

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 8th April, 2009 at 6.00 p.m. at the Civic Offices, Telford

PRESENT: Councillors I.T.W. Fletcher (Chairman), A.A. Meredith (Vice-Chairman – in the Chair for planning application W2009/0168), R.G. Chaplin, J.A. Francis, G.M. Green, F.R. Picken, H. Rhodes and M.J. Smith

PB-97 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 18th March, 2009 be confirmed and signed by the Chairman.

PB-98 APOLOGIES FOR ABSENCE

None.

PB-99 DECLARATIONS OF INTEREST

Councillor F.R. Picken declared a personal and prejudicial interest in planning applications W2009/0128 and W2009/0168 and indicated his intention to leave the room during discussion thereon.

Councillor I.T.W. Fletcher declared a personal and prejudicial interest in planning application W2009/0168 and indicated his intention to leave the room during discussion thereon.

Councillor G.M. Green declared a personal interest in planning application W2008/1182 and indicated her intention to leave the room during discussion thereon.

PB-100 HUNTINGDON LANE, LAWLEY PLANNING APPLICATION – EVIDENCE

The report of the Head of Planning & Environment set out the background to this planning appeal including the endorsement and approval at the Board meeting of 30th March 2009 of the draft summaries and proofs of evidence to be submitted to the Inquiry. Full copies of the witnesses' final proofs, to which no material changes had been made since the meeting on the 30th March had been made available in the Members' Room.

RESOLVED – that the content of the Council witnesses' proofs for submission at the Public Inquiry in this Appeal be endorsed and approved by the Board.

PB-101 PLANNING APPLICATIONS FOR DETERMINATION

(Councillor G.M. Green left the room during discussion and determination of the following application in line with her declaration of interest.)

(a) W2008/1182 – Land Adjacent to 2 Wrekin View, Madeley, Telford, Shropshire

This application sought full planning consent for the erection of a pair of semi-detached dwellings on a grassed open amenity area located on the corner of Wrekin View. The site was situated within a predominantly residential area characterised by hipped semi-detached dwellings and was within walking distance of a range of local amenities. A 1.2m fence acted as the boundary between the site and no. 2 Wrekin View.

Although the site was used as an area of open amenity, it was not protected by Green Network designation. Policy OL6 of the Wrekin Local Plan recognised the existence of and the valuable and important contribution they made to the character of an area. However, this site was not used as either a footpath or a play area and, being privately owned, anyone using the site would be trespassing. Consequently, it was considered that the site's main function was purely as a visual relief from the built up character of the area.

A Tree Preservation Order had been placed on three trees on the site on submission of the application but the Council's Arboriculturalist had no objection to the loss of one other tree in the centre of the site, this being subject to conditions relating to details of service runs, methodology for protective fencing and no dig construction of parking areas within the canopy of the protected trees. In addition, an amendment to the application had been received to create a green barrier adjacent to the highway by the provision of a 1.8m high hedge as opposed to a 1.8m close board fence around the rear amenities of the proposed dwellings.

The plot was located on a prominent corner within a geometrically planned estate, which had utilised similar corner plots as part of the original development whilst retaining its original character. As the application site respected a similar layout, orientation and plot size, 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. The proposed elevations and external treatment had been amended to reflect and respect properties in the immediate area, including the orientation of the plot, the reduction in the scale and mass of the dwellings, the location of the front doors, and the installation of a chimney and side landing windows. In addition, the internal layout had been amended to overcome any issues of overlooking at first floor level by Plot 2 over the private rear amenity of no. 2 Wrekin View and further conditions could be imposed to ensure that the non-habitable rooms had obscure glazing and that no further windows were installed.

The proposal would provide parking for two vehicles per dwelling, located at the front and rear of the site, thus providing sufficient parking for both units without dominating either front or side elevations. The proposed amenity area was also considered satisfactory for each unit.

The development was situated over an area of former coal mining and, as such, it was considered that the site could be suitably developed subject to a condition relating to land contamination and appropriate mitigation.

Madeley Parish Council had made no comments but three individual letters of objection had been received, as summarised in the report. In addition a petition of 107 signatures from residents of the surrounding area had been received regarding the size of the dwellings and the impact of the proposed fence.

Members welcomed the scheme, which made good use of the site by means of appropriate design that fitted in with surrounding properties.

RESOLVED – that planning application W2008/1182 be granted planning permission subject to the conditions as set out in the report.

(b) W2009/0051 – Land at Park Lane, Woodside, Telford, Shropshire

This was an application for the erection of 186 dwellings, access roads, parking and garaging, including the stopping up, footpath closures and making of new footways in accordance with Section 247 of Town & Country Planning Act on the sites of the former Courts buildings. The application superseded a similar one for 191 dwellings approved in principle by the Board on 11th June 2008, subject to the signing of a prior Section 106 Obligation. However, the Section 106 had not been signed and the application had been withdrawn in favour of the current one, as the developers wished to secure permission for different house styles which would better reflect the current economic climate.

The proposal was largely as previously proposed and sought to accord with a development brief prepared jointly between the Homes & Communities Agency and Council planning officers, which sought to address the problems associated with the existing Radburn layout design. The current proposal was predominantly for two-storey detached and semi-detached dwellings with some three storey units, bungalows and terraces. Overall, the scheme sought to deliver a strong form of development comprising a range of house types structured around a series of strong focal points to create a sense of identity and sense of place.

This scheme needed to be considered in conjunction with the recently completed care home which comprised part (20 nominated spaces) of the previously negotiated affordable housing element. The current proposal would provide the balance of 20 affordable units (10 for social rent and 10 shared ownership).

A new roundabout would be formed with the junction of Park Lane with Wealdstone and lower order roads on the proposed development would provide focussing of shared surfaces promoting pedestrian usage. The development would necessitate the stopping up of small areas of highway previously serving The Courts together with some footpaths, the details of

which would be submitted by the developer to the Government Office once planning permission had been granted. The applicants had worked with the adjoining school body and the Highway Authority to provide a vehicular dropping off point and pedestrian linkages through the site from other parts of Woodside.

A small area in the south-east corner of the site was identified as Green Network in the Local Plan (Policy OL4). It had negligible value in terms of the wider Green Network and its loss would be compensated for by the community benefit derived from regenerating this particular area of Woodside. In addition, the applicants had offered a financial contribution to improvements to the open space surrounding the site, which had been considered an adequate response when the previous application was considered by the Board. Therefore, it was not considered that the application constituted a Departure to the Development Plan as Policy OL4 was deemed to be satisfied.

Madeley Parish Council had submitted objections, as set out in the report. Severn-Trent Water Authority had no objections subject to appropriate conditions, as did the Council's Highways Authority and Pollution Control Section. Whilst mindful of the views of the Parish Council, it was necessary for planning obligations to be negotiated and to meet the relevant tests of Government Circular. Given the previous decision in 2008 and the particular circumstances, it was considered that a reasonable level of Section 106 contributions had been negotiated.

Members noted the updated information correcting typographical errors as tabled at the meeting.

RESOLVED:

(a) that with respect to planning application W2009/0051 the applicants be invited to enter into an Obligation under Section 106 of the Town & Country Planning Act, whereupon the Council would covenant to grant full planning permission subject to the conditions as set out in the report and the Planning Obligations to be incorporated within the deed to include a) the provision of 20 affordable housing units; b) payment of £200,000 contribution towards the provision of a Local Centre Play Area; c) £6000 POS contribution; and, d) payment of £6,290 towards wildlife habitat management.

(c) W2009/0067 – Land at 125 King Street, Wellington, Telford, Shropshire

This application sought outline planning permission for the demolition of the existing single storey brick building with steel roller shutters, and canopy of the previous petrol filling station, divided into commercial units and the redevelopment of the site to comprise five 3-bedroomed dwellings and eight 2-bedroomed flats. The forecourt and rear yard areas were largely surfaced with tarmac and concrete.

Whilst the application sought to agree the access, layout and scale with appearance and landscaping reserved for later consideration, the applicants had submitted an indicative elevation to show a two storey, terraced development of five 3-bedroomed units with garden areas to the rear and a block containing four 2- bedroomed flats, both addressing King Street. Access to parking and to the rear of units would be gained via a new driveway to be located between the two blocks and leading to a second block of four 2 bedroomed flats situated at right angles to the first block.

The existing commercial units had no historic or architectural merit and there were no objections to their demolition and no policy objections to the loss of these employment sites. The design and detailing of the proposed properties respected the scale and appearance of the neighbouring dwellings and would have a positive impact upon the visual quality of the area and the streetscene. The proposed orientation and separation distances would ensure that there would be no adverse impact on the amenities of the properties to the rear of the site and adequate amenity space would be provided for the proposed units.

The Council's Highway Engineer had no objections in principle subject to the provision of adequate visibility splays across the frontage of the site and the provision of a 2m. footway and had suggested the inclusion of informatives relating to the construction of the proposed access and to the existing lighting column and speed camera. The Council's Sport and Recreation Officer had requested a contribution of £600 per dwelling from the developer to mitigate for the increased demand on the existing recreational resource in the locality, together with additional fencing to protect the proposed development from the adjacent ball court. In addition, the Council's Capital Planning Officer had requested a contribution of £20,763.91 towards primary school facilities. These figures would be secured by way of a Section 106 Agreement. The Council's Arboricultural Officer had no objection in principle but had requested a Root Protection Area to protect the existing Cypress trees along the southern boundary

In line with PPS23 and given the previous uses of the site, it was considered necessary to impose conditions relating to contaminated land to ensure that risks to future users of the site and neighbouring land were minimised and that the development could be carried out safely. With regard to PPG24 on the need to minimise adverse noise impact and given the proximity of the proposed dwellings to King Street and the adjacent play facility, it would be necessary to impose conditions relating to acoustic glazing in the noise sensitive rooms.

In conclusion, having regard to the consultation responses and planning guidance, it was considered that, on balance, the principle of redeveloping this site for residential use was acceptable subject to conditions, mitigation works and planning obligations.

Members considered that the proposal was very beneficial as it would enhance this area of Wellington.

RESOLVED – that with respect to planning application W2009/0067 delegated authority be granted to the Head of Planning & Environment to grant outline planning consent subject to the applicant entering into a Section 106 agreement to provide financial contribution, as outlined in the report, towards education and recreational facilities and to the conditions as set out in the report.

(d) W2009/0116 – AFC Telford United, Bucks Head, Watling Street, Wellington, Telford, Shropshire

This application to extend the existing Learning Centre facility at the Bucks Head AFC Telford Football Stadium had been submitted by Telford & Wrekin Council. The existing two-storey structure lay immediately behind the terracing on the east side of the ground and it was proposed to extend this by some 943 sq.m. by adding an 'L' shaped extension to create additional floorspace for the existing suite of rooms together with additional meeting and training rooms at both ground and first floor. This would provide up to thirteen additional training rooms, although this number might be reduced as the space would be used flexibly to provide training suites of a variety of sizes to suit different meeting/conference arrangements. In addition lift facilities, plant room, w.c. facilities and additional kitchen facilities were proposed and the opportunity had been taken to provide spectator (corporate box style) facilities off the first floor training rooms to provide seating for the disabled and corporate clients.

The existing 360 space car park would be utilised, although there was an opportunity to provide an additional 30 spaces if required. However, the Highway Authority had requested further information, given the varying demands on the existing car park, and had recommended that a survey be undertaken to ascertain whether the car park would be utilised beyond its current capacity. However, officers were of the view that it could accommodate the additional floorspace, particularly as a large percentage of visitors travelled by coach and were dropped off.

The design and appearance of the proposed extension reflected the existing modern structure and would be viewed very much in association with the Bucks Head stadium complex. The Learning Centre had been very successful and was now recognised nationally as an example of good practice in public, private and community sector involvement within a football club environment, benefiting one of the Borough's most socially deprived and economically disadvantaged areas.

RESOLVED – that with respect to planning application W2009/0116 planning approval be granted subject to the conditions as set out in the report.

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

(e) W2009/0128 – Rear of 56 Sandbrook, Ketley, Telford, Shropshire

This application proposed the erection of nineteen garages in two rows along the north and south of the site with sufficient reversing and turning space in between on an area of existing parking/garages. The applicant wished to replace the existing ad-hoc arrangement of garages, which were constructed of different materials and dimensions, to provide secure parking facilities and reduce on-street parking. The new garages would be of a modern design and appearance, constructed in concrete sections with corrugated roof sheets and powder coated steel doors thereby creating uniformity in the design and materials. Councillor H. Rhodes had requested that this planning application be considered by the Plans Board.

The parking area was served off the cul-de-sac head by a narrow access road between numbers 54 and 55 Sandbrook and boundary fencing and hedges ranging from 1.2 to 1.8 metres in height bounded the rear and side gardens of the properties adjacent to the access and proposed area of the garages. The existing parking arrangement in Sandbrook was a mix of on-street parking with other properties having paved/tarmaced frontages.

Ketley Parish Council had requested clarification on a number of points and the residents of numbers 54 and 55 Sandbrook had submitted a letter requesting that the Plans Board Members considered the issues as set out in the report.

The principle of erecting garages was already established and the increase in the number of garages from six to nineteen would improve and formalise existing ad hoc arrangements of parking and garaging in Sandbrook. With regard to the concerns raised by the Parish Council and neighbouring properties, the existing narrow and residential nature of the street with a relatively sharp corner to the north-east should encourage vehicles to travel and manoeuvre at low speeds. The fencing and hedge screening to the rear and side garden boundaries would help to minimise possible noise from vehicles utilising the garages and the access road. In addition, existing on-street parking would be reduced and replaced by secure garaging. Whilst the Local Planning Authority could not control the number of vehicle movements, it had been estimated that if all the garages were used twice a day, there would be thirty-eight trips. The existing arrangements also had the potential to be used more intensively than at present. The Council's Highways Engineer has raised no objections and the development would not encroach upon the adjoining footpath leading to a Definitive Public Right of Way along Copper Beech Road.

The development was considered acceptable in terms of the scale, design and proposed materials in the context of the surrounding modern residential estate in accordance with local and national planning policies. The garages would be visible from the adjoining elevated access road, Copper Beech

Road, but would not be overly prominent in the streetscene, being located at the rear of properties in Sandbrook. The proximity of housing and the adjoining road also provides a level of natural surveillance for the garages/parking area.

Members were informed at the meeting that, after further consideration, officers had requested a further amendment to the proposal by which the block of garages to the south of the site would be repositioned to run parallel with the boundaries of the gardens of nos. 68, 69 and 70 Sandbrook so as to remove an area with the potential to encourage anti-social behaviour.

In addition, an e-mail of objection had been received that day from the occupant of no. 69 Sandbrook, who claimed to own an area of the application site at the rear of his property to allow access. He had raised a number of objections, including that access to this property would be blocked by two of the proposed garages. Given the late notification of potential issues regarding land ownership of the site/location of the garages, an amended recommendation was tabled seeking delegated authority for the Head of Planning & Environment to grant planning permission subject to the satisfactory outcome of the investigations into the issues raised. However, following concerns raised by Councillor Rhodes, it was agreed that the application be deferred to allow Members to make a Site Visit and for the necessary investigations to be made into the land ownership.

Councillor Rhodes also raised concerns at the standard of maintenance being carried out on the land to the top of the application site and the Head of Planning & Environment undertook to identify the owner of the land and, if it was the Council, to contact TWS with regard to the maintenance programme.

RESOLVED – that planning application W2009/0128 be deferred to allow Members to make a Site Visit and officers to investigate land ownership issues.

(f) W2009/0153 – 9 New Street, Wellington, Telford, Shropshire

This was an application by Telford & Wrekin Council for the variation of condition number 5 of planning permission W2001/0054 to extend the opening hours of this retail property to Sunday – Thursday 7 a.m. to 11 p.m. and Saturday 7 a.m. to 12 midnight. The property was a Grade II Listed Building within the Conservation Area and the Primary Retail Zone. It was three storeys in height with a modern shop front at ground floor level, and was currently vacant, having previously been used as a café. The area outside the property was pedestrianised and was a key pedestrian route through the area. Some interest in the property had been shown by potential new leaseholders but they had requested that the opening hours be extended to make the business more viable.

Wellington Town Council had objected to the proposal and suggested that the hours should be varied to 7 a.m.-7 p.m. The Council's Environmental Health Department had raised no formal comments but at the pre-application stage

had requested a restriction of the opening hours to the times specified in the application. Adjacent neighbours had been consulted but no objections had been received.

The property already had existing benefits from a mix of A1, A3 and A5 consent and the current hours of opening associated with this use were 9 a.m.–5.30 p.m. within the primary retail zone. As there was little residential usage in this area, no complaints relating to noises or odours had been raised with Environmental Health. The property had been used in this way for the last eight years and, therefore, there were controls already in place to mitigate any detrimental affects as far as possible. Policy S28 of the Wrekin Local Plan usually required food premises to be closed by 11.30 p.m., as these were the noise sensitive hours. However, this site was not located in a residential area but was in a key site within Wellington Town Centre and, therefore, the extension of opening hours by half an hour on Friday and Saturday evenings was considered acceptable. In addition, extension of the opening hours to 7 a.m.–11 p.m. for the remainder of the week y would not be detrimental to any residential amenities. Furthermore, the promotion of the building to potential occupiers would help enable the vitality of the town centre.

Members welcomed the application which would, hopefully, assist in letting the property and would introduce 'continental' style hours into Wellington Centre.

RESOLVED – that with respect to planning application W2009/0153 planning permission be granted subject to the conditions as set out in the report.

(g) W2009/0155 – Land off Pool Farm Avenue, Leegomery, Telford, Shropshire

This planning application by Telford & Wrekin Council related to the erection of a building on the site of the Thomas Telford Public House to accommodate a supermarket, a hot food takeaway outlet and two shops. The external facing materials would comprise light red brickwork, aluminium doors and windows, and amended plans now showed a monopitch aluminium standing seam roof with matching bargeboards. Each retail unit would have its own individual bin store to the rear with the supermarket having a goods yard for large delivery lorries. Thirty-two parking spaces would be provided at the front of the building and eight at the rear, with additional parking provided for the new Listen and Care Centre. These would also meet the needs of parents dropping off or picking up pupils attending the Apley Wood Primary School. A new footpath would provide easy access onto the Silkin Way and the adjacent underpass under Pool Farm Avenue and vehicular access to the shops would be along the existing road from Pool Farm Avenue.

Hadley & Leegomery Parish Council had welcomed the proposal but had concerns about the amended design for the roof of the building, feeling that a tiled roof would be more in keeping with the surrounding pitched and tiled

roofs. The Council's Highways Engineer had no objections, subject to conditions relating to the roads, footpaths, and parking and turning areas being provided before the first retail unit is occupied, together with the provision of a cycle parking facility. The Council's Arboricultural Officer wished to impose conditions relating to protective fencing for the retained trees and hand digging within the root protection areas. All the mature trees along Pool Farm Avenue were to be retained and reinforced with new landscaping in order to maintain and even enhance the existing important green frontage to the site.

Work on the new Listen and Care Centre was already under way and the new retail units would complete the redevelopment of all the Local Centre south of the Silkin Way. The provision of the new retail units would revitalise the Local Centre and provide enhanced shopping facilities for the residents of Leegomery and the new location for the shops would make them more visible and, therefore, more likely to capitalise on passing trade.

The amended flatter monopitch aluminium roof was considered to be appropriate and suitable in this location and would not look unduly prominent, taking into account its context and the prevailing townscape in the immediate area. Neither would it have an adverse impact on the character and appearance of the surrounding area. Therefore, it was considered that the proposed development would provide Leegomery with a revitalised, enhanced, and sustainable Local Centre that met the day-to-day needs of the local community and where residents would be able to undertake their shopping in safe and attractive surroundings.

Members were pleased to see this application before them for determination although some concerns were expressed at the proposed monopitch aluminium roof rather than a more traditional pitched and tiled roof, which they considered would have been more sympathetic to the surrounding properties.

RESOLVED - that with respect to planning application W2009/0155 planning permission be granted subject to the conditions as set out in the report.

(Councillors I.T.W. Fletcher and F.R. Picken left the room during discussion and determination of the following application, in line with their declarations of interest. The Vice-Chairman, Councillor A.A. Meredith, took the Chair for this item.)

- (h) W2009/0168 – Former Windsor Flats Site, Arleston Lane, Wellington, Telford, Shropshire

This application was for the demolition of the existing Windsor Flats and the redevelopment of the site for a combination of eleven two-bedroomed flats, eight three-bedroomed houses and one four-bedroomed house to provide a total of twenty units. A similar application had been approved by the Board on 19th November 2008 (W2008/1006) subject to a Section 106 Agreement,

thereby establishing the principle of such a development. The current application included revised access arrangements and parking facilities.

The proposed elevation to Bennetts Bank was as approved by the Board in 2008. In respect of the other elevations fronting the public domain, there would be three dwellings facing Hornbeam Close and Arleston Lane towards the south with a main entrance into the estate for parking. The revised plans for the site now before the Board showed entrances with gateways fronting Hornbeam Close so that the properties respected the street scene, which was considered acceptable. Given the boundary treatments to the east and west, the site was relatively independent from its neighbours on either side and would not have a detrimental impact on the character of the area.

The position of units referred to as 4 to 9 (inclusive) on the drawings were the same 2½ storey design, as approved in November 2008, but the block had been relocated into the centre of the site to ensure that the right of access across the site enjoyed by the former BT exchange site to the north-east was not obstructed. As the former BT building now benefited from a residential change of use, this new positioning would also improve the relationship between the existing BT building and the proposed dwellings and was, therefore, deemed acceptable, as was the amendment to the internal road layout, parking bays and bins' stores. The Council's Highway Engineer had confirmed that the layout was adequate subject to the imposition of a condition requiring the parking, loading, unloading and turning areas being properly laid out, hard surfaced and drained, and the space being maintained. However, he had advised that the Local Highways Authority would not adopt the proposed access, parking or turning areas.

Severn-Trent Water Authority had no objections to the scheme, subject to a condition in respect of drainage details being provided, including sustainable drainage principles. The Council's Engineering Services had requested details of the foundations to be approved prior to determination of the application and the Contaminated Land Officer had requested a condition relating to contaminated land, given the historical use of the site. Given the history of subsidence on the site, it was also considered necessary to impose a pre-development condition to ensure the stability of the development. The Council's Pollution Control Office had no objections in principle subject to a scheme for acoustic glazing in the noise sensitive rooms being conditioned. In accordance with Policies LR4 and LR6, the developer would be required to provide £600 per property for recreational facilities, a contribution of £12,000 which would be secured by way of a Section 106 Agreement.

Although the scheme involved the loss of some trees to facilitate parking, these had not been considered worthy of retention but the Council's Arboricultural Officer had recommended that a suitable landscaping scheme be submitted to provide compensatory planting as part of the development.

In conclusion, having regard to consultation responses and planning guidance, it was considered that, on balance, the principle of redeveloping this site for residential use was acceptable subject to conditions, mitigation

works and planning obligations. The site was within a highly sustainable location just outside Wellington District Centre and the traffic movements generated by the development could be accommodated without detriment to highway safety. Therefore, the proposed development would not be harmful to the residential amenities of nearby dwellings and the redevelopment of the site would have a positive impact upon the visual quality of the locality and the streetscene.

RESOLVED – that with respect to planning application W2009/0168 the Head of Planning & Environment be granted delegated authority to grant planning permission subject to the applicant entering into a Section 106 agreement to provide financial contributions towards outdoor recreation provision and to the conditions as set out in the report.

- (i) W2009/0171 – Telford International Railfreight Park, off Hortonwood Roundabout, New Trench Road, Trench, Telford, Shropshire

This application by Telford & Wrekin Council was for the erection and installation of a single-sided, free-standing totem sign at the entrance to the Railfreight Terminal site. It would measure 6m high by 1.5m wide, be 200mm thick and principally be blue with white lettering and a logo of rail tracks.

The height of the sign would ensure that it could be read above the existing site security fencing but its visual prominence would be lessened by being set back some 18m. from the outer edge of the roundabout and on the access spur road near the entrance gates. The proposal had been amended to remove the proposed external floodlighting as this would have had the potential to spill out around the sign and be seen by residents in Stanmore Drive on the other side of the railway tracks. Therefore, the proposal now incorporated only internal illumination to the lettering and logo on the front of the sign facing the roundabout with the rear of the sign being blank and solid to prevent any light spillage that could cause glare or disturbance. Therefore, the sign would have no adverse impact on the amenity of the immediate area of Hortonwood Roundabout and the A518 at this location or adversely affect the amenity of the nearest residential properties.

With regards to public safety, a prominent sign to indicate the entrance to the Rail Freight Terminal was necessary for highway safety on this heavily trafficked road and a sign of this height and location would ensure that vehicles approaching the site from either direction will be able to see the entrance. The internal illumination will make the sign easy to read, especially in the hours of darkness, and would not cause distraction to highway users. The Council's Highway Engineers had no objection to the sign.

RESOLVED – that with respect to planning application W2009/0171 advertisement consent be granted subject to the conditions as set out in the report.

- (j) W2009/0176 – 9 New Street, Wellington, Telford, Shropshire

This was an application in respect of the replacement of sash windows on the upper floor of this currently vacant building. The building dated from the late 18th/early 19th century, and was a Grade two Listed Building of red brick construction within the Conservation Area, as were the adjoining properties on either side. The property was three storeys in height with a modern shop front at ground floor level within the primary retail zone. At first and second floor levels were sash windows with glazing bars and vousoired lintels.

The Council's Conservation Officer had raised no objections to the proposal subject to the placing of conditions with regards to detailed drawings of the proposed windows being approved prior to commencement, existing glass being reused where possible, a colour scheme be submitted prior to commencement and specification of the type of mortar to be used.

The existing windows were currently starting to rot and the proposed replacement windows would be in the long term interests of the Listed Building. As they would be sited within the existing openings, the proposal would not be detrimental to the proportions, form and massing of the Listed Building. Given the proposal using a traditional timber design, a similar colour and recreating similar detailing to that of the existing windows, the new windows would maintain the essential form, character and special interest of the building as well as preserving architectural features, which would be further enhanced by the implementation of the Conservation Officer's conditions.

RESOLVED – that with respect to planning application W2009/0176 Listed Building consent be granted subject to the conditions as set out in the report.

(k) W2009/0177 – 9 New Street, Wellington, Telford, Shropshire

This application was considered in conjunction with planning application W2009/0176 above.

RESOLVED – that with respect to planning application W2009/0177 planning permission be granted subject to the conditions as set out in the report.

(l) W2009/0200 – Dale End Riverside Park, Buildwas Road, Ironbridge, Telford, Shropshire

This application by Telford & Wrekin Council sought permission for the installation of a replacement playground and associated new equipment on this site within the World Heritage Site and the designated Severn Gorge Conservation Area. In addition, the application site was classified as Green Network within the Wrekin Local Plan and an area identified as a wildlife site was situated to the far south on the banks of the River Severn. The proposal included eighteen items of wooden play value to respect the setting of the World Heritage Site. The larger items would be located in the centre of the play area with the individual small elements being located predominantly

adjacent to the northern boundary, so softening that edge. A 1.2m. picket fence was proposed around the length of the boundary of the play area with a proposed surface of bark chip complementing the heritage of the World Heritage Site. The Council had identified the lack of appropriate play facilities in this area through its Play Strategy and the Dale End Riverside Park Management Plan. In addition, the existing equipment had been in place for over fifteen years and was now in decline.

The existing play area location was susceptible to annual flooding but the Council's Engineers had identified that the proposed new location was only susceptible to a 1 in 100 years' chance of flooding. In addition, the Council's Community Services considered that the new location would encourage a higher footfall due to its location near to the main entrance to the park. It had been confirmed that the proposed location met current National Playing Field Association guidelines and was ROSPA approved

A level surface was required for the installation of the play equipment and, to minimise the impact of flooding, the play area ideally needed to be elevated to a level above the 1 in 100 year flood level. Elevating this level would have an impact elsewhere along the banks of the river and, in order to mitigate against this, the quantity of ground being filled needed to be displaced elsewhere in the floodplain. To achieve this, it was proposed to remove an area of ground indicated as the "cut area" on the layout plan and fill on the site indicated for the play equipment, which would have a neutral impact on flooding. A retaining wall would also be required to the south of the play area to securely support the volume of fill.

The existing play area was obscured from the main public view by virtue of its location and geographical constraints, including ground levels and landscaping. Therefore, the relocation of the play area was considered appropriate as the new site would be overlooked and form part of the main park, thus making clear the opportunities available to the visitors. In addition, the immediate overlooking from neighbouring residents and users of both the car park and the highway would provide natural surveillance in compliance with the Local Authorities SPD on Design for Community Safety. Whilst it was appreciated that the new site would be more visible to Dale End House than the existing one, the proposal was located no closer to the dwelling than the existing play area, at approximately 40m., which complied with the Local Authority's minimum buffer zone.

The proposal would necessitate the removal of six trees which were located to the south of the play area but the Council's Arboricultural Officer had been involved in early discussions with the scheme and had raised no objections subject to the details of an Arboricultural report which included replacement specimens. It was, therefore, considered that the proposal, subject to the design quality of the equipment and appropriate orientation, would not have an adverse effect on the landscape of the World Heritage Site.

The Gorge Parish Council and one neighbour had submitted objections, as set out in the report. The Environment Agency had noted that the site was

located within the high risk flood zone 3 but, given the scale and nature of the proposal, had raised no objections subject to a condition regarding work to be carried out in accordance with the methodology prescribed in the submitted flood risk assessment.

On balance the proposal would grow to be a more prominent feature in the Gorge than the existing play area and would meet local needs whilst being designed for community safety by the provision of natural surveillance. In addition, the proposal would provide further opportunities for tourists visiting the area. The development would have community benefits, which contributed to the aims of the Green Network, and the proposal accorded with the Wrekin Local Plan saved policies. In addition, the proposal would concur with the relevant Core Strategy policies by providing additional recreation facilities, protecting and enhancing open space, natural environment and the World Heritage Site.

The updated information sheet tabled at the meeting informed Members that neither the Council's Environmental Engineers nor its Conservation Officer had raised any objections to the application. However, four additional letters of objection had been received, the contents of which were summarised on the update sheet. The Planning Officer further confirmed that the application site was not originally part of the curtilage of the adjacent Listed Building from examining historic Ordnance Survey Maps and, as such, was not considered part of the setting of the nearby Listed Building, as had been claimed by an objector.

The Head of Planning & Environment informed Members that he had recently attended The Gorge Annual Parish Meeting to discuss planning in a World Heritage Site, at which this particular application had been raised. The same objections had been raised at the meeting as those outlined in the report to the Board and had taken the opportunity to debate these with the Parish Meeting and had undertaken to put these before Members. However, his view was that even with the context of a World Heritage Site, some elements of the 21st century did have to be included, such as this play area. The current play area was of little value, out of the way, prone to flooding and was not readily observable unlike the proposed new site, which would also be more readily accessible by visitors. In addition, the need for improved play facilities had been identified through the consultation undertaken.

RESOLVED – that with respect to planning application W2009/0200 planning permission be granted subject more information being submitted on the equipment and to the conditions as set out in the report.

PB-102 SITE VISITS

RESOLVED – that with respect to planning application W2009/0128 a Site Visit be made at 4.30 p.m. on 29th April, 2009.

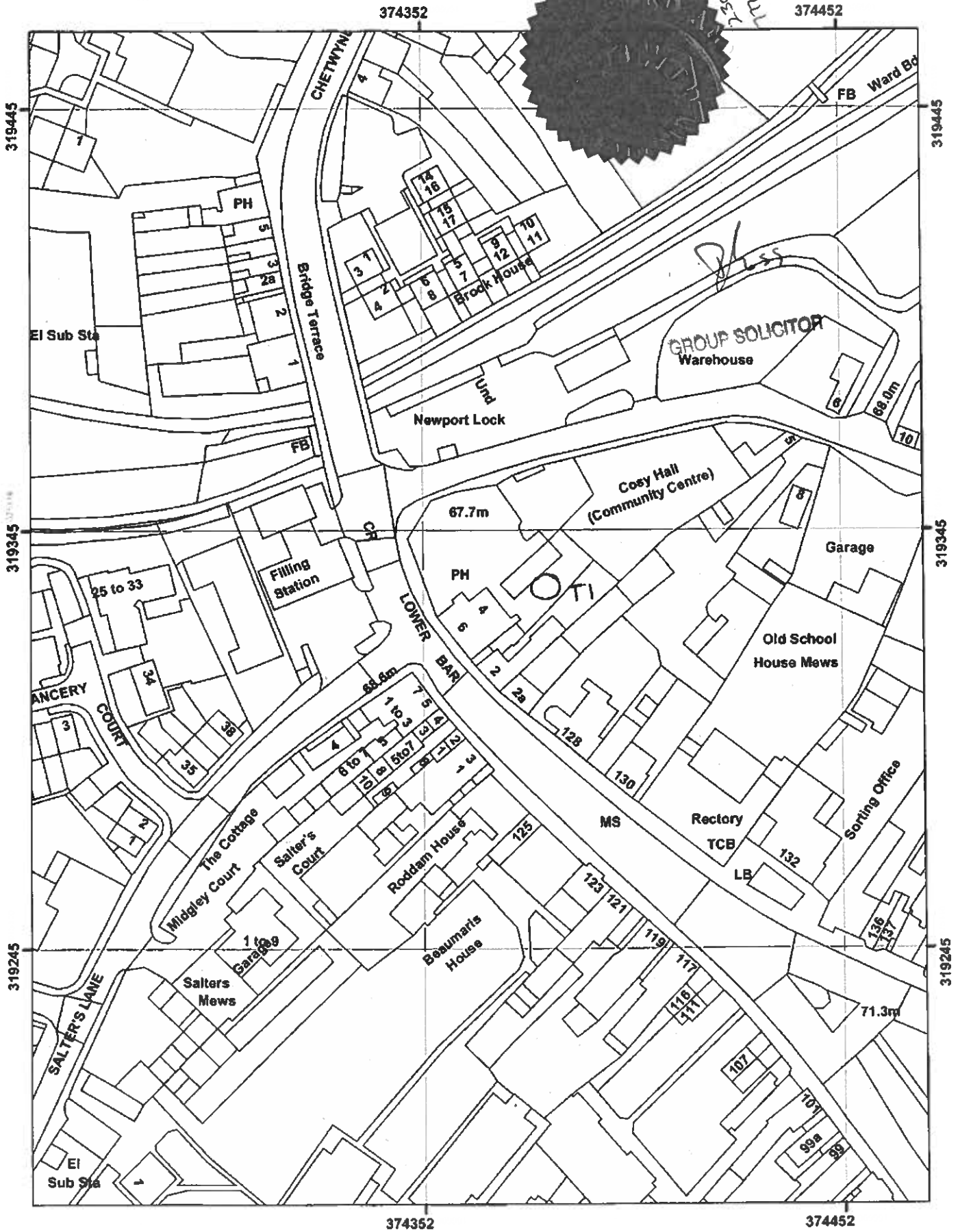
PB-103 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY

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

The meeting ended at 7.08 p.m.

Chairman:

Date:

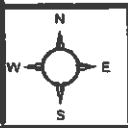


Environment & Regeneration
 Corporate GIS Team
 Darby House
 P. O. Box 212
 TELFORD
 TF3 4LB
 +44(0)1952 202100

Title: Tree Preservation Order
 4 Lower Bar
 Newport
 Telford
 Shropshire

Scale: 1:1,182
 Date: 4th March 2009
 Drawn By: Matthew Seabrook

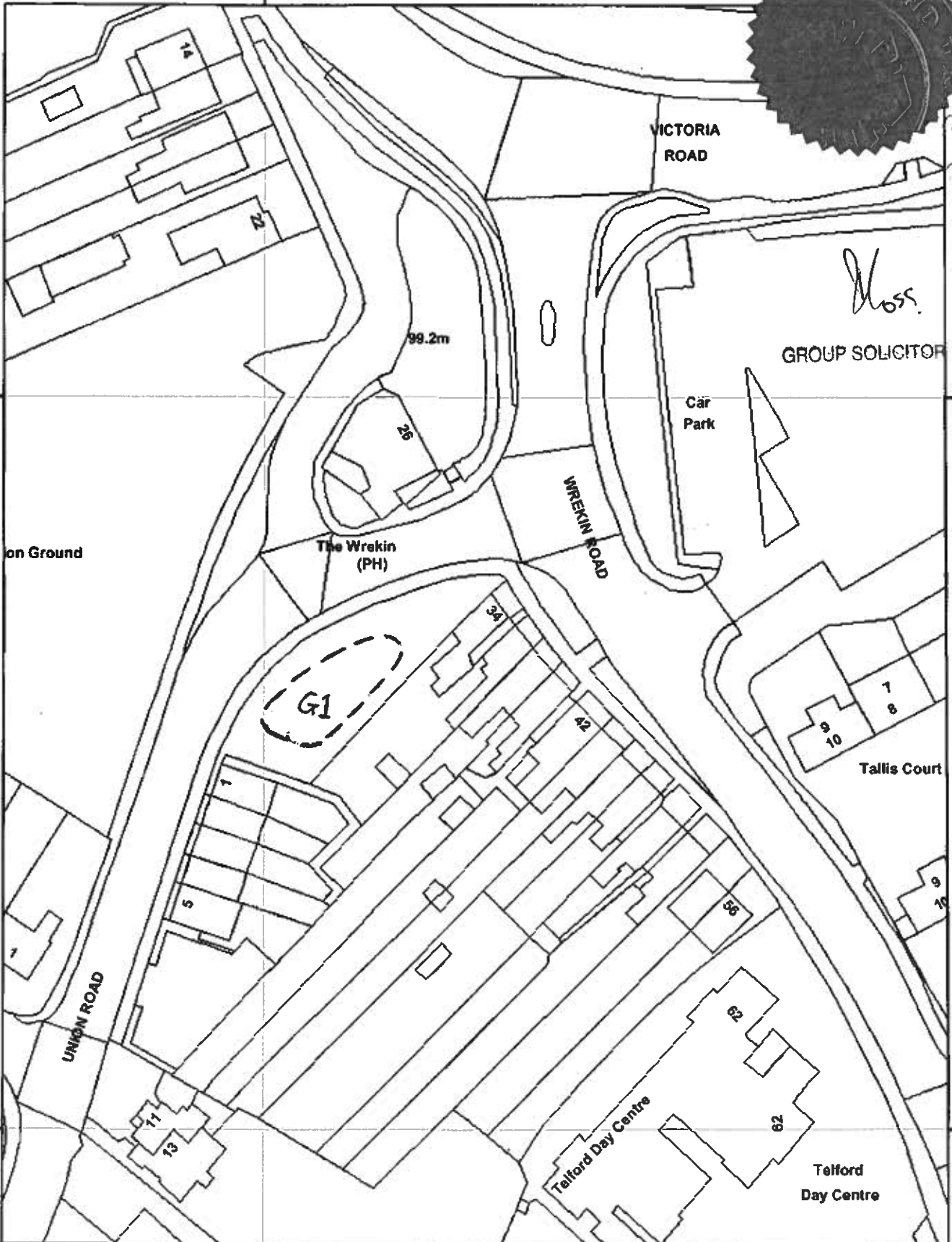
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364934



228/09
177(e)1974




on Ground

GROUP SOLICITOR

Tallis Court

Telford Day Centre

364934 114996

 **Telford & Wrekin**
COUNCIL

Environment & Regeneration
Corporate GIS Team
Derby House
P.O. Box 212
TELFORD
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Title:
**Trees on Land Adjacent to
34 Wrekin Road
Wellington**

Scale: 1:716

Date: 03/09



Drawn By: Neil Becousse

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TELFORD & WREKIN COUNCIL

PLANS BOARD – 29th APRIL 2009

Schedule 1 : Planning Applications for determination by Board

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

W2008/0500 Erection of 31 dwellings and highways works *****Amended Plans***** The Pigeon Box, Priorslee Road, St Georges, Telford, Shropshire. Recommendation Code: FG - Ward: Priorslee	1
W2008/1353 Removal of condition 7 from planning permission W83/0626 and removal of condition 2 from W78/0869 restricting use to A J Maiden & Sons only Maiden's of Telford, Cross Green, Allscott, Shropshire. Recommendation Code: FR - Ward: Wrockwardine.....	10
W2009/0173 Erection of a new special educational needs building The Charlton School, Severn Drive, Wellington, Telford, Shropshire. Recommendation Code: FG A - Ward: Dothill.....	15
W2009/0211 Siting of static caravan, one touring caravan and two sheds 5, Marsh Green, Rodington, Shropshire. Recommendation Code: FG - Ward: Wrockwardine.....	18
W2009/0213 Erection of a single storey extension Newport Infant School, Granville Road, Newport, Shropshire. Recommendation Code: FG - Ward: Newport South.....	25
W2009/0229 Erection of a timber gazebo to form a parent waiting area and outdoor classroom Hollinswood Infant School, Dale Acre Way, Hollinswood, Telford, Shropshire. Recommendation Code: FG - Ward: The Nedge	28
W2009/0237 Erection of a single storey extension to existing school Wombridge Primary School, Hartshill, Oakengates, Telford, Shropshire. Recommendation Code: FG - Ward: Ketley & Oakengates	29
W2009/0240 Erection of a timber gazebo and cycle shelter Apleywood Primary School, Pool Farm Avenue, Leegomery, Telford, Shropshire. Recommendation Code: FG - Ward: Apley Castle	31

HISTORY:

No relevant planning history.

POLICIES:

Telford & Wrekin Core Strategy DPD 2007

CS1 Homes

CS3 Telford

CS11 Open Space

CS10 Community Facilities

CS13 Environmental Recourses

CS15 Urban Design

Wrekin Local Plan 1995-2006 (Saved Policies)

H6 Windfall sites in Telford & Newport

H22 Community Facilities

H23 Affordable housing

UD2 Urban Design Criteria

T22 Planning Obligations

OL11 Woodland and Trees

LR6 Developers contributions to open space

PPS1 Delivering Sustainable Development

PPS3 Housing

PPG13 Transport

PPS23 Planning and Pollution Control

PPG24 Planning and Noise

PPS25 Development and Flood Risk

CONSULTATION RESPONSES:

The Local Authority's Highways Engineer has raised no objections to the latest amendments subject to conditions and a contribution towards improved highways infrastructure. The application site and the land to the rear has been identified for residential development in the LDF as providing approximately 90 dwellings, based on 40dph; In addition it has been identified that there is a need for improved crossing facilities across Telford Way, estimated at £45,000. As the proposal will provide approximately one third of the proposed dwellings, a contribution of one third of the cost has been requested, totalling £15,000 through a S106 agreement.

The Local Authority's Environmental Engineer has raised no objections to the proposal subject to conditions relating to contaminated land and an informative to exercise caution.

The Local Authority's Drainage Engineer has raised no objections to the proposal provided to the recommendations of the Flood Risk Assessment are adhered to. In particular that the surface water discharge of the development is restricted to the Greenfield runoff rate of 5 l/s, and all additional flows up to and including the 1 in 100 year event (+30% for climate change) are attenuated on site. Details of how this will be achieved should be submitted for approval in the detailed design phase. In addition a condition should be placed on the application through the Section 106

agreement, to provide adequate protection for any downstream properties if a capacity issue (or any other issue that does not result in immediate action by STW), is identified during the investigation into the combined sewer in Priorslee Road which Severn Trent Water are carrying out.

The Local Authority's Pollution Control Officer has raised no objections subject to conditions relating to land contamination.

The Local Authority's Environmental Health Officer originally raised concerns with the first proposal, and the need to demonstrate the proposal complied with PPG24. The application has since been amended to take account of the Noise Exposure Category (NEC) areas, and as such the officer has no objections to this proposal subject to conditions for noise mitigation measures.

The Local Authority's Arboriculturalist has placed a tree preservation order (TPO) on the mature lime trees to the east of the public house in addition to the sycamore on the boundary of 1 Freestone Terrace as a matter of caution on submission of the application. The officer has raised no objections to the proposal subject to the implementation of the recommendations detailed in the Arboricultural report submitted in December 2008.

The Local Authority's Housing Strategy Manager has requested the provision of 30% affordable housing split between 20% social housing and 10% shared ownership.

The Local Authority's Capital Planning Officer has requested a contribution of £62,127.19 towards primary education based on the revised scheme.

The Local Authority's Outdoor Recreation Officer has requested a contribution of £600 per dwellings towards the upgrade of the nearest community used children's play / youth facility which would serve the development area.

Severn Trent Water has raised no objections to the development subject to a condition relating to further drainage details incorporating sustainable drainage principles.

Shropshire Wildlife Trust originally commented in April 2008; they originally raised concerns of a reported large bat colony in the roof of the main public house. Consequently whilst no species are identified, a full survey of the existing structure prior to demolition is suggested. In addition the TPO'd trees are noted which could provide bat roosts, in addition to supporting birds; therefore consideration to this is suggested. Since this date a further response from the Trust has been received which raises no objections to the proposed development.

The Fire Authority has raised no objections to the development subject to access for emergency fire service vehicles at the premises and the supply of water for fire fighting.

David Wright MP has raised concerns with regard to drainage, increase in traffic and overlooking.

St Georges and Priorslee Parish Council originally recommended refusal to the first scheme on the following grounds:

- Overdevelopment of the site
- Lack of privacy
- Access and egress considered difficult and dangerous
- Concern over flooding from existing drainage system
- Loss of green space
- Environmental impact
- Summer roost bat survey should be carried out

The parish council have maintained their recommendation for refusal on the revised scheme on the grounds of:

- Overdevelopment
- And access for emergency vehicles.

The 1st Priorslee & St Georges Scout Group have raised concerns with regard to the boundary hedge which runs from Snedshill Way along the boundary of the Scout Headquarters; they wish to see the hedge retained to ensure that the field is not overlooked, the wildlife in the area are supported, and that any noise from young people will be contained.

Twelve individual letters of objection were received regarding the first scheme. These raise concerns on the grounds of:

- Increase in traffic, relating to highway safety, congestion, light and noise disturbance - children will no longer be able to play on the road
- Condition of current road, will further deteriorate
- Proposed Access, concerns over highway safety
- Drainage – both foul and surface water flooding, and underground burst pipes
- Detrimental to character of area
- Loss of privacy
- Loss of light
- Loss of coppice
- Impact on Bat colony present in the pub
- Future of site taking account of the housing market
- Services including gas and water are inadequate to support new development
- Impact of demolition of the pub and its outbuildings on neighbouring properties
- Impact on TPO'd Trees
- Density
- Not located in a sustainable area – in terms of bus services and pedestrian access
- Potential for future development in the area
- Design
- Landscape design, and boundary fencing
- Affordable housing – greater demand should be requested
- Need for more play facilities and community facilities through contributions

- The pigeon box is considered a building of local interest and should be retained

Further consultation has been carried out following the submission of revised plans. Severn responses have been received, raising concerns on the grounds of:

- in favour of the provision of more affordable housing – however need to be Affordable
- loss of valuable meadow land
- impact of construction on those house bound
- Increase in traffic – congestion, noise disturbance, children's safety
- Condition of road
- Drainage capacity
- Access to emergency vehicles
- Pollution through dust
- Vacant properties in the current housing market

PLANNING CONSIDERATIONS:

Policy CS10 of the Core Strategy sets out the Council's objectives for community facilities; this states the loss of existing land or buildings used for the benefit of the community will be resisted. Only where a lack of need is demonstrated or offset, will redevelopment for non-community uses be considered. It is recognised that this public house is situated in an isolated location, at the end of a no through road; it is also away from the main centres which would increase the volume of potential customers. Subsequently it is accepted that the previous users were likely to be isolated to the immediate locals. Taking this into account, in addition to the current state of the arson attacked building, which has stood vacant for more than 12 months, and the previous marketing of the site, it is considered that the loss of this facility whilst disappointing is acceptable, as it would enhance the character of the surrounding area, and remove any further dangers to the surrounding properties by demolishing this building.

The site outlined for development has no formal allocation in the Wrekin Local Plan, nor is the building considered a building of local interest; subsequently the site can be considered for residential development in accordance with Windfall policy H6. The development site covers approximately 0.8ha, in accordance with policy H6 developments between 0.4ha and 1ha should be located in a sustainable location, either 800m from a district centre, 400m from a local centre or within 400m from a bus route with a regular service; this development site lies within 220m of a regular bus route, and in close proximity to the town centre. It is therefore considered that the proposal is located in a sustainable area.

The proposal will replace the derelict public house, and develop the associated grounds which provided parking and amenity area for this use. There are no rights of way through the site, nor does its current condition provide any form of amenity to the surrounding area. The only notable elements of the site are a group of mature lime trees to the east of the public house and a sycamore tree to the rear of 1 Freestone Terrace, which are subject to TPO's. In addition a mature hedge provides a soft natural boundary to the development site. These constraints have

influence the layout and design of the scheme, in addition to the areas of noise constraints, and the character scale and form of surrounding properties which adjoin the site as described in the following paragraphs.

The Acoustic Report submitted with the application outlines the NEC's for the site. This indicates that 10m of site adjacent to the eastern boundary along Telford Way falls within NEC D; moving westward to the centre of the site, falls within NEC C; and the western half of the site falls within NEC B. PPG 24 specifies the criteria for development within noise sensitive areas. This considers that development in NEC B should take account of noise constraints and where appropriate impose conditions to mitigate against noise; within NEC C planning permission should not normally be granted, however where considered appropriate conditions for mitigation measures should be imposed; within NEC D planning permission should normally be refused. Consequently the revised layout does not include any dwellings within NEC D. The Acoustic report recommends noise mitigation scheme which includes, acoustic glazing and acoustic ventilation to the units of appropriate specification dependent of the NEC. Acoustic fencing is also recommended to the rear and side boundaries of dwellings to protect external amenity areas. Such remediation is considered appropriate, in compliance with PPG24.

The access to the site is via Priorslee Road, through the existing public house access. The location of the access has been dictated by the root protection area of the Lime trees, and the need for the development to have a presence on Priorslee Road, allowing the development to form part of the street scene through an active frontage provided by plot 1. A secondary access to the development from Telford Way is not required nor would be supported as this would prejudice the safety and free flow of highway users. The proposed access is considered acceptable.

Within the centre of the site, dwellings run east to west facing inwards, this provides a back to back relationship with the proposed dwellings plot 2-11 with the existing dwellings of Freestone Terrace, Priorslee Road. The scale and design of the proposed dwellings have taken into account of that of the existing units to ensure that the proposal respects and reinforces the character of the existing properties, and does not have an adverse effect on residential amenities by virtue of outlook, loss of light and overlooking.

Plots 20-31 front Telford Way and run north to south. A central access road is situated between two sets of apartments, with symmetrical plots, both in terms of design and house type fronting Telford Way. These two blocks of apartments rise to 3 storeys, in comparison to the other residential development which is predominantly 2 storey; this is considered acceptable, creating a focal point from Telford Way, which will not be visible from Priorslee Road where the area is characterised by 2 storey development. There are 8 x 2 ½ storey units proposed on the site, these will be of similar height to the proposed 2 storey development, providing additional family accommodation within a similar footprint, making efficient use of space. These 2 ½ storey units are located adjacent to the northern and eastern boundaries ensuring the proposal will not overlook any existing or proposed residents.

Parking for units 20-31 are located adjacent to the eastern boundary, this is subdivided by landscaping, a pedestrian link to Telford Way and two bin / cycle

stores for the apartment blocks. Other parking within the site is provided mainly within the residential amenity of each property apart from units 11-13 which have a small area of parking to the far west of the site. Approximately two spaces parking spaces are provided per unit which is considered acceptable.

The revised scheme has reduced the number of dwellings from 42 to 31 units, revising not only the layout but the type, form, mass and details of the dwellings. The proposal now comprises of 9 x 4-bed dwellings, 16 x 3-bed dwellings and 6 x 2-bed apartments with a density of 38.75 dwellings per hectare, compliant with PPS3 in terms of mix of housing and efficient use of land.

With regard to drainage, a number of objection letters have raised concerns with localised flooding from drains during heavy rainfall. Whilst Severn Trent Water maintained no objection to the proposal, the Council has further investigated the issues regarding drainage with STW. STW have accepted there is a hydraulic, structural or service condition defect on the 225mm diameter combined public sewer and have forwarded our complaint on to the the flooding team for further investigation. Whilst this information is not yet available, proposals to reduce the volume of discharge from the existing site have been suggested to allow this development, without being held to ransom by STW's investigations. The site as existing produces an unattenuated surface water discharge into the existing system of 11 litres per second. The new development although a larger site, will be restricted to 5 l/s with all additional exceedance flows up to and including the 1 in 100 year flooding event. This is a betterment of 6 l/s. Subsequently the Councils Drainage Engineer has accepted the recommendations as set out in the Flood Risk Assessment prepared by Atkins, and requested that the survey of the STW is undertaken and protection is provided to any residents that experiences flood under the S106 agreement, if required.

With regard to contamination, whilst the site has been previously developed, it is considered the level of contamination is relatively low. It is therefore accepted that remediation of any contamination issues can be adequately conditioned. In compliance with Policy H6 your officers are therefore satisfied that the development can be adequately accessed, provide sufficient parking, be adequately drained, remediated of any contamination, located in a sustainable area and would not have an adverse impact on the local environment by virtue of its use or the proposed design.

Policy UD2 and CS15 require developments to be of a high quality, respecting and reinforcing the character of the area surrounding. It is considered that the proposed development responds positively to the context, both visually and functionally and enhances the quality of the local environment. It is also considered that the proposed scale, layout, design, access, parking arrangements and landscaping will produce a positive spatial structure, integrating with the wider setting of the area. Consequently it is considered that the proposal complies with these policies.

Policy H22 requests contributions towards community facilities. A request for £62,127.19 towards primary education based on the revised scheme has been accepted by the developer.

Policy H23 specifies the criteria for affordable housing, on sites of 0.5ha or 15 units or more; the proposal meets this threshold. A request of 30% affordable housing has therefore been made to the developer, split between 20% Social housing and 10% shared equity. The developer has recently agreed to the provision of 30% affordable housing provision; however the mix and tenure of housing is yet to be agreed. This is to be confirmed at Plans Board.

Policy LR6 requests the provision of outdoor recreational play facilities on new residential development. The proposal does not meet the requirements to provide onsite play facilities; consequently a request for £600 per dwelling towards the upgrade of play facilities in the immediate area has been requested and agreed by the applicant.

Policy T22 requires developments where necessary; to provide the necessary improvements to meet the transport needs of the development. The need for a crossing has been identified on Telford Way, and subsequently a request for one third of the proposals estimated cost has been requested, totalling £15,000. This is yet to be agreed by the applicant.

In conclusion it is considered that the proposal complies with the adopted Core Strategy, the relevant saved Local Plan Policies and relevant national planning guidance.

RECOMMENDATION: Subject to the applicant entering into a Section 106 agreement to provide financial contributions for ££62,127.19 towards primary education; £600 per dwelling toward Leisure and Recreation; £15,000 towards a pedestrian crossing facility; and the provision of 30% affordable housing, then delegated authority is granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

- A3 Full with no reserved matters
- C120 Amended Plans
- B15 Samples of Materials
- B17 Sample Brick Panel
- B18 Details of Windows and doors
- B19 Details of enclosures
- B25 Landscape management plan
- B26 Landscape Maintenance
- Non Standard details of all road and footway construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining the road before commencement
- B33 On site Construction
- B34 Mud on Road
- B44a Contaminated land
- Non standard Drainage details to be carried out in accordance with the FRA
- Non standard Tree protection method to be carried out in accordance with the Arboricultural report
- Non standard Noise mitigation measures to be carried out in accordance with the Acoustic report
- C78 Hedge Protection

- C80 Landscape implementation
- C87 Parking, loading and turning
- C88 to state visibility splays of 2.4m x 40m
- D125 Removal of Permitted Development Rights.
- D129 Domestic garages

Informative relating to S106 agreement, ecology, contaminated land

Reason for approval:

The proposed housing development is acceptable as it constitutes the redevelopment of a previously developed site in the urban area. The traffic movements generated by the development can be accommodated without detriment to highway safety. The scale, mass, design of the proposal are acceptable and in keeping with the surrounding area. There will be no adverse impact on residential amenities. A section 106 agreement will ensure there is no adverse impact by virtue of flooding, and will secure the appropriate level of affordable housing provision, and adequate contributions towards education, leisure and recreation, and highways to mitigate against the increased population provided by the development.

Notes

Agenda Type : A

W2008/1353 Removal of condition 7 from planning permission W83/0626 and removal of condition 2 from W78/0869 restricting use to A J Maiden & Sons only Maiden's of Telford, Cross Green, Allscott, Shropshire.

Recommendation Code: FR

Ward: Wrockwardine

APPLICANT:
Mr Arthur Maiden

RECEIVED ON:
12/02/09

PARISH
Wrockwardine

WARD
Wrockwardine

CASE OFFICER:
Valerie Hulme

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Impact on residential amenity, highway safety, permanent use of site

CLLR TERRY KIERNAN HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS OF PLANS BOARD

PROPOSAL: Removal of condition 7 from planning permission W83/0626, and removal of condition 2 from W78/0869 restricting use to AJ Maiden & Sons only.

SITE & SURROUNDINGS:

The site is located at Cross Green on the junction of the B4394, to the south of Allscott village. The site as existing is a haulage yard situated immediately west of a residential dwelling. Access to the haulage yard is to the north of the dwelling; there is no direct vehicle access onto the B4394. Agricultural fields are located immediately adjacent to the northern and western boundaries of the site. These fields are within the landowners ownership. Cross Green bungalow, located to the south eastern corner is outside of the landowners ownership.

A small cluster of buildings are located at Cross Green, these include three dwellings and The Plough public house. The outskirts of the main village are located approximately 300m to the north of the site; and the now demolished site is situated approximately 300m to the west of the site.

RELEVANT HISTORY:

W78/0869 – Change of use of land for use as transport business and laying out of hardstanding. Approved 19/04/1979

W83/0626 – Construction of building for workshop, offices, store and outlet accommodation at Vehicle Park, Rushmoor Lane, Cross Green Allscott. Approved 18/07/1984

W84/0265 – Construction of a single storey building to provide workshop office store and toilet. Approved 14/08/1984

W91/0874 – Extension to an existing haulage yard. Refused 14/02/1992.

POLICIES:

Telford & Wrekin Core Strategy DPD 2007

CS2 Jobs

CS7 Rural Area

Wrekin Local Plan 1995-2006 (Saved Policies)

E6 Rural Employment General

PPG13 Transport

PPG24 Planning & Noise

CONSULTATION RESPONSES:

The Local Authority's Highways Engineer has raised no objections to the proposal.

This view has been reached by consideration of the following points:

1. There is a lack in clarity as to why the condition concerned was imposed in the first place but evidence suggests that it was not linked to comments given by the Highway Engineer at the time.
2. The site has been active under its existing use for a considerable length of time.
3. Accident analysis of the adjacent highway network for the last five years has highlighted no incidents to cause any concern via the operation of HGV's at the site.
4. Traffic flow data available for the adjacent highway network again highlights no particular current issues.

Therefore to conclude a highway objection cannot be sustained in that there is no justified technical case to do so which would be robust under examination.

The Local Authorities Environmental Health Officer has raised concerns with the removal of the personal consent; as the neighbouring properties are under family ownership and consequently would not have complained about the noise of their own business.

Wrockwardine Parish Council have raised concerns over any increase in use, especially by a new haulier, some of whom may not be as aware or concerned as the Maidens regarding various restrictions already in place on the site. The Parish have requested the Authority to thoroughly consider the reasoning for the original condition, and the history of problems including hours of operation. Whilst it is requested that members resist this approval, if members are minded to grant the consent, then it is requested that a requirement for a large notice board is displayed to illustrate the lawful operating hours.

Thirteen individual letters of objection have been received, in addition to twenty two letters which have identical content. The twenty three letters of objection only state one ground for objection which is that planning consent was only for the original applicant and not transferable. Of the other letters, the grounds for objection include:

- Locals within Allscott, Rushmoor, Rushmoor Lane have been terrorised by HGV Drivers over the years, by virtue of bad driving, damage to properties and the natural environment
- feel threatened by these movements in terms of highway safety
- Village is unsuitable for HGV movements
- highway safety – no footpaths, impact on both children and horse riders, elderly and those in wheel chairs
- someone will have to be killed before anyone takes notice
- Poor road surface
- With the closure of the sugar beet factory, and the Maidens intention to relocate, this is an ideal opportunity to revert back to a rural community.
- Increase in size and volume of traffic
- Increased damage to environment

In addition three letters have been received from one objector with additional information relating to previous complaints relating to transport movements in Allscott, from the Allscott Action Group, however the original letter to which the correspondence from Michael Frater addresses has not been supplied and thus the content is not clearly understood.

PLANNING CONSIDERATIONS:

The employment use on the site has a historic consent; however it must also be recognised that this is limited to a personal consent, which allows the Authority to reconsider such changes in ownership when the site is no longer required by one applicant against the revised local and national planning policies which have emerged over the recent years.

Policy CS7 of the Core Strategy recognises the need to sustain rural communities, by focusing development on a limited number of rural settlements, which include High Ercall, Tibberton and Waters Upton. By focusing housing, employment and service facility development at these centres, a pattern of development should be created that maximises the accessibility of services and facilities to rural resident whilst reducing the need to travel by car and enhancing the local identity and character. This employment facility is located at Allscott which is not one of the identified areas where rural development including employment is promoted under the recent adopted Core Strategy. This policy superseded policy H9 of the Wrekin Local Plan which identified this as a suitable settlement. Whilst Allscott is no longer an identified settlement, there are a large number of employment facilities located along the main highway, brought about by previous local plans, and the longstanding employment facilities in the area. As the proposal is not a new facility, being in existence more than 25 years, it is considered that the proposal would not be in conflict with CS7.

Policy E6 of the Wrekin Local Plan remains a 'saved' policy. This policy requires employment development to be related to agriculture or forestry; of an appropriate scale, type and design sensitive to its location, meet other policy requirements including Environmental Health policies; located in existing rural buildings in or adjacent to settlements, within a farm unit for purposes of farm diversification, or where appropriate to enable the expansion of an existing employment use. New

build development will only be located in or adjacent to suitable settlements; and development in the open countryside will be strictly controlled.

This application does not propose new development per se; the proposal seeks to vary a condition which must be considered in accordance with both current local and national planning policies. Taking both these policies into account Allscott is no longer considered a sustainable location, and as such new development will be restricted. This is an existing use on the site which has been in operation for over 25 years and not new development.

The first application for the haulage yard approved in 1979 was considered acceptable due to the location of the existing Sugar Beet Factory, and the direct links which the haulage yard will have for providing this service. A personal consent was included in these conditions; however no site operation hours were included.

The outline application in 1983 approved a single storey building. The hours of use of this building were condition from 8-6 Monday to Friday, and 8-12 Saturday, with no use on Sundays or Bank Holidays. This only applies to the maintenance areas of the building and not the whole site.

The supporting statement submitted with the application suggest there have been no significant complaints relating to the site; however this could partly be influence by the site being surrounded by family members. Subsequently the Environmental Health office has raised objections. It is therefore considered that this application could overcome the grounds of objection from Environmental Health and comply with Policy E6 to be sensitive to its surroundings, by the imposition of a condition relating to hours of operation.

It is also noted though there has been correspondence between the Chief Exec of the Council and the Allscott Action Group relating to highway movements. Whilst we have been unable to track down the original correspondence of these concerns, the Highways Officer has further considered the implications of the application, and maintains a view that there are no objections to the proposal.

The agent has clarified that the Maidens will maintain ownership of the site, and thus are more likely to ensure it will not have an impact on neighbouring properties. With regard to concerns over intensification, the agent illustrates that the site is limited by its license to a maximum capacity of 15 vehicles and 30 trailers which is enforced by West Midlands Traffic Agency, and due to the nature of the area, this cannot be increased. In addition the agent has also recognised the previous application for extending the site had previously been refused and appreciates any intensification would be resisted. The opening hours of the on site office are also noted.

On balance, this is an existing use which has been apparent for over 25 years, and as such those people moving into the area would be aware of this business as an element of "buyer beware", in addition the site will not be intensified. Consequently in accordance with Section 73 of the Town & Country Planning Act 1990, it is considered appropriate to attach a condition relating to hours of operation across the whole site and not just the workshop to comply with Core Strategy policies CS7 and the Wrekin Local Plan policy E6.

RECOMMENDATION: APPROVE PLANNING CONSENT subject to the following conditions:

D135 – hours of operation 8-6 Monday –Friday, 8-12 Saturday with no operations/ activity including repairs & maintenance on Sundays or bank holidays.

Reasons of approval:

The site has been utilised as a haulage yard for more than 25 years, forming part of the grain of Allscott. The proposal will not intensify use, but will allow another user to occupy the site. The proposal will not have a detrimental impact on the amenities of the surrounding residents or the highway network.

Notes

Agenda Type : A

W2009/0173 Erection of a new special educational needs building
The Charlton School, Severn Drive, Wellington, Telford, Shropshire.
Recommendation Code: FG
Ward: Dothill

APPLICANT:
Telford and Wrekin Council

RECEIVED ON:
25/02/09

PARISH
Wellington

WARD
Dothill

CASE OFFICER:
Elizabeth Attwood

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Design, scale and appearance.

SITE AND SURROUNDINGS:

The 1 hectare application site is an existing school, constructed in the 1970's and has both single storey and two storey elements. The buildings have flat roofs and are finished in charcoal grey facing bricks, blue and white panelling and white windows and doors; there are also several demountable buildings on the site. The site is accessed via a gated entrance leading to a tarmaced parking area. The site is bounded by white picket style fencing and 1.8m high timber panel fencing and is within a modern residential area. The part of the application site, which is the subject of this application, comprises of a single storey block, previously used as the caretakers bungalow, but currently un-used, with a landscaped area to the front.

PROPOSAL:

The existing building is inadequate for the schools needs and as such the proposal is to demolish it and replace with for a single storey, pitched roof building. The new Special Needs building will provide 187sq.m. of accommodation including a reception, waiting/meeting room, 2no.offices, 2no. multi-use rooms, lobby and disabled toilet.

POLICIES:

Wrekin Local Plan
UD2 Design Criteria.

Core Strategy:
CS15 Urban Design.
CS10 Community Facilities

National guidance:
PPS1 Delivering Sustainable Development.
PPS25 Development & Flood Risk

CONSULTATIONS:

No neighbour comments or objections have been received, and Wellington Town Council has raised no objections to the proposal.

The Council's Drainage Engineer has advised that due to the increase in hardstanding additional water run-off will be created and additional flows should be attenuated.

The Fire Safety Officer has advised that there needs to be access for emergency vehicles, water supplies for fire fighting and sprinkler systems. This information is noted however, this falls under the remit of Building Regulations.

PLANNING CONSIDERATIONS:

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality.

Moreover, policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. High quality design should add to the overall character and quality of an area, not just for a short time but over the lifetime of the development.

The development will be visible from the streetscene; however, it has been designed taking elements from the residential properties on the opposite side of the road and with a grey midrail soldier course to respect the grey brickwork of the main school building and grey roofing materials. Similar white powder coated aluminium doors and windows are also proposed. The scale of the building is deemed appropriate and relatively minor when viewed in context.

The proposed development is considered to be acceptable and improvement to the existing building and as such will have a positive impact on the character and amenity of the school or the surrounding area.

Policy CS15 encourages the provision of and improvement to existing community facilities which have good access by foot, cycle and public transport. This proposal will provide a new special needs building to meet local needs.

The proposed development will lead to the loss of a small landscaped area a flowering cherry tree. However, on balance this loss of this landscaped area is not judged to be significantly harmful to visual amenity of the locality. In addition, there is no impact upon parking provision or the residential amenity of the nearby dwelling houses. Accordingly, it is considered that the proposed development is compliant

with both local and national guidance and therefore recommended for approval with conditions.

RECOMMENDATION : to GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Full with no reserved matters.
2. C118 - Compliance with approved plans.
3. SIE22 - Informative - Conditions.
4. SIE26 - Informative - Reasons for the grant of planning permission.
5. Attenuation of additional rainwater run-off.

The proposed development is considered to be acceptable and improvement to the existing building and as such will have apposite impact on the character and amenity of the school or the surrounding area. There will be no impact upon parking provision or the residential amenity of the nearby dwelling houses.

Notes

Agenda Type : A

W2009/0211 Siting of static caravan, one touring caravan and two sheds
5, Marsh Green, Rodington, Shropshire.
Recommendation Code: FG
Ward: Wrockwardine

APPLICANT:
Mrs Yvonne Lee

RECEIVED ON:
11/03/09

PARISH
Rodington

WARD
Wrockwardine

CASE OFFICER:
Elizabeth Attwood

CLLR JACQUI SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS
DETERMINED AT PLANS BOARD

OBJECTIONS RECEIVED: YES

MAIN ISSUES:

Principle of residential development in the Open Countryside, effect on the character
and appearance of the area, highway safety and drainage.

THE SITE AND PROPOSAL:

Marsh Green is a loose knit scatter of dwellings located some 6.5 miles north west of
Telford and is situated in the open countryside as defined in the Wrekin Local Plan;
previous Planning Inspectors have concluded that it is neither a village nor a hamlet.

The 0.75 acre site is flat and roughly triangular in shape and is bounded by post and
rail fencing and a Leylandii hedge, with agricultural land beyond. The site is
accessed via wrought iron gates hung on brick pillars; a gravel driveway leads to a
gravel area to the rear of the site. The remainder of the site is laid to lawn. There is a
small chapel opposite the site.

This detailed application seeks full planning permission for the siting of a static
caravan, one touring caravan and two sheds.

PLANNING HISTORY:

79/71/1764 dwelling and garage – Refused.

55/72/290 3 dwellings – Refused.

27/72/3718 dwelling and alterations to access – Refused.

W77/0535 2 bungalows - Refused (appeal dismissed).

W89/0424 house and garage – Refused.

W93/0146 dwelling – Refused.

W96/1010 four gypsy caravans – Refused.

W2002/0057 house and garage – Refused.

Enforcement 0227/2004 for the removal of an unauthorised caravan and parking, the removal of an unauthorised caravan on the site was upheld on appeal. However, the enforcement notice for hardstanding was dismissed due to the length of time it had been in place (over 10 years)

W2008/0814 siting of static caravan, detached double garage and 2no. timber sheds – Refused.

CONSULTATION RESPONSES:

Rodington Parish Council has objected to the proposal, the issues raised are;

- The site is Greenfield and the proposal is an extension of Marsh Green, which is protected against development,
- There are no shops or transport.

The Council's Highway Engineer has objected to the proposal as the traffic generated is likely to increase the highway danger due to the restricted visibility.

The Council's Planning Policy Officer has no objections to the proposal.

The Council's Drainage Engineer has confirmed that there is no nearby mains drainage, and would require a soakaway test before any development commences.

The Gypsy & Traveller Liaison Officer has commented that;

- a caravan would be well screened by the hedging,
- The applicants currently live at Lodge Road, (an existing Local Authority G&T site).
- The children have places at High Ercall School and attend Sunday School,
- The site is ideal and would fit in with the current surrounding,
- It would free up a plot at Lodge Road.

Ten letters of objection have been received, the issues raised are;

- A further travellers camp will entail problems,
- Previously the area was quiet, and more vehicles now use the lane leaving rubbish,
- No formal notification received, no green site notice was displayed or press notice published,
- No justification for a second gypsy site in such a small community,
- 'traveller pressure' and questionable claims are being used to develop a Greenfield site,
- applicants already live on a site in Donnington, and have done for the past 8 years,
- the adjacent site has increased over the years,
- increased highway danger,
- the site is visible through the gates,

- distances cited to nearby villages is inaccurate and there is no bus service,
- similar proposals have been refused twice before,
- work to paths, fencing and garden has been carried out,
- proposal is not in-keeping with the hamlet,
- Marsh Green is made up of permanent residents and three traveller families and allowing another family would be disproportionate and alter the character of the area,
- If granted would be contrary to current rural policy restricting development in the rural area,
- Potential noise due to close proximity of chapel opposite the site,
- Public order behaviour and violence is not wanted in the area, large family and extended family and associated noise in a quiet rural area is unjustified,
- Marsh Green has changed over the years and no further changes should be allowed to disrupt the way of life,
- The site is an area of outstanding natural beauty and greenbelt, High Ercall or Waters Upton would be more appropriate,
- The sheds are required to allow work to be carried out on traditional traveller vans,
- Following successful enforcement action it was anticipated that the land would return to agricultural use,
- No drainage, potential contamination issues and sewage disposal,
- Children only attended Sunday school whilst previous application was submitted,
- Children only put into school when the first planning application was submitted,
- The previous buildings on the site were demolished 40 years ago,
- The site has not been occupied for the past 10 years,
- The applicant is not a gypsy and the claim is a ploy to develop the land,
- The applicant works in Telford and not all over the country as stated,
- Neighbours have rights (via their Deeds) to draw water from the well on the site, which may be denied if permission is granted,
- Neighbours would be happy to reimburse the £2000 paid by the applicant for the land and turn it into a recreation area for locals or parking for the chapel.

POLICY CONTEXT:

The application site falls within the open countryside as defined in the Wrekin Local Plan. In the assessment of the proposal, the following Local Plan policies are considered relevant:

Local Plan (saved policies):
UD2 Design Criteria.

LDF Core Strategy:
CS1 Homes
CS7 Rural Area

National policy:
PPS3 Housing,

PPS7 Sustainable Development in Rural Areas,
PPS23 Planning and Pollution Control.

Regional policy:

West Midlands Regional Statement on Gypsy and Traveller Policy,
The Department for Communities and Local Government (DCLG) Local Authorities
and Gypsy and Travellers: a guide to responsibilities and powers,
ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites.

PLANNING CONSIDERATIONS:

There is a long planning history of proposed residential development (of both bricks and mortar and caravans) on the site, all have been refused and those which were taken to appeal have been dismissed.

A previous application (W2008/0814) for the siting of a static caravan, detached double garage and two timber sheds was refused under delegated powers on 29.08.08. The material submitted as part of the application did not identify that the scheme is proposed for anything other than general market housing, albeit in the form of a static caravan with a detached double garage and two timber sheds.

ODPM Circular 01/2006 defines "gypsies and travellers" as '*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of organised group of travelling show people or circus people travelling together as such*'. (para 15)

The applicant and her husband have four young children and are expecting the arrival of a fifth child soon, as such they seek to secure a settled base close to educational and health facilities away from the poor and sometimes violent conditions previously endured at Lodge Lane. The family were recently forced to leave the site due to the violence experienced and lived on the side of the road and then in a friends field. However, this arrangement was unacceptable and the family had no alternative other than to reluctantly return to the Lodge Lane site. The Police/Council have installed a panic button, however, the situation is unsuitable and having a detrimental impact on the health and well being of the family.

At the advice of the Council's Solicitor the applicant was invited to resubmit the proposal including additional/relevant information in order that the application could be considered in line with national and regional policies for gypsy provision and quantitative need as identified in the Telford and Wrekin Gypsy and Traveller Accommodation Assessment covering Telford & Wrekin (2008).

The material submitted as part of this application identifies that the proposal seeks to secure a residential gypsy site for the applicant and her family. On this basis, the key planning policy issues for this application are considered to be the location of Marsh Green in the rural area in the context of Core Strategy policy CS7 *Rural Area*, alongside the nature of this application seeking to secure a private residency for a Gypsy family.

At this stage of preparing the Local Development Framework, there is not a local policy framework for the consideration of providing Gypsies and Traveller sites. Therefore, national and regional policies, together with evidence of need held by the Council are material factors for this application.

The issue arises that the Land Allocations Development Plan Document (LADPD) is being developed prior to the regional debate and identification of pitch numbers at this level. The potential allocation of sites at this stage through the Land Allocations document would guide applications, with potential for phasing of sites having regard to monitoring as the regional scenario unfolds. Should the Council determine not to allocate sites at this stage, the Inspector for the Examination of the LADPD may consider this to be a serious omission as the Council has an Evidence Base document identifying need.

National and regional policy establishes a clear position on Gypsies and Travellers in respect of an expectation for local authorities to find Gypsy & Traveller sites at this stage of the plan making process - where there is an identified need (West Midlands Regional Statement on Gypsy & Traveller Policy p.1 para 4.; ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites p. 11 para 43; CLG Local Authorities and Gypsies and Travellers: a guide to responsibilities and powers p. 8 para 18).

The Core Strategy at para. 9.11 states that the local framework for the provision of Gypsy and Traveller Accommodation will be set out in a subsequent Development Plan Document. Specifically, paragraph 9.11 relating to Policy CS1 *Homes* states: 'Consistent with ODPM Circular 01/2006, the council will provide sites for gypsy and traveller homes commensurate with the needs identified in assessments undertaken as part of the Regional Spatial Strategy and its own local Housing Needs Study/Strategic Housing Marketing Assessment. The locations of new sites will be consistent with the Spatial Development Strategy, as elaborated by policies contained within the Development Control Policies DPD.'

Outside of the 3 key settlements identified in Policy CS7, development will be limited and within the open countryside will be strictly controlled in accordance with the settlement strategy of the Core Strategy. Marsh Green is located in an area of open countryside, without the benefit of public transport nearby, where proposals for the provision of general market dwellings would not be considered appropriate. However, the overall spatial development strategy approach does not preclude development in the rural area based on identified local need.

Details submitted as part of the Design & Access Statement identify that the site is only 1 mile from Rodington and ½ mile from High Ercall accessible on foot from the site via public footpaths, and there is a bus stop within walking distance (approx ¼ mile). The LPA considers that the distances cited significantly underestimate the distances; moreover, the suitability of the roads for access is questionable. Further to the previous paragraph, the site is considered to lack easily accessible public transport.

Notwithstanding this issue, the Gypsy & Traveller Accommodation Assessment (GTAA) - Centre for Urban and Regional Studies, University of Birmingham,

February 2008) is considered to be a crucial consideration in respect of local need. The assessment represents a key piece of evidence held by the Council to assist in the exploration of options to make provision for Gypsy and Traveller accommodation, particularly in respect of informing the preparation of the emerging Local Development Framework. A key output of the report has been the quantification of site accommodation needs for gypsy and traveller accommodation across the Borough.

A total requirement for the provision of 24 residential pitches in Telford & Wrekin over 2007-2012 is identified in the assessment. The proposed application would, in policy terms, comply with the recommendations of the GTAA by satisfying an element of identified need. The application facilitates the provision of a family owned site, which is identified as a priority for all types of Gypsy and Traveller groups interviewed across the study area (T&W, Shropshire, Herefordshire and Powys) - thereby freeing up one of the pitches at the Lodge Road local authority site, where it is understood the applicant currently resides but would appear to be at risk of potential violence as outlined within the submission material.

Furthermore, the GTAA makes clear that sites should be differently located and designed to accord with different lifestyles and that one size does not fit all.

Issues raised by neighbours are noted and those which are 'material planning considerations' have formed part of the assessment of this application. In addition, the agent's letter of 9th March 2009, states that the inclusion of sheds as part of the proposal (identified as workshop/shed) would be ancillary to residential occupation for storage use and that there is no intention for any business use of the site. Nevertheless, it is considered necessary to impose conditions to ensure that no business use occurs in the future, in order to protect the rural character of the area and protect residential amenity.

Moreover, comments received from the Council's drainage engineer and highway engineer are noted; the drainage issues can be satisfied by the imposition of conditions and the increase in vehicle movements associated with the proposed development are not considered sufficient to justify a refusal of the application. Furthermore, para 66 of Circular 01/06, states that proposals should not be rejected if they would only give rise to modest additional daily vehicle movements and/or the impact on minor roads would not be significant.

The site is currently laid with lawn and hardstanding, the existing well established Leylandii hedge provides significant screening of the site from the neighbouring static caravan site and wider landscape, and as such will have little impact upon the character and appearance of the locality.

In conclusion, it is recognised that Marsh Green is located in an area of open countryside where general market housing would not be considered acceptable. However, in the absence of identified sites to fully meet local need for Gypsy and Traveller accommodation, this application should not be considered to be contrary to the Core Strategy in principle.

Nevertheless, it is considered necessary to enter into a S.106 Agreement to secure the ongoing provision of the site for Gypsy and Traveller accommodation for a single gypsy family, together with a condition limiting any 'business' use of the land, and as identified in the statement accompanying the application, a temporary permission for three years be granted prior to the identification of sites to satisfy the identified need is proposed through the Local Development Framework process.

Accordingly, temporary planning permission for the proposed development is considered appropriate in this case, as it complies with both national and local policy and guidance, and it is therefore recommended for approval with conditions.

RECOMMENDATION: Subject to the applicant entering into a Section 106 Agreement to secure the ongoing provision of the site for Gypsy and Traveller accommodation for a Mr & Mrs Lee and their children and prohibiting any 'business' use of the land, then delegated authority is granted to the Head of Planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 (time limit)
2. A6 (temporary 3 years)
3. D127 (restriction on separate residential use of outbuildings and sheds)
4. B50 (drainage)
5. B65 (soakaway test)

Informatives;

1. SIE22
2. SIE26

Having regard to the personal circumstances of the applicant, a temporary permission to site a static caravan, ancillary accommodation and outbuildings, will meet an identified need, for this type of accommodation, prior to further sites being formally allocated for gypsies and travellers as part of the Local Development Framework. Therefore, it is considered that the proposal is compliant with current regional and national policy.

Notes

Agenda Type : A

W2009/0213 Erection of a single storey extension
Newport Infant School, Granville Road, Newport, Shropshire.
Recommendation Code: FG
Ward: Newport South

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
11/03/09

PARISH
Newport

WARD
Newport South

CASE OFFICER:
Anna Robinson

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Scale and design, character and appearance, impact on adjoining residential amenities, Loss of playing field

THE PROPOSAL: The application comprises the erection of a single storey extension to the rear of the existing school building at Newport Infant School, facing the rear garden areas of properties in Pen-y-Bryn Way, to provide improved staffroom facilities.

THE SITE AND SURROUNDINGS:

Newport Infants School is located off Granville Avenue. The building is set back from the main road, with vehicular and pedestrian access off Granville Avenue and car parking area at the side and rear. The school grounds are located to the east, with a small landscaped area to the rear, bounded by green steel railings. The application site adjoins residential properties in Pen-y-Bryn Way to the south, which back onto the site, with garden fencing and hedges bounding the site. The school site is surrounded by residential development to the north, south and west, with Burton Borough school grounds adjoining the site to the east.

The main school building was constructed in 1950s, but a number of extensions have been added. The southern (rear) elevation of the school building is principally constructed in brick with large windows extending from floor to ceiling height. A smaller modern flat-roofed element projects slightly beyond the existing building line with large single window located on rear elevation.

CONSULTATION RESPONSES:

4 neighbour objection letters have been received from residents at No.'s 19, 21, 29 and 31 Pen-y-Bryn Way. Their comments are summarised below:

- Projection of extension beyond existing building line - encroachment
- Concerns about future development at the rear of the school
- Loss of privacy
- Loss of view
- Increase in noise and light pollution
- Devalue property
- Loss of green space

- Impact on Silver Birch tree

PLANNING HISTORY:

The site has been subject of a number of planning applications including:

W2007/0013 Erection of a Single Storey Extension to Front of Existing School Building, Construction of 19 Additional Parking Spaces and a Hard Play Area, Granted;

W2003/0624 Removal of Existing Demountable Classroom and Erection of a Single Storey Extension to Form Classroom and Library, Granted;

W98/0828 Erection of an Extension to Provide an Additional Classroom, Granted

POLICY CONTEXT:

Core Strategy Policy

CS15 Urban Design

Wrekin Local Plan 1995 – 2006

UD2 Design Criteria

PLANNING CONSIDERATIONS:

The proposed extension would extend this existing flat-roofed element, measuring 7220 millimetres in length and would project 5073 millimetres from the existing school building. The development will comprise staffroom facilities and will enable the existing staffroom to be converted to a teaching area.

The proposed single storey extension would be constructed in red brick with flat felt roof to match existing building. The windows to side elevations and double door entrance to rear will be constructed in powder coated aluminium matching existing metal window frames. The extension is modest in size and is considered proportionate and acceptable in terms of scale, design and appearance in relation to the existing school buildings and complex. It is located at the rear of the site and will be screened by the mass of the main building, and will not be prominent in the streetscene. The proposal will not lead to a significant loss or affect the provision or use of the existing school playing field.

Whilst the extension will project beyond the existing rear extent of the building, the development will be some 13 metres from the boundary of the school with rear gardens at Pen-y-Bryn Way, and more than 20 metres from the dwellings themselves, and is part of an established school complex. Due to both the separation distance and the function of the extension, it is considered that the proposal would not be unduly harmful to the residential amenities of adjoining properties.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Full with no reserved matters

C68 Finishing Materials to Match

D135 Hours of construction – 8am to 6pm Mon to Fri, 8am to 1pm Sat, no working on Sun or Bank Hol Mon

Reason for Approval

The development is considered acceptable in terms of the scale, design, form and materials, in keeping with the character and appearance of the existing school building. The proposal would not have a detrimental impact on the amenity of adjoining residential properties in Pen-y-Bryn Way.

Notes

Agenda Type : A

W2009/0229 Erection of a timber gazebo to form a parent waiting area and outdoor classroom

Hollinswood Infant School, Dale Acre Way, Hollinswood, Telford, Shropshire.

Recommendation Code: FG

Ward: The Nedge

APPLICANT:

Telford and Wrekin Council

RECEIVED ON:

13/03/09

PARISH

Hollinswood & Randlay

WARD

The Nedge

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: The visual impact of the proposed development in the surrounding area

THE PROPOSAL:

The application is to install a timber-built gazebo within the school grounds.

SITE AND SURROUNDING AREA:

Hollinswood Junior and Infant School is situated adjoining a predominantly residential area of Telford. The school and its extensive grounds occupies a large site between Dale Acre Way and Queen Elizabeth Avenue.

PLANNING POLICY CONTEXT:

Policy CS15 in the LDF Core Strategy Document and 'saved' Policy UD2 in the Wrekin Local Plan apply.

CONSULTATION RESPONSES:

No comments or responses received.

PLANNING CONSIDERATIONS:

The timber gazebo would be of a satisfactory appearance with an overall height of 2.75 metres. It is intended to use the structure as an outdoor classroom, and as a shelter for waiting parents. It would be situated in proximity to part of the main school building and would not be visually intrusive on the site. The structure would have little effect on the amenities of the surrounding area.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following condition:

A3 Standard time limit.

REASONS FOR GRANT OF PLANNING PERMISSION:

The proposal represents a relatively minor development of an acceptable appearance which would be situated within the school site where the structure would have little impact on the amenities of the surrounding area.

Agenda Type : A

W2009/0237 Erection of a single storey extension to existing school
Wombridge Primary School, Hartshill, Oakengates, Telford, Shropshire.
Recommendation Code: FG
Ward: Ketley & Oakengates

APPLICANT:
FAO Mr Mal Yale

RECEIVED ON:
17/03/09

PARISH
Oakengates

WARD
Ketley & Oakengates

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design and appearance of the extension and its impact on the existing school building and street scene

THE PROPOSAL:

It is proposed to build an extension to the front of the school, between the Juniors and Infants buildings, to form a new main entrance. The extension would effectively form a link between the two existing main school buildings and would also provide reception and administration office accommodation.

SITE AND SURROUNDING AREA:

Wombridge Primary School is situated on a sloping site fronting Hartshill to the west of Oakengates town centre in a predominantly residential area.

PLANNING POLICY CONTEXT:

Wrekin Local Plan Policy UD2 and Policy CS15 in the Core Strategy apply.

CONSULTATION RESPONSES:

No comments received.

PLANNING CONSIDERATIONS:

The school complex consists of two traditional main buildings which front Hartshill. These buildings have been added to and extended over the years. There is no single dominant architectural style. Various external play and storage facilities have had to be fitted in as space allows.

There is a change in ground level between the Infants building and the Junior School and the design of the extension will incorporate this with new steps and alternative ramped pedestrian access. The extension would improve facilities at the school and provide a safe, enclosed central courtyard/play area between the main buildings.

The proposed extension would form a distinctive modern link between the two traditional school buildings and this design is considered an appropriate solution to providing a new focal point and entrance at the front of the school.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following condition:

A3 Standard time limit

REASONS FOR GRANT OF PLANNING PERMISSION:

The proposed link extension would be a satisfactory addition to the main school building which would enhance the entrance facilities at the school. The distinctive design and appearance of the extension would provide a visual focal point while being acceptable in the street scene. The development would have little impact on the visual amenities of the surrounding area.

Notes

Agenda Type : A

W2009/0240 Erection of a timber gazebo and cycle shelter
Apleywood Primary School, Pool Farm Avenue, Leegomery, Telford, Shropshire.
Recommendation Code: FG
Ward: Apley Castle

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
16/03/09

PARISH
Hadley & Leegomery

WARD
Apley Castle

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Visual impact of the proposals in the surrounding area

THE PROPOSALS:

It is proposed to install a free-standing timber-built gazebo and a metal-framed clear glazed cycle shelter in the school grounds.

SITE AND SURROUNDING AREA:

Apley Wood Primary School is situated in a low density residential area close to Leegomery Centre. The school building is mainly brick-built, part two-storey and single-storey.

PLANNING POLICY CONTEXT:

Policy CS15 in the LDF Core Strategy Document, and 'saved' Policy UD2 in the Wrekin Local Plan apply to the proposals.

CONSULTATION RESPONSES:

Hadley & Leegomery Parish Council has no objections to the proposals.

PLANNING CONSIDERATIONS:

The gazebo and cycle shelter would be situated inside the entrance to the school site from the Silkin Way footpath which adjoins the south boundary. The structures would adjoin a playground area and would be adequately screened from outside the school site by the hedge which is on the school boundary. The proposals therefore represent minor development on the school site which would not be visually intrusive and would have little significant impact on the amenities of the surrounding area.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following condition:

A3 Standard time limit

REASONS FOR GRANT OF PLANNING PERMISSION:

The proposals would be satisfactory additions to the school site which would provide useful facilities. The design and appearance would be acceptable and the structures would have little impact on the amenities of the surrounding area.

Notes