

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 10th June, 2009 at 6.00 p.m. at the Civic Offices, Telford

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

ALSO PRESENT: Councillors E.A. Clare for planning applications W2009/0211 and W2009/0233, J.M. Seymour for planning application W2009/0211 and C.F. Smith for planning application W2009/0318.

PB-1 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 20th May, 2009 be confirmed and signed by the Chairman.

PB-2 APOLOGIES FOR ABSENCE

None.

PB-3 DECLARATIONS OF INTEREST

Councillor F.R. Picken declared a personal and prejudicial interest in planning applications W2009/0241 and W2009/0251 and stated that he would leave the meeting during the consideration and determination of these particular applications.

Councillors J.A. Francis and H.Rhodes declared personal interests in planning applications W2009/0241 and W2009/0251 and stated that they would wish to reserve their right to speak as ward members prior to leaving the room during the determination of these applications.

PB-4 PLANNING APPLICATIONS FOR DETERMINATION

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

The Board received this application which related to the siting of a static caravan, one touring caravan and two sheds at 5 Marsh Green, Rodington. Members were reminded that the application had initially been considered on the 29th April and deferred for a site visit that was held on the date of the following Plans Board meeting on 20th May. At this subsequent meeting the application was further deferred in order to enable further consultation with the Environment Agency.

The local ward member, Councillor J.M Seymour had requested that the application should be considered by the Board.

Members were informed that the Environment Agency had not been directly consulted but had been contacted by a member of the public and that any such comments that had been made would be taken into account. The Environment Agency considered that the proposal did not meet the criteria required for a comment and that any concerns should be addressed to the Council. The Board were informed that the Agency had provided guidance on those cases that did not meet their criteria for consultation. The guidance was in the form of a check list to ascertain that the correct drainage was in position or feasible for the related development. This form had subsequently been completed and it had been concluded that the site could be adequately drained.

The Board were also referred to the letters of support that had been received from the agent of the applicant together with the Headteacher of High Ercall Primary School, which the applicant's children attended.

Board Members were also reminded of the planning policy guidance applicable to this application as detailed in the report which had been submitted to the earlier Board meetings in relation to the position that no specific policy on gypsies and travellers had been included within the Local Development Framework which left any planning application to be decided against national criteria.

It was also pointed out to Members that the requirement for the Section 106 Agreement limiting the use of the site to that by a single gypsy or traveller family could be replaced by planning conditions limiting the approved planning use for a personal permission to a particular individual(s) and for a temporary three year period. This period of time was considered appropriate whilst the land allocation plan was prepared and adopted.

The local ward member, Councillor J.M. Seymour, was invited to address the Board. She confirmed that she had been requested to represent the views of a number of local residents who were opposed to the current application. She wished to point out that the plot was formerly a residential bungalow and that the present LDF precluded any development outside of the designated three settlements and she stated that the present application sought development outside of this particular policy. She also contended that if any development of this nature was allowed it would result in an imbalance within the local community of permanent residents and gypsies/travellers. However the main objection centred on perceived problems on the lack of mains drainage and water supply and she made reference to the additional facilities that residents had introduced. She also disputed the comments from the Environment Agency. In connection with the threat of violence that had been mentioned by the applicants she stated that the Lodge Farm Site was not too far away from the application site and that there was a fear amongst the local residents that this could be transferred to Marsh Green.

Councillor E.A. Clare was also invited to address the Board to speak on behalf of the applicants. She referred to the comments from the Environment Agency in that they had not voiced any material concerns on which the

application could be refused. She also mentioned that Members had visited the application site and had seen the works that had been undertaken by the applicants – Members were also referred to some photographs to illustrate the works that had been undertaken. She also referred to the presence of the well on the application site and that the applicants were fully aware of their responsibilities in this regard. Members were also informed that she had visited the site on many occasions (some of these being unplanned) and she did not find any evidence of any rubbish being allowed to collect on the site. She stated that all the applicants wished to do was to live in and provide a suitable living environment for their family. Finally she referred to the letter of support from the Headteacher of the local primary school to which the applicant's children attended together with the confirmation of the applicants to be bound by a temporary personal permission.

In conclusion the Board was advised that officers considered that the current proposal complied with existing planning policy and that this site could be adequately drained and subsequently recommended approval as per the conditions set out within the report substituting that any permission should be granted personal to the applicants and be for a temporary period of three years obviating the need for a Section 106 Agreement.

Following further discussion by the Board, it was;

RESOLVED – that in relation to planning application W2009/0211 that a temporary planning permission limited to the personal use of the applicants and their immediate for the period of three years be granted subject to the conditions as outlined within the report.

(b) W2009/0233 – Land adjacent to Tara Oakengates Road, Donnington, Telford, Shropshire

This outline planning application was considered by the Board and related to the erection of 5 bungalows on land to the side and rear of Tara, Oakengates Road, Donnington, Telford. The outline application included access but that all other matters namely layout, scale, appearance and landscaping would all be left until the detailed reserved matters stage. Members were referred to the illustrative layout plan that had been submitted with the application which showed two bungalows adjacent to Tara but in tandem and three bungalows situated to the rear of the site. All properties would be served off a new access road that would be created from existing Oakengates Road that would run along the north eastern boundary of the application site. This particular application was the latest of a long history of similar planning applications all of which had been previously refused.

The local ward member, Councillor E.A. Clare, was invited to address the Board she referred to the long history of applications associated with this area and that all of them seemed to be effected by Green Network issues. She also stated that the present application provided some elements of affordable housing and that development of this nature was required within the locality.

Members were referred to the consultation responses that had been received together with the relevant planning history, planning context and planning considerations.

In conclusion officers had considered that the site was not large enough to comfortably accommodate 5 bungalows due to the site constraints of the mineshaft and day levels and new access drive. The proposed illustrative layout was considered contrived and provided some inadequate amounts of private amenity space. Officers were also concerned that the proposed development would necessitate some encroachment onto the Green Network and that it had been concluded that there were no exceptional reasons to allow this Green Network intrusion.

Following discussion, it was;

RESOLVED – that in relation to planning application W2009/0233 that outline planning permission be refused on the following grounds:

- (a) that the Local Planning Authority considers that the erection of 5 bungalows constituted over-development of the site, which would result in a cramped form of development that would not reflect or respect the prevailing form, townscape, and character of the local area and would provide inadequate amenity space to some units. Therefore, the proposed development would have a detrimental impact on the character and appearance of the site and the surrounding area, contrary to Policies H6 and UD2 of the Wrekin Local Plan, and;
- (b) that part of the application site was within the Council's designated Green Network as shown on the Wrekin Local Plan. Policy OL4 of the Wrekin Local Plan stated that the Council would only permit development in the Green Network provided that the proposed development demonstrated that (a) there were exceptional circumstances, (b) it contributed or was complementary to the aims of the Green Network, or (c) environmental and community benefits were an integral part of the proposal. The Local Planning Authority considered that none of these exceptions had been demonstrated in this application and hence the proposal was contrary to Policy OL4 of the Wrekin Local Plan.

N.B. In accordance with the Declaration of Interest that had been made earlier Councillor F.R. Picken left the meeting prior to the consideration and determination of the following planning applications.

For information the following two applications were considered and determined together.

(c) W2009/0241 and W2009/0251 – Ketley Infant School & Nursery, Holyhead Road, Ketley, Telford, Shropshire

These applications submitted by Ketley Parish Council related to the continued uses of the former Ketley Infants School and Nursery School, situated on Holyhead Road, Ketley, Telford respectively as a Community Centre and office for the Parish Council and as a Youth Club. The buildings were of Victorian style red brick and tiled building with ornate detailing which were further enclosed by old brick boundary walling with the front boundary onto Holyhead Road. The site was located within the wider residential area of Ketley with residential properties being located to the side and rear. Opposite the application site was the existing White Lion Public House and the Telford Millennium Community site which was currently being constructed.

The local ward members Councillors J.A. Francis and H.Rhodes exercised their right to address the Board as ward members prior to leaving the meeting to enable the Board to determine the applications.

Councillor J.A. Francis although stating that whilst she had no objections to the planning application in relation to the youth club she felt that she had to make comment on behalf of local residents in relation to use of the Community Centre and that there had been occasions that an existing Church Group which used the Centre on Sundays mornings were very loud.

Councillor H. Rhodes commented that the overall majority of local residents welcomed and were in favour of the existing uses of the facilities. The buildings were used by a large number of local residents of all ages.

At this point Councillors H. Rhodes and J.A. Francis left the meeting during the Board's determination of the applications.

Members were referred to the consultation responses, relevant planning history and policy context and the relevant planning considerations as outlined within the report. Members noted the differing hours of operation applicable to both applications and it was considered that it would be more appropriate to seek clarification that identical hours of operation would be more appropriate. As a result it was suggested that delegated authority be granted to the Head of Planning & Environment to discuss this particular aspect further with the applicant.

Following a discussion by the Board, it was;

RESOLVED – that in relation to planning applications W2009/0241 and W2009/0251 that delegated authority be granted to the Head of Planning & Environment to grant planning permission subject to an agreement on hours of operation for both buildings before and after noise insulation measures installed and to the other conditions as outlined within the report including additional conditions requiring noise insulation.

N.B. Councillors J.A. Francis, F.R. Picken and H.Rhodes returned to the meeting for the remaining planning applications.

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

The Board was referred to this planning application which had been considered and deferred at the previous Board meeting that was held on 20th May 2009. Members were informed that since the application was submitted which sought the erection of four dwellings adjoining this site further comment had been received from the Council's Arboricultural Officer. It was noted that a group TPO had now been placed on the orchard trees in the centre of the larger site. Subsequently this would result in one of the plots being removed and that further alterations were needed to another plot. Consequently, the proposed application for four dwellings on the adjacent site had been withdrawn and it was likely that revised application would be submitted for three dwellings taking into account the comments made by the Arboricultural Officer.

In connection with this current application for the proposed replacement detached dwelling no concerns had been raised or amendments since the date of the previous Board meeting.

Accordingly, it was;

RESOLVED – that in relation to planning application W2009/0306 that planning permission be granted subject to the conditions as outlined within the report.

(e) W2009/0318 – 214 Teagues Crescent, Trench, Telford, Shropshire

Members considered this application which related to the proposed erection of a two storey side extension and a single storey rear extension following the demolition of an existing garage at a property located at 214 Teagues Crescent, Trench, Telford.

The Board members were referred to the relevant planning policy and planning considerations as outlined within the report. In connection with consultation officers had received a letter of objection from a neighbouring resident who cited concerns that if the extension was approved that it would prevent light from reaching his kitchen as he had constructed some side windows in the side elevation of his current garage. He also expressed concerns as to how he would maintain the existing side guttering and the windows.

The local ward member, Councillor C.F.Smith was invited to address the Board. He repeated the already received comments from the neighbouring house owner and further requested that a site visit should be undertaken in order to fully appreciate the concerns of the neighbour.

Following a discussion by the Members, it was;

RESOLVED – that in relation to planning application W2009/0318 that consideration and determination of this application be deferred to the meeting of the Board on 1st July 2009 to enable a site visit to be undertaken by Members.

(f) W2009/0382 – Land adjacent to Botany Bay Close, Aqueduct, Telford, Shropshire

This Council application sought permission for the proposed installation of a ball court to refurbish the existing facility together with the creation of a cycling track on land adjacent to Botany Bay Close, Aqueduct, Telford.

Members were informed that the site was an existing play area adjacent to the residential area of Aqueduct. The area currently provided some equipment including swings, a small child's play area and an existing tarmac ball court. This area was enclosed by wooden fencing to a height between 1m and 1.5m. It was also noted that the area was well screened from the surrounding roads through large mature hedging and trees located to the north and east. The current facilities were dilapidated, and had been subject to vandalism. The nearest residential property was approximately 30m from the proposal.

The Board were advised of the consultation responses that had been received during the consultation period together with the relevant planning history, policy context and relevant planning considerations applicable to the application.

RESOLVED – that in relation to planning application W2009/0382 that planning permission be granted subject to the conditions as outlined within the report.

PB-5 SITE VISIT

RESOLVED – that in respect of planning application W2009/0318 – 214 Teagues Crescent, Trench, Telford a site visit be made on Wednesday, 1st July 2009 at 4.30 p.m.

PB-6 PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY

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

PB-7 URGENCY RESOLUTION

The Chairman stated that he was of the opinion that the following item of business should be dealt with as a matter of urgency at this meeting in order to avoid any unnecessary delay.

**PB-8 PLANNING APPLICATION W2009/0317 – AQUEDUCT
PRIMARY SCHOOL, CASTLEFIELDS WAY, AQUEDUCT,
TELFORD**

This application had been deferred at the Plans board held on 20th May 2009 due to a holding objection from Sport England.

The application sought approval for the erection of a single storey extension to provide two additional classrooms, toilets and store at Aqueduct Primary School, Castlefields Way, Aqueduct, Telford. Further to the objection the Board were informed that Sport England had re-assessed the application and had now withdrawn their objection.

Members were informed that no other objections or other consultation responses had been received. The Board were also advised of the relevant planning policies and considerations appropriate to the planning application. Officers had concluded that the proposed siting and design of the single storey extension was considered acceptable when considered in accordance with all Local and National Planning policies.

Accordingly, it was;

RESOLVED – that in relation to planning application W2009/0317 that planning permission be granted subject to the conditions as outlined within the report.

The meeting closed at 7.30 pm.

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD – 1ST JULY 2009

Schedule 1 : Planning Applications for determination by Board

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

W2009/0318 Erection of a two storey side extension and a single storey rear extension following demolition of existing garage 214, Teagues Crescent, Trench, Telford, Shropshire. Recommendation Code: FG - Ward: Wrockwardine Wood & Trench.....	1
W2009/0337 Erection of a first floor extension to rear The Stores, Shop Lane, High Ercall, Shropshire. Recommendation Code: FR - Ward: Ercall Magna..	3
W2009/0391 Erection on 3no. freestanding signs measuring 1200mm x 500mm Hortonwood Roundabout, Hortonwood, Telford, Shropshire. Recommendation Code: ADG - Ward: Wrockwardine Wood & Trench	7
W2009/0401 Provision of two storage containers Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, Shropshire. Recommendation Code: FG - Ward: Wrockwardine Wood & Trench	9
W2009/0402 Erection of a 2m high security fencing and gates Wilsons Auctions, Trench Lock 2, Trench, Telford, Shropshire. Recommendation Code: FG - Ward: Hadley & Leegomery.....	11
W2009/0413 Conversion of former Childrens Home to 2no. 4 bedroom properties with a single shared access off Church Street 1, 2, Church Street, Oakengates, Telford, Shropshire. Recommendation Code: FG - Ward: Ketley & Oakengates.....	14
W2009/0432 Erection of 2no. single storey extensions to provide meeting room and toilet accommodation and additional parking spaces to accommodate 4 vehicles Madeley Infant School, Upper Road, Madeley, Telford, Shropshire. Recommendation Code: FG - Ward: Madeley	17

Agenda Type : A

W2009/0318 Erection of a two storey side extension and a single storey rear extension following demolition of existing garage
214, Teagues Crescent, Trench, Telford, Shropshire.

Recommendation Code: FG

Ward: Wrockwardine Wood & Trench

APPLICANT:
Mr Lashkar Singh

RECEIVED ON:
16/04/09

PARISH
Wrockwardine Wood

WARD
Wrockwardine Wood &
Trench

CASE OFFICER:
Andrew Mackriell

THIS APPLICATION WAS DEFERRED AT PLANS BOARD ON THE 10 JUNE FOR MEMBERS TO MAKE A SITE VISIT TO ASSESS THE PROPOSAL.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The design and appearance of the proposals, impact on the street scene and the effect of the extension on the amenities of the adjoining properties.

THE PROPOSAL:

It is proposed to extend the dwelling with a two-storey side extension and a single storey extension to the rear elevation.

SITE AND SURROUNDING AREA:

The property is a two-storey semi-detached dwelling situated on a residential road consisting of mainly similar semi-detached dwellings, probably dating from the 1960s. The property has a driveway to the side, adjoining No.216, which provides access to a detached garage to the rear.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS15 Urban Design
Wrekin Local Plan Policy UD2: Design Criteria

CONSULTATION RESPONSES:

One letter has been received from the adjacent property, No.216, objecting to the proposed extension on the grounds that it would prevent light through his garage windows into his kitchen, and the extension would also make maintenance of side guttering and windows difficult.

PLANNING CONSIDERATIONS:

Having regard to the impact of the proposals on the street scene, the side extension would be set back from the front elevation on the first floor with a resultant lower roof ridge height relative to the existing roof, and this design feature would help to mitigate any 'terracing' effect. This design principle should be applied to any further proposals for similar extensions on surrounding houses in order to retain the character of the street scene. The size, scale and appearance of the proposed side

and rear extensions are considered acceptable, and would not overwhelm the existing house to the detriment of the street scene or the character of the area, nor adversely harm the amenities of neighbouring properties.

The adjacent property (No.216) has an attached flat-roofed garage to the side which adjoins the boundary. This garage has side windows facing the boundary with the application property (No.214): these windows are at a high level and glazed with obscure glass. It is considered that the garage already compromises the available light to the (now internal) side kitchen window to No.216, by virtue of the size and position of the garage. Notwithstanding the fact that the light afforded by the garage side windows is useful for the kitchen, on balance it is considered that the existence of the garage should not prejudice a side extension of appropriate design to No.214. It is worth pointing out that a single storey extension to the side of No.214 could be erected under 'permitted development' without a planning application, and would also result in a similar situation of blocking some light to the garage windows of No.216.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) A3 Standard time limit
- 2) C68 Materials to match existing dwelling
- 3) D130 Obscure glazing to first floor en-suite window
- 4) D131 No further windows/openings on side elevation adjoining No.216
- 5) D129 Garage to be retained and not converted to residential use.

Informative: Bats

REASONS FOR APPROVAL:

The proposed side and rear extensions would be acceptable additions to the dwelling in terms of their design and appearance. The side extension would be sufficiently set back to result in a satisfactory appearance in the street scene. The extensions would not have a significant detrimental impact on the existing amenities of the adjoining properties and the resultant extended dwelling would not detract from the character of the surrounding residential area.

Notes

Agenda Type : A

W2009/0337 Erection of a first floor extension to rear
The Stores, Shop Lane, High Ercall, Shropshire.
Recommendation Code: FR
Ward: Ercall Magna

APPLICANT:
Mr Dillag Sidhu

RECEIVED ON:
22/04/09

PARISH
Ercall Magna

WARD
Ercall Magna

CASE OFFICER:
Tom Lewis

ERCALL MAGNA PARISH COUNCIL REQUEST THAT THIS APPLICATION IS GREEN CARDED AS THEY CONSIDER THERE IS NO ISSUE OF OVERLOOKING AND THAT THE DESIGN IS ACCEPTABLE

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The impact of the proposals on the visual amenities of the street scene and potential overlooking on the properties to the rear.

THE PROPOSAL:

The application seeks to obtain permission for the erection of an extension to the rear of the first floor flat above the existing shop.

THE SITE AND SURROUNDINGS:

The site is the local shop for the village of High Ercall with a large ground floor flat and also hairdressers adjacent at ground floor. Above the shop is a flat which is in use by the shop proprietor. The shop and surrounding buildings have recently been rebuilt under planning application referenced W2007/0651. The rear of the shop and around the entrance to the first floor flat has been laid to tarmac. This is bounded from the properties at the rear (approximately 17m away), by a 1.8m high close boarded fence. Above this there are some shrubs which do not entirely screen the rear of the property.

CONSULTATION RESPONSES:

The Councils ecologist have raised no objections to the proposal but has requested an informative be attached to any approval with regards the potential for bats.

Three letters of objection have been received from two of the neighbouring properties to the rear with regards to:

- Overlooking of the neighbouring properties.
- Visual intrusion from the development.
- Loss of light due to the height of the proposal.
- Poor design quality of the proposal.

PLANNING HISTORY:

W2007/0024 – Demolition of existing building and erection of 2 shops and 7 apartments – Withdrawn 23rd February 2007

W2007/0651 – Demolition of existing building and erection of 2 shops and 5 apartments – Fully Granted 13th August 2007

W2007/1682 – Siting of temporary buildings for use of accommodation, shop and store (Retrospective) – Refused 13th February 2008

W2008/1365 – Erection of a first floor extension to rear – Refused 13th February 2009

POLICY CONTEXT:

In the consideration of the proposals, the following core strategy policies are considered relevant:

CS 15 – Urban Design

Also the following Wrekin Local Plan saved policies are considered relevant:

UD2 – Design Criteria

HE3 – New development in Conservation Areas

And National Planning Guidance contained with:

PPS1 – Delivering Sustainable Development

PLANNING CONSIDERATIONS:

The first application for the redevelopment of the site was withdrawn rather than be refused; the scheme was not supported by the LPA on three grounds; 1) the scale of the building; 2) the extent of 1st floor and living room windows on the rear elevation and 3) the impact on amenity on no's 4 and 4a Park Lane given the window to window separation distances only being 14.5m & 16m. As a result an amended scheme was submitted which altered the orientation of the buildings, removed the overlooking issues by careful window arrangement and increasing the separation distances between the new building and existing dwellings in Park Lane. Accordingly, the proposal was approved with conditions.

A further application was refused at the site for a first floor extension at the rear of the property. This was refused on two grounds; 1) the development was unacceptable by virtue of its design form, massing and brick to void ratio; 2) there was an inadequate window to window separation distance between the proposed extension and no. 4 Park Lane having an adverse impact upon residential amenity.

Inter alia, policy UD2 expects development proposals to be of an appropriate design quality which relates positively to its context and respects and relates to any adjacent buildings.

In addition policy CS15 requires development to positively influence the appearance of the local environment.

Guidance contained in PPS1, states that good design should contribute positively to making places better for people. Design which is inappropriate in its context should not be accepted.

The proposal is for a first floor rear extension to provide extended bedrooms, a similar application was refused in February on this year, and this application differs as it has an amended roofline and an obscured window at the rear. The extension will result in the 1st floor rear elevation of the building being 2.1m closer to the rear elevation of no.4 Park Lane. This is similar to the situation which was considered unacceptable in the previously withdrawn application which could not be supported. The resultant separation distance from 1st floor habitable room windows of 16.9m is considered inadequate, failing to respect or relate positively to the neighbouring dwelling, and as such would have a detrimental impact upon mutual privacy. Since submitting the rear window has been amended to be obscurely glazed, attempting to overcome the issues of overlooking. Although this window is obscured glazed, it is required as an escape window under building regulations; consequently the window will be able to be opened and not mitigating against the detrimental effects of overlooking. In addition it is considered as this is a large double bedroom the need for an outlook is considered necessary for the amenity of the occupant. Accordingly, the proposal is deemed contrary to policy UD2 of the WLP and guidance contained in PPS1.

The proposed rear extension is also considered unacceptable; the proposed extension introduces a hipped roof onto a building which is characterised by gable and parapet walls between each unit, the width of the extension measures 9.1m, 0.3m wider than the existing gables. Furthermore, the existing roof is finished with a parapet wall, the proposal does not respect this, proposing an uncharacteristic addition and as such the proposed roof to the extension is of an inappropriate design. Moreover, the brick to void ratio is also considered unacceptable, this has been broken up by some brick detailing since the previous application but does not significantly alter the design to break up the brick to void ratio. In addition the proposal immediately backs on to the rear elevation of no. 4 Park Lane and will have an impact on the residential amenities by virtue of their outlook. Therefore, the proposal fails to relate positively to its context or positively influence the appearance of the locality. Accordingly, the proposal is deemed contrary to policy UD2 of the WLP, CS15 of the LDF and guidance contained in PPS1.

It is also recognised that the proposal abuts the extended Conservation Area, and as such should not only respect and reinforce this setting, but preserve and enhance; providing greater emphasis on the need for high quality developments than previously required. Consequently as the quality of proposals must be increased to address this, it is considered that this proposal fails to meet Policy HE3 which seeks to respect and reinforce the context of the adjacent Conservation Area.

RECOMMENDATION: REFUSAL OF PLANNING PERMISSION for the following reasons:

1. The Local Planning Authority considers the development is unacceptable by virtue of its design, form and massing. The proposed first floor extension fails to respect the character and appearance of the existing building. Accordingly the proposal is

contrary to Policies UD2 and HE3 of the Wrekin Local Plan 1995 – 2006, policy CS15 of the LDF Core Strategy 2007 and national guidance contained in PPS1.

2. The Local Planning Authority considers the development is unacceptable as the separation distance between the proposed extension and No.4 Park Lane is inadequate and as such would result in an adverse impact upon residential amenity by virtue of overlooking distance separation and outlook. Accordingly the proposal is contrary to policy UD2 of the Wrekin Local Plan 1995 – 2006 and national guidance contained in PPS1.

Notes

Agenda Type : A

W2009/0391 Erection on 3no. freestanding signs measuring 1200mm x 500mm
Hortonwood Roundabout, Hortonwood, Telford, Shropshire.
Recommendation Code: ADG
Ward: Wrockwardine Wood & Trench

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
11/05/09

PARISH
Lilleshall & Donnington

WARD
Wrockwardine Wood &
Trench

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Visual amenity and highway safety.

THE PROPOSAL:

It is proposed to display three non-illuminated advertisement signs on the central island of the roundabout.

SITE AND SURROUNDING AREA;

Hortonwood roundabout is situated on the A518 New Trench Road located in a predominantly urban area of north Telford between the industrial estate of Hortonwood and the new Railfreight depot. The roundabout features planting with maturing trees and the combined impact of the verdant central island and the adjoining tree-lined highway contributes to the quality of the street scene and visual amenity in this area.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 'saved' Policy S31: Shopfronts, advertisements and Hoardings.

CONSULTATION RESPONSES:

Lilleshall and Donnington Parish Council object to the application on the grounds that the proposed advert boards would add to street clutter and would also distract drivers' attention.

The Council's Highways Officer has no objections to the proposed signs subject to the new signs being positioned in accordance with the submitted plans and the dimensions of the signs and their position in relation to the highway conforming to previously agreed details for similar roundabout advertisements.

PLANNING CONSIDERATIONS:

The proposed signs would be 1200mm across with a total height of 900mm, and this size has been agreed with the Council's Highways Officer as an acceptable size which would not detract from highway safety. Similar sized signs which are intended to promote local businesses, are already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme.

The signs would replace the existing advertisement signs on the roundabout and would not result in an unacceptable amount of visual clutter. Therefore the proposed signs are considered acceptable in this location and would not detract from the amenity and character of the surrounding area.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

- 1– 5. Standard advertisement consent conditions
6. Signs to be set back a minimum distance of 500mm from carriageway edge.
7. Total height of signs not to exceed 900mm.
8. Existing advert signs to be removed prior to the display of the signs hereby given consent.

Notes

Agenda Type : A

W2009/0401 Provision of two storage containers
Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, Shropshire.
Recommendation Code: FG
Ward: Wrockwardine Wood & Trench

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
15/05/09

PARISH
Oakengates

WARD
Wrockwardine Wood &
Trench

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Visual amenity.

THE PROPOSAL:

The application is to site one metal storage container on land adjoining the athletics stadium circuit at Oakengates Leisure Centre. The container would be 9 metres long and the unit will be used for the storage of specialist equipment for disabled users of the athletics track.

SITE AND SURROUNDING AREA:

The Leisure Centre is situated in an urban area and is surrounded by housing predominantly. The playing fields provide a verdant area of well maintained open space which contributes to the amenity of this part of Telford. The site for the container would adjoin the athletics circuit, where it would be positioned near to the covered spectator stand.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS15 Urban Design
Wrekin Local Plan 'saved' Policy UD2: Design Criteria

CONSULTATION RESPONSES:

The Council's Engineer has requested a number of informatives on the approval regarding ground conditions at the site.

PLANNING CONSIDERATIONS:

There are two existing containers used for equipment storage in proximity to the covered spectator stand. On balance it is considered that the addition of one further container on the site is acceptable, especially having regard to the proposed use and the need to store equipment on site. However, officers are concerned that the existing two metal containers are in a poor external condition and there is a need to prevent proliferation of similar container units on the site. It is hoped that consideration will be given to a more appropriate storage building which could provide an acceptable permanent storage facility on the Leisure Centre site. Therefore in this case a temporary planning permission for a period of two years is considered appropriate.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A5 Temporary permission for two years
2. Condition requiring the container to be finished in dark green

Informatives: SIE17, 18, 20

REASONS FOR APPROVAL:

Subject to a temporary planning permission, the container would be an acceptable installation adjoining the athletics track where the position of the container would not have a significant detrimental impact on the amenities of the surrounding area.

Notes

Agenda Type : A

W2009/0402 Erection of a 2m high security fencing and gates
Wilsons Auctions, Trench Lock 2, Trench, Telford, Shropshire.
Recommendation Code: FG
Ward: Hadley & Leegomery

APPLICANT:
Wilsons Auctions

RECEIVED ON:
14/05/09

PARISH
Hadley & Leegomery

WARD
Hadley & Leegomery

CASE OFFICER:
Phil Baker

THE PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION BE
CONSIDERED BY THE COUNCIL'S PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Siting and Appearance of security fence.

THE SITE AND THE PROPOSAL:

This planning application relates to the erection of a two metre high security fence and gates around the front car parking area at the Wilsons Motor Auction site at Trench Lock, Trench. The site occupies a prominent location on the corner of Trench Lock and Sommerfeld Road, on a main traffic route in north Telford.

The proposed fencing would comprise nylon-coated single-wire mesh fencing, colour dark green. It would be located along the main frontages to Trench Lock and Sommerfeld Road, directly behind the parking spaces and circulation aisles, and on the inside of the existing planting/landscaping around the site, which consists of hedging and semi-mature trees.

The fence is required to increase the security at the auction site as the applicants claim that they have recently experienced an increase in vandalism and anti-social behaviour on this site.

The proposed gates will be unlocked when the auction building opens at 9.00am and locked in the open position throughout the day. The gates will then be closed when the auction site closes in the evening.

CONSULTATION RESPONSES:

The Parish Council has objected to the application on the grounds that the proposed fencing would not enhance the appearance of this prominent corner site, and it could be prone to collecting litter and other debris that is blown by the wind.

No other objections have been received.

PLANNING HISTORY:

In March 2009 planning permission was refused for a 2 metre high security fencing and gates on the grounds of:

- (a) the proposed position of the fence would have an incongruous, obtrusive, and dominant impact on the street scene which would adversely affect the prevailing character and appearance of the surrounding area
- (b) the proposed development would result in a structure enclosing a section of public highway which needs to be safeguarded for possible future highway improvements and access to possible public utilities beneath the surface of the ground.

PLANNING POLICY:

The following policies are relevant in the determination of this application:

Wrekin Local Plan:
UD2 – Design Criteria

LDF Core Strategy
CS15 – Urban Design

PLANNING CONSIDERATIONS:

In the previous application the proposed fence was to be located on the outside of the existing planting/landscaping belt around the perimeter of the site, right up along the back edge of the pavement. This would have made it very visible on this prominent corner site, and would have had a dominant and obtrusive impact on the prevailing street scene, adversely affecting the character and appearance of the site and the surrounding area. It would also have intruded upon a section of the public highway which needs to be safeguarded for possible future highway improvements.

In this new application the proposed security fence is located on the inside of the existing planting/landscaping belt, directly behind the parking spaces and circulation aisles of the car park, and hence not immediately beside the pavement.

It is considered that this is a much more acceptable location for the fence. The screening that the planting will give, together with the increased distance between the fence and the pavement, will mitigate the environmental impact of the fence and make it appear less intrusive in the street scene. As such, it will ensure that the prevailing character and appearance of the site and the surrounding area will be safeguarded and protected in the future. Hence this revised scheme is now acceptable.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions relating to:

1. A3 – Full permission
2. C118 – Submitted plans

REASONS FOR APPROVAL:

The proposed security fence would be located on the inside of the existing planting/landscaping belt. The screening that the planting will give, together with the increased distance between the fence and the pavement, will mitigate the environmental impact of the fence and make it appear less intrusive in the street

scene. As such, it will ensure that the prevailing character and appearance of the site and the surrounding area will be safeguarded and protected in the future.

Notes

Agenda Type : A

W2009/0413 Conversion of former Childrens Home to 2no. 4 bedroom properties with a single shared access off Church Street
1, 2, Church Street, Oakengates, Telford, Shropshire.
Recommendation Code: FG
Ward: Ketley & Oakengates

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
21/05/09

PARISH
Oakengates

WARD
Ketley & Oakengates

CASE OFFICER:
Phil Baker

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Conversion to residential use.

THE SITE AND THE PROPOSAL:

This planning application relates to the conversion of a former children's home into 2 semi-detached four-bedroom residential dwellings in Church Street, Oakengates.

The application site lies in a predominantly residential area to the south of Oakengates District Centre.

The building was originally constructed as a pair of semi-detached houses. It later became a police house and then was converted into a children's home in 1993. It ceased being a children's home in November 2008 and since then has been vacant and boarded up.

The property is a traditional two storey building with external materials comprising brown bricks and concrete tiles. There is a large flat tarmacadam forecourt to the front of the building and a sloping grass embankment to the rear, formerly garden areas. There are single garages to either side of the building and a single vehicular access from Church Street at the south west corner of the site.

CONSULTATION RESPONSES:

One letter has been received from a local resident who is concerned about a first floor window that he feels overlooks his property, thereby prejudicing his privacy, and that the window be removed.

The Council's Geotechnical Engineer has no objections subject to a condition relating to contaminated land.

The Council's Drainage Engineer has no objections.

The Council's Highways Engineer has no objections.

PLANNING HISTORY:

In 1993 planning permission (ref: W93/0156) was given to change the use of the properties to a children's home. In the same year Building Regulations approval was given for two 2-storey rear extensions and a single storey extension on the back of the building, and various internal alterations (ref: 0744/93).

PLANNING POLICY:

The following policies are relevant in the determination of this application:

LDF Core Strategy:

CS1 – Homes

CS5 – District and Local Centres in Telford

PLANNING CONSIDERATIONS:

As the property was originally built as a pair of semi-detached houses it should be relatively easy to convert it back into two individual dwellings. No changes or alterations will be made to the external appearance of the building.

There will be two first floor bedrooms on each side of the building which have windows that overlook the adjacent houses on either side. However, these rooms were used as bedrooms when it was a children's home, and probably before that as well, and therefore there will be no real change in circumstances for the occupants of the houses. As the rooms are already present they cannot be removed, or the extensions taken down.

As the property lies at a lower level than the existing houses in Station Fields at the rear of the site, and the building is more than 10 metres from the rear boundary, it is considered that the occupants of these houses in Station Fields will not be adversely affected by any undue overlooking or loss of privacy.

Some of the large front forecourt of the site will be changed from tarmac and made into garden areas, thereby softening its appearance and making it look less harsh. In addition, the grass embankment at the rear will be divided up to provide individual private rear garden areas. There will be ample car parking provided for both proposed dwellings.

In short, the site is surrounded by residential development and there is no objection to the conversion of this property back into residential use. There will be no alterations to the external appearance of the building, and its conversion will not have a detrimental impact on the residential amenities presently enjoyed by the occupants of adjacent dwellings by virtue of any undue overlooking, loss of light, or any overbearing effect.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions relating to:

1. A3 – Full permission
2. C120 – Submitted plans
3. B44b – Contaminated land

REASONS FOR APPROVAL:

The site is surrounded by residential development and there is no objection to the conversion of this property back into residential use. There will be no alterations to the external appearance of the building, and its conversion will not have a detrimental impact on the residential amenities presently enjoyed by the occupants of adjacent dwellings by virtue of any undue overlooking, loss of light, or any overbearing effect.

Notes

Agenda Type : A

W2009/0432 Erection of 2no. single storey extensions to provide meeting room and toilet accommodation and additional parking spaces to accommodate 4 vehicles
Madeley Infant School, Upper Road, Madeley, Telford, Shropshire.

Recommendation Code: FG

Ward: Madeley

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
08/06/09

PARISH
Madeley

WARD
Madeley

CASE OFFICER:
Elizabeth Attwood

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, scale and appearance.

SITE AND SURROUNDINGS:

The 2.1 hectare application site is an existing infants school, constructed in the 1950's and 60's and comprises of single storey buildings. The buildings have flat roofs and are finished in a mixture of red/buff and charcoal grey facing bricks; there are also two cedar clad demountables on site. The site is accessed via a gated entrance with a tarmaced parking area and grassed area to the west. Additional parking is provided in front of the school building (where the one element of the extension is proposed). The site is bounded by green vertical bar railings with the playing fields to the rear of the site. The site is also shared with Madeley Junior School and the Caretakers bungalow and is located in a residential area.

PROPOSAL:

The proposed extensions will provide the school with a multi functional area which will be used for meetings, parent groups and nurture groups. The proposals include relocating the Head teacher's office into the current girls' toilets. Therefore, it is necessary to create a new toilet block; this will also include the provision of a much need disabled toilet facility. The new building will provide 107sq.m. of accommodation. The scheme also includes the creation of six replacement car parking spaces.

POLICIES:

Wrekin Local Plan:
UD2 Design Criteria
Core Strategy:
CS15 Urban Design
National guidance:
PPS1 Delivering Sustainable Development.

CONSULTATIONS:

The Council's Geotechnical Engineer has recommended informatives relating to mine working and contaminated land due to the former use of the site.

The consultation period had not expired at the time of writing this report; any further representations will be reported to Members at Plans Board.

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.

Although the largest element of the proposed extension is to be located on the front elevation of the building, the development will not be visible from the streetscene due to the topography of the site and existing buildings. Nevertheless, it has been designed taking elements from the existing building. The toilet extension is situated on the western end of the building and faces the playing fields, this is not visible in the public domain, however it too has been designed to match the existing school. The scale of the building is deemed appropriate and relatively minor when viewed in context.

The proposed development also includes the provision of six car parking spaces to compensate for the loss of the ones currently available at the front of the existing school. This will lead to the loss of a small grassed area, there is a tree nearby which is not affected by the development. On balance, the loss of this landscaped area is not judged to be significantly harmful to visual amenity of the locality, given the large amount of soft landscaping remaining on site. In addition, there is no impact upon the residential amenity of the nearby dwelling houses, and no loss of playing field.

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.

REASONS FOR APPROVAL:

The proposed development is considered to be acceptable and will have a positive impact on the amenity of the school and no adverse impact on the character and

appearance of the building or the surrounding area. There will be no impact upon the school playing fields or the residential amenity of the nearby dwelling houses.

Notes