
 - European Protected Species Licence (Bats)
 - Erection of artificial nesting/roosting boxes
 - External Lighting Plan
 - Development in accordance with plans



Key Plan

Construction Risks	Maintenance/cleaning Risks	Demolition/adaptation Risks

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

Notes
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Rev	Date	Description

aiparchitects ltd

The Studio
 Ty Newydd, Pelham Road, Upton Magna.
 Shropshire. SY4 4UA
 Tel: 01743 709572
 Mob: 07703 773 872
 Email: aiparchitects@me.com

Job Title
 New Replacement Barn, Garage and Extension

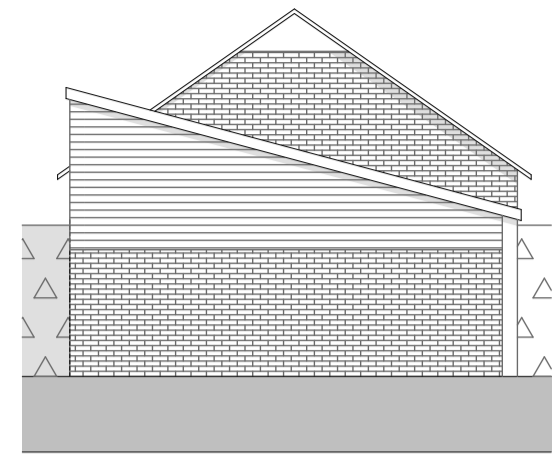
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 TF6 5EH

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 Existing Site Location Plan

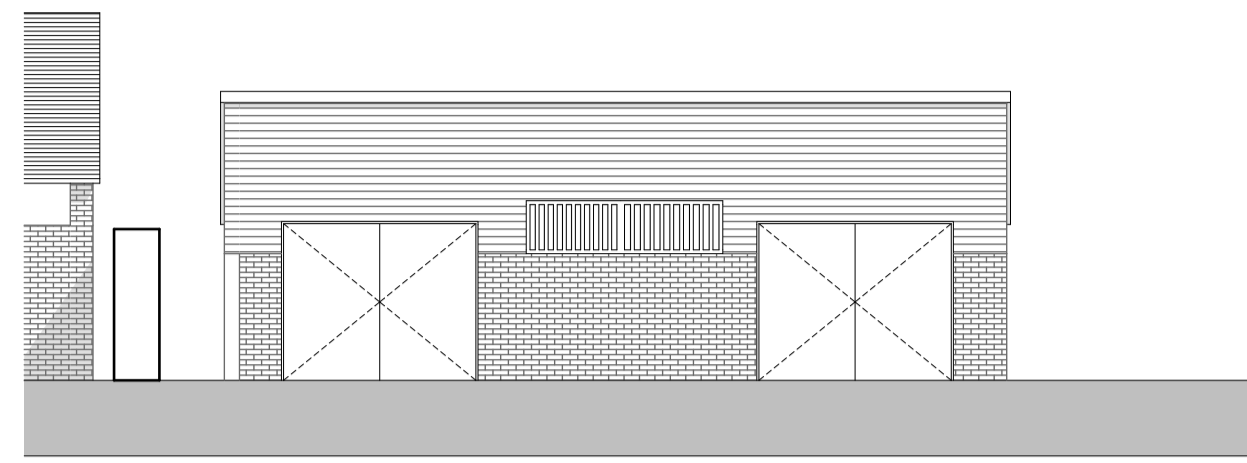
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Drawn by	Date
JDC	21/02/2018
Checked by	Date
JDC	21/02/2018

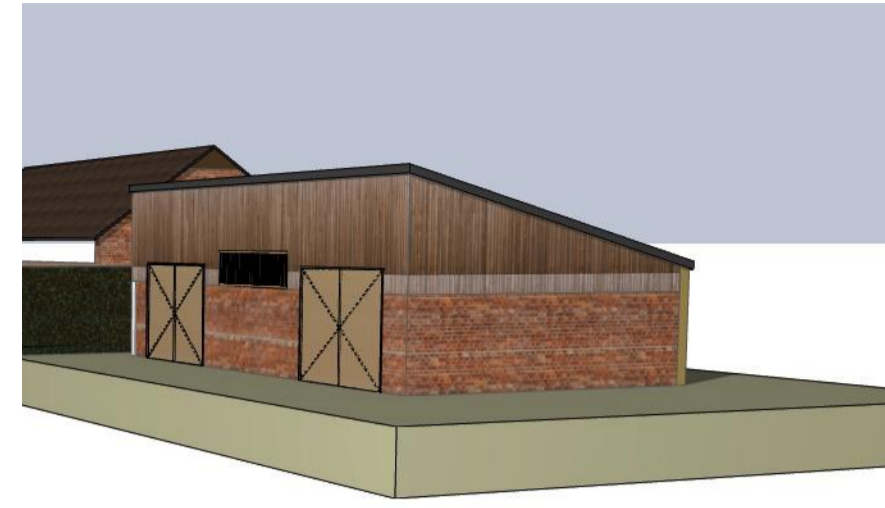
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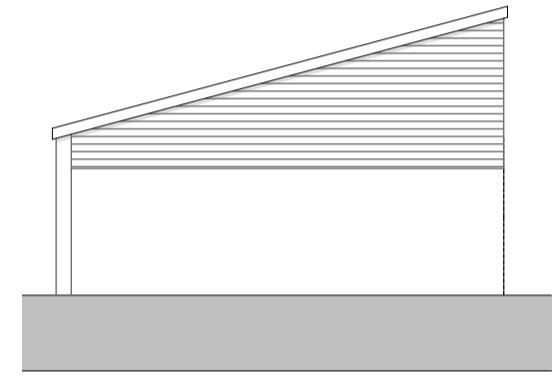
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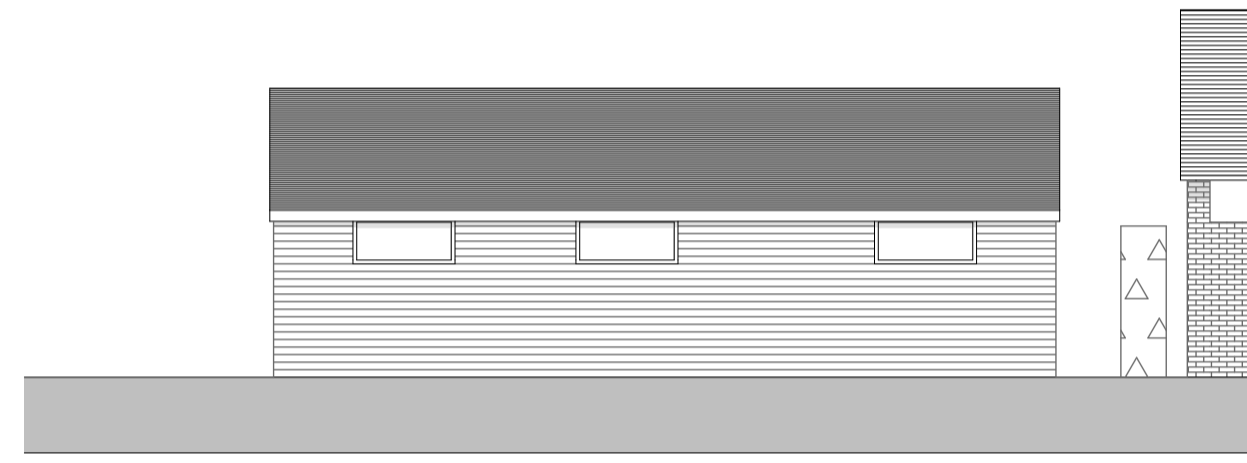
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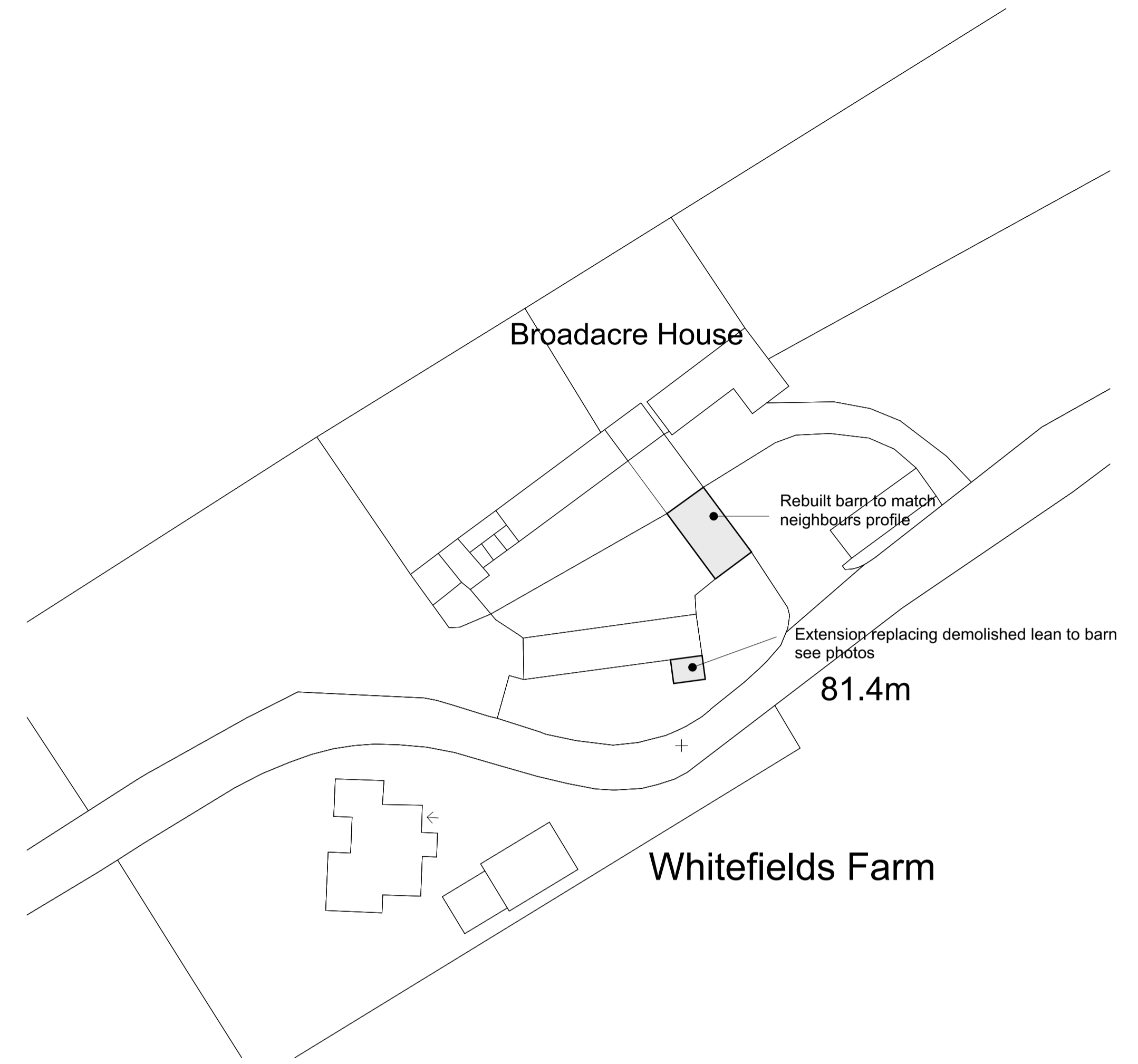
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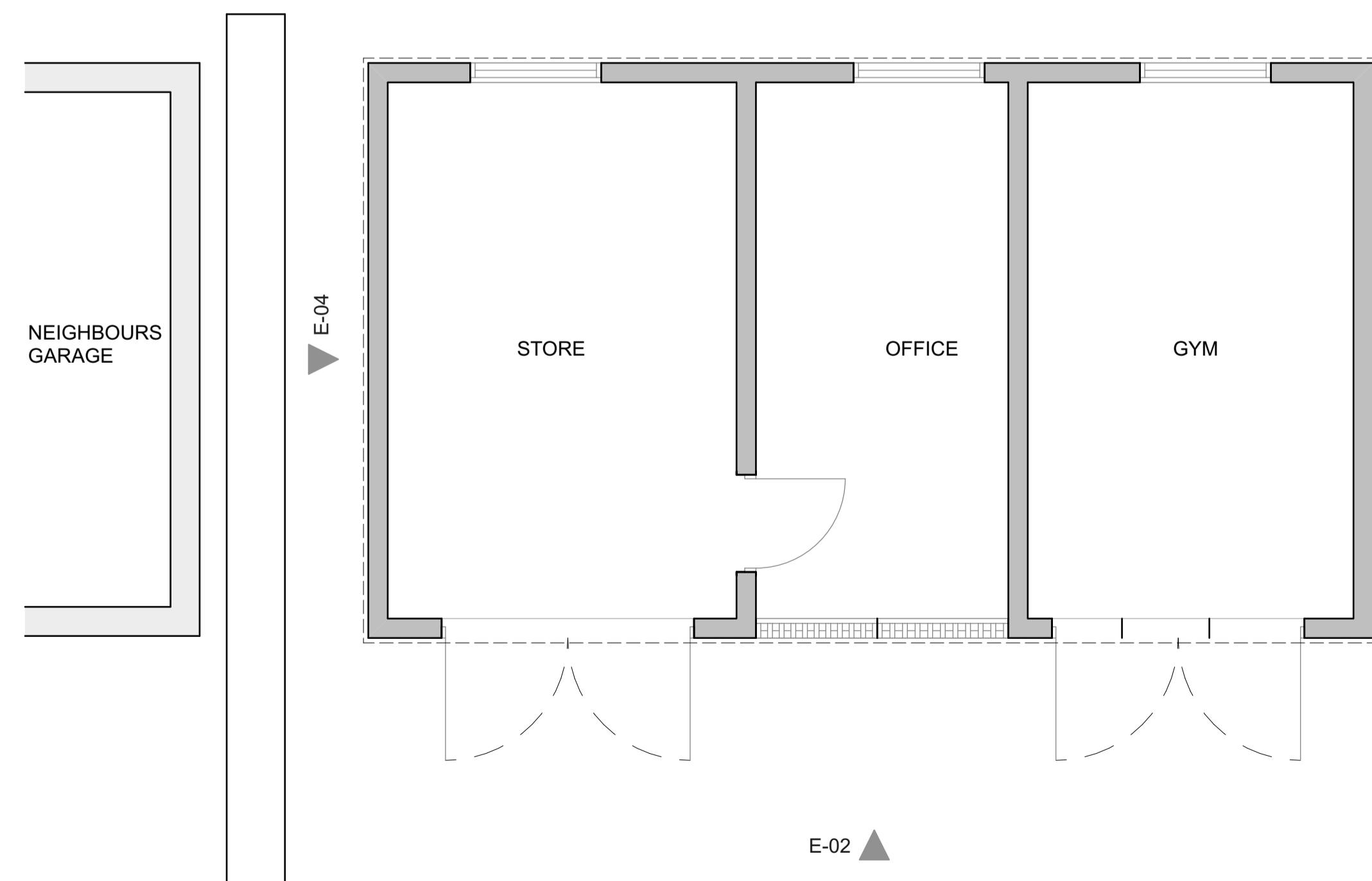
6 Elevation (1) 1:100



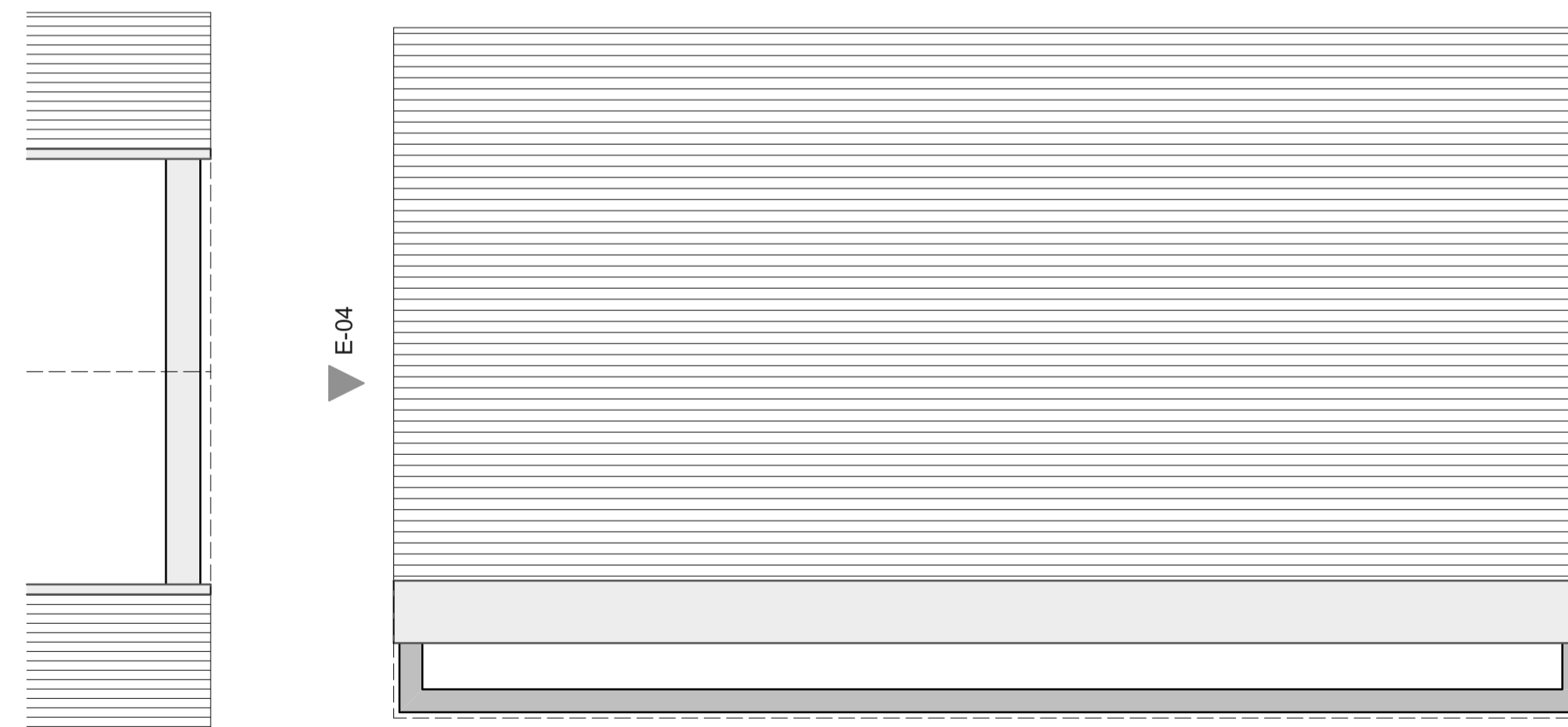
5 Elevation (1) 1:100



8 Proposed Site Plan 1:500



1 GF-Ground Floor (1) 1:50



2 01-Roof (1) 1:50

Key Plan

Construction Risks Maintenance/Cleaning Risks Demolition/Adaptation Risks
 In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.
 Safety Health and Environmental Information
 Box

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Rev	Date	Description
A	020818	Garage removed from application

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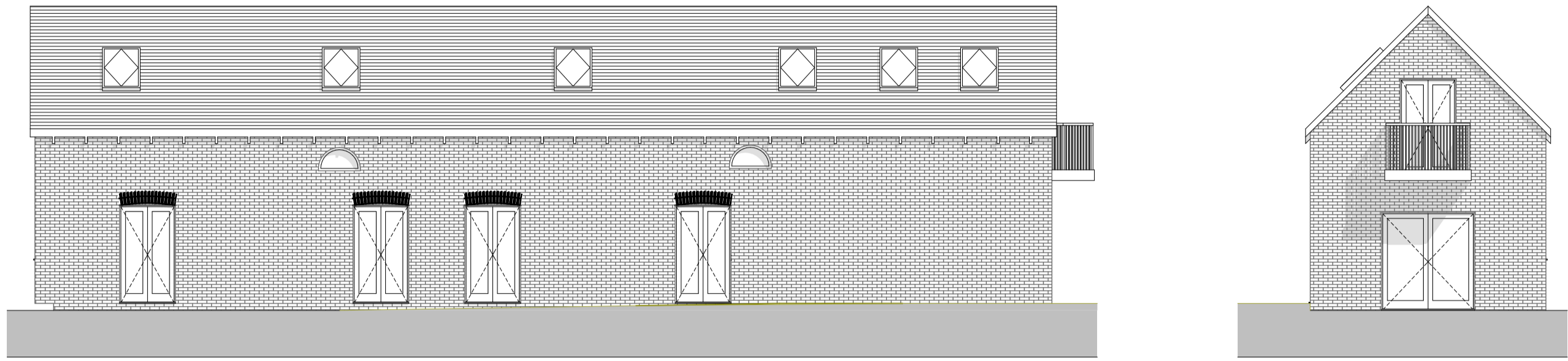
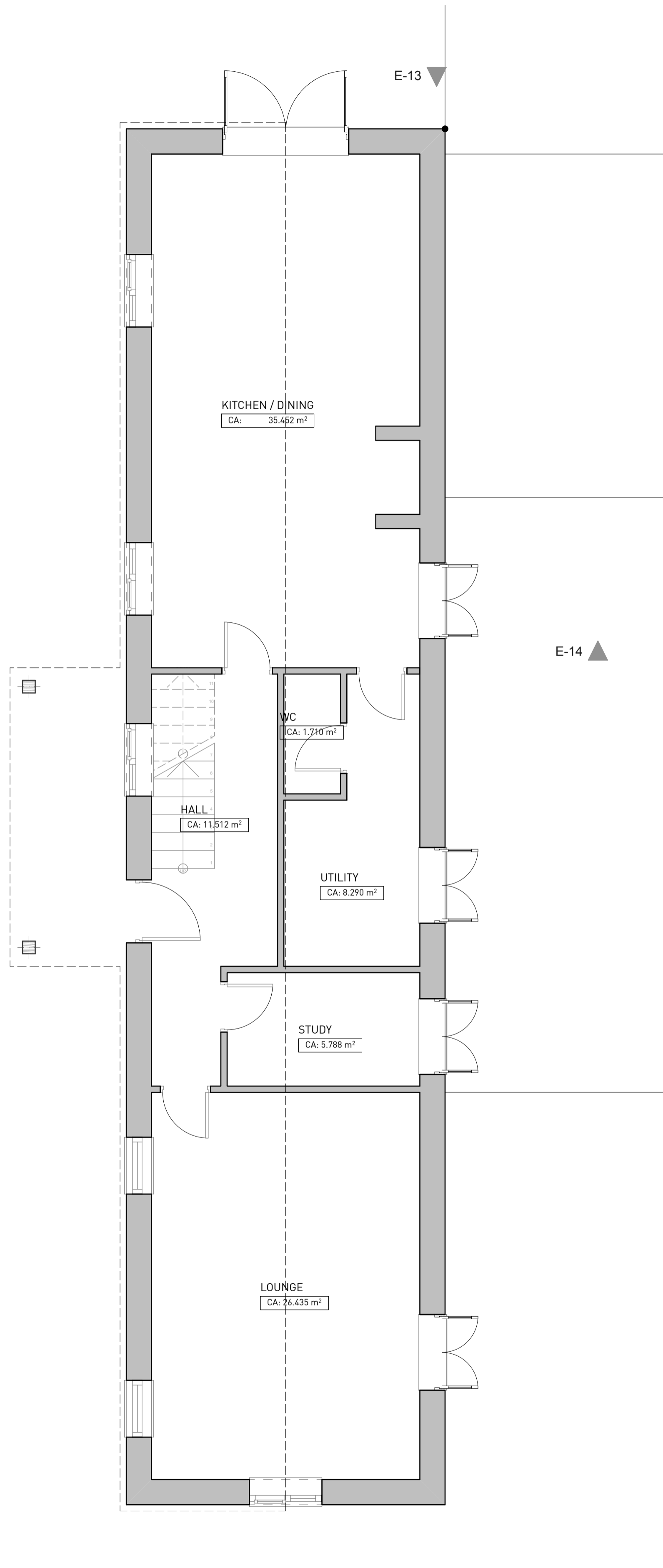
Job Title
 New Replacement Barn, Garage and
 Extension
 Address
 Tine Grange Charlton Telford Shropshire
 TF6 5EH

Drawing Name
 Annex Barn Plans and Elevations as Existing

Drawing Number
 L002A

Drawn by	Date
JDC	02/08/2018
Checked by	Date
JDC	02/08/2018

Drawing Scale Job Code
 1:50, 1:100, 1:208.33, JRH001
 1:500



2 Elevation 1:100 3 Elevation 1:100



4 Tine Grange 1967 1:1

Key Plan

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Construction Risks Maintenance/Cleaning Risks Demolition/Adaptation Risks

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information

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Rev Date Description

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Job Title
New Replacement Barn, Garage and Extension

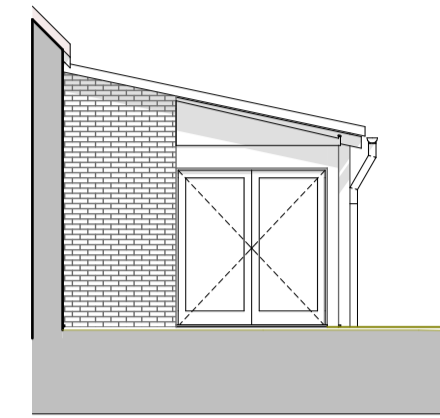
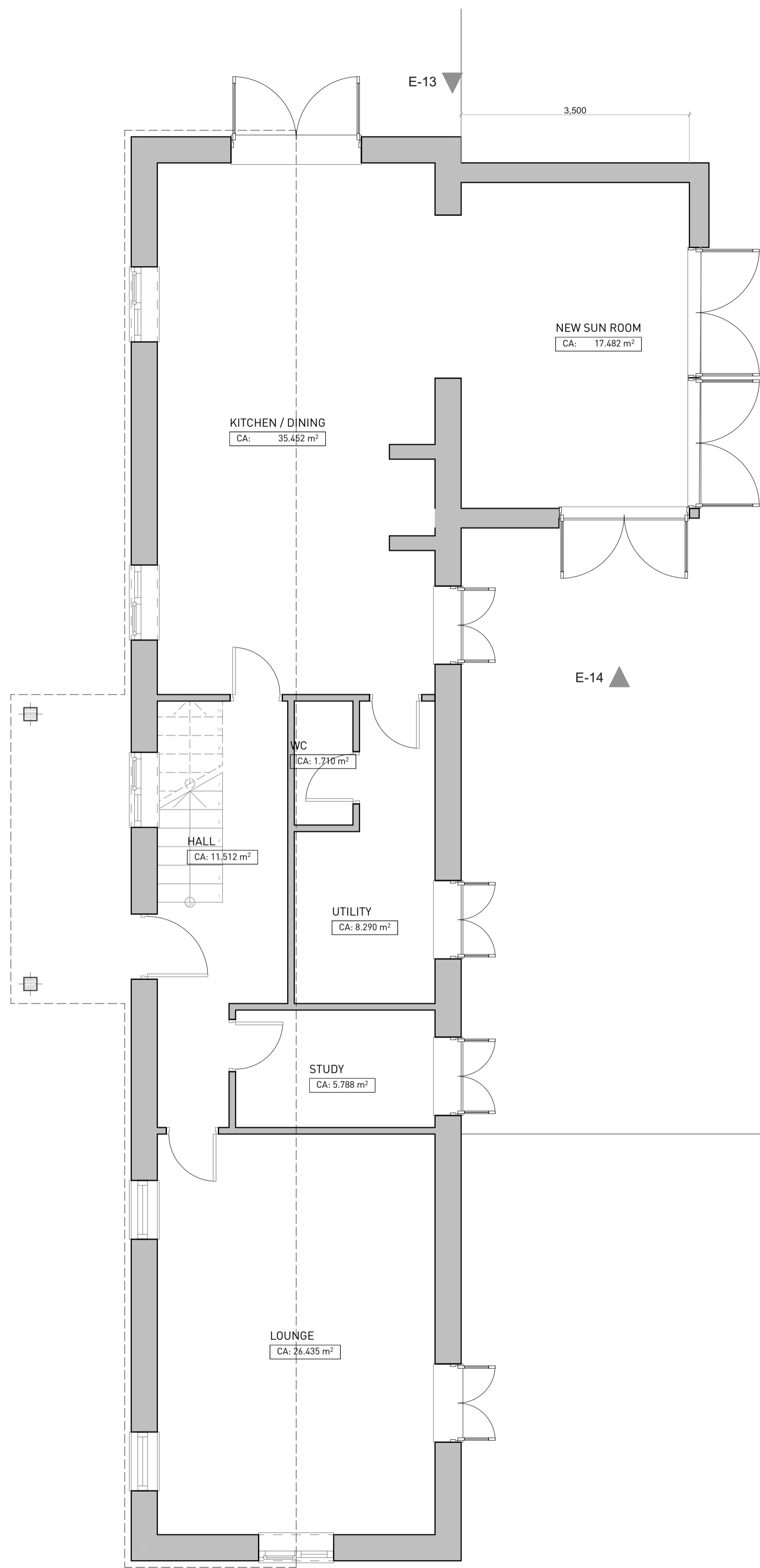
Address
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TF6 5EH

Drawing Name
Main Barn Plans and Elevations as Existing

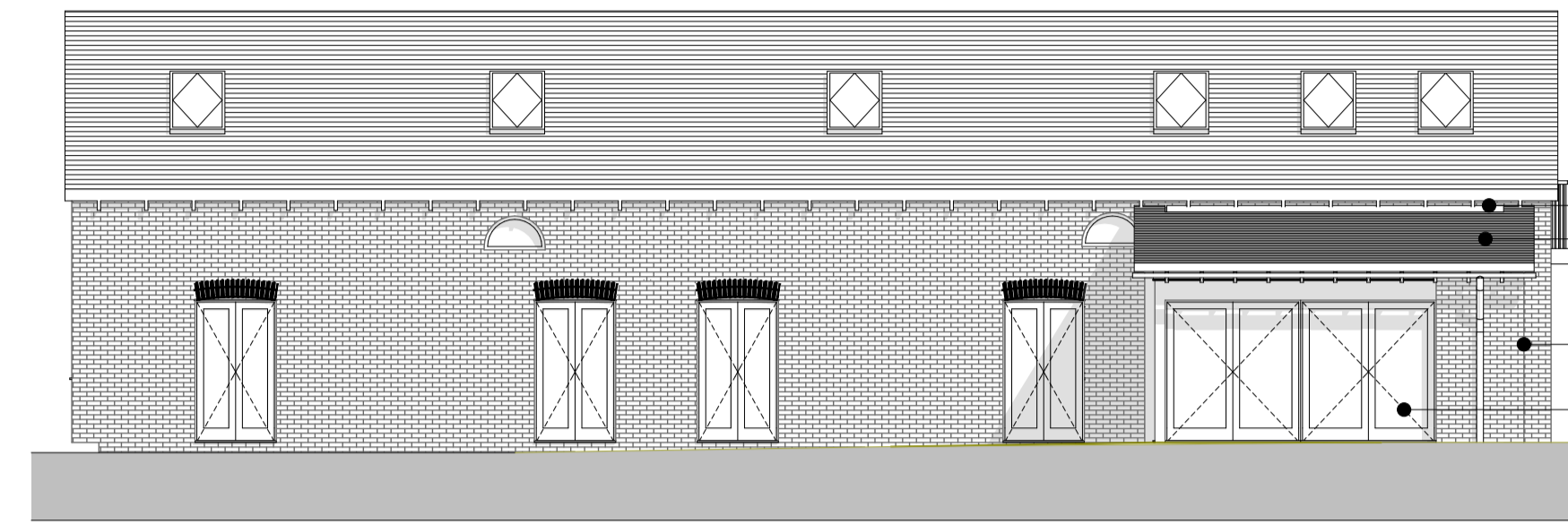
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L004

Drawn by	Date
JDC	21/02/2018
Checked by	Date
JDC	21/02/2018

Drawing Scale	Job Code
1:50, 1:100, 1:1	JRH001



3 Elevation 1:100



4 Elevation (1) 1:100

- Patent roof glazing abutting the existing wall
- Roof tiles to match existing with single ply membrane under
- Brickwork to match existing
- Timber windows and doors to match existing



2 Elevation (1) 1:100



6 Generic Perspective (7) 1:208.33



5 Generic Perspective (6) 1:208.33

Key Plan

Construction Risks Maintenance/Cleaning Risks Demolition/Adaptation Risks

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Safety Health and Environmental Information

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A 020818 Width of extension reduced to 3.5m

Rev	Date	Description

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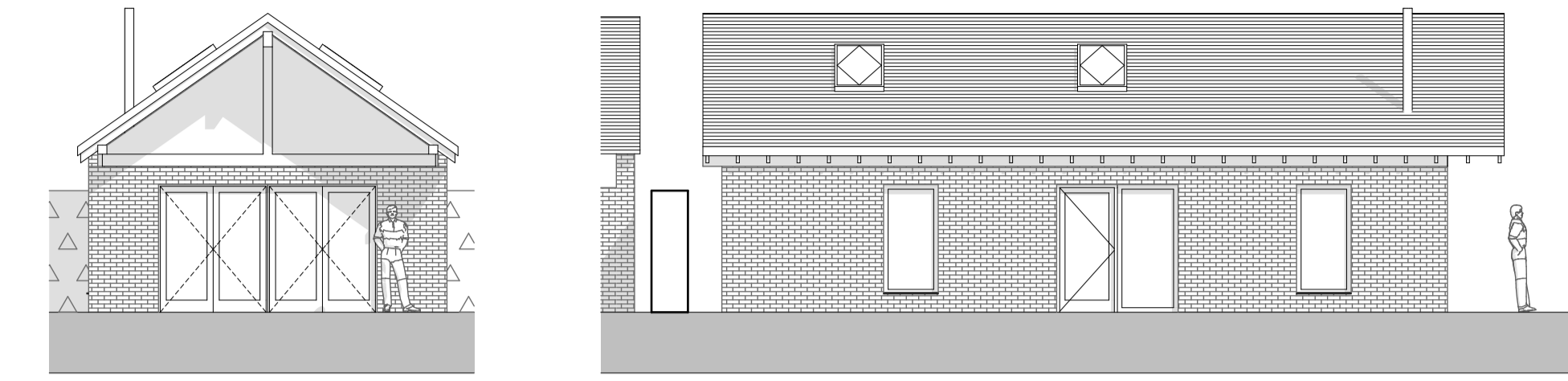
Job Title
New Replacement Barn, Garage and
Extension
Address
Tine Grange Charlton Telford Shropshire
TF6 5EH

Drawing Name
Main Barn Plans and Elevation as Proposed

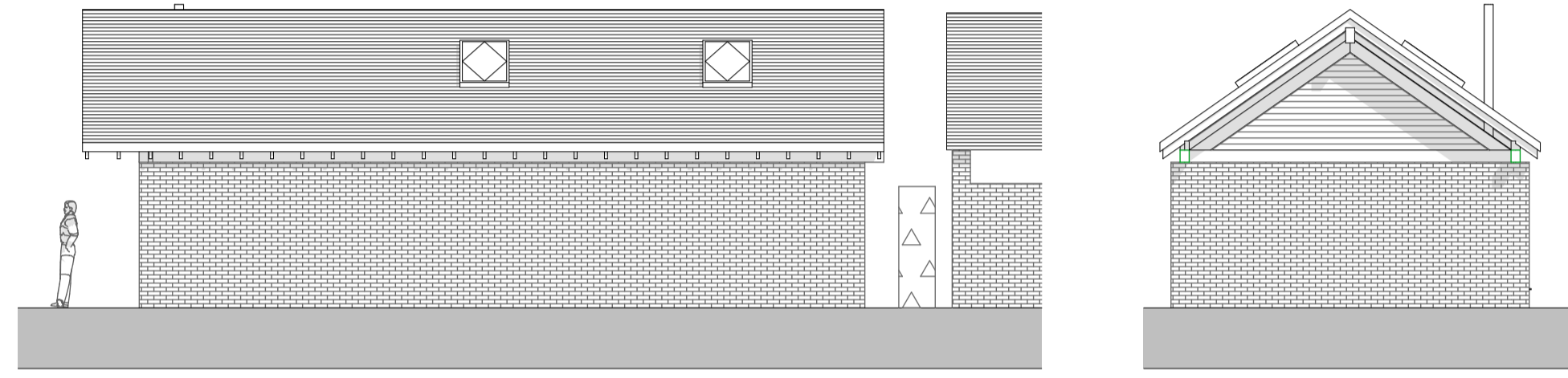
Drawing Number
L005A

Drawn by	Date
JDC	03/08/2018
Checked by	Date
JDC	03/08/2018

Drawing Scale	Job Code
1:50, 1:100, 1:208.33	JRH001



3 Elevation 1:100 4 Elevation 1:100



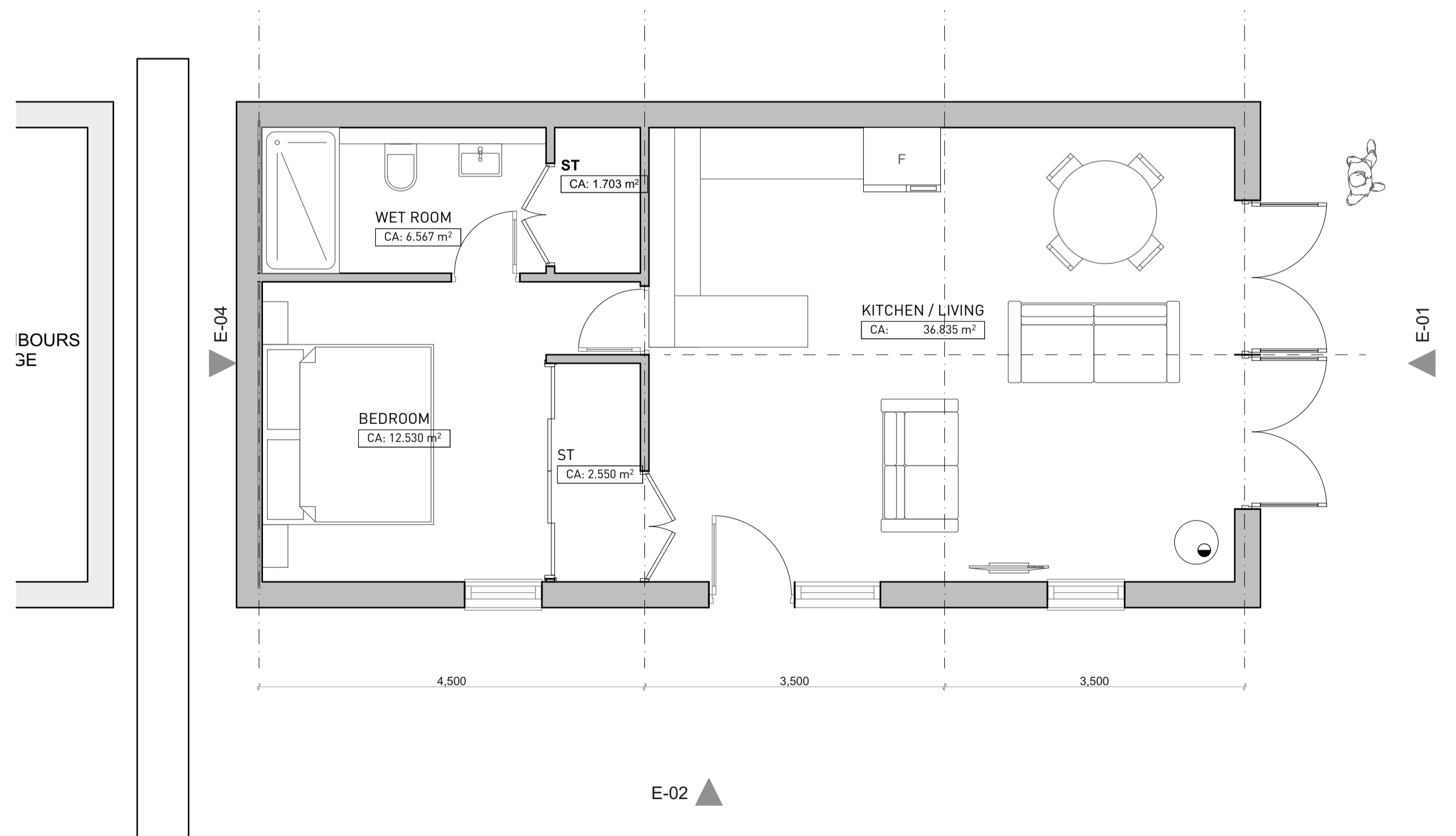
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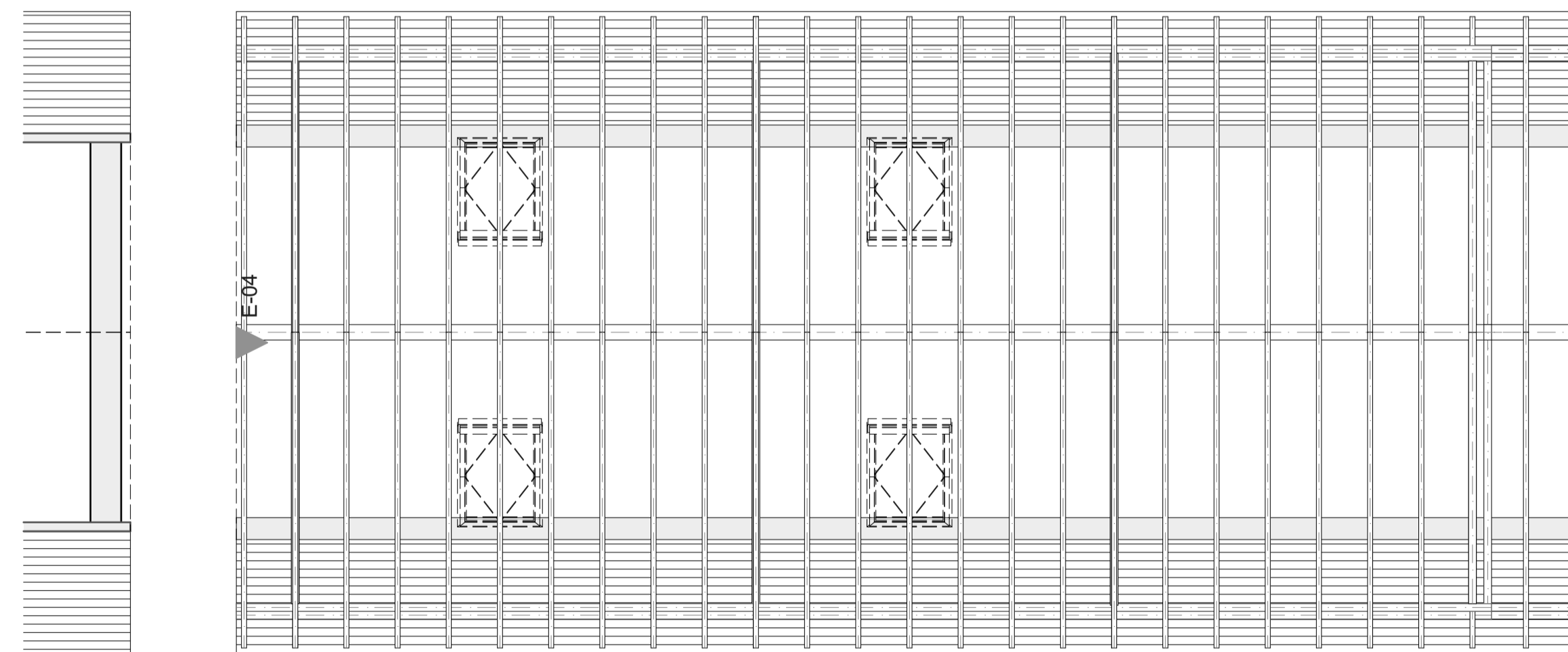
7 Generic Perspective (1) 1:277.78



8 Generic Perspective (2) 1:277.78



1 GF-Ground Floor 1:50



2 01-Roof 1:50

Key Plan

Construction Risks Maintenance/Cleaning Risks Demolition/Adaptation Risks
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Rev	Date	Description
A	14/09/18	Bedroom and bathroom swapped and widows removed to neighbours property

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Job Title
 New Replacement Barn, Garage and Extension
 Address
 Tine Grange Charlton Telford Shropshire
 TF6 5EH

Drawing Name
 Annex Barn Plans and Elevations as Proposed

Drawing Number
 L003A

Drawn by	Date
JDC	15/09/2018
Checked by	Date
JDC	15/09/2018

Drawing Scale	Job Code
1:50, 1:100, 1:277.78	JRH001

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0283
Site address	Tine Grange, Charlton, Telford, Shropshire, TF6 5EU
Proposal	Erection of replacement single storey outbuilding to be used as ancillary accommodation and erection of single storey extension to existing dwelling ***AMENDED PLANS RECEIVED***
Recommendation	Full Grant

Since preparation of the Committee report, the recommendation has been amended as follows:

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:

- A) The applicant entering in to a S106 Agreement with the Council to secure the building as ancillary accommodation and for it not to be let or sold as a separate unit of accommodation
- B) The following conditions with authority to finalise and impose conditions to be delegated to the development Management Service Delivery Manager:
- Time Limit – 3 years
 - Sample Materials
 - Foul & Surface water drainage scheme
 - Works to be in accordance with Protected Species Survey
 - European Protected Species Licence (Bats)
 - Erection of artificial nesting/roosting boxes
 - External Lighting Plan
 - Roof lights to be fixed
 - Development in accordance with plans
 - Removal of Permitted Development rights

TWC/2018/0538

Rushmoor Paddock, Rushmoor Lane, Bratton, Telford, Shropshire

Creation of a new access and the temporary siting of a caravan (Part-Retrospective)

*****AMENDED PLANS RECEIVED*****

APPLICANT

Mark Evans

RECEIVED

04/07/2018

PARISH

Wrockwardine

WARD

Wrockwardine

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

1. SUMMARY RECOMMENDATIONS

- 1.1 Grant a Temporary Consent for 3 years subject to Conditions and Informative(s).

2. APPLICATION SITE

- 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. APPLICATION DETAILS

- 3.1 This application seeks Full Planning Permission for the creation of a new access and the temporary siting of a caravan at Rushmoor Paddock, Rushmoor Lane which is situated between Longdon upon Tern on the B5063 and Allscott on the B4394.
- 3.2 Works have already begun on the site and as such, this application is therefore part-retrospective.
- 3.3 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 and access plan. These amended documents were requested as the previously submitted plans illustrated the proposed stables and other works which are not part of this application. These amendments were advertised by Site Notice.

4. PLANNING HISTORY

- 4.1 TWC/2017/0253 - Change-of-Use of agricultural land to equestrian, erection of a replacement stable block with associated storage facilities, formation of new vehicular access, formation of pond and the installation of a septic tank - Full Granted on 28 September 2018

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Five representations have been received raising the following concerns:
- Inadequate advertisement of the application;
 - Traffic concerns regarding the siting of the proposed access;
 - Insufficient stables on-site to warrant a static caravan;
 - The access and caravan will reduce the amount of land for the horses to graze;
 - More justification/information is required regarding staff numbers;
 - The large access width will change the character and nature of the lane;
 - Inaccuracies within the application;
 - A smaller unit would be more reasonable, especially if it is only for the foaling period;
 - The applicant has not proposed any time restraint regarding the use of the caravan;
 - Note that at the end of the temporary period of time that the owner could apply for a house to be built with a presumption in favour of this given the establishment of a residential unit;
 - It has not yet been shown that the land in question is suitable for the type or scale of use envisaged;
 - Animal welfare concerns;
 - Detrimental to an already overburdened rural environment with prospect of further degradation;

- Covenants on the land which prevent development;
- Insufficient information regarding the number of horses which will be on the site, drainage details have been provided as part of the application;
- There is in-adequate justification regarding the need of the caravan.

7. STATUTORY REPRESENTATIONS

7.1 Cllr Jacqueline Seymour: **Object:**

- A large static caravan for a period of 3 years is not required for this business, especially of the proposed size;
- Thoroughbreds bred for racing purposes are born during the first 2-3 months of each year. 24-hour presence of staff on site during foaling could be covered by moving a small caravan on site just for this period;
- A large permanently parked static caravan sets a precedent for a permanent dwelling.

7.2 Wrockwardine Wood Parish Council: **Object:**

- In-accuracies within the application and how big the caravan is;
- The proposed access it a very wide entrance for a very small business;
- The applicant has not proposed any time restraint regarding the use of the caravan, the rationale behind a static caravan being proposed and not a touring one, is questionable;
- The siting of a large static caravan on a for a period of three years does not constitute a temporary residence;
- The proposed caravan is very large;
- The justification that a worker needs to be on site to oversee supervision, health and welfare of the horses does not reference that this only needs to be at relevant times of the year;
- No drainage details submitted with the application and no justification that this proposal is sustainable;
- Proposal is contrary to both Local and National Planning Policy;
- The application is made for the use of 0.82 acres within an almost 4 acre site, for the siting of a static caravan of approximately 9 meters by 3.5, suggesting that this proposal uses almost one third of the site for accommodation and access of people;

- Reduction of the available land for the purposes of grazing.

7.3 Highways and Drainage: **Support** subject to Conditions

7.4 Pollution Control / Environmental Health: **No Comment**

7.5 Shropshire Fire Service: **No comment**

8. APPRAISAL

8.1 Principal of Development

8.2 Policy HO10 of the Telford & Wrekin Local Plan 2011-2031 outlines that residential development within the rural area will be strictly controlled and a limited amount of infill development will be permitted in Edgmond, High Ercall, Waters Upton, Lilleshall and Tibberton. Outside of these named settlements, residential development will only be permitted where it meets one of the exceptions listed within HO10. One of these exceptions includes the need for a rural workers dwelling. Policy HO10 outlines that if insufficient evidence provided of need at the planning application stage, the Council will consider granting a temporary accommodation, such as a mobile home, for a period of up to three years. The Council will not support applications for dwellings where applications are primarily made on the ground of providing security.

8.3 In terms of background, planning application ref.: TWC/2017/0253 originally sought permission for a permanent dwelling. An independent appraisal was sought by the Council, based on the number of horses at the time which was 8. This has been publically available on the planning website since June 2018. The appraisal concluded that there was no essential need for a permanent dwelling on the site but that if the need for dwelling related to some unspecified future practices then the application should be for a temporary dwelling. The application was subsequently amended to withdraw the dwelling and the current application for a temporary caravan submitted. Concurrently the number of horses has increased from 8 up to 12 and the applicant has indicated that this will be increased to 19 by the end of 2019. This has, and will continue to result in a higher labour requirement and an enhanced functional requirement for a temporary dwelling. The siting of the temporary accommodation does not prejudice an assessment of the functional and financial tests should an application be submitted after the temporary 3-year consent.

8.4 Officers acknowledge that insufficient evidence has been provided regarding the need for a permanent dwelling on the site. However, it is considered that sufficient justification has been provided as to why the temporary siting of a caravan is required on the site. The applicant has provided the Local Planning Authority with a Design and Access Statement which outlines why a 24-hour presence is required on the site. This justification is not limited to just security, but outlines that due to the nature of the business it is important that worker is present on site 24 hours a day, in order to be able to assess whether there are any changes with the horses health and behaviour as this will require urgent attention. Additionally, the applicant has confirmed that when foaling

takes place, it is important to have a worker on site in order to provide the adequate care through the foaling and to provide satisfactory after-care.

8.5 Officers are satisfied that sufficient justification has been submitted to the Local Planning Authority to allow the temporary siting of a caravan on the site. Officers recommend that a temporary period of three years is granted and that a condition is placed on the approval which states that the caravan is only to be lived in by a worker associated with the business. It is considered that the principle of a temporary caravan on this site is compliant with Policy HO10 of the Telford & Wrekin Local Plan 2011-2031.

8.6 In respect of the scale and design of the proposed static caravan, the applicant has proposed to site a caravan measuring approximately 9 metres by 3.5 metres on the site, which would be of a standard static caravan appearance. A photograph of an example static caravan has been submitted by the applicant. As the static caravan is of a standard scale and design and given that it will be screened from the adjacent highway by landscaping and the proposed stables subject to the 2017 application, the caravan is considered to be acceptable in this respect and is deemed to be compliant with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

8.7 Proposed Access

8.8 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 listed within the 'detailed recommendation' 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.

8.9 Other Matters

8.10 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.

8.11 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.

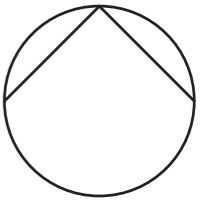
9. CONCLUSIONS

9.1 It is considered that the sufficient justification has been provided for the siting of a static caravan on the site for a temporary period of three years. The proposed access is considered to be acceptable from a highway safety perspective subject to conditions. The proposal is therefore deemed to be compliant with Policies SP3, SP4, EC3, HO10, C4 and BE1 of the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **FULL TEMPORARY PLANNING PERMISSION** subject to the following Conditions and Informative(s):

A06	Time Limit - Temporary Permission 3 Years
B079	Foul and Surface Water Drainage
B121	Landscaping Design
C002	Materials as Submitted
C011	Access Prior to Other Operations
C013	Parking, Loading, Unloading and Turning
C014	Visibility Splays
C020	Access - Bound material
C38	Development in Accordance with Approved Plans
D20	Occupation Limited to Someone Employed in Equine
I11	Section 184 Licence
I40	Conditions
I41	Reasons for Grant of Approval
RANPPF1	



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

project
RUSHMOOR PADDOCKS

project no.
1035

client
MR EVANS

drawing
LOCATION PLAN

drawing no.	revision
02	A

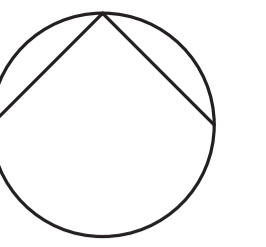
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drawn by
AB

MOSS. CO. LLP.

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TEL 01743 792985
E-mail - graham@mosscompany.co.uk





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
PROPOSED SITE PLAN (CARAVAN)

drawing no.	revision
13	-

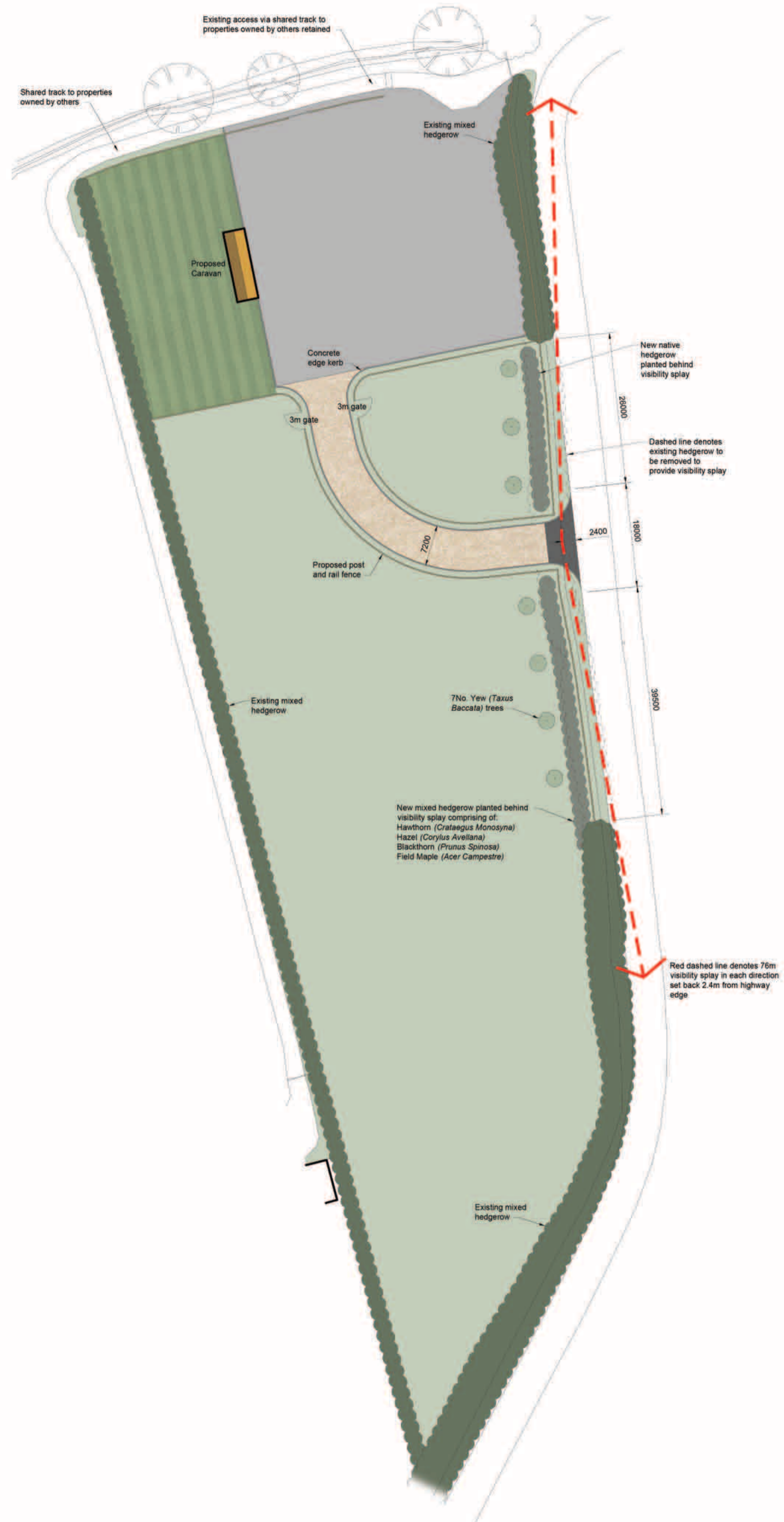
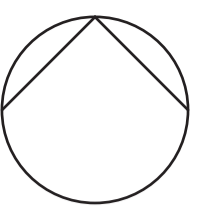
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drawn by
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LLP.

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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 ACCESS PLAN
(CARAVAN)

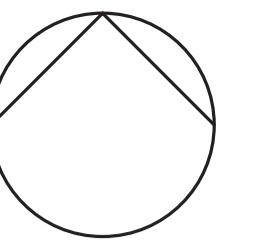
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scale	date
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drawn by
AB



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Orange line denotes 10 acres secured on lease

Isombridge Farm

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
LEASE PLAN

drawing no.	revision
15	-

scale	date
1:1250@A1	31.08.18

drawn by
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TWC/2018/0560

5 Chetwynd End, Newport, Shropshire, TF10 7JJ

Change of use of 5 Chetwynd End from dwelling (Use Class C3) to offices (Use Class B1(a)) ***Amended location plan red line***

APPLICANT

Ascendancy Group Ltd

RECEIVED

14/09/2018

PARISH

Newport

WARD

Newport North and West

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF NEWPORT TOWN COUNCIL

1. SUMMARY RECOMMENDATIONS

1.1 Full Grant subject to Conditions and Informative(s).

2. APPLICATION SITE

2.1 The Application Site, No. 5 Chetwynd End is located within the Market Town of Newport, approximately 7 miles from Telford Town Centre. The site is located 130m to the north of Newport Town Centre.

2.2 Chetwynd End is located within the Newport Conservation Area and is home to a mixture of traditional buildings. The application site is a historic building however is not listed, and has a relatively blank appearance onto the main highway with no windows facing onto the street itself. The site is attached to No. 3 Chetwynd End which is also in the ownership of the Applicant.

3. APPLICATION DETAILS

3.1 The application is for an existing digital marketing company to relocate to Newport Town from Shifnal involving the Change-of-Use use of a dwelling (Use Class C3) into offices (Use Class A2).

3.2 As many of the existing staff live within the Town of Newport, the proposed location for the business would be more accessible for staff and would create additional employment to Newport.

3.3 The application site has no suitable on-site parking, however is located within close proximity to several public car parks, with a bus stop immediately adjacent. The parking spaces on-site are not suitable for use due to the compromised highway safety caused by vehicles utilising an existing substandard access onto Green Lane. As such, the Applicant has advised they will include within Safety Contracts that staff must park elsewhere within Newport, using the existing car parks or using public transport.

3.4 The business currently employs ten Full-Time employees and two Part-Time employees, and the premises would be occupied during standard office hours

of 0900-1700 Monday to Friday with no working proposed on weekends or Bank and Public Holidays. Due to the nature of the proposed business, there would be very limited visitor activity, with approximately 1-2 visitors to the premises per week. The public pedestrian entrance would be through a gate on the front elevation, which allows access directly from Chetwynd End.

- 3.5 The current application has been subject to two amendments to the red line boundary. The application was first registered to No. 5 Chetwynd End, however the red line boundary was requested to be altered to include No. 3 Chetwynd End as the Applicant stated that parking spaces at this property would be used for the business. The red line was further amended to omit No. 3 Chetwynd End. Due to this, there have been several re-consultation periods as it was necessary to re-consult when the red line boundary was changed. A further re-consultation took place earlier in the application process when the Applicant submitted some supporting information to meet the highways and residents' concerns.

4. PLANNING HISTORY

- 4.1 No relevant planning history exists.

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031
- 5.3 Newport Neighbourhood Development Plan 2017-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Seven neighbouring properties have been formally consulted on the proposal and the Local Planning Authority have received several letters of objection raising the following material planning concerns:
- Green Lane is narrow and unsuitable to accommodate the increased traffic movements which would be dangerous to pedestrians and residents;
 - The lack of footpath along Green Lane increases this risk;
 - Concern for emergency vehicles, tractors and other large vehicles accessing the field at the end of Green Lane;
 - Unsuitability of the parking spaces which exist at No. 5 Chetwynd End, and that reversing onto the highway would be the only way to exit the spaces which is unacceptable;
 - Introduction of a commercial business in a residential area is unacceptable;

- Introduction of a commercial business is out of keeping with the Conservation Area and associated concerns regarding any proposed business signage.
- 6.2 Other concerns have been raised which are not material planning considerations include pedestrian movements spoiling the enjoyment of neighbouring properties, unfamiliarity regarding the pre-application process and concern regarding consultation.
- 6.3 In response, it is noted that pedestrian movements will not adversely impact upon any neighbouring properties, the application site is on a main thoroughfare into Newport Town Centre and therefore increased pedestrian activity within a busy town centre is not considered to be an unacceptable impact.
- 6.4 Where pre-application advice has been sought from the Local Planning Authority, this can be referenced on the Application Form. This is a common process offering an informal officer opinion regarding the likely acceptability of a proposal prior to a formal submission. Neighbouring properties are not consulted as part of this process.
- 6.5 In respect of neighbouring consultation, only properties directly adjoining the red line boundary of the site are legally obliged to be consulted. Given the siting of the property within the Conservation Area, a Site Notice was displayed at the front of the site to inform other neighbours of the application in addition to a Press Notice.

7. STATUTORY REPRESENTATIONS

Comments received prior to omission of parking spaces from the Block Plan

- 7.1 Cllr Peter Scott: **Object:**
- Parking issues and associated road safety problems;
 - Green Lane is not sufficient to have this amount of extra traffic, alternative parking should be considered.
- 7.2 Newport Town Council: **Object:**
- Lack of parking provision for the proposed Change-of-Use and associated increased traffic movements;
 - Unsuitability regarding the access from Green Lane.
- 7.3 Highways: **Object:**
- Whilst the site has parking provision of 3No. Car Spaces, satisfying the requirements of the Local Plan, the access to the spaces through Green Lane is unacceptable and would result in safety issues for existing

residents. The spaces available, whilst meeting the Local Plan requirements, are insufficient to support the 12 members of staff.

7.4 Built Heritage Conservation: **Comment:**

- No objection to the Change-of-Use subject to any signage being designed in a way which is sympathetic to the Conservation Area;
- Concern raised regarding the access from Green Lane, and how widening this would impact upon the historic boundary treatments.

7.5 Shropshire Fire Service: **Comment:**

- Consideration should be given to the 'Fire Safety Guidance for Commercial and Domestic Planning Applications' document.

7.6 Shropshire Council: **No comment**

8. APPRAISAL

8.1 Principle of Development

8.2 The proposed development would see a building which sits just outside of Newport's primary shopping area turned into offices for the use of a business wishing to relocate from Shropshire into the Telford & Wrekin Borough. Telford & Wrekin Plan Policy SP2 'Newport,' identifies that development within Newport should support its role as a Market Town. Policy EC4 'Hierarchy of Centres' stipulates that market towns should provide localised services and a variety of uses.

8.3 The proposal is considered to be compliant with policies SP2 and EC4 as the Change-of-Use would introduce a new company and new employment to the Market Town, and allow the town to continue to diversify. Policy EC6 'Market Towns' suggests that Changes-of-Use of premises to A2 will be supported outside of the Primary Shopping Area where the Change-of-Use will not impact upon the retail centre. It is considered that the proposed use is an appropriate use adjacent to Newport town centre. It is a Use that is likely to generate additional footfall into Newport and thereby contribute to the diversity, vitality and viability of the Town Centre. The proposal would support Newport's role as a market town directly benefitting its economy, therefore complying with Newport Neighbourhood Development Plan Policy E1 'Employment' development in Newport.

8.4 Impact upon Character and Appearance of the Local Area

8.5 No external alterations are proposed and the character and appearance of Newport Conservation Area is considered to be preserved. Concern has been raised by residents regarding the out of keeping nature of a business within a residential area. However, Officers note that there are other commercial premises in very close proximity to the site and Chetwynd End is immediately adjacent to the Newport Town Centre and officers are satisfied that the

proposal will not have an adverse impact upon the character of the area or residential dwellings nearby. A concern has also been raised regarding the potential for business signage, however this would be subject to a separate advertisement application, and would be expected to be sympathetic to respect the character of the Conservation Area. The proposal therefore complies with Policies BE1: Design Criteria, BE5: Conservation Areas of the Telford & Wrekin Local Plan, and Policy RS1: Newport Conservation Area within the Newport Neighbourhood Development Plan.

8.6 Highway Matters

- 8.7 The application site historically has two parking spaces and a garage at the rear of the property, accessed through Green Lane. The Highway Officer has objected to the use of this access and the deficit of parking spaces available to serve the proposed 12 staff members. There has also been a large number of local objections to the unsuitability of the access arrangements, and the concern for the increase in vehicle numbers using the lane. The Applicant has attempted to overcome this concern by offering the rear of their own property for parking use for the business which is the adjoining property (No. 3 Chetwynd End). The red line boundary around the site was amended to reflect this. However, it was identified that the inclusion of these spaces at No. 3 was unnecessary and would not improve the access arrangements. The site boundary was subsequently returned back to the original plan to show only No. 5 Chetwynd End, with no parking provision identified on the plans. The Applicant has identified a bus route within very close proximity to the application site, and two public car parks within 0.2 miles of the site, therefore the connections available are more than suitable to accommodate the staff members and visitors.
- 8.8 Officers have taken these comments into consideration, however have adopted a view which has been applied to other comparable Changes-of-Use close to the primary shopping area of Newport, where many developments and Changes-of-Use have been approved without any parking provision available at the site. These sites are viewed in this context due to their close proximity to Newport's many public car parks, and the adequate public transport facilities available to support them. Therefore, whilst there is no ability to provide suitable off-street parking at the application site in this case, in view of the site's position adjacent to Newport Town Centre which is well served by public transport and the proximity of public car parks and public transport links, the proposal is considered to be acceptable.
- 8.9 The Applicant has advised that they will ensure that their staff do not park within the unsuitable spaces on site by writing this into their Health and Safety Agreements and therefore the use of these parking spaces has been removed from the proposed plans. As the need to utilise the access off Green Lane has been removed from the proposal, safety concerns have therefore been alleviated and the proposal is considered to comply with Telford & Wrekin Plan Policy C3 'Impact of Development on Highways.' Furthermore, as the proposal does not include any parking provision and does not require vehicular access, the objections raised regarding the unsuitable access onto Green Lane and the unsuitability of the parking are no longer relevant to the

proposal. The Applicant has also confirmed that several of their staff members live in Newport and would therefore walk to work, or take public transport and would not be reliant on parking in the town centre; the development would support individuals from the local community by making their employment premises more accessible, and therefore the proposal is in line with Policy C3. As the proposal would be promoting travelling on foot, or using public transport and would, the proposal is considered to be compliant with Newport Neighbourhood Plan Policy TA1 'Transport and Accessibility.'

- 8.10 Policy SP4 'Presumption in Favour of Sustainable Development' states that development should be supported where the benefits of a scheme outweigh any potential harm it may cause. Overall it is considered by Officers that the proposed development would not cause any adverse impact upon the character and appearance of the area, as well as the amenity of nearby residents and therefore is considered to be a sustainable scheme. The NPPF also requires an assessment of the benefits of a scheme, in this case it is considered that the overall benefits of the scheme outweigh any harm the proposal may cause. The application represents a sustainable form of development and meets the requirements of Policy SP4 and the NPPF.

9. CONCLUSION

- 9.1 The Change-of-Use from a dwelling to offices (Use Class A2) is considered to be an acceptable use which would bring vitality, diversity and employment to the market town. The development would support the local community as several employees live within the town of Newport, and is considered to be a sustainable form of development as it would cause no significant adverse impacts upon neighbouring properties, neighbouring uses or the Conservation Area.
- 9.2 The proposal is therefore considered to comply with policies in the Telford & Wrekin Local Plan and Newport Neighbourhood Development Plan and the NPPF.

10. DETAILED RECOMMENDATION

- 10.1 The recommendation to the Planning Committee on this application is that delegated authority be granted to the Development Management Service Delivery Manager to **FULL GRANT PLANNING PERMISSION** subject to:

A) The following conditions:

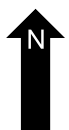
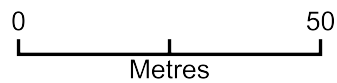
A04	Time limit
C38	Development in accordance with approved plans
D06	Restricted Use (Offices for digital marketing only)
D11	Hours of Opening (0800 – 1800 Monday to Friday)
I40	Conditions

I41

Reasons for Grant of Approval

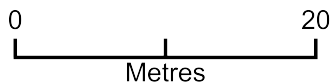
RANPPF1

Location Plan 5 Chetwynd End



Plan Produced for: Helen Mitchell
Date Produced: 25 Jun 2018
Plan Reference Number: TQRQM18176212231059
Scale: 1:1250 @ A4

Block Plan



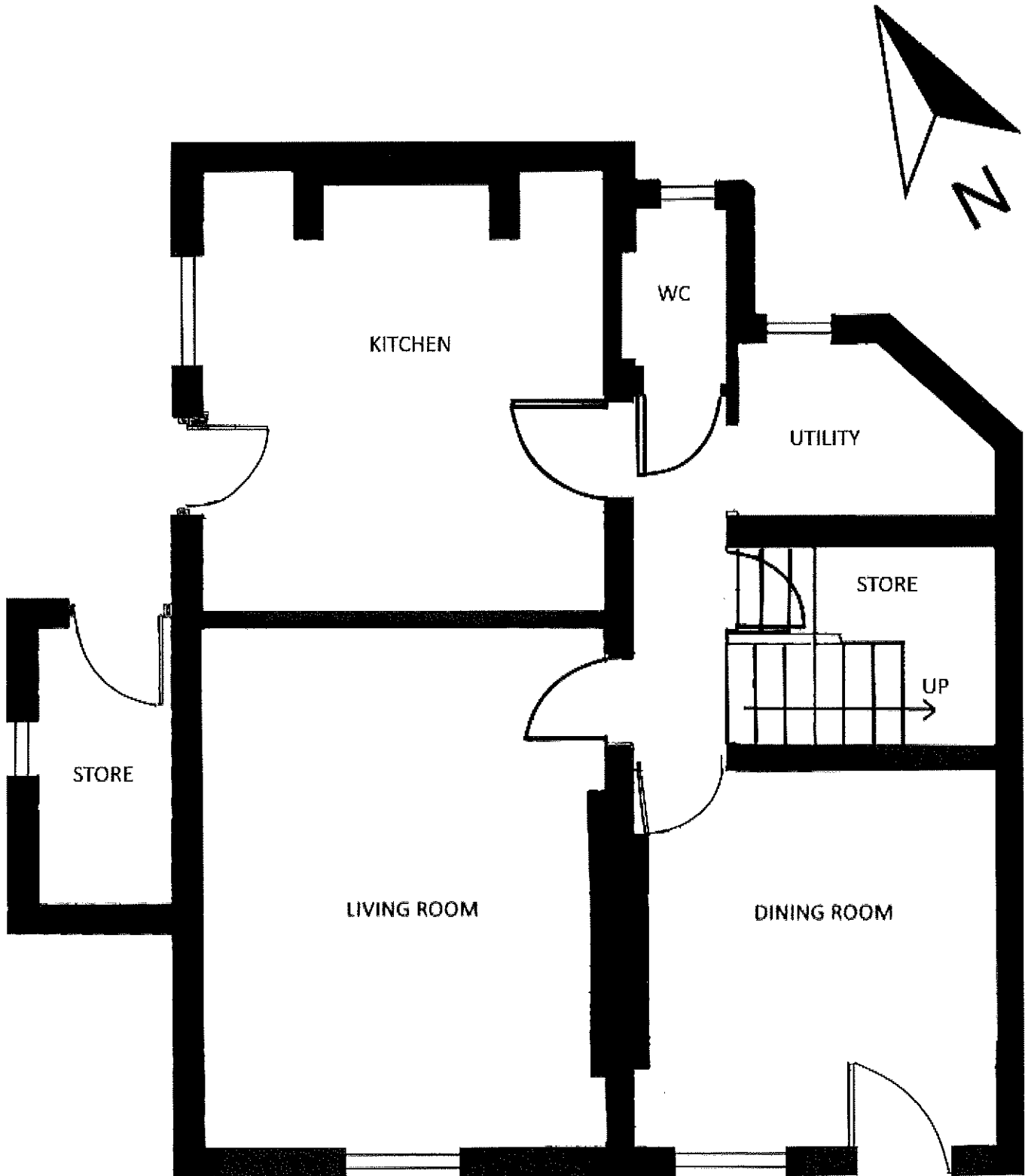
Plan Produced for: Helen Mitchell
Date Produced: 04 Jul 2018
Plan Reference Number: TQRQM18185215951494
Scale: 1:500 @ A4

5 CHETWYND END NEWPORT
TF10 7JJ

GROUND FLOOR

Scale 1/50

CURRENT

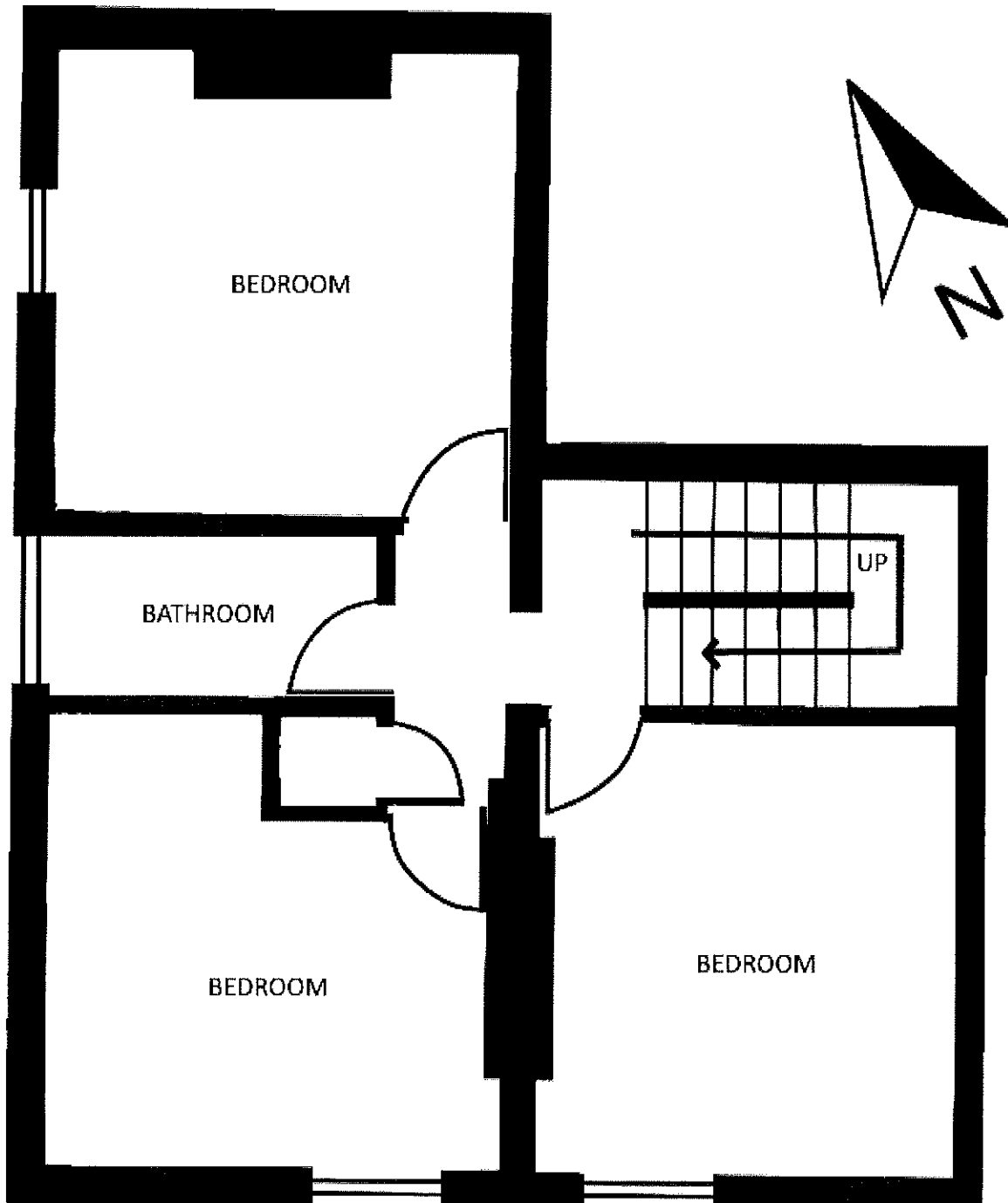


5 CHETWYND END NEWPORT
TF10 7JJ

FIRST FLOOR

Scale 1/50

CURRENT

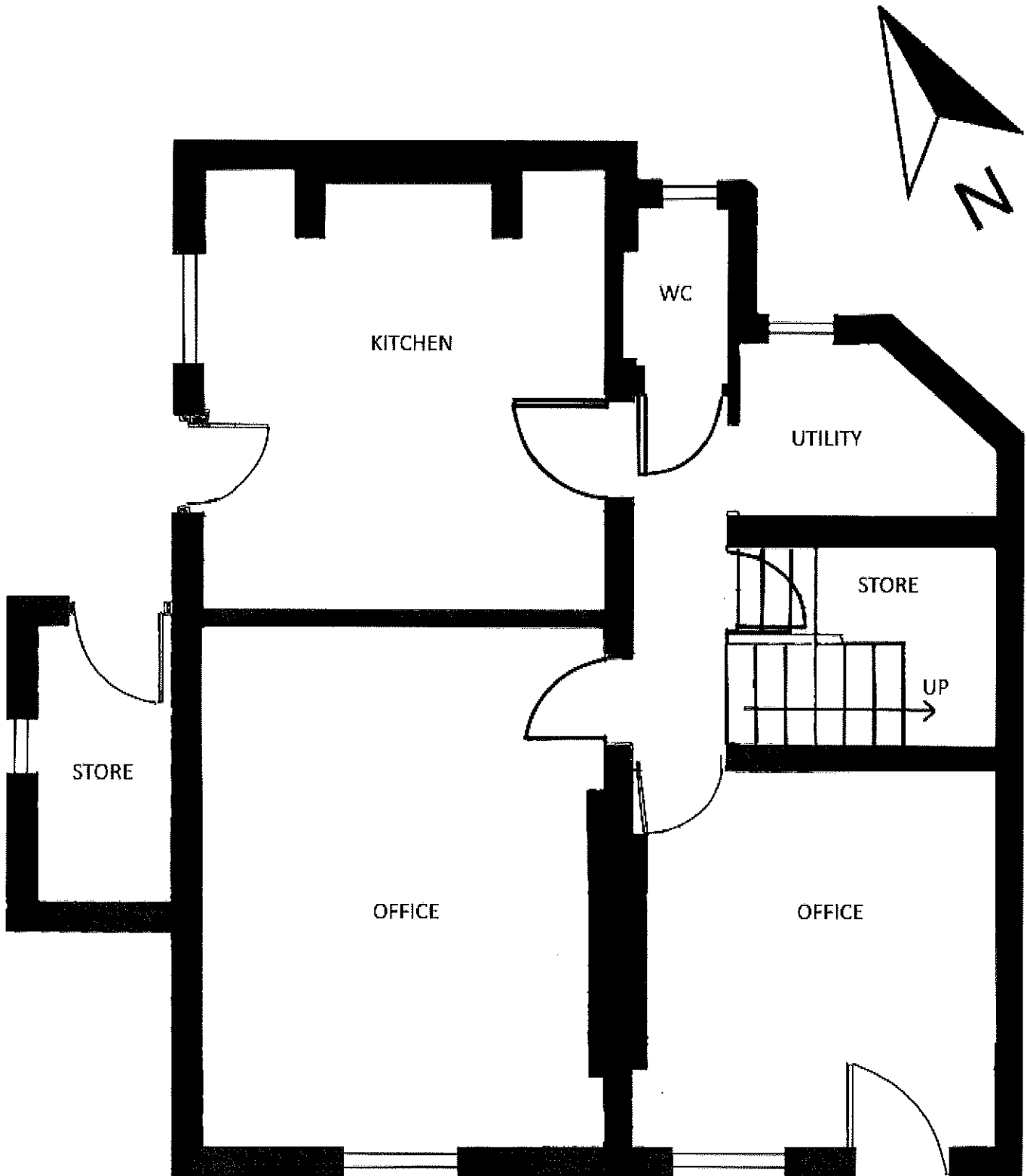


5 CHETWYND END NEWPORT
TF10 7JJ

GROUND FLOOR

Scale 1/50

PROPOSED

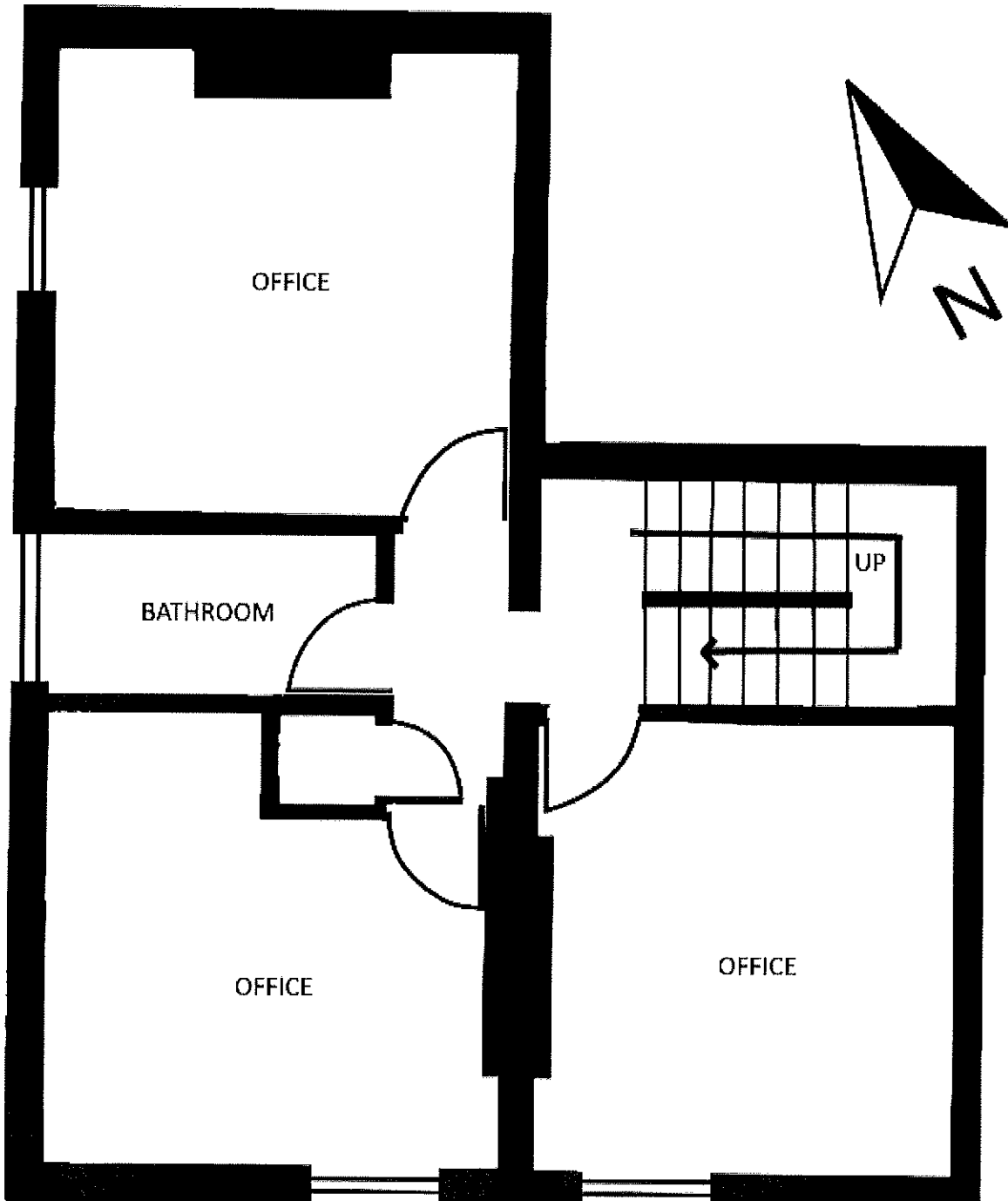


5 CHETWYND END NEWPORT
TF10 7JJ

FIRST FLOOR

Scale 1/50

PROPOSED



TWC/2018/0600

Land East of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire
Variation of conditions 7 and 8 of planning permission TWC/2017/0905 to allow a variation of working hours between 0800 and 1930 hours on weekdays and 0800 and 1300 hours on Saturdays with no working or activities on Sundays or Public Holidays ***AMENDED DESCRIPTION RECEIVED***

APPLICANT

Telford & Wrekin Council

RECEIVED

20/07/2018

PARISH

Hadley and Leegomery

WARD

Hadley and Leegomery

1. SUMMARY RECOMMENDATIONS

1.1 Full Grant subject to Conditions and Informative(s).

2. APPLICATION SITE

2.1 The Hortonwood West Development site is situated outside, but adjacent to the Telford Urban Area as defined in the adopted Development Plan. Queensway (A442) forms the site's southern boundary and links the site to the M54 motorway, the A518 and A5.

2.2 The application site, Phase 4, forms the north eastern part of Hortonwood West, one of the Council's Strategic Employment Areas.

2.3 There are trees and hedgerows to the application site's north eastern and north western boundaries and in small areas across the site. A bund across the northern boundary runs adjacent to Wheat Leasows. The bund has been provided via a Condition attached to Outline Planning Permission ref.: TWC/2015/1064 and has been partially landscaped to date with the remaining landscaping awaiting completion.

3. APPLICATION DETAILS

3.1 This application proposes the Variation of Conditions 7 and 8 pursuant to Reserved Matters Consent TWC/2017/0905, which granted permission for 2No. industrial buildings (consisting of 15No, individual units) on Phase 4 of the Hortonwood West Development Site.

3.2 Condition 7 of Reserved Matters Application TWC/2017/0905 restricted operational hours to 0800 and 1800 on weekdays and 1800 and 1300 on Saturdays.

3.3 Condition 8 of Reserved Matters Application TWC/2017/0905 restricted the operation of machinery, processes and deliveries to/despaches from the site to hours between 0800 and 1800 on weekdays and 1800 and 1300 on Saturdays.

- 3.4 The applicant proposed the original hours of operation as part of the Reserved Matters Application to address Condition A39 in the Outline Planning Permission ref.: TWC/2015/1064. However, since receiving planning permission and marketing the units that comprise Phase 4, the applicant has discovered that the restriction in operation hours has deterred potential occupiers.
- 3.5 As a result, the applicant is now proposing to extend the permitted hours of operations, machinery, processes, deliveries to and despatches from the site until 1930 on weekdays to improve the marketability of the business premises. There is no change proposed to weekend restrictions.

4. PLANNING HISTORY

- 4.1 TWC/2015/1064 - land east of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire - Hybrid Planning Application. Part A: Outline planning application for the construction of an employment park comprising of up to 54,404 sq. metres of general industrial / warehouse and distribution floor space (Use Classes B8 and B2) with ancillary floor space comprising offices, retail, restaurant/café and hot food take away (Use Classes B1, A1, A3 and A5) with all matters reserved except for the means of access to the site. Part B: Full planning application for the construction of two general industrial / warehouse and distribution units (Unit 9: 6,400 sq. metres and Unit 10: 3,156 sq. metres) with ancillary office accommodation (Use Classes B2, B8 and B1) along with site-wide infrastructure works (access, drainage, earthworks and strategic landscaping - Full Granted - 08 July 2016
- 4.2 Removal of Condition application TWC/2016/0955 - Removal of Conditions A33 and B35 of TWC/2015/1064 to remove BREEAM Standards - Full Granted - 22 December 2016
- 4.3 TWC/2017/0011 - Reserved Matters application for the erection of 1No. Industrial Unit (Unit 6) to include access, appearance, landscaping, layout and scale in pursuant to Outline Application TWC/2015/1064 - Reserved Matters Granted - 07 April 2017
- 4.4 TWC/2017/0690 - Reserved matters submission for partial development of Plot B (Units 3,4 & 5) attached to Hybrid planning approval TWC/2016/0955 for erection of an industrial development to manufacture plastic products with associated storage, office, staff and technical facilities, storage silos, external storage, parking and circulation space, landscaping, fencing and associated engineering works - Full Granted - 31 October 2017
- 4.5 TWC/2017/0905 - Reserved Matters planning application for the erection of 2No. industrial units comprising of 15No. individual units (Use Classes B1, B2 and B8) - Full Granted - 19 January 2017

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)

5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

6.1 Nine representation(s) have been received raising the following comments/concerns:

- An extended opening time until 9pm will increase overlooking and loss of privacy;
- Security lighting and normal occupancy lighting will operate much later in the evening;
- Increase in noise and light pollution;
- The bund has not been landscaped and the trees which have been planted have been allowed to die;
- The Council should have been transparent about open about the working hours at the time of the Reserved Matters Application;
- Construction vehicles are operating on site between 0700 and 1900;
- The servicing yards will be 40 metres from the boundary and will have a huge impact on quality of living for residents in Wheat Leasows;
- Industrial units should not be given any extension of working hours until the bund and been landscaped and completed;
- Abattoir is causing a nuisance through noise and odours.

6.2 In response, the Applicant has advised that the bund is under construction and has been completed in terms of its formation along the rear of the new units on Plot 2 (Phase 4) and across the rear of Plot 1 and although it has yet to be planted up, this is programmed for the end of March 2019. Semi-mature trees are to be planted on the top of the bund which will screen the units from the residential units along the lane both visually and also in terms of noise.

6.3 The remainder of the bund will be formed once the construction of Plot 1 commences in order to minimise material being taken off site. Soil from the construction sites is being used to form the bund.

7. STATUTORY REPRESENTATIONS

7.1 Hadley and Leegomery Parish Council: **Object:**

- At the time of the original application (TWC/2015/1064) the Hortonwood West site was classified as rural;

- The Outline Application identified the site of the current application as Plot A and the committee report identified that the residential properties situated along Wheat Leasows were the most likely to be impacted, with the main impacts being noise, disturbance and visual;
- Outline Consent was granted subject to development being in accordance with the approved Parameters Plan, Illustrative Masterplan or Illustrative Cross Sections (Condition 37) and the Applicant providing hours of operation at Reserved Matters stage (Condition A39);
- Planning consent TWC/2017/0905 marked a significant departure from the Approved Plans;
- The proposal will result in increased light and noise nuisance.

7.2 Horton Action Group: **Object:**

- The Applicant's documentation is misleading and contains errors and omissions;
- No timescale has been provided regarding the promised landscaping of the bund - therefore the actual visual impact of the development is far greater;
- Building contractors are not adhering to the Planning Conditions restricting Construction Hours on site.

7.3 Shropshire Fire Service: No **Comment**.

8. APPRAISAL

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

- Principle of Development
- Impact on Residential Amenity

8.2 Principle of Development

8.3 The principle of development and industrial use has been established through the approval of the Outline Consent ref.: TWC/2015/1064 and the principle of the site layout with 2No. industrial buildings comprising 15No. individual units was established under reserved matters application TWC/2017/0905, where the layout was considered and deemed to be compliant with the Parameters Plan referenced under Condition A37 in the Outline Consent.

8.4 Impact on Residential Amenity

- 8.5 Policy BE1 (xi) of the Local Plan states that the Council will support development where it demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution. The scope of this application is to determine the impact of the additional working hours proposed by the applicant. This equates to an additional period of 1.5 hours between 1800 and 1930 on weekdays only.
- 8.6 The applicant has advised that the hours of operation they proposed as part of the Reserved Matters Consent has proved counterproductive to attracting new businesses to occupy the units and potential occupiers have advised they would be more amenable to occupying the units if there was flexibility built in for more flexible working hours as and when needed.
- 8.7 As part of the original Outline Consent a landscaped bund was approved to mitigate noise, light and visual impacts of Hortonwood. The bund runs along the northern boundary of Hortonwood Strategic Employment Area and stands between the 2No. industrial buildings in Phase 4 and the residential properties situated along Wheat Leasows. Whilst planting of this bund has begun it has not yet been completed and therefore it has not yet fulfilled its long term mitigation objectives for the residents of Wheat Leasows.
- 8.8 The applicant originally proposed to extend operating hours from 0730 to 2100 for Conditions 7 and 8. The Local Planning Authority requested the applicant to reduce these to the timings now proposed as none of the end users are currently known and Phase 4 is located in the closest proximity to residential properties surrounding Hortonwood.
- 8.9 Under the Outline Consent, Condition A14 required a Noise Assessment be undertaken prior to the development of the industrial units across Hortonwood when it was understood that the Phases would come forward with a specific end user in mind. Unlike other phases that have gained Full planning consent to-date, when the reserved matters came forward for Phase 4, no end user was identified due to the units catering for up to 15No. small business and start-ups.
- 8.10 In light of the proposed Variation to hours of operation, and in order to manage the impact of future commercial occupiers on residential properties along Wheat Leasows, it is now necessary to replace the Condition requiring a Noise Assessment prior to development with a Condition requiring a Noise Assessment from future occupiers prior to occupation of any of the 15No. premises. Through this mechanism the Council will be in a position to assess the likely impact of each business on public health and agree mitigation as appropriate on a case by case basis.
- 8.11 Given the long term prospects for the completion of the landscaped bund and the positive benefits this is designed to have on mitigating visual, light and noise impacts generated by development within Hortonwood alongside the inclusion of a condition to assess the impact of individual business wishing to

occupy the units, the Local Planning Authority is of the view that the proposed Variation of Condition is consistent with Policy BE1 (xi) of the Local Plan.

9. CONCLUSION

- 9.1 The principle of the development has been established through an outline consent. The principle of the buildings and site layout has been established through reserved matters consent. The proposed additional hours of operation and deliveries to/despaches from the site are considered acceptable given the level of mitigation that the landscaped bund can offer once completed and given the inclusion of a condition to assess the noise impact of future commercial occupiers. Consequently the application is considered to be compliant with local and national planning policy. The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** subject to the following Condition(s) and Informative(s) with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager:

Time Limit - Reserved Matters

Development in Accordance with Deposited Plans

B089 Noise Assessment

D11 Hours of Operation

D12 Hours of Lorry Operation

I40 Conditions

I41 Reason for Grant of Planning Permission

I32 Fire Authority

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0600
Site address	Land East of Queensway HLC, Queensway, Hortonwood, Telford, Shropshire
Proposal	Variation of conditions 7 and 8 of planning permission TWC/2017/0905 to allow a variation of working hours between 0800 and 1930 hours on weekdays and 0800 and 1300 hours on Saturdays with no working or activities on Sundays or Public Holidays ***AMENDED DESCRIPTION RECEIVED***
Recommendation	Full Grant

1.0 PARISH COUNCIL RESPONSE TO AMENDED PROPOSAL

- 1.1 Hadley & Leegomery Parish Council consider the applicant has not provided sufficient justification for varying the original conditions. However, the Parish Council acknowledges that small and medium enterprises and start-up companies often operate more flexibly than larger, more established businesses.
- 1.2 Consequently the Parish Council accepts the requested amendment to condition 7 to permit operating hours until 1930 on weekdays.
- 1.3 The Parish Council maintains its objection to Condition 8 and proposes the existing restrictions on deliveries to/dispatches from the site until 1800 on weekdays remains unaltered to ensure compliance with policy BE1.

2.0 PUBLIC REPRESENTATION

- 2.1 Since the committee report was prepared 3no. additional objections have been received in response to the re-consultation in respect of the amendment of the hours of operation and deliveries to/from the site until 1930hours. They can be summarised as follows:
 - The amendments and applicant comments fail to address the issue of light pollution and wildlife disturbance.
 - The application fails to identify or restrict the ultimate user of the various building on site and fails to make the case that extending the hours of operation will attract more potential tenants.
 - The choice of site adjacent to domestic properties and a residential school should require the planning restrictions to remain as originally approved.
 - The revised application does not address policy BE1 which clearly states that the Council will support development which demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution.
 - Residents with young children will have their bed time routine disturbed and evening meals will be adversely impacted.
 - Normal business working hours are 09.00 to 17.00 and one hour either side can be demonstrated to be fair and reasonable.
 - The appropriate bunds and screens that were promised must be in place prior to any permanent work commencing.
 - Noise during development is causing disturbance.

3.0 APPLICANT RESPONSE

- 3.1 The applicant has responded to concerns raised by the public relating to the planting of the bund by bringing forward the proposed timescale for planting. The applicant has advised via a plan that a stretch of 76m will be planted with semi-mature trees during winter 2018 with planting of the shrubbery and wildflowers to follow in the next appropriate planting season, which begins in March 2019 and runs until September.
- 3.2 The 76m stretch of bund runs in front of the properties on Wheat Leasows and is therefore the most relevant section of the bund in mitigating the impacts of development within Hortonwood upon the residential properties. The remainder of the bund will be planted in due course when construction of the bund has been completed.

4.0 OFFICER COMMENTS

- 4.1 The original hybrid consent for Hortonwood (TWC/2015/1064) required full details of the bund to be provided under condition A10. These details, including a planting scheme, were provided and the condition was formally discharged on 27th February 2018.
- 4.2 Furthermore, the hybrid consent required a landscaping scheme to be submitted under condition A26. A landscaping scheme was submitted and condition A26 formally discharged for this phase on 23rd October 2018. The latter part of condition A26 states:
- “All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the relevant phase of the development or in accordance with the timetable agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of a similar species, size and number by the end of the first available planting season.”
- The applicant’s proposed planting of the bund meets the requirements of condition A26 and establishes a timetable for planting the section of the bund that faces onto properties along Wheat Leasows. On the basis that the applicant has committed to planting semi-mature trees by the end of December 2018 along this 76m portion of the bund and the planting of remaining species will follow from March 2019 onwards, it is considered that appropriate mitigation measures have been put in place to protect residential amenity, to be completed in a timeframe that is reasonable. As such the proposed variation of condition is considered acceptable in terms of policy BE1.
- 4.3 It is proposed to remove condition A04 from the recommendation. This condition refers to a reserved matters development commencing within three years of the grant of permission. As construction of the development has already commenced this condition is null and void.

5.0 RECOMMENDATION

5.1 Based on the conclusions above, it is recommended that DELEGATED AUTHORITY be granted to the Delivery Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to:

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

B089 Noise assessment

C089 Bund to be planted in accordance with agreed plan and timetable

D11 Hours of operation

D12 Hours of lorry operation

C38 Development in accordance with deposited plans

Informatives

I40 Conditions

I41 Reason for grant of planning permission

I32 Fire Authority

TWC/2018/0804

Land west of Hollinshead Way, Old Park, Telford, Shropshire

Importing of clean soil to surcharge the ground and improve the ground strength

APPLICANT

Telford and Wrekin Council

RECEIVED

28/09/2018

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

1. SUMMARY RECOMMENDATIONS

1.1 Full Grant subject to Conditions and Informative(s).

2. APPLICATION SITE

2.1 The application site is located to the west of Hollinshead Way and the north of West Centre Way in the Old Park area of Telford. The site is located approximately 1km west of Telford Town Centre.

2.2 The application site measures 1 hectare and sits within a larger 10.8 hectare parcel of open land. It can be accessed either from a roundabout junction in Hollinshead Way to the east or an existing field gate from Old Park Way to the west. The wider site is enclosed on 3 sides by a mature tree belt.

2.3 Thomas Telford Secondary School and Wrekin Housing Trust offices are located to the east. The nearest residential properties to the site are located approximately 300 metres to the west beyond Old Park Way.

3. APPLICATION DETAILS

3.1 The application proposes the importation of clean soil to the site in order to carry out surcharging works to improve ground strength and to monitor the settlement of the ground. All works will be carried out within the 1 hectare site area identified on the submitted Block Plan as 'Area B.'

4. PLANNING HISTORY

4.1 TWC/2016/1119 - Importation of clean soil to test ground stability - Granted 23 January 2017

5. RELEVANT POLICY DOCUMENTS

5.1 National Planning Policy Framework (NPPF)

5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Due to additional consultation letters being sent out, the public consultation period does not expire until 29 October 2018. At the time of writing the following comments have been received. Any further comments will be reported as updates prior to the meeting.
- 6.2 One representation has been in objection to the proposal if works are in connect with building of more houses.

7. STATUTORY REPRESENTATIONS

- 7.1 Due to additional consultation letters being sent out, the public consultation period does not expire until 29 October 2018. At the time of writing the following comments have been received. Any further comments will be reported as updates prior to the meeting.
- 7.2 No comments received at time of writing.

8. APPRAISAL

8.1 Background

- 8.2 The site historically contained opencast coal mining works which has since been backfilled. Ground investigation works carried out in 2016 confirmed that a significant depth of made ground is present across the majority of the site which locally reaches depths in excess of 30 metres. Investigations have been carried out to test the susceptibility of the ground to improvement. In 2017, planning permission ref.: TWC/2016/1119 was granted to allow the importation of clean soil to a part the site measuring 1 hectare to carry out surcharging works. The process of 'surcharging' involves the placement of clean soil on a specific part of the site in order to create an increased load at the surface. The resulting settlement of the ground is then monitored and recorded as a means of testing ground stability.

8.3 Proposal

- 8.4 This application again seeks permission for the importing of soil to the site, this time to the area identified as 'Area B' on the proposed plans. The works will take place on a 1 hectare parcel of land in the south west corner of the wider 10.8 hectare site.

8.5 Access

- 8.6 As with the previous application, the main issues is the provision of access to the site and the likely impact upon the highways network. The works will require HGV trips to and from the site, utilising access points to the west via an existing gateway onto Old Park Way and to the east from the roundabout off Hollinshead Way (outside school hours). At this stage, the number and frequency of HGV's accessing the site is unknown but is anticipated that this

could be up to 30 per day. The timing of deliveries can be timed to avoid busy school periods and parking on the existing highway will need to be managed to avoid interfering with manoeuvrability. Drivers will need to be instructed to take extra care given the presence of pedestrians and students and HGV movements onto the site will need to be managed to avoid any queuing on the highways outside the site. As the import of materials will be on an ad-hoc basis depending on when donor sites are available, the applicant will need to keep the Head of Thomas Telford School up to date with progress, as took place with the previous application.

8.7 Whilst the proposal will increase vehicle movements to and from the site, officers again take the view that any disruption would only be temporary and short term in nature. The site is easily accessible using main roads and therefore is unlikely to result in any significant, prolonged impact upon the highway network within the vicinity of the site. Officers are also satisfied that suitable traffic management measures can be put in place to minimise potential disruption to motorists and pedestrians.

8.8 Other Matters

8.9 With regard to residential amenity, the nearest properties are located 50 metres from the western access and a significantly greater distance to the area where the soil tipping will take place. The works are proposed to be carried out between 7am and 7pm Monday to Saturday and at no time on Sundays or Bank Holidays at which times, background noise within the area is likely to reasonably high, primarily resulting from traffic on the busy road network surrounding the site. As such, it is not considered that the proposal would result in any significant harm to the amenities of the nearest residents.

8.10 An Ecological Report has been carried out which confirms no wildlife or protected species will be harmed by the proposal.

8.11 No concerns in terms of drainage issues are raised and all imported soil will be tested and approved under the CL:AIRE protocol prior to entering the site, thus certifying receipt of clean materials from controlled sources.

9. CONCLUSION

9.1 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

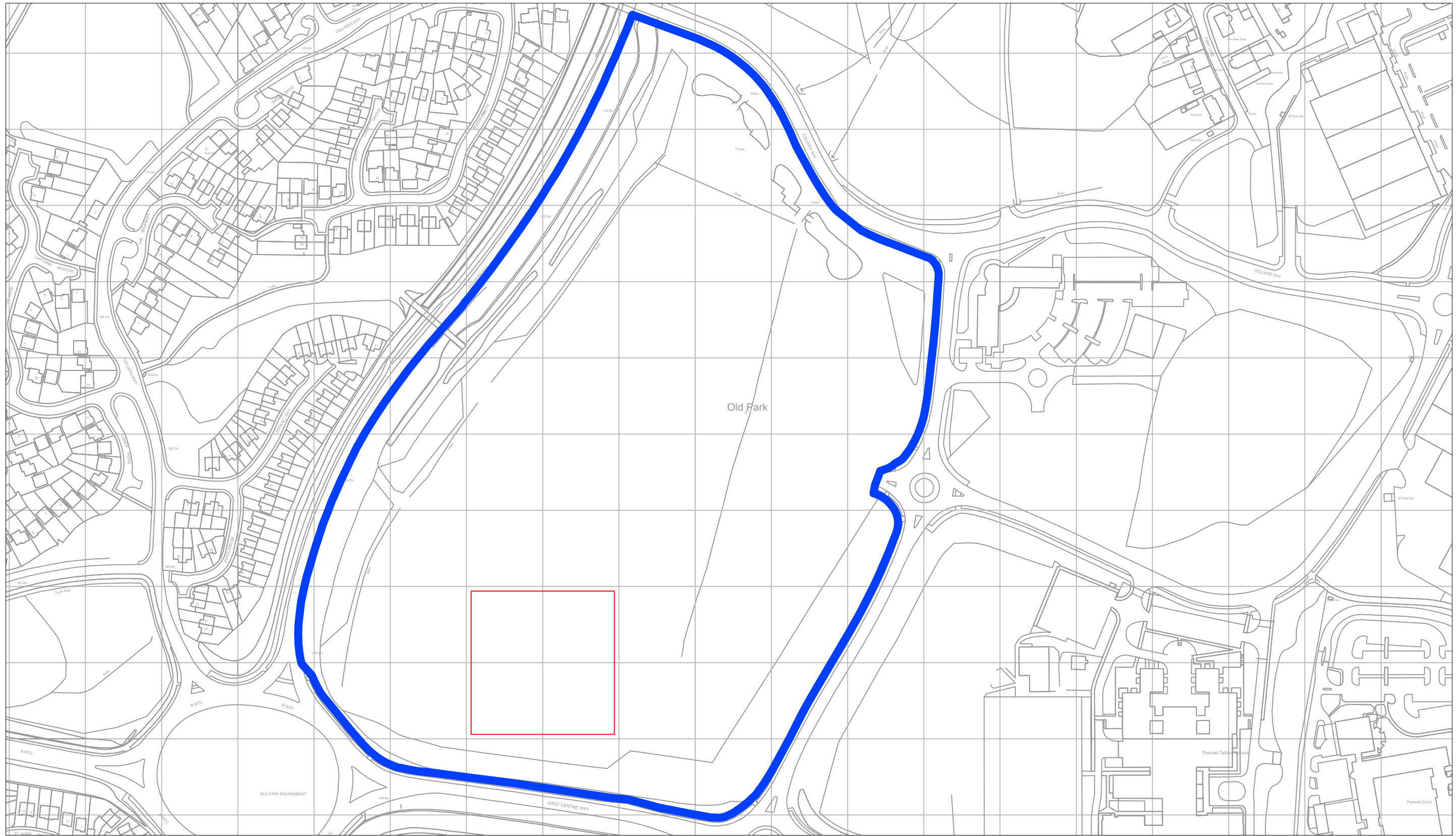
10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** to the Development Management Service Delivery Manager, subject to the following:

A) No further representations being received during what remains of the consultation period which raise material considerations which are, in the

opinion of the Development Management Service Delivery Manager after consultation with the Chair of Planning Committee, of such significance that the application should be reported back to Planning Committee for re-consideration and determination.

B) The following Condition(s) and Informative(s) (with authority to finalise and impose additional Conditions to be delegated to the Development Management Service Delivery Manager):

A04	Full with No Reserved Matters
C020	Works in Accordance with Traffic Management/Routing Plan
C109	Works in Accordance with Ecology Report
Ccust	Chemical Certification
C38	Development in Accordance with Plan
D11	Hours of Work General



KEY

- Site Boundary
- Location of Soil



Project
Old Park Campus

Drawing title
Site Location Plan

Angie Astley, Assistant Director, Customer & Neighbourhood Services, Addenbrooke House, Telford, TF3 4NT

Scale
1:2500

A3

Date
19/09/2018

Drawn-by
DO

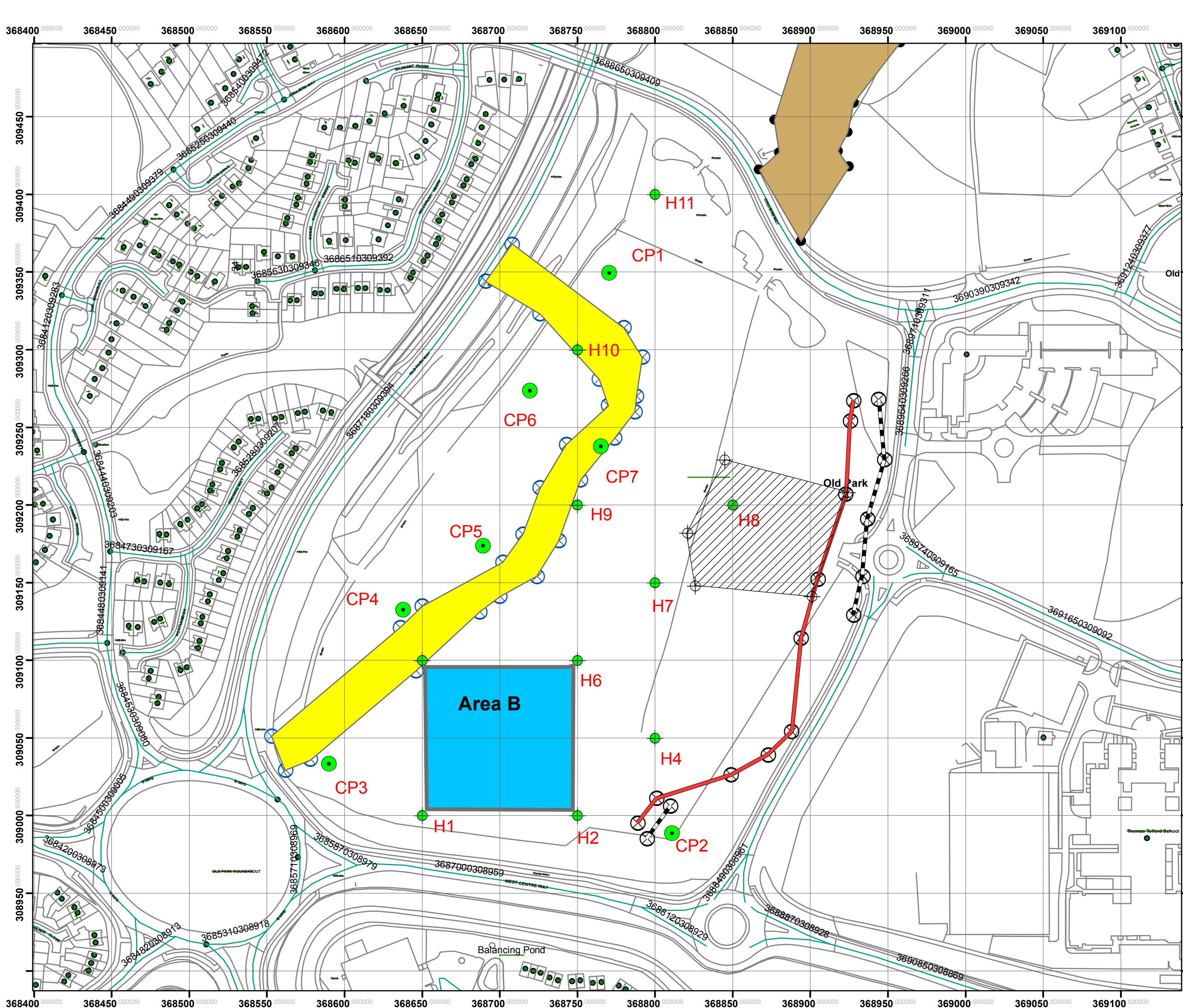
Checked-by
DK

Approved-by

Rev

Rev	Revision Date	Purpose of revision	Drawn	Checked	Approved




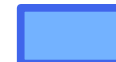
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N
W —+— E
S

Key

-  Recorded Position of Initial Trial Surcharge Area.
-  Recorded Position of Opencast Highway outside the North of the site.
-  Recorded Position of Opencast Highway within the Old Park Campus Site.
-  Area B - Proposed Position of Surcharge Mound (less than 1 hectare).

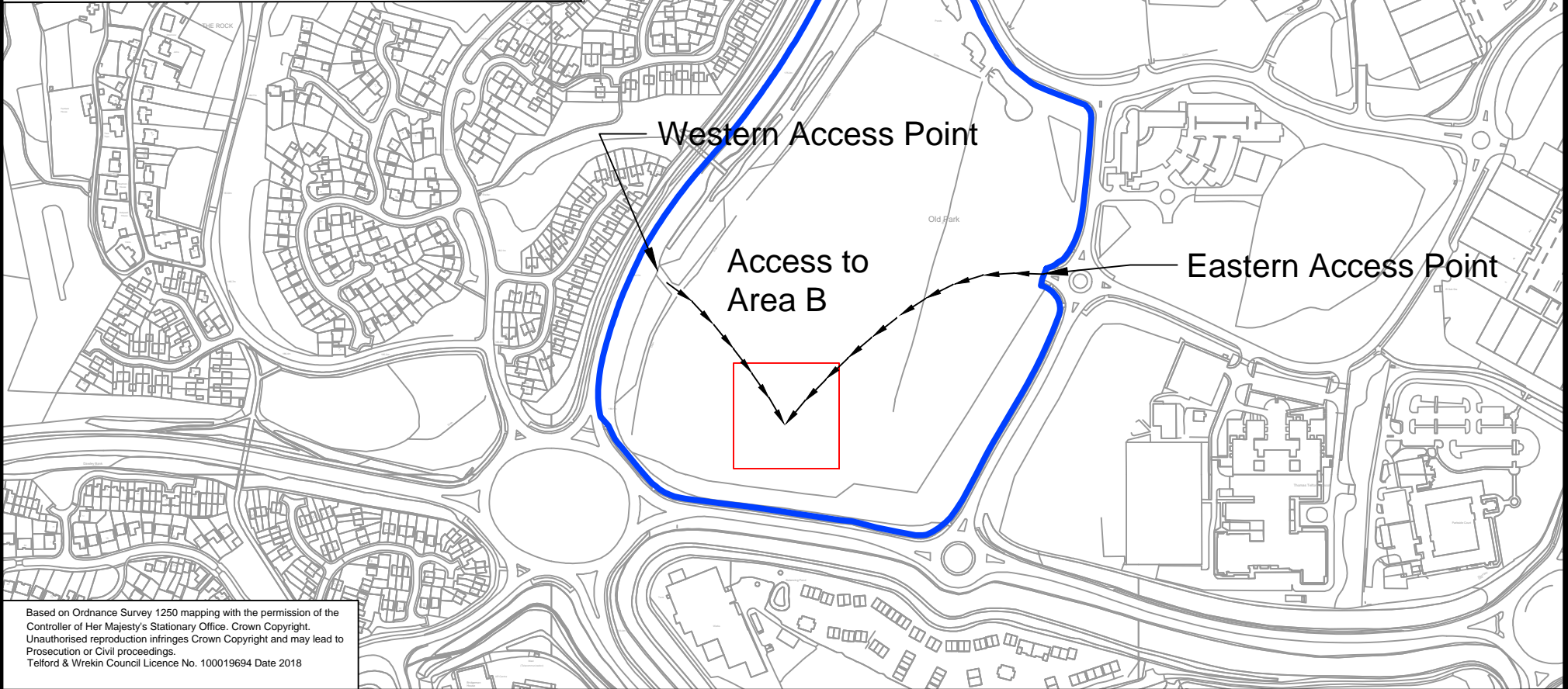
Highwall layout conjectured based on findings of ground investigation works carried out in 2017.

Project Title: Old Park Campus

Drawing Title: Planning Application Key Information.

FIGURE B	Scale at A3: 1:2,240
Date: 23/07/18	Drawn By: DK

Jonathan Rowe
Neighbourhood & Customer Services
Addenbrooke House
Ironmasters Way
Telford
TF3 4NT

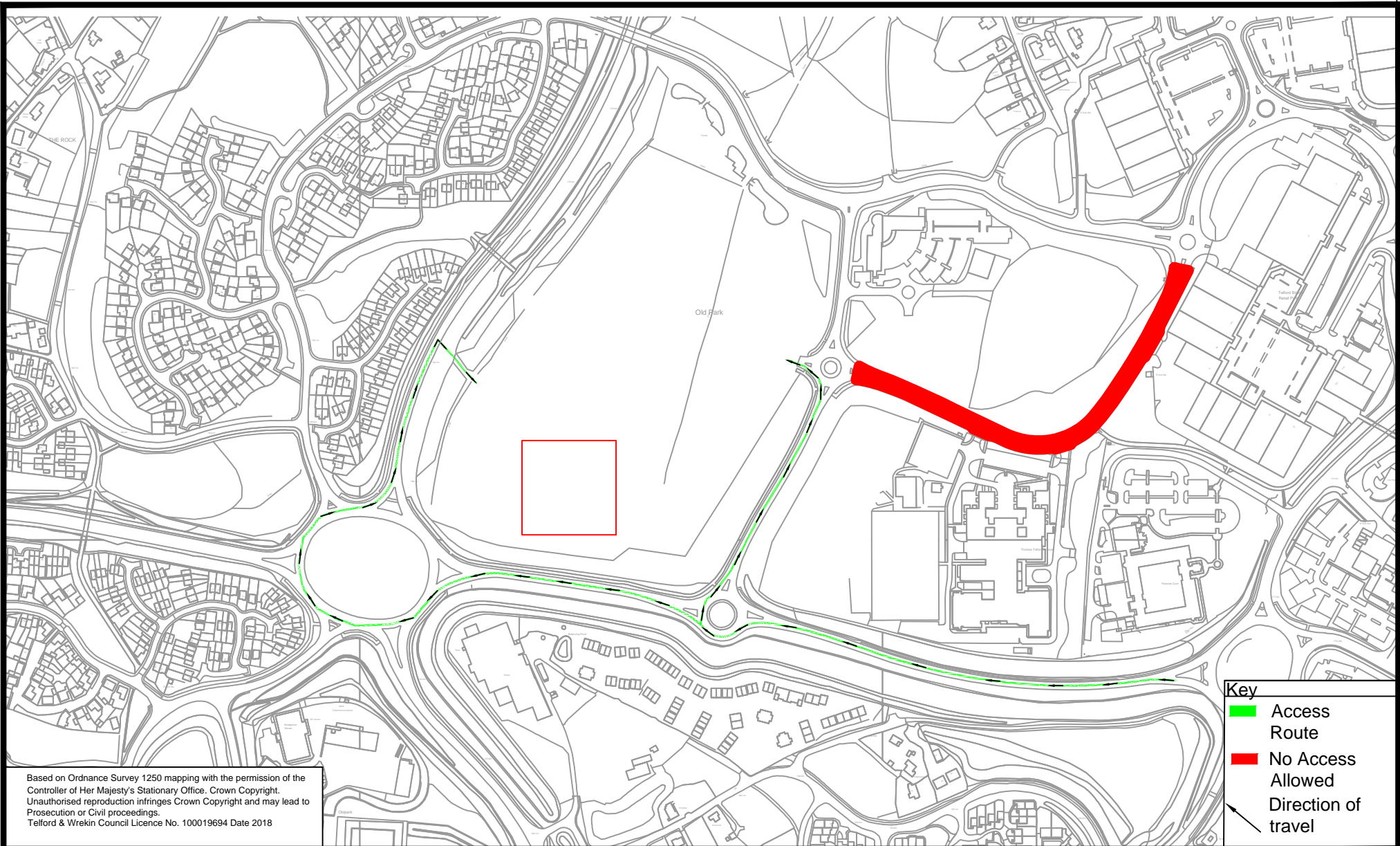


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Angie Astley, Assistant Director, Customer & Neighbourhood Services, Addenbrooke House, Telford, TF3 4NT

Project	Old Park Campus	Scale	1:5	A4	Date	11/10/2018	Drawn-by	D.O.	
Drawing title	Access Points	Drawing number	ES/1HA/2			Rev			

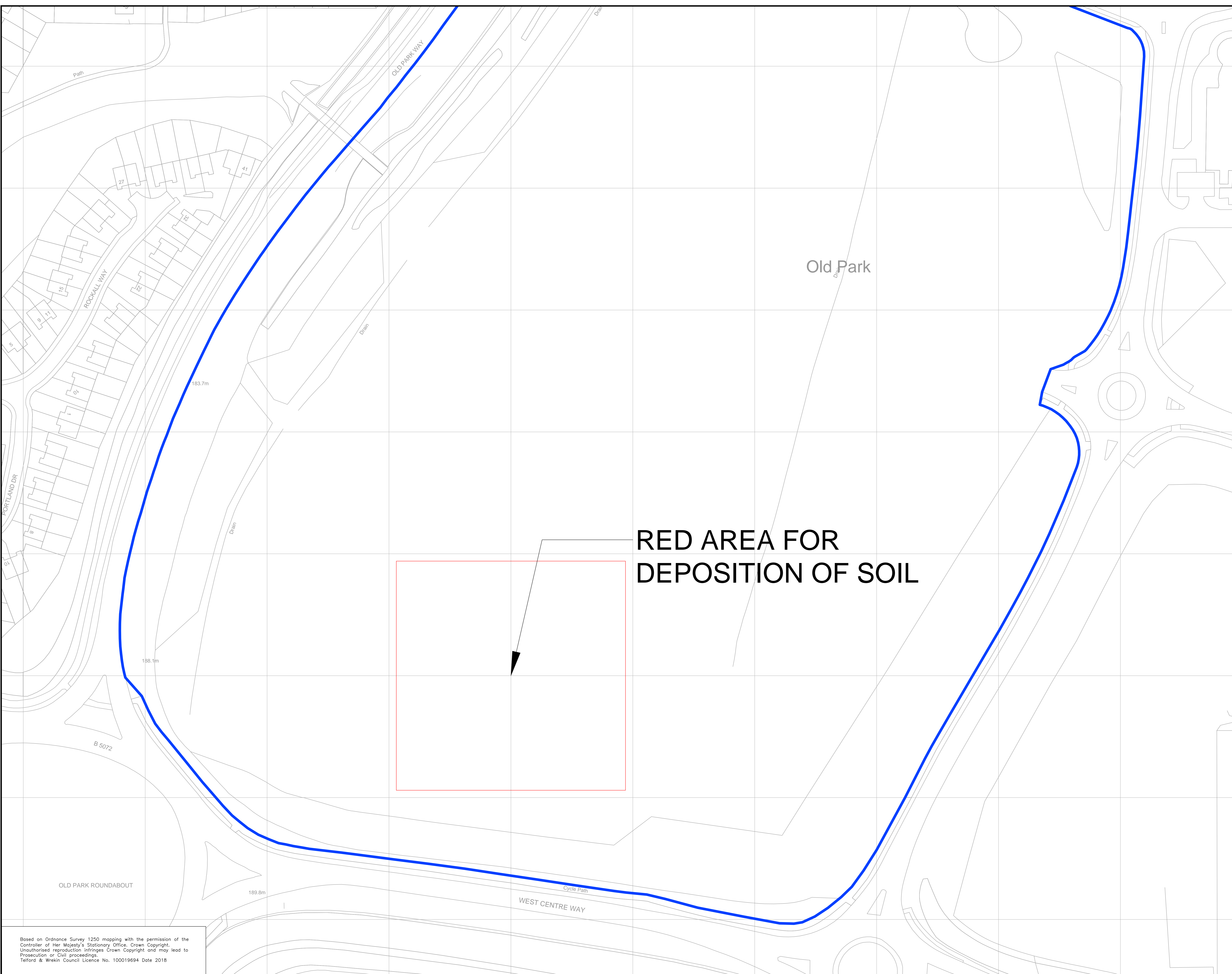


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Key	
	Access Route
	No Access Allowed
	Direction of travel

 	Project	Old Park Campus	Scale	1:5	A4	Date	11/10/2018	Drawn-by	D.O.
	Drawing title	Traffic Routes	Drawing number	ES/1HA/1			Rev		

Angie Astley, Assistant Director, Customer & Neighbourhood Services, Addenbrooke House, Telford, TF3 4NT



Key

- SITE BOUNDARY
- LOCATION OF SOIL

RED AREA FOR DEPOSITION OF SOIL

Notes

Rev	Rev. Type	Description	Date	Approved

Angie Astley, Assistant Director, Customer & Neighbourhood Services, Adderbrooke House, Telford, TF3 4NT Client				
Project Old Park Campus				
Drawing title Planning Application Key Information				
DRAFT				
Scale 2:1	Date 20/08/2018	Drawn by DO	Checked by DK	Approved by xxx
DO NOT SCALE FROM THIS DRAWING				
Drawing number *****				

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INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0804
Site address	Land west of Hollinshead Way, Old Park, Telford, Shropshire
Proposal	Importing of clean soil to surcharge the ground and improve the ground strength
Recommendation	Full Grant

1.0 ADDITIONAL REPRESENTATIONS

- 1.1 TWC Highways: Support subject to conditions
Raise no objection subject to conditions preventing mud on road, controlling hours of operation, access details, parking management and vehicle routing.
- 1.2 TWC Ecology: Comment
Raise no objection subject to a condition requiring an Ecological Mitigation Strategy and Reasonable Avoidance Measures Method Statement.
- 1.3 Coal Authority: No objection
Initially objected, however, following a review of the information submitted, it is noted that the locations of mine entries have been taken into account and that the stresses imposed by the surcharging are designed to be negligible at the depths of the treated and/or dug out mine entries. Accordingly, objection is withdrawn.
- 1.4 Lawley & Overdale Parish Council: Comment
Suggest that the HGVs accessing and exiting the site do so outside of peak traffic times. It is also essential that there is adequate wheel wash facilities at both entrances as the roads and footpaths surrounding the site are heavily used by traffic and pedestrians.
- 1.5 Shropshire Fire Service: No comment

2.0 ADDITIONAL OFFICER CONSIDERATION

- 2.1 The Council's Highways team have considered the proposal and are satisfied that the vehicle movements associated with the development can be accommodated by the local highway network. The two identified access points are a suitable means of serving the site and a routing plan indicates how HGV's will approach the site entrances. The Local Highways Authority therefore raise no objection to the proposal in principle on the understanding that the routing plan is followed. It is requested, however, that controls are placed on the development restricting the hours of operation and requiring measures to be put in place to prevent the spread of mud and other detritus on the public highway. The applicant is agreeable to conditions being imposed to this effect.
- 2.2 The Council's Planning Ecologist has viewed the updated Ecological Appraisal submitted with the application and is satisfied that the proposed

development will not have an adverse impact upon wildlife habitats or protected species. A condition is requested requiring the submission of an Ecological Mitigation Strategy prior to commencement of the proposed works.

- 2.3 Following additional clarification by the applicant, the Coal Authority has withdrawn its initial objection and is satisfied that the proposal has taken into account the location of mine entries on site and is likely to have only a negligible impact upon treated and/or dug out mine entries at the depths concerned.
- 2.4 Lawley & Overdale Parish Council have requested that the use of the east site access off Hollinshead Way is restricted at peak times to avoid conflict with commuters and school traffic. They also request adequate wheel wash facilities to avoid the spread of mud on the road. Both controls will be imposed through the use of planning conditions.
- 2.5 The parish council have also raised with officers the potential for disturbance to residents of properties to the west of the site resulting from the use of the west access by HGV's. Whilst such noise would only be intermittent and in short pulses, officers have negotiated with the applicant to restrict the use of this access to weekday hours only, in order to protect the amenities of those closest residents. Outside of the specified hours, HGV's will need to access the site via the eastern site entrance.

3.0 CONCLUSIONS

- 3.1 The proposed development continues to comply with the Telford & Wrekin Local Plan and the requirements of the NPPF.

4.0 RECOMMENDATIONS

- 4.1 None of the above representations or officer considerations have resulted in a change to the recommendation, however, additional conditions will need to be imposed and are set out below. The recommendation therefore remains:
- 4.2 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** to the Development Management Service Delivery Manager, subject to the following:
 - A) No further representations being received during what remains of the consultation period which raise material considerations which are, in the opinion of the Development Management Service Delivery Manager after consultation with the Chair of Planning Committee, of such significance that the application should be reported back to Planning Committee for re-consideration and determination.
 - B) The following Condition(s) and Informative(s) (with authority to finalise and impose additional Conditions to be delegated to the Development Management Service Delivery Manager):

A04	Full with No Reserved Matters
Bcust	Mud on Road
Bcust	Construction details for the access off Old Park Way
Bcust	Parking Management Plan
C020	Works in Accordance with Traffic Management/Routing Plan
C109	Ecological Mitigation Strategy and Method Statement
Ccust	Chemical Certification
C38	Development in Accordance with Plan
D11	Hours of Work General