

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 1 July, 2009 at 6.00 p.m. in the Civic Offices, Telford, Shropshire

PRESENT: Councillors I.T.W. Fletcher (Chairman), R. Aveley (substitute for Councillor J.A. Francis), R.G. Chaplin, E.A. Clare (substitute for Councillor H. Rhodes), N.A. Dugmore, G.M. Green, F.R. Picken, and M.J. Smith

ALSO PRESENT: Councillor C.F. Smith for planning application W2009/0318

PB-9 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 10 June, 2009 be confirmed and signed by the Chairman.

PB-10 APOLOGIES FOR ABSENCE

Councillors J.A. Francis and H. Rhodes

PB-11 DECLARATIONS OF INTEREST

None.

PB-12 PLANNING APPLICATIONS FOR DETERMINATION

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

This application for the erection of a two storey side extension and a single storey rear extension, following demolition of the existing garage, had been deferred at the previous meeting of the Board to enable Members to make a Site Visit.

As issues relating to the loss of light for the adjacent property, number 216 Teagues Crescent, had been raised at the previous meeting of the Board, the Planning Officer drew Members' attention to the fact that the applicant could, under permitted development, have erected a single storey extension without having recourse to the planning system or being required to notify neighbouring properties, which would have also resulted in a loss of light. Therefore, it was considered that a two storey extension would not significantly reduce the light for number 216 any more than a single storey extension. In addition, the existence of the garage was considered to have already compromised the available light to the now internal side kitchen window given its size and position.

Councillor C.F. Smith, the Ward Member, was invited to address the Board in support of the objections made by the owner of no. 216 Teagues Crescent. In doing so he wished to correct the information contained in minute number PB-4 which had stated that the owner of that property had installed the windows in the side elevation of his garage. Councillor Smith informed the Board that

these windows had been in existence since the property was first built. It was the potential loss of borrowed light through these side windows into the kitchen that was causing concern to the owner of no. 216. The owner was also concerned that, if the application was approved, the applicant might erect the two extensions at different times thus creating a building site for a number of years. Councillor Smith also made reference to the impact of the proposed development upon the street scene, the need for the drainage to be checked and the potential for the bathroom of no. 216 to be overlooked by the two storey extension.

In determining the application a number of Members considered that the proposal was too large for the site and that a two storey extension side extension would not be in keeping with neighbouring properties. Concern was further expressed at the potential loss of light to the kitchen of no. 214 and the difficulties that might be experienced in carrying out maintenance to the garage of that property.

Conversely, a number of Members supported the application given the information provided by the Planning Officer regarding the type of development that could be undertaken under permitted development rights. They accepted that there would be some loss of light if only a single storey extension was erected to the side of the no. 214. Any issues relating to the maintenance of the two properties would need to be resolved between the respective owners and was not a planning issue.

The Head of Planning & Environment emphasised that it was important that Members also recognised the rights of the applicant. Number 216 Teagues Crescent already had a side development in place and, therefore, the applicant should be permitted a similar opportunity. With regard to the issue of the loss of light, he said the side elevation windows were not the only source of light to the kitchen of no. 214 and that the option of installing roof lights was available. The issue before Members was that of whether a two storey extension was acceptable on the site.

The Council's Solicitor informed Members of the relevant legislation with respect to this application and the means by which a loss of light could be proved and addressed outside of the planning system. The applicant would be under an obligation to comply with the relevant legislation and any issues arising, together with any relating to access for building maintenance, would need to be addressed through mediation as a private matter.

On being put to the vote four Members voted in favour of the officer's recommendation and four voted against and on the casting vote of the Chairman it was:

RESOLVED – that with respect to planning application W2009/0318 planning permission be granted subject to the conditions as set out in the report.

(b) W2009/0337 –The Stores, Shop Lane, High Ercall, Shropshire

The Chairman informed the Board that the local Ward Member for Ercall Magna, Councillor Stephen Bentley, had requested that a Site Visit be made in respect of this application prior to its determination at the meeting on 22 July, 2009.

RESOLVED – that the application be deferred to the meeting of the Plans Board on 22nd July, 2009 to enable Members to make a Site Visit.

- (c) W2009/0391 – Hortonwood Roundabout, Hortonwood, Telford, Shropshire

This application by Telford & Wrekin Council sought planning permission to display three non-illuminated advertisement signs on the central island of the roundabout. The proposed signs would be 1200mm across with a total height of 900mm, as agreed with the Council's Highways Officer as being an acceptable size which would not detract from highway safety. Similarly sized signs promoting local businesses were already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme.

Lilleshall & Donnington Parish Council had objected to the application on the grounds that the proposed advertisement boards would add to the street clutter and distract drivers' attention. However, the Council's Highways Officer had no objections to the proposed signs subject to them being positioned in accordance with the submitted plans and dimensions and to their position in relation to the highway conforming to previously agreed details for similar roundabout advertisements.

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

RESOLVED – that with respect to planning application W2009/0391 advertisement consent be granted subject to the conditions as set out in the report.

- (d) W2009/0401 – Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, Shropshire

This application requested planning permission to site one metal storage container on land adjoining the athletics stadium circuit at Oakengates Leisure Centre. The container, which would be 9 metres long and used for the storage of specialist equipment for disabled users, would be sited adjoining the athletics circuit and positioned near to the covered spectator stand.

There were two existing containers used for equipment storage in proximity to the covered spectator stand. On balance it was, therefore, considered that the addition of one further container would be acceptable given the proposed

use and the need to store equipment on site. However, officers were concerned that the existing two metal containers were in a poor external condition and that there was a need to prevent proliferation of similar container units on the site. It was hoped that consideration would be given to a more appropriate storage building which could provide an acceptable permanent storage facility on the Leisure Centre site. Therefore, a temporary planning permission for a period of two years was considered appropriate. The update sheet tabled at the meeting informed Members that these existing containers would be repainted as part of the works to provide the new container.

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

RESOLVED – that with respect to planning application W2009/0401 planning permission be granted subject to the conditions as set out in the report.

(e) W2009/0402 – Wilsons Auctions, Trench Lock 2, Trench, Telford, Shropshire

This planning application requested approval for the erection of a two metre high security fence and gates around the front car parking area of this site on the corner of Trench Lock and Sommerfeld Road, a main traffic route in north Telford. The proposed fencing would comprise dark green, nylon-coated single-wire mesh fencing and 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 consisted of hedging and semi-mature trees and no longer shown along the back edge of the pavement as in the previously refused application.

The fence was required to increase the security at the auction site as the applicants claimed that they had recently experienced an increase in vandalism and anti-social behaviour on the site. The proposed gates would be unlocked when the auction building opened at 9.00 a.m. and locked in the open position throughout the day and would then be closed when the auction site closed in the evening.

Wrockwardine Wood & Trench Parish Council had objected to the application on the grounds that the proposed fencing would not enhance the appearance of this prominent corner site and could be prone to collecting litter and other debris that was blown by the wind. It had, therefore, requested that the application be considered by the Plans Board.

The originally submitted plans had shown the proposed security fence enclosing part of the adopted public highway adjacent to Sommerfeld Road. The Council's Highways Engineer had objected to this enclosure on the grounds that the land needed to be safeguarded for possible future highway

improvements and that it would also hinder access to public utilities beneath the ground.

Members were informed at the meeting that amended plans had been received, which showed the proposed fence in a slightly revised position, but still inside the existing planting/landscaping belt and still away from the back edge of the pavement. The Council's Highways Engineer was now satisfied that the proposed fence would not enclose any section of the adopted public highway. The screening that the planting would give, together with the increased distance between the fence and the pavement, would mitigate the environmental impact of the fence and make it appear less intrusive in the street scene. As such, it would ensure that the prevailing character and appearance of the site and the surrounding area would be safeguarded.

Several Members expressed concerns that the proposed fencing would be unsightly, overbearing for neighbouring properties and could obscure the views of passing drivers. In response to a question from Councillor F.R. Picken regarding whether the existing gaps in the hedge could be filled in to camouflage the fencing, the Head of Planning & Environment said that the landscaped area between the fence and the pavement was owned by the Council and he could raise this point with relevant officers.

When determining this application, the Head of Planning & Environment emphasised the need for Members to recognise the importance of local businesses such as this within the local economy and to seek to ensure their continued viability. Security was an important issue for this site and the proposed fencing would be sited behind the existing landscaping, albeit was not complete. There were no highways issues arising from the proposed fencing and there were similar installations elsewhere in Telford.

On being put to the vote four Members voted in favour of the officer's recommendation and four voted against and on the casting vote of the Chairman it was:

RESOLVED – that with respect to planning application W2009/0391 advertisement consent be granted subject to the conditions as set out in the report.

(f) W2009/0413 – 1, 2 Church Street, Oakengates, Telford, Shropshire

This application by Telford & Wrekin Council related to the conversion of a former children's home into two semi-detached four-bedroom dwellings situated in a predominantly residential area to the south of Oakengates District Centre. The building had been converted into a children's home in 1993 but this use had ceased in 2008 and since then it had been vacant and boarded up.

As the property had originally been built as a pair of semi-detached houses, it would be relatively easy to convert it back into two individual dwellings and no changes or alterations would be required to the external appearance of the

building. There would be two first floor bedrooms on each side of the building with windows that overlooked the adjacent houses on either side. As these rooms had been used as bedrooms when the property was a children's home, it was considered that there would be material change for the occupants of the adjacent properties. In addition, as the property lay at a lower level than the existing houses in Station Fields to the rear of the site and was more than ten metres from the rear boundary, it was considered that the proposal would not cause any adverse overlooking or loss of privacy.

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

One letter had been received from a local resident concerned about a first floor window that he considered overlooked his property but, as set out above, this window was already in existence and the proposal would not, therefore, mean any material change.

RESOLVED – that in respect of planning application W2009/0413 planning permission be granted subject to the conditions as set out in the report.

(g) W2009/0432 – Madeley Infant School, Upper Road, Madeley, Telford, Shropshire

This application by Telford & Wrekin Council sought planning permission for the erection of two single storey extensions and toilet accommodation together with the creation of six replacement car parking spaces. The proposed extensions would provide the school with a multi-functional area which would be used for meetings, parent groups and nurture groups. As these proposals included relocating the Head Teacher's office into the current girls' toilet, it would be necessary to build a new toilet block including a disabled toilet facility.

Although the largest element of the proposed extension would be located on the front elevation of the building, the proposal would not be visible from the streetscene due to the topography of the site and the existing buildings. The toilet extension would be situated on the western end of the building facing the playing fields and, therefore, not visible from the public domain. Both the extension and the toilet block had been designed to match the existing school building. It was considered that the scale of the building would be appropriate and relatively minor when viewed in context.

The proposal included the provision of six car parking spaces to compensate for the loss of those currently available at the front of the building. This would result in the loss of a small grassed area but, on balance, the loss of this landscaped area was not considered to be significantly harmful to the visual amenity of the locality given the large amount of soft landscaping remaining

on the site. In addition, there would be no impact on the residential amenities of the nearby houses and no loss of playing field.

RESOLVED – that with respect to planning application W2009/0432 planning permission be granted subject to the conditions as set out in the report.

PB-13 **SITE VISITS**

RESOLVED – that a Site Visit in respect of planning application W2009/0337 take place on Wednesday, 22 July 2009 at 4.00 p.m. prior to the meeting of the Plans Board.

PB-14 **PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED POWERS**

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

PB-15 **URGENCY RESOLUTION**

The Chairman made the following statement:

“I am 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 W2009/0312 – PARKLAND HOUSE & CLASSIC FURNITURE, AUDLEY AVENUE, NEWPORT, SHROPSHIRE**

This was an outline application, including access, landscaping, layout and scale, for a mixed retail/employment development involving the erection of buildings for comparison retail on the Classic Furniture part of the site and erection of buildings to provide industrial/employment floorspace on the Parkland House site, following the demolition of all of the employment/manufacturing buildings on the Classic Furniture site and demolition of the warehouse/car auction buildings at Parkland House. A similar application, W2008/0885, for the same site but including convenience retail in the single building, had previously been refused for the reasons set out in the report. .

This brownfield site was located on the eastern edge of Newport within the built up area and within an existing employment/industrial estate. There would be a net loss of some 4000 sq.m. of industrial floorspace some of which was of poor quality. Neither of the sites was allocated for employment nor had any other Development Plan policy designation although it was a policy objective to retain and increase employment land in Newport.

The applicant had stated that the car auction business was to be incorporated into the redevelopment of the Parkland House part of the site. In addition, the Classic Furniture had a lease agreement with the applicant and site owner

until September 2009, after which time the company would be required to re-locate to alternative premises as the lease would not be renewed. However, the applicant had stated that Classic Furniture could be retained and incorporated into the new business building should it have difficulties finding alternative premises.

The proposal for the Classic Furniture site would involve the erection of two buildings to provide a total of 3,252 sq.m. gross of comparison retail, restricted to bulky goods, comprising one stand-alone building and one larger building shown sub-divided into four equally sized retail units. The existing main site access off Audley Avenue would be modified, leading to forecourt parking for 104 customer car spaces with servicing off the existing access road that led to other existing business units.

The proposal for the Parkland House element was effectively a redevelopment of the existing employment buildings on the site with an overall increase of some 2,415 sq.m. to which there was no objection in principle and for which planning permission had already been granted (W2008/0886). The proposed new building would provide a total 3,344 sq.m. floorspace with 7 units providing 2,931 sq.m. of Class B1(c) and B2 light and general industry and the end unit 413 sq.m. for the relocated car auction. The application site appeared underused and neglected with a variety of outdated office buildings and warehouses, some of which were vacant. The proposal offered an opportunity to increase and enhance the quality and amount of the employment facilities on this site and to re-house the existing car auction. The annotated hatched "Lorry Turning Area" area was about 1300 sq.m., which Highways officers considered to be adequate for the development including any 12 car transporter that might bring cars to auction. This area would be conditioned to be kept clear at all times. Vehicular access would remain off Audley Avenue but would be moved further towards the Classic Furniture side of the site. A total of 117 car parking spaces would be provided as well as cycle parking.

The proposed building would be located on the opposite side of the site to the existing buildings. Although its siting here would present a harder edge to the site, the appearance and materials for the building could be controlled by and considered under a subsequent Reserved Matters application and, with the use of appropriate colour on the exterior of the building, it would be possible to perceive the new structure as a relatively neutral structure in the location and a real improvement compared to the existing structures. Moreover the new buildings and removal of the existing outdated buildings by enhancing the visual appearance and character of this part of Audley Avenue might help to boost economic development in Newport.

Of further material significance was that, if the new building was to be erected over the existing building footprint, it would not be possible to achieve the desired access visibility and Highway Officers would prefer the new access and its improved visibility. Accordingly, the siting of the new building was considered acceptable, as the new access position together with proposed

mini-roundabout improvements, represented an overall highway benefit, which was a material consideration.

One objection had been received to the proposed retail on the Classic Furniture site, as detailed in the report, but it was considered that the applicant had addressed the requirements of national planning policy in PPS6 in relation to the out-of-centre retailing element of the proposal. The report also set out the consultation responses received including the concerns expressed by Newport Town Council and the letter of objection submitted by Growing Enterprises Ltd.

Whilst the needs test in PPS6 was still relevant, current policy also needed to be accorded full weight and draft PPS4 suggested that impact was an especially important consideration. There would be a degree of impact on Newport town centre but there would be no appreciable harm to the vitality and viability of Newport and impacts on other centres would be even more limited. To ensure this, the proposal will be limited to comparison bulky goods only by condition. Officers were now of the opinion that greater weight should be attached to the potential for claw back, as it would have a sustainable benefit by helping keep trade in Newport and be likely to reduce the length of vehicle miles travelled, meeting local need and benefiting the town's economy, which were some of the spatial development objectives of the Core Strategy and Policy CS7, as well as the principles underpinning PPS1.

The applicant had stated that the proposal would result in a net gain in jobs. Whilst job creation from retail uses should not be considered an important criterion upon which to judge retail proposals (Policy S9), this potential increase in jobs might be considered to help offset the potential loss of jobs from the Classic Furniture part of the site. Even if Classic Furniture relocated to a unit within the redeveloped site, which the applicant had stated was an option, there could still be an increase in over 40 jobs created.

In conclusion, whilst there was limited 'quantitative' need for comparison retail in Newport, there was a 'qualitative' need for comparison retail and with it scope to claw back trade leaking out of the town and the resulting sustainable benefits that officers considered a significant material consideration. Whilst there were more central sites in the town that could accommodate the smaller units of bulky goods comparison retail, not all of these were available or of sufficient size to accommodate the proposals even in their disaggregated form and some might be better suited for general and convenience retail and hence there were no sequentially preferable sites in appropriate locations. The proposed retail aspect of this application and the qualitative need for comparison retail would have a more limited impact on Newport town centre than the convenience and comparison retail application previously refused as the retail is now for bulky goods comparison retail. To mitigate against further impact, planning conditions would be imposed to limit the retail part of the proposal to "bulky goods only comparison retail" and restrict subdivisions of any of the retail units from that shown on the submitted plans. In addition, the provisions of improved quality employment facilities and net increase of

quantity of new and modern employment floorspace at Parkland House accorded with the aims of enhancing the employment opportunities within Newport and, together with the 3.5ha of allocated employment land, was a material considerations that would serve to off set the loss of employment floorspace from the Classic Furniture part of the site. There were also the other highway improvement benefits referred to above.

Therefore, whilst Section 38 of the 2004 Planning Act required development to be in accordance with the Development Plan, officers considered that there were material considerations in this instance that served to justify the development even with some conflict with Policy S9 of the Wrekin Local Plan. The application had been advertised as a departure, the consultation period for which expired on 15th July.

Councillor R. Aveley expressed concern that approval of this application could lead to the development of a retail park to the detriment of the town centre facilities. The Planning Officer responded that a need for some comparison retail goods on this site had been established by the Telford & Wrekin Retail and Leisure Study 2009. Councillor G.M. Green commented that the Ward Members had not objected to the proposal and welcomed the investment it would bring to the Newport area and Councillor Dugmore welcomed the improvements that would be made to the existing site. The Head of Planning & Environment agreed that the potential for a retail park to development was an important point to make but this application had been considered as a specific case and any future applications would be dealt with as they were submitted.

RESOLVED – that with respect to planning application W2009/0312 following the expiry of the departure advertisement period and no new issues arising, delegated authority be granted to the Head of Planning & Environment to grant planning permission subject to the conditions as set out in the report and to any other conditions that officers subsequently deemed necessary.

The meeting ended at 6.59 p.m.

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD – 22ND JULY 2009

Schedule 1 : Planning Applications for determination by Board

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

- W2009/0337** Erection of a first floor extension to rear **The Stores, Shop Lane, High Ercall, Shropshire.** Recommendation Code: FR - Ward: Ercall Magna, **1**
- W2009/0435** Erection and display of 7no. non-illuminated free standing signs 1.2m x 0.5m *****AMENDED DESCRIPTION***** **Trench Lock Interchange, Trench Lock, Trench, Telford, Shropshire.** Recommendation Code: ADG - Ward: Wrockwardine Wood & Trench, **5**
- W2009/0457** Erection of a 2 bay timber clad extension to existing demountable classroom including new ramps to side and front **St Lawrence C of E School, Preston, Shropshire.** Recommendation Code: FG - Ward: Church Aston & Lilleshall, **7**
- W2009/0488** Erection of a timber shelter to form covered area/outdoor classroom **John Randall Primary School, Queen Street, Madeley, Telford, Shropshire.** Recommendation Code: FG - Ward: Cuckoo Oak, **9**
- W2009/0517** Extension of existing car park (part retrospective) **Burton Borough School, Audley Avenue, Newport, Shropshire.** Recommendation Code: FG - Ward: Newport South, **12**
- W2009/0528** Erection of a single storey extension and canopy to existing school building **Priorslee Primary School, Priorslee Avenue, Priorslee, Telford, Shropshire.** Recommendation Code: FG - Ward: Priorslee, **15**

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

THIS APPLICATION WAS DEFERRED AT THE PREVIOUS PLANS BOARD ON THE 1ST JULY FOR MEMBERS TO MAKE A SITE VIST TO ASSESS THE PROPOSAL.

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

W2009/0435 Erection and display of 7no. non-illuminated free standing signs 1.2m x 0.5m *****AMENDED DESCRIPTION*****

Trench Lock Interchange, Trench Lock, Trench, Telford, Shropshire.

Recommendation Code: ADG

Ward: Wrockwardine Wood & Trench

APPLICANT:

Telford & Wrekin Council

RECEIVED ON:

04/06/09

PARISH

Wrockwardine Wood

WARD

Wrockwardine Wood &
Trench

CASE OFFICER:

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Highway safety and visual amenity

THE PROPOSALS:

It is proposed to display seven non-illuminated advert signs to replace the existing advertisement signs which are currently displayed at various locations on the three islands at Trench Lock Interchange.

SITE AND SURROUNDING AREA:

Trench Lock interchange is a large road complex at the junction of the A518, the A442 Queensway and Trench Road in north Telford. The road layout has been modified in recent years, however the three main islands which comprise the interchange feature established verdant landscaping and planting.

PLANNING POLICY CONTEXT:

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

CONSULTATION RESPONSES:

Comments and recommendations to be reported to Plans Board.

PLANNING CONSIDERATIONS:

The proposed signs would be 1200mm across and with an overall height of 900mm when displayed on their metal posts. 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 to promote local businesses, are already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme.

The seven proposed signs are to replace the existing advertisements on the roundabout and would not result in an unacceptable amount of visual clutter. The proposed signs are therefore considered acceptable in this urban 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. Advertisements to be set back 500mm minimum from the carriageway.
7. Overall height of displayed signs not to exceed 900mm.
8. Existing advert signs to be removed prior to the display of the new advertisements.

Notes

Agenda Type : A

W2009/0457 Erection of a 2 bay timber clad extension to existing demountable classroom including new ramps to side and front
St Lawrence C of E School, Preston, Shropshire.
Recommendation Code: FG
Ward: Church Aston & Lilleshall

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
09/06/09

PARISH
Preston Upon the Weald
Moors

WARD
Church Aston & Lilleshall

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design and appearance and impact on amenity.

THE PROPOSALS:

The application is to extend the existing demountable classroom situated on the school site.

SITE AND SURROUNDING AREA:

The school is situated on the edge of the village of Preston-upon-the-Weald Moors adjoining verdant countryside. The main school building is of a traditional appearance on the road frontage, although it has a modern rear extension and a detached demountable classroom situated adjoining the playground.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS15
Wrekin Local Plan 'saved' Policy UD2

CONSULTATION RESPONSES:

This application has been brought to Plans Board early to enable work to commence during the School holiday if the application is approved. Local residents have been consulted and any comments shall be reported in an update to Plans Board.

PLANNING CONSIDERATIONS:

The existing timber demountable classroom building is an established structure on the school site. Although quite a large building, the nearest boundary with the adjoining dwelling is well-screened and the demountable, with a low-pitched roof, is not visually intrusive. The proposal to extend 5.5 metres on the rear of the demountable is therefore considered acceptable. The resultant extended classroom would have little additional effect on the amenities of the surrounding area. The extension would match the external appearance of the existing demountable building.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Standard time limit

C68 External finish of the extension to match the existing building

REASONS FOR APPROVAL:

The extension to the existing demountable classroom would be a satisfactory addition to the school site which would be acceptable in terms of its design and appearance. The development would not have a significant detrimental effect on the amenities of the adjoining properties or the surrounding area.

Notes

Agenda Type : A

W2009/0488 Erection of a timber shelter to form covered area/outdoor classroom
John Randall Primary School, Queen Street, Madeley, Telford, Shropshire.

Recommendation Code: FG

Ward: Cuckoo Oak

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
17/06/09

PARISH
Madeley

WARD
Cuckoo Oak

CASE OFFICER:
Elizabeth Attwood

OBJECTIONS RECEIVED: No neighbour comments or objections have been received.

MAIN ISSUES: Design and Appearance.

PROPOSAL:

This detailed application seeks permission for the erection of a timber shelter to form a covered area/outdoor classroom.

POLICIES:

Wrekin Local Plan
UD2 – Design Criteria.

Core Strategy
CS15 – Urban Design.

National guidance:
PPS1 – Delivering sustainable Development.

SITE AND LOCATION

Situated on the corner of Queen Street and Bridgnorth Road, and located within a predominantly residential area, a modern school building situated within a 5.9 acre (2.3 hectare) site which it shares with Haughton Special School. The site is bounded by 2.4 metre high green vertical bar railings.

CONSULTATIONS

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

The Council's Engineer has recommended an informative in relation to land stability due to the previous mining operations in the locality.

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 Early Years Foundation Strategy (EYFS) curriculum requires schools to be able to teach indoor activities outdoors; for example if there is a sand pit in the classroom there needs to be one outside. Similarly facilities for reading and writing also need to be provided outside.

The school complies with the requirements of the EYFS curriculum and has an outside designated learning area. However, due to the weather is unable to take full advantage of the amenity, this being because it may either be raining, or is too hot with the risk of sunburn and heatstroke. Hence this proposal for a covered area to improve the facility.

The proposal is located adjacent the existing demountable classrooms and will cover the existing outdoor seating area. The proposed timber materials are sympathetic to the adjacent classroom and will have a tanalised finish. Furthermore, the structure will not be visible within the streetscene or the wider landscape. The proposal will not result in any loss of play area or parking, and there are no nearby neighbours.

The number of pupils at the school will not be increased as a result of this development and therefore a Travel Plan is not required.

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. Development in accordance with submitted details and additional details.
3. SIE17 – Minerals Area.
4. SIE22 - Informative - Conditions.
5. SIE26 - Informative - Reasons for the grant of planning permission.

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, parking or residential amenity.

Notes

Agenda Type : A

W2009/0517 Extension of existing car park (part retrospective)
Burton Borough School, Audley Avenue, Newport, Shropshire.
Recommendation Code: FG
Ward: Newport South

APPLICANT:
Mrs Sarah McElduff

RECEIVED ON:
26/06/09

PARISH
Newport

WARD
Newport South

CASE OFFICER:
Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design, Loss of open space

THE PROPOSAL: The application seeks planning permission for an extension of the existing car park, adding a further 24 spaces at the front of Burton Borough School, with a new exit point on to Audley Avenue to enable vehicles to use a one-way system through the car parking area. The application is part-retrospective with an aggregate track running through the centre of the site.

THE SITE AND SURROUNDINGS:

The application site comprises Burton Borough School; a large modern school building set back from the road behind hedging with car parking and grassed landscaped areas to the front. The existing vehicular access to the school is at the northernmost point of the application site, adjacent to the cricket ground. To the east of the school site there is a shared junction to industrial development and Army Cadet Unit, with existing gated access to school. This access point is located adjacent to the informal parking area and aggregate track. The school tennis courts are located directly to the south of the proposed parking area, with sports hall beyond. Coach parking spaces are marked out on Audley Avenue, adjacent to the school.

The school is located on Audley Avenue, in a mixed area of residential, recreation and industrial development. The road is blocked off with bollards to the east of the application site, adjacent to the entrance to the cemetery. Adjoining uses consist of residential properties and a residential care home opposite the application site, cricket ground and bowling green to the northwest, Audley Avenue Industrial Estate to the southeast. Further sports facilities are located to the east.

CONSULTATION RESPONSES:

This application has been brought to Members early to enable work to commence during the School holiday. Residents have been consulted, along with Newport Town Council and the Highways Engineer. The consultation period expires on 20th July before Plans Board and any consultation responses shall be reported to Members in an update.

PLANNING HISTORY:

The school site has been subject to a variety of planning applications, including a number of proposals for various extensions to the building. The most relevant planning application to the current proposal is:

W98/0603 Construction of an extension to existing car park

POLICY CONTEXT:

Wrekin Local Plan (1995 – 2006):

Policy UD2 – Design Criteria

Appendix B: Parking Standards

PLANNING CONSIDERATIONS:

There are no parking standards for schools in PPG13 (Transport). However, the Parking Standards identified in the Wrekin Local Plan can be used as a guide to parking provision required at the School. It states that there should be one space per full time member of staff and a minimum of three visitor spaces for Primary Schools. There are currently 104 full-time members of staff. On-site existing parking provision accommodates 89 spaces. The shortfall is therefore 23 spaces. The proposed extension to the car park would provide an additional 24 spaces for staff and visitors, formalising an area that is already used as informal parking space. The Design & Access Statement (DAS) asserts that this area does become waterlogged and is not currently ideal for parking, but with additional drainage and the use of grasscrete cells as outlined on the plans, this will resolve the current problems.

The DAS states that the proposed one-way system and exit from school site utilising existing gated access point on to the junction to the east of the additional parking spaces will help to reduce congestion at the school and on Audley Avenue and improve safety for pupils and staff.

The proposed one-way system and access point for exit of vehicles is considered acceptable, as the junction is located close to the blocked off point of Audley Avenue, and will not create new access on to the main road. The development would continue the existing track through to the junction and utilise an existing gated entrance, thus it would not significantly alter the character of the site or area.

In the DAS, Sport England has confirmed that the grassed area does not serve any sporting purpose. It is located at the front of the school site and does not form part of the main playing field. The development will be situated within the curtilage of the school, partly screened by the existing boundary hedge. Therefore the development will not lead to a significant loss of the landscaped area. Existing trees within the site shall be maintained. Whilst the area of grasscrete to enable turning space would be located under the canopy of a mature tree, the proposed parking spaces would be located away from the trees. Thus the development would maintain the existing amenity provided by the trees and boundary hedge.

The grassed area is of little amenity value and will not lead to a loss of playing field at the school. The design and materials of the track and parking spaces is considered to be appropriate and addresses the existing drainage problems of the site. The use of grasscrete should help to blend the development with the site area,

whilst improving the surface quality of the currently informal churned-up grass; and existing and proposed landscaping will further enhance the area. It is therefore considered acceptable with regard to local policy.

The planning officer has sought clarification from the Council's School Travel Plan Co-ordinator as to whether the current travel plan is up to date. She has confirmed that it was last updated in 2005 and that the assessment criteria have since been revised to include staff travel modes as well as pupils. Therefore it would be necessary to prepare a new school travel plan.

Officers acknowledge that there is currently a shortfall in parking spaces at the school site, and that additional provision within the site will improve parking arrangements at the front of the site on Audley Avenue. It is considered that the additional parking spaces are appropriate; however, the submission of a Green Travel Plan is considered necessary to encourage alternative travel modes and should be conditioned. The proposed one-way system and

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 Statutory time limit
2. Prior to commencement, submission of Green Travel Plan

Reason for Approval

The proposed development is considered acceptable as it will provide improved and increased parking and access arrangements and overcome the current shortfall in car parking provision at Burton Borough School. The design and materials are considered appropriate and in keeping with the existing car parking area. The development will not have a detrimental impact on the amenity of the school or residential area, and should not lead to a significant loss of playing fields or landscaped open space.

Notes

Agenda Type : A

W2009/0528 Erection of a single storey extension and canopy to existing school building

Priorslee Primary School, Priorslee Avenue, Priorslee, Telford, Shropshire.

Recommendation Code: FG

Ward: Priorslee

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
01/07/09

PARISH
St. Georges & Priorslee

WARD
Priorslee

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design and appearance of the additions and likely impact on the amenities of the surrounding area.

THE PROPOSALS:

The application is for a single storey extension to part of the school main building and also the installation of a glazed canopy. The proposed extension is for general purpose use and is required due to internal reorganisation of administrative accommodation within the school.

SITE AND SURROUNDING AREA:

The school is situated adjoining a predominantly residential area, close to the local district centre of Priorslee. The school site is generally on a lower ground level than the surrounding development and the main road.

PLANNING POLICY CONTEXT:

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

CONSULTATION RESPONSES:

This application has been brought to Plans Board early to enable work to commence during the school holiday, if the application is approved. The parish council and the Council's Geotechnical engineers have been consulted, and any comments or recommendations shall be reported in an update to Plans Board.

PLANNING CONSIDERATIONS:

The single storey extension would be built on a small area of incidental grass adjoining the main school building and would not result in loss of play areas. The extension will be finished with brickwork and tiles to match the existing building therefore the appearance would be satisfactory.

The proposed external canopy will cover part of the small courtyard area created by the new extension. The canopy will feature a curved roof and the metal framework would be powder coat finished to match existing metalwork on the school building.

The school site is largely screened from the surrounding area by verdant landscaping and a mature hedge adjoins the boundary with Priorslee Avenue. In addition, the main school building is situated on a lower land level relative to the surrounding area therefore the proposed extension and canopy would not be visually intrusive and would have little impact on the street scene.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Standard time limit.

C68 External materials to match existing building

REASONS FOR APPROVAL:

The proposed extension and canopy represent relatively minor additions to the main school building which would be of a satisfactory design and appearance and would not have a significant detrimental impact on the street scene or the amenities of the surrounding area.

Notes