

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 20th May, 2009 at 6.00 p.m. at the Civic Offices, Telford

PRESENT: Councillors I.T.W. Fletcher (Chairman), N.A. Dugmore (Vice-Chairman), R.G. Chaplin, J.A. Francis, G.M. Green, F.R. Picken, H. Rhodes and M.J. Smith

ALSO PRESENT: Councillors E.A. Clare and J.M. Seymour (for planning application W2009/0211) and Councillor A. Clements (for planning applications W2009/0306 and W2009/0307)

PB-116 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 29th April, 2009 be confirmed and signed by the Chairman.

PB-117 APOLOGIES FOR ABSENCE

None.

PB-118 DECLARATIONS OF INTEREST

Councillor I.T.W. Fletcher declared a personal and prejudicial interest in planning application W2008/0500 and stated that he would vacate the Chair in favour of the Vice-Chairman but would address the Board as Ward Member before leaving the room during the consideration and determination of the application.

Councillor F.R. Picken declared a personal and prejudicial interest in planning application W2009/0128 and indicated his intention to leave the room during consideration and determination thereof.

Councillor G.M. Green declared a personal and prejudicial interest in planning application W2009/0311.

PB-119 PLANNING APPLICATIONS FOR DETERMINATION

- (a) W2008/0500 – The Pigeon Box, Priorslee Road, St. George's, Telford, Shropshire

Determination of this application for the erection of thirty-one dwellings and highways works had been deferred at the Board's meeting of the 29th April 2009 to allow Members to make a Site Visit.

At the meeting Members were informed that, since the preparation of the report on the agenda, one letter of objection had been received, details of which, together with the Planning Officer's detailed response and that of the Highway Engineer were tabled. The objections related to non-compliance

with Policy H6 of the Wrekin Local Plan, density and design of the proposal, access, traffic and parking, landscaping, the impact of noise and utility supplies, and the percentage of affordable housing. In addition, the objector considered that this was a building of local interest and, as such, should be retained.

The objector raises concerns with regard to drainage. The drainage system had been confirmed as a 225m. vitrified clay combined sewer, and not the historic S24 Sewer as claimed. With regard to foul drainage the developer had a right to connect to the sewerage undertaker under drainage legislation and this issue needed to be considered by Severn-Trent Water. However it was noted that they had not raised an objection to the proposal, and agreement had been made to connect to this system. With regard to surface water drainage the Flood Risk Assessment had identified how a betterment could be made by restricting the flow of surface water drainage from 11 litres/second to 5 litres/second and a condition was recommended to ensure this was carried out.

With regard to drainage, as highlighted in the report to the Board, both the existing and proposed drainage flows (including surface and foul flows) had been considered in detail in a comprehensive Flood Risk and Drainage Statement submitted with the application. The recommendations of that report had been accepted by the Council's Drainage Engineer and would, upon implementation, lead to a net reduction in combined flows thereby reducing the present overall risk of flooding. This meant that the risk of flooding from the site would be reduced as a result of the development taking place. It was acknowledged that a local resident had experienced flooding in the past as a result of surcharge from the combined sewer on Priorslee Road. However, this was a matter which Severn-Trent Water was currently investigating and would improve in due course as part of their responsibilities for maintaining and servicing the sewer network. In the event that Severn-Trent Water did uncover a drainage defect or capacity issue with the combined sewer which could not be rectified in the immediate term the applicant was prepared to carry out protective measures in order that downstream properties were protected from future surcharge events. As agreed, this position would be secured as part of the S106 Legal Agreement, thus offering a workable solution and ensuring adequate protection for existing properties.

Since the application was first presented to Plans Board, the developer had written to the Council to emphasise the ways in which the proposal had complied with local and national planning policy. In addition the developer had altered the mix of affordable housing by raising the percentage of social housing to 20% and lowering the percentage of shared ownership to 10%, which still provided a total of 30% affordable housing in line with the Council's original request.

With regard to highways, a traffic assessment had been undertaken to assess the impact of the development in order to ensure that the proposed access to the site and levels of parking provision were acceptable. In addition, the

applicant had agreed with the Council to make a financial contribution to provide local highways improvements including dropped kerbs along Priorslee Road and resurfacing work to the existing footways.

The design of the scheme had been the subject of detailed negotiations with the Local Authority over an extended period of time and, in collaboration with the Council's Planning and Urban Design Officers and Highways Engineer, the scheme had been completely revised in line with their advice. It was, therefore, considered that the scheme met all respective privacy and space standards and would not result in the overlooking of existing properties along Freestone Terrace. In conclusion, the applicant considered that the proposed development would be an attractive proposition by securing a good mix of quality housing in a highly sustainable location built to an appropriate density which was mindful of the surrounding residential context.

Members were, therefore, recommended to approve the application subject to an amendment to include the provision of 20% social housing and 10% shared equity.

Councillor I.T.W. Fletcher, in his capacity as Ward Member, addressed the Board on behalf of local residents. He said that the Highway Engineers assessment of the site as having adequate access and parking facilities was based upon a measurement of the width of the road and did not take account of on-street parked vehicles or the need for access by emergency vehicles. In addition, local residents had told him that the Council's refuse vehicle had difficulties with parked cars. With regard to Policy H6, Councillor Fletcher said that residents in this area had experience of the inadequacy of the drainage facilities during heavy rainfall and which had resulted in their gardens being flooded. He recommended that permission not be granted until Severn-Trent Water had resolved these problems and the Council was satisfied that the site could be adequately drained.

Councillor Fletcher also drew Members' attention to the effect of this proposal upon the local environment, in particular the loss of trees. Although he accepted that, as required by Policy H6(f) the site was served with bus routes, users would still have to walk some distance to local facilities. He was, therefore, of the opinion that the application should be refused on the grounds that it did not satisfy the conditions set out in Policy H6 (a & b) of the Wrekin Local Plan.

(Councillor Fletcher left the room at this point to allow for discussion and determination of this application under the Chairmanship of Councillor N.A. Dugmore)

Councillor M.J. Smith spoke in support of the comments made by Councillor Fletcher whereby planning permission should not be granted until Severn-Trent Water had first addressed the drainage issues on the site. Councillor H. Rhodes asked for assurances that these issues would be resolved before construction commenced and the Planning Officer confirmed that this would be achieved through an appropriate condition and appropriate wording of the

S106 Agreement. In addition, the developer was willing to undertake off-site work in order to improve the drainage situation without reliance upon Severn-Trent. As a result the drainage system both on and off the application site would be improved. The Head of Planning & Environment also emphasised the overall improvements that would ensue if the development was approved and assured Members that the development itself would not proceed until all the appropriate conditions had been complied with. He further informed Members that, as the evaluation of the application and the consultation process had been carried out in an appropriate manner and had satisfied all the requirements raised, there were no adequate reasons for refusal of the application.

(Councillor M.J. Smith left the room at this point in the discussion following which the Head of Planning & Environment stated that he should take no further part on his return or vote on this application, as he would not have heard all of the discussion.)

The remaining six Members of the Board voted unanimously to approve the application.

RESOLVED – that subject to the applicant entering into a S106 agreement to provide financial contributions for £62,127.19 towards primary education; £600 per dwelling towards offsite Leisure and Recreation facilities; £5,000 towards improved highways infrastructure; works relating to any necessary drainage infrastructure as detailed in the report, and the provision of 30% affordable housing (split between 10% shared equity and 20% social rented), then delegated authority be granted to the Head of Planning & Environment to grant planning permission for W2008/0500 subject to the conditions detailed in the main report.

Following comments expressed by a member of the public following the granting of this planning permission, the Head of Planning & Environment informed the Board that any complaints made regarding this application would be dealt with through established processes within the Council.

(Councillor I.T.W. Fletcher having left the room during consideration and determination of this application returned to resume the Chair for the remainder of the meeting. Councillor M.J. Smith also returned to the room.)

(b) W2009/0123 – Dun Cow, New Street, Dawley, Telford, Shropshire

This application was for full planning permission for the erection of a 72 bed care home on the site of the recently demolished Dun Cow Public House. The care home would provide accommodation for people in the 50 years + age group who required constant care and who would come from the local community, the majority being funded by the Council.

The proposed design was a three storey building set in a 'U' shape around a central courtyard containing a mature sycamore subject to a Tree

Preservation Order. The building sought to follow the existing built frontage of New Street dropping to two stories along this frontage with the two wings comprising the three storey elements. It was noted that revised plans had been received following detailed negotiations with the Council's Urban Design Unit. In addition the revised plans showed an amended access arrangement to comply with a request from the Council's Asset & Property team, which was promoting the regeneration proposals at Paddock Mount. The proposed access would be taken directly from the road leading to Paddock Mount and would serve 17 car parking spaces and a delivery/service yard.

The proposals represented a brownfield land development opportunity. Design considerations had been particularly contentious but the revisions made were deemed to be acceptable. The revised proposal had taken into account the landscape/townscape setting. Within the site boundaries, the scheme now showed improved soft and hard landscaping areas including seating and raised beds with a grassed area, which would be reasonable facilities for the more mobile residents of the care home. The elevations fronting New Street were broken into a series of roofscapes and walling profiles to create interest and varied form with the south facing elevation remaining the dominant elevation. This would overlook the large garden areas to dwellings some 50 metres to the south of the nearest part of the proposed building.

During the consultation period neighbours had commented that the scale of the development and the overlooking possibilities were unacceptable and the applicant had submitted a revised scheme to limit this impact and officers were satisfied that the distances between the development and existing properties and the orientation of neighbouring houses resulted in an acceptable form of development. In terms of scale, the proposed development was for a large care home, which would take up two-thirds of the site but it was considered that the impact on neighbouring properties would be substantial but not unacceptably so and that the street scene would be positively enhanced.

Great Dawley Parish Council had no objections to the application but had requested that the applicant consider the introduction of a footway to improve pedestrian safety on the boundary of the site with New Street. This was appropriate as it was possible that works might be required to the retaining wall at this point. A condition had, therefore, been included to require the applicant to rebuild the retaining wall and to make allowance for the provision and continuation of the footway at a minimum width of 1.8m. along the entire frontage of the site with New Street. The applicant had written to the Council in response to the inclusion of this condition, a copy of which was tabled at the meeting, stating that 'the extension of the footpath to the southern boundary of the site served no practical purpose as it cannot be continued further without land purchase from the adjoining owners'. In addition, the applicant considered that changing the current alignment of the retaining wall would have a detrimental impact on the amount of amenity space available to the residents of the proposed care home, which had been seen as an

important element of the proposals by the Council's Urban Design and Landscape teams.

The former public house had housed a bowling green, operated as a private club, but alternative facilities had been found for this season. Sport England had submitted a non-statutory objection on basis of loss of the bowling green but, whilst the loss of a private bowling facility was regrettable, it would be difficult to use planning powers to resist this loss. However, the applicants had offered to provide a financial contribution of £50k on the basis that it would be used only for the upgrading of leisure facilities within the Dawley area rather than Borough-wide.

Two letters of objection had been received, as summarised in the report. There had been some discussions with individual householders in the vicinity of the site and many issues had been identified during the public consultation exercise undertaken by the applicants in late February 2009. As a result revised proposals had been submitted which involved lowering the ground floor of the development by cutting into the site by 1.5 metres and providing a 1.8m fence on top of the retaining wall along the southern boundary, which would help to reduce the impact from ground floor windows but not from upper floor windows.

Part of the present site comprised Green Network although it was considered to have very little public value. Following revisions to the access arrangements the car park now encroached further into the Green Network, it had been necessary to advertise the application as a Departure to the Development Plan. However, officers believed this encroachment to be inconsequential as the site's Green Network interest and value was very minimal.

Members welcomed the application as a much needed facility. Councillor Dugmore commented that he would prefer to see the extension to the footpath retained in the interests of public safety. Concern was also expressed as the number of parking spaces to be provided. In response, the Head of Planning & Environment advised the Board that, whilst the footpath stopped at the moment, the Council was in the process of implementing a major regeneration project in Dawley and, as part of that, would need to bring forward residential development and new retail and employment areas. This regeneration would bring more people into the area and improved footway facilities would be required. If Members were minded to approve the application with the condition relating to the retaining wall and the extended footway attached, the Council was confident that this could be justified if necessary. With regard to Members' concerns on the number of parking places, the Planning Officer responded that the applicant had experience of operating care homes nationally and considered sufficient spaces had been included. The Council's Highway Engineer had no objections to these arrangements and it had been necessary to balance the requirements for parking with those of amenities for the residents.

A Green Travel Plan would also help to influence parking arrangements and the Board agreed that a condition should be included requiring the submission of one prior to the use becoming operational.

RESOLVED – that with respect to planning application W2009/0124 upon the signing of a Section 106 obligation to provide a financial contribution of £50,000 towards the provision of sports facilities the Head of Planning & Environment be authorised to issue conditional permission upon the expiry of the statutory Departure advertisement and subject to the conditions as set out in the report.

(N.B. Councillor F.R. Picken left the room during discussion and determination of the following application in line with his declaration of interest.)

(c) W2009/0128 – 56 Sandbrook, Ketley, Telford, Shropshire

This application related to the replacement of the existing garages on this site with concrete sectional garages. The application had been deferred at the Plans Board on 8th April 2009 to allow for a site visit and investigation of landownership. Members had made a site visit on 29th April 2009 in order to consider the impact of the proposal. Following further assessment of the issues, it had been considered necessary to request a further amendment to the plans to reduce the number of garages from nineteen to seventeen and, in particular to remove several garages from the northern block that would project beyond the side garden boundary of No.56 Sandbrook in order to improve visibility and reduce potential anti-social behaviour. Neighbours had been consulted on the amended plans.

Officers had investigated the issues relating to the ownership of the land following neighbours' concerns regarding rights of access and ownership. The Title deeds held by the Land Registry confirmed that the Applicant was the sole owner of the site area edged red on the plans. It had also been confirmed that the residents of No.55 Sandbrook had rights of access over the drive and land owned by the Applicant and the Land Registry confirmed that the Applicant's title deeds incorporated various residents' rights of access but did not specify which properties. Therefore, the owner of the site would have to take residents' rights of access into account and the adjoining residents would continue to have rights of access over the land.

In response to queries raised during the site visit, it had been confirmed that there was no Definitive Right of Way through the site, along the access driveway or on the path shown on the plan but that one ran along Copper Beech Road. The area of land leading to the application site and the site itself were not part of the adopted highway and the Council's Rights of Way Officer had confirmed that the residents would need to provide evidence of twenty years use or submit an application in order to get the land formerly registered as a Definitive Right of Way, which was a legal and civil matter and did not affect the application.

The land ownership issues having been resolved and amended plans agreed, it was considered that the proposal was now acceptable in terms of the scale and design of the development and in keeping with existing development on site.

Councillor Rhodes welcomed the reduction in the number of garages but voiced her concern at the remaining issues relating to rights of way.

RESOLVED – that with respect to planning application W2009/0128 planning permission be granted subject to the conditions as set out in the report.

(d) W2009/0211 – 5 Marsh Green, Rodington, Shropshire

Determination of this detailed application for the siting of a static caravan, one touring caravan and two sheds had been deferred at the Plans Board meeting on 29th April 2009 to allow Members to make a Site Visit. At the previous meeting of the Board, issues relating to drainage had been raised following which discussions had been held with the Environment Agency. The Agency had advised that it had a standard approach to such issues and that the proposals in the application needed to be checked against the relevant criteria. It was, therefore, considered that, in the interests of the applicant and objectors, any issues around drainage should be clarified but this had not been possible before the meeting. The Board was, therefore, requested to defer determination of the application until the next meeting of the Board.

RESOLVED – that determination of planning application W2009/0211 be deferred to the next meeting of the Board on 10th June 2009.

(e) W2009/0247 - Unit 1, Barratts Field, Duncote Farm, Walcot, Shropshire

The applicant had submitted two applications, W2009/0247 and W2009/0248, for the erection of two potato storage units on this site fronting the B4394 but for the purposes of determination officers had considered them as one development in order to assess the impact of the buildings both individually and cumulatively.

The proposed potato storage units in total would measure an area of approximately 1868m² (2 units of 934m²) and be located to the north of the existing buildings, which would provide additional screening from the road. It was considered that this application had overcome the previous reasons for refusal where the units had been proposed as an extension to the existing building resulting in an unduly prominent and incongruous feature in the open countryside. By locating the additional storage buildings approximately 60m north from the existing storage, the impact of the proposed development had been significantly reduced.

The buildings would be dark green in colour with the design of the proposal being similar to the existing potato storage sheds, thereby respecting and responding positively to its context, in line with Policy UD2. In addition, the

design of the units was acceptable when considered both individually and together and a landscaping scheme would be implemented in order to minimise the visual impact of the development, in particular on the eastern boundary of the site. It was anticipated that the proposal would have no adverse impact upon amenity as the closest neighbours were the industrial units at Duncote Mill to the south and there were no residential properties in close proximity to the site.

PPS7 Sustainable Development in Rural Areas stated that planning had an important role in supporting and facilitating development and land uses which would enable those who earned a living from, and helped maintain and manage the countryside, to continue to do so. The application site was not considered undeveloped countryside as there were storage buildings already in place within this yard area and, therefore, the use of the land for potato storage had previously been established. It was confirmed at the meeting that the potatoes would be for the use of a sole crisp company.

In 2005 permission had been granted for an underground effluent tank within this area of the site but this had not been implemented. The Council's Drainage Engineer had, therefore, requested details of a sustainable drainage system in order to ensure proper drainage of the site.

Objections had been received concerning the potential increase in traffic and the use of the buildings but the Council's Highways Officer had raised no objection to the proposal and had commented that there has only been one recorded incident involving an HGV in the last twenty years and, therefore, no technical case could be made regarding the unsafe nature of this section of the highway. In addition, the use of the buildings would be conditioned to ensure that they were only used for potato storage.

RESOLVED – that with respect to planning application W2009/0247 planning permission be granted subject to the conditions as set out in the report.

- (f) W2009/0248 – Unit 2, Barratts Field, Duncote Farm, Walcot, Shropshire

This application was considered in conjunction with planning application W2009/0247 above.

RESOLVED – that with respect to planning application W2009/0248 planning permission be granted subject to the conditions as set out in the report.

- (g) W2009/0267 – Garrison Roundabout, New Trench Road, Donnington, Telford, Shropshire

This application by Telford & Wrekin Council was for three advertisement signs to be sited on the Garrison Roundabout on the A518 near Donnington,

which was more commonly known as the 'Three Guns Roundabout' due to its distinctive display of artillery.

The proposed signs would be similar to those displayed on several roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship Scheme. They would also form part of a programme of works to implement an overall upgrade of the roundabout, including the refurbishment of the appearance of the guns, by the Territorial Army to promote its recruitment. The signs would be 1200mm across, a size which had been agreed with the Council's Highways Officer as being acceptable with regard to highway safety and visibility.

Lilleshall & Donnington Parish Council had objected to the application on the grounds that the proposed advertising signs would harm the character of this landmark roundabout, its historical standing, and could be a distraction for drivers. However, the Council's Highways Officer had no objections subject to conditions to control the size and position of the signs. However, the signs would be non-illuminated and would not result in excessive visual clutter or detract from the amenities of the surrounding area generally.

The Head of Planning & Environment informed the Board that he had met with two officers from the Territorial Army who had put forward a very positive case for the application as an important element in recruiting. In addition, a letter from the Army was presented as an update and which confirmed the Territorial Army's intention to monitor the guns on the island.

RESOLVED – that with respect to planning application W2009/0267 advertisement consent be granted subject to the conditions as set out in the report.

(h) W2009/0284 – Dothill Primary School, Severn Drive, Wellington, Telford, Shropshire

This was an application by Telford & Wrekin Council for the erection of a new single storey feature entrance to the school linking together the existing Dothill Infant and Dothill Junior school buildings which were positioned on either side of the access road.

The application had been submitted to address the issues of confusion from users of the site, by creating one main entrance, which the school currently lacked. In design it consisted of a single storey extension at the same height as the existing buildings, except for the mono pitched roof over the front entrance, thereby creating an emphasis and adding character. The proposed development would not dominate the surrounding area or the existing building. Whilst being more modern in appearance when compared to the existing buildings, it would be built using similar materials and colours. The proposed extension would enhance the character of the proposed site through distinctive design and, therefore, would comply with Policy UD2 of the Wrekin Local Plan. As the proposed development would not be adjacent to any

neighbouring properties, it would not be detrimental to the amenity of any residential properties or adjacent green spaces.

RESOLVED – that with respect to planning application W2009/0284 planning permission be granted subject to the conditions as set out in the report.

(i) W2009/0306 – 11 Arleston Village, Wellington, Telford, Shropshire

This application sought full planning consent for the erection of a one and a half storey detached dwelling following the demolition of the existing dwelling on the site. The existing property was a detached cottage of one and a half storey sited directly onto the road with two large three-paned dormer windows to the front and a single storey extension to the rear with an asbestos pitched roof. Councillor Angela McClements, the Ward Member, had requested that the application was considered by the Board on the grounds of drainage, highway safety and environmental and visual impact. The surrounding area was predominantly residential and characterised by a large number of types and style of dwellings. The proposed development site was a short walk from the Dawley Road, which was a main route through the area and well served by buses. The application was considered in conjunction with W2009/0307 which related to the adjacent site.

Wellington Town Council had objected to the proposal on the grounds that the style of the property would be out of character with the existing properties. Relevant Council Officers had raised no objections but had requested the inclusion of an informative stating that the road was unadopted and, therefore, its maintenance and upkeep was a private responsibility, two informatives on the need for caution to be exercised when excavating, and an informative on the potential for bats on the site. The Council's Conservation Officer considered that the proposal would enhance the setting of the adjacent listed buildings. Objections had been submitted by eight neighbours, as set out in the report.

The development site was allocated as 'White Land' in the Wrekin Local Plan and, subsequently could be considered for residential development in accordance with Windfall Policy H6. As the site was less than 0.4ha, it was not required to be located within close proximity to a district or local centre or a bus route with a frequent service. In addition, there was already a precedent for the approval of residential development on the land, as it was already occupied and outline permission for a dwelling had previously been granted (W92/0294).

The existing property on the site was a modest one and a half storey dwelling with large dormer windows fronting onto the road. As it was of limited architectural merit and in need of large scale works to improve its quality, the applicant sought approval for a modest replacement. The proposed dwelling would be constructed in a similar position and would retain and enhance features characteristic of the original dwelling. It was considered that the proposed development both respected and reinforced the architectural

characteristics of dwellings in the immediate area and would be sited and designed so as to have no adverse impact on the residential amenities of adjoining properties or the amenities of the proposed occupant.

The proposal would provide parking for at least two cars with a garage at the rear of the site, thus providing sufficient parking without dominating the front. As there would be sufficient parking provided on the site, there would be no need for on-street parking within the narrow street, in addition to providing on-site turning facilities to ensure highway safety. The proposed amenity area was also considered satisfactory and, to ensure its retention and to preserve the setting of the adjacent Listed Building, it was considered appropriate to remove permitted development rights. .

The Local Authority was satisfied that the site could be adequately drained. Concerns from local residents had included the risk of flooding and sewerage problems but the Council's Drainage Engineer had raised no objections to the proposal as the proposed replacement dwelling should not produce a detrimental amount of additional sewerage.

The proposal site was served by an unadopted road which was, in part, narrow. However the Council's Highway's Engineer had raised no objections to the proposal subject to an informative with regards to the upkeep of such a road. Objections had been received with regards to the parking of construction vehicles and, therefore, a condition would be placed on any approval requesting details of the accommodation of construction vehicles

Councillor Angela Mc Clements, the Ward Member, was invited to address the Board on behalf of local residents. She outlined their concerns at the loss of trees, the out of character design of the proposed dwellings, the state of the narrow, unadopted road and the over-development of the two sites. In addition, she referred to the value placed by the community on the historical context of Arleston Village. Following a discussion of the issues raised, it was agreed that a Site Visit be made before the applications were determined.

RESOLVED – that determination of planning application W2009/0306 be deferred to the meeting of the Board on 10th June, 2009 to allow Members to make a Site Visit.

- (j) W2009/0307 – Land adjacent to The Bungalow, Arleston Village, Wellington, Telford, Shropshire

This was an application for full planning consent for the erection of four dwellings, one to the west of 'The Bungalow', two to the east in line along the road and one to the rear of the site. The proposed site consisted of a small bungalow with amenity space to the east, currently used as an orchard with several fruit trees. The side boundaries with Number 11 Arleston Village (see W2009/0306) consisted of both low hedging and fencing. To the east of the site were two Grade II Listed Buildings. This application was considered in conjunction with application W2009/0306 and had also been referred to the Board by Councillor McClements.

The comments on the allocation of the site within the Wrekin Local Plan and its designation as a windfall site were the same as for W2009.0306. The proposed development site included a number of trees which, whilst not being on an open amenity area, provided some relief from the built environment. However, the land was not protected by Green Network designation although Policy OL6 of the Wrekin Local Plan did recognise the importance of such areas. As the site was privately owned and confined by boundaries, it was considered that its main function was purely as visual relief. Whilst a number of trees were to be removed, a number would be retained.

The site fronted the road and it was important that the proposed dwellings created an attractive street scene. Three of the proposed dwellings would front onto the street, one to the west of the retained bungalow and two to the east; each with individual driveways to the front, which would produce an active frontage of a similar style to many other dwellings within the area. There was no distinctive building line on this highway and, subsequently, the buildings were stepped back from the highway east to west respecting No. 11 and 'The Bungalow'. As the site respected a similar layout, orientation and plot sizes to existing ones, it was considered that the layout would respect and reinforce the character of the surrounding area and, with suitable landscaping including the boundary treatments, would still provide an area of visual relief in accordance with relevant policies of the Wrekin Local Plan and of the Core Strategy.

Given there was no outstanding overall character to the adjacent local buildings, the elevations of the proposed dwellings would be in keeping with the local vernacular. A street scene had been submitted to demonstrate that the proposals, whilst of two storeys, would not have an overbearing impact on the adjacent bungalow. It was, therefore, considered that the proposed development respected and reinforced the architectural characteristics of those dwellings in the immediate area, including the nearby Grade II Listed Building. The orientation of the internal layout of the proposed dwellings would avoid overlooking and overshadowing and this would be further enhanced by the use of fenced boundaries. It was, therefore, considered that the proposal would not have an adverse impact on the residential amenities of existing or proposed occupants.

The proposal would provide parking for at least two vehicles per dwelling with on-site turning facilities located at the front of the site, thus leaving no need for on-street parking on a the narrow road. The parking at the front of the property would be characteristic of the surrounding area and the proposed amenity area would be satisfactory for each unit and to ensure this was retained without adding pressure to the retained tree coverage, it was considered appropriate to remove permitted development rights.

The comments made during the consultation process were the same as those made in respect of W2009/0306 with the addition of an informative be requested with regards to the felling of trees and their replacement. The Fire Authority had submitted no objections but had sought an informative to

regarding the access by fire vehicles to the site. Six neighbour objections have been received raising objections, as set out in the report.

With regard to drainage, the Local Authority was satisfied that the site could be adequately drained. Whilst concerns had been expressed by local residents regarding flooding and sewerage problems, the Council's Drainage Engineer had raised no objections subject to the placing of a condition requesting soakaway tests to take place prior to development to ensure their adequacy. The proposal site was served by an unadopted road which was, in part, narrow. However the Council's Highway's Engineer had raised no objections to the proposal subject to an informative with regards to the upkeep of such a road. Objections had been received with regards to the parking of construction vehicles and, therefore, a condition would be placed on any approval requesting details of the accommodation of construction vehicles

RESOLVED – that determination of planning application W2009/0307 be deferred to the meeting of the Board on 10th June, 2009 to allow Members to make a Site Visit.

(Councillor G.M. Green left the room during determination of the following application).

(k) W2009/0311 – Madeley Snowboard & Ski Centre, Court Street, Madeley, Telford, Shropshire

This was an application by Telford & Wrekin Council application for the installation of a temporary container unit for the storage of specialist disabled equipment for use on the ski slopes. The application had stated that the container would be green in colour to blend in with its surroundings.

The proposed steel container unit was of a modest size comparative to the existing container unit sited alongside. The proposal would be well screened by the existing Ski Centre from the main road and, therefore, would not be a dominant feature within the street scene and the surrounding area. As a temporary feature the proposed container would not be of detriment to the character and appearance of the surrounding buildings; however it would not be suitable to form a permanent feature within the street scene and, therefore, a condition would be placed to ensure its removal three years following any approval.

The site had no immediate neighbours and, therefore, the proposed development would have no detrimental impact on amenity. The proposal would provide a community facility and, as such, complied with the criteria set out in Policy LR1 of the Wrekin Local Plan.

The Council's Geotechnical department had raised no objections subject to the placing of three informatives with regards to caution being undertaken on any excavations and making the applicant aware that any future development might require a slope stability analysis.

RESOLVED – that with respect to planning application W2009/0311 planning permission be granted subject to the conditions as set out in the report.

- (l) W2009/0317 – Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, Shropshire

Since the preparation of the report to Members, Sport England had submitted a statutory objection to the loss of the playing field. The Head of Planning & Environment sought the Board’s agreement to defer determination of this application in order for the objection to be investigated further.

RESOLVED – that planning application W2009/0317 be deferred.

PB-120 SITE VISIT

RESOLVED – that in respect of planning applications W2009/0306 – 11 Arleston Village, Wellington and W2009/0307 – The Bungalow, Arleston Village, Wellington a site visit be made on Wednesday, 10th June 2009 at 4.30 p.m.

PB-121 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY

The Board received for information details of planning applications that had been determined under delegated powers.

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD – 10TH JUNE 2009

LATE ITEM

Schedule 1 : Planning Applications for determination by Board

`A' List : Major developments and/or cases in conflict with policy

W2009/0317 Erection of a single storey extension to provide two additional classrooms, toilets and store. **Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, Shropshire.** Recommendation Code: FG - Ward: Dawley Magna **1**

Agenda Type : A

W2009/0317 Erection of a single storey extension to provide two additional classrooms, toilets and store.
Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, Shropshire.
Recommendation Code: FG
Ward: Dawley Magna

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
15/04/09

PARISH
Dawley Hamlets

WARD
Dawley Magna

CASE OFFICER:
Valerie Hulme

THIS APPLICATION WAS DEFERRED AT THE PREVIOUS PLANS BOARD DUE TO A HOLDING OBJECTION RECEIVED FROM SPORT ENGLAND BASED ON THE PRESUMPTION AGAINST DEVELOPMENT ON ANY PART OF SCHOOL PLAYING FIELDS.

HOWEVER, FOLLOWING FURTHER CONSIDERATION SPORT ENGLAND HAVE NOW WITHDRAWN THEIR OBJECTION, GIVEN THE CLOSE PROXIMITY OF THE SITE TO THE SCHOOL BUILDINGS AND TREES AND ARE SATISFIED THAT THE SITE IS NOT CAPABLE OF FORMING PART OF A PITCH FOR USE FOR FORMAL SPORT.

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, impact on surrounding amenity.

PROPOSAL:

This is a Council application which seeks permission for the erection of a single storey extension to provide two additional classrooms, toilets and store.

SITE & SURROUNDINGS:

Aqueduct County Primary School is a modern building of brown/buff brick construction, with pitched and flat-roofed elements. The building is located to the south of the site with the school playing field positioned to the north. There are additional demountable buildings at the school located to the west of the site. Castlefield's Way runs north-south to the east of the application site with a pedestrian link through the site to the front of the building. Vehicle access to the site is located to the south from Eleanors Close.

Aqueduct centre, comprising a surgery and community centre is located to the west of the school building, in a predominantly residential area.

HISTORY:

Numerous extensions, most recent two are:

W2007/0720 – Erection of canopy onto existing building. Approved 19th July 2007

W2005/0045 – Erection of single storey staffroom and office extension. Approved 25th February 2005.

POLICIES:

Telford & Wrekin Core Strategy DPD 2007

CS10 Community Facilities

CS15 Urban Design

Wrekin Local Plan 1995-2006 (Saved Policies)

LR1 Provision of Community Facilities

UD2 Urban Design Criteria

OL3 Green Network

OL4 Development in the Green Network

CONSULTATION RESPONSES:

Comments are awaited from the Local Authorities Geotechnical Engineers.

To date no comments have been received from Dawley Hamlets Parish Council.

PLANNING CONSIDERATIONS:

The proposed footprint of the extension which is roughly T shaped, will be located to the east of the existing school. The footprint will lie partly within the Green Network, to the east of the building, and partly within 'white land', which has no formal allocation within the Wrekin Local Plan; this area is located closest to the building.

Policy CS10 of the Core Strategy sets out the Councils visions regarding community facilities, where by the loss of such facilities will be resisted, and the provision of new facilities or improvements to existing community facilities to meet the needs of local residents will be supported.

Policy LR1 provides specific criteria for the provision of Community Facilities; this specifies such development must not have an adverse impact on the character and amenity of the local area, and satisfies other criteria of the Local Plan regarding green network, environmental health, urban design and other appropriate policies.

Policy OL4 sets out the criteria for development in the Green Network. This states that development may be permitted where the development has community or environmental benefits. The siting of the proposal has been determined through the form of the site, and the existing design and available space. As this proposal will extend an existing community use, this principle is acceptable within green network in accordance with policy LR1 and OL4.

The proposed design complements the existing structure, by virtue of its proportions, low rise ridge and eave heights, and materials to match the existing building. The proposed siting is situated to the far east of the existing building, a substantial distance from any dwelling. It is considered this will not be visible from Eleanors Close, and as such would not have an adverse effect on any residential amenities. In addition the proposal will be well screened from Castlefields Way and would not have an adverse impact on the character of the surrounding area.

Subsequently it is considered the proposal complies with UD2 or eth Wrekin Local Plan and CS15 of the Core Strategy.

The proposal also includes the demolition of two demountable classrooms to the west of the site, Block B and Block C; however this does not require planning consent. Taking this into account the proposal will provide a more effective permanent solution to accommodate additional children than the temporary buildings erected on the site.

In conclusion, the proposed siting and design of the single storey extension is considered acceptable, in accordance with Local and National Planning policies.

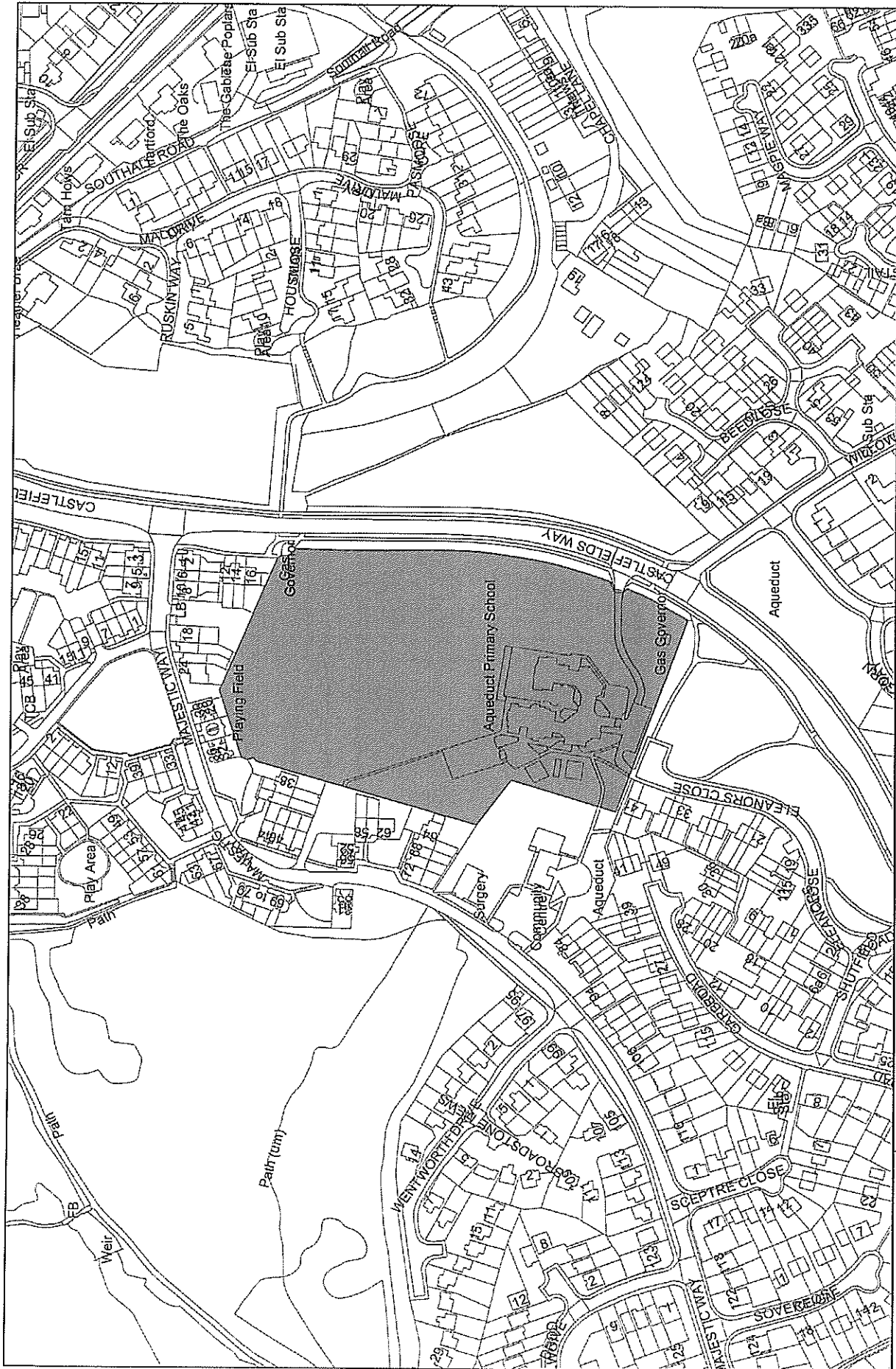
RECOMMENDATION: GRANT PERMISSION subject to the following conditions:


1. A1 - Time Limits
2. C68 - Materials to match existing

REASONS FOR APPROVAL:

The proposed single storey extension would be a satisfactory addition to the main school building, and would not detract from the character of the existing building. The development would not have an adverse impact on any residential amenities or the visual amenities of the surrounding area.

Notes

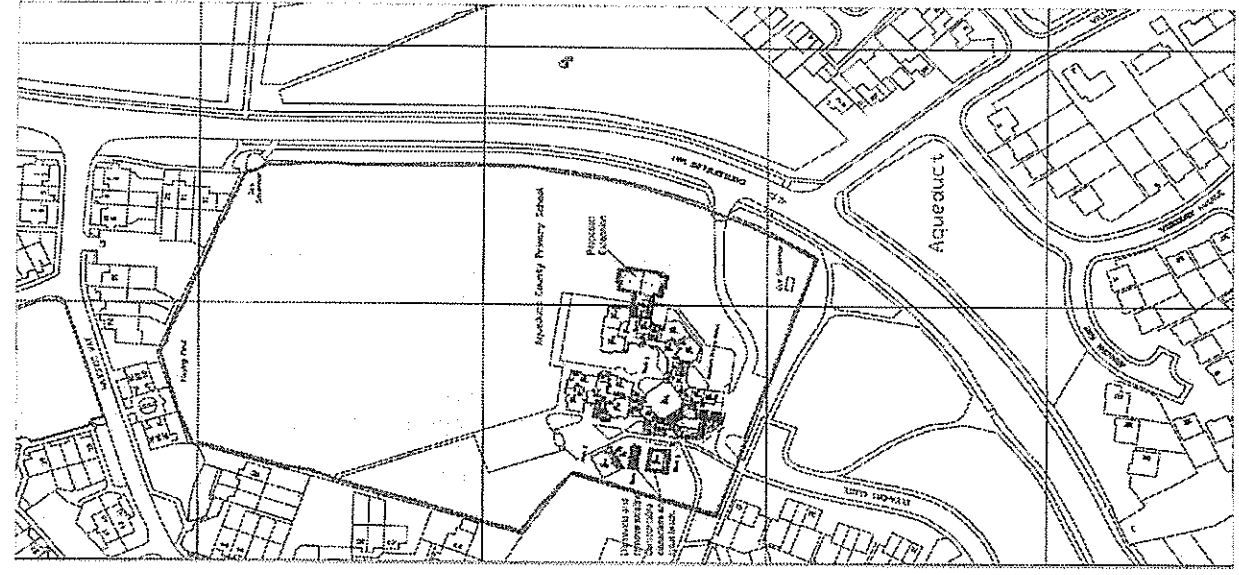


<p>Environment & Regeneration Derby House PO Box 212 Telford TF3 4LB +44 (0)1562 360360</p>	<p>Address: Aqueduct Primary School, Castlefields Way, Aqueduct W2009/0317</p>	<p>Scale:</p>
	<p>Drawn By:</p>	<p>Date:</p>
<p>Proposed: Erection of a single storey extension</p> <p>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Telford & Walsley Council License No. 100016024 Data 2007</p>		

'Aqueduct Primary School Project'



1/500 Block Plan



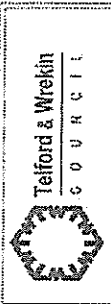
1/1250 Location Plan

DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT PLEASE ASK

All dimensions in feet unless otherwise noted.

The drawings herein are to be used in conjunction with all other project documents prepared by the project team as well as all relevant municipal, provincial and federal laws prepared by Consultants.

The drawing and data within this section to be made in conjunction with the Project Specification. References in particular, e.g., (F-10), refer to sections within the Project Specification and are to read in conjunction with the general nomenclature and material items within the same section.



TEIFORD & WREKIN COUNCIL

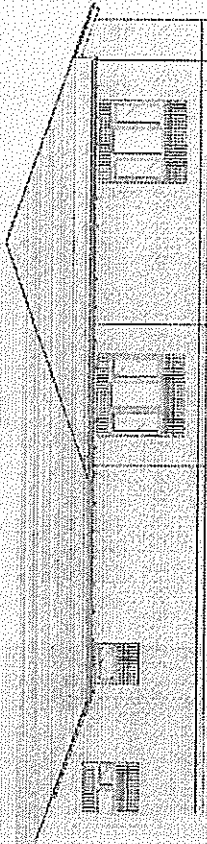
Head of Council: Councillor Alan Jones
 Head of Planning: Councillor Alan Jones
 Head of Finance: Councillor Alan Jones
 Head of Environmental Services: Councillor Alan Jones
 Head of Leisure & Culture: Councillor Alan Jones
 Head of Housing: Councillor Alan Jones
 Head of Transport: Councillor Alan Jones
 Head of Public Works: Councillor Alan Jones
 Head of Community Development: Councillor Alan Jones
 Head of Environmental Services: Councillor Alan Jones
 Head of Leisure & Culture: Councillor Alan Jones
 Head of Housing: Councillor Alan Jones
 Head of Transport: Councillor Alan Jones
 Head of Public Works: Councillor Alan Jones
 Head of Community Development: Councillor Alan Jones

Proposed Two Class Extension and removal of two Demountables

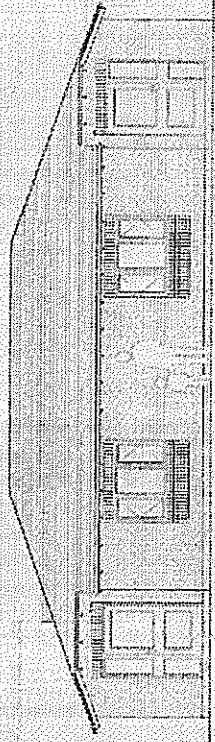
Block & Location Plan

'Aqueduct Primary School Project'

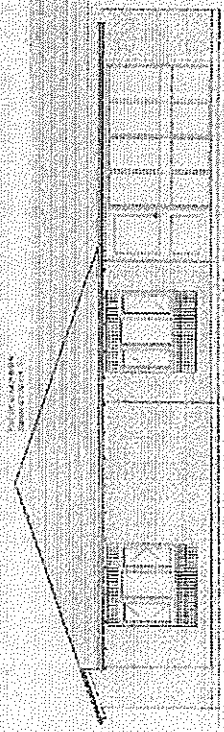
PROPOSED ELEVATIONS DRAWING SET - REVISED
 PLANNING




Proposed South Elevation



Proposed East Elevation



Proposed West Elevation

 <p>Telord & Wright ARCHITECTS</p>	
<p>Client: City of Project: Aqueduct Primary School Location: 1000 Main Street, Toronto, Ontario Date: 2023-08-15</p>	
<p>Architect: Primary Elevation Proposed: Two Claret Glass, Elevation</p>	
<p>Proposed Elevation: 1000 Main Street, Toronto, Ontario</p>	