

PLANS BOARD

Minutes of a meeting of the Plans Board held on Thursday, 15 October, 2009 at 6.00 p.m. in the Civic Offices, Telford

PRESENT: Councillors I.T.W. Fletcher (Chairman), R.G. Chaplin, E.A. Clare (substitute for Councillor F.R. Picken) N.A. Dugmore (Chairman for planning application W2009/0326), J.A. Francis, G.M. Green, H. Rhodes and C.F. Smith (substitute for Councillor M.J. Smith)

ALSO PRESENT: Councillor A. Lawrence (for planning application W2009/0009)

PB-44 MINUTES

RESOLVED - that the minutes of the meeting of the Plans Board held on 23 September, 2009 be confirmed and signed by the Chairman.

PB-45 APOLOGIES FOR ABSENCE

Councillors F.R. Picken and M.J. Smith

PB-46 DECLARATIONS OF INTEREST

Councillor I.T.W. Fletcher having declared a personal interest in planning application W2009/0326, as he had previously discussed the application as a member of Hollinswood & Randlay Parish Council, indicated that he would, therefore, vacate the Chair and leave the room during determination thereof.

PB-47 PLANNING APPLICATIONS FOR DETERMINATION

(a) W2006/0608 – Land off Church Walk, Donnington, Telford, Shropshire

This requested the Board to agree to a variation of the Section 106 Agreement in respect of planning permission W2006/0608 for 18 dwellings, as approved by the Board on 9th August 2006. Planning permissions W2007/1441 and W2007/0968 had, subsequently, increased the overall number of units to 24 but with no change to the Section 106 Agreement, which still applied to only 18 units.

The majority of dwellings were now nearing completion but, with the downturn in the economy, the reduction in land values, a reduction in both open market and affordable housing values, the higher build costs of a modern high specification design development and unforeseen groundwork problems, the developer had advised that the scheme was no longer viable and work on the site had been halted earlier in the year. The developer had now requested assistance in the form of a reduction in the number of affordable housing units to enable the development to break even. The Section 106 Agreement had required 38% affordable housing, which equated to 6.8 affordable units, but the developer now wished to reduce this to 4 affordable units (22%). Cost sheets had been provided to show the financial position that would result from

reducing the affordable units to 4, 5 or 6. Officers wished to point out that none of the Section 106 monies owing to the Council had yet been paid, although the developer had advised that these would be paid upfront with indexation, but the Council could pursue these monies through legal means, if necessary.

Officers considered that completion of the site would help to secure the delivery of all the approved units and both local residents and the area as a whole would benefit from a finished development rather than a boarded up, unfinished site. Whilst, it could appear that the developer had benefited from the additional 6 units, which were not subject to affordable housing requirements, and from non-payment of the Section 106 monies, he had advised that, whilst the larger units would have commanded more money, their subdivision, the increased costs of fitting out and the down turn in the market had meant that the scheme was at risk of making a loss.

In view of these exceptional circumstances, it was recommended that a reduction in the number of affordable units from 6/7 to 4 would not be unreasonable. However, in order to restrict this situation, the reduction in the affordable housing provision would be time limited and only applied to reflect the current circumstances. If the economy improved before the development was finished, the affordable provision would then revert back to 38% and the Section 106 would reflect this by requiring the development to be completed by a specified time. The developer had advised that the Wrekin Housing Trust were interested in taking the affordable units and that practical completion of the site was likely to be the end of April, 2010.

Members regretted the proposed reduction in the affordable provision but agreed that it was necessary for the site to be completed. The Head of Planning & Environment emphasised that this was a situation currently facing many other councils and the developer had put forward a valid argument for the reduction. He confirmed that the units to be sold to the Wrekin Housing Trust would be at a lower price than the market price, which would be an additional cost to the developer. However, the time limit for completion would act as an incentive for the development to be finished.

RESOLVED – that with respect to planning application W2006/0608 the Section 106 Agreement be amended to allow the percentage of affordable housing to be reduced to 22% but, that if the development was not completed by 30th April 2010, then the affordable housing provision reverted back to 38%.

(b) W2007/1732 – Capewell Works, Sommerfeld Road, Trench, Telford, Shropshire

This was an outline planning application for the erection of up to 350 detached, semi detached, terraced houses and some blocks of flats on approximately 7.45ha of a 9.4ha site. Of the remainder 0.75ha would be open space and approximately 1.45ha retained woodland. The buildings would predominantly be of two storeys with some three storey units and the indicative layout suggested blocks of housing linked with estate roads, all from

the existing single access point off Sommerfeld Road. The residential density across the site, excluding the woodland area, would be approximately 43 per hectare.

Following submission of the application, the applicant had requested that the application be for “up to 350” dwellings due to a change in the housing market which had had a greater effect upon flats than other sectors and that flexibility in the application description would support the attractiveness of the site to house builders and encourage early implementation. In recognising officer concerns about a lower density development, a minimum density of 30 dwellings per hectare could be conditioned.

The site was vacant industrial land which had now been cleared of buildings. It was unallocated employment land and represented a large brownfield “windfall” housing development of over 1 hectare. The site had no local plan designations but the woodland part of the site, designated as Green Network on the Wrekin Local Plan proposals map, would be retained and not built over. The site was heavily contaminated from previous industrial uses, which would require considerable remediation and there were some unique drainage issues due to the maze of pipes and chambers beneath the site for the abstraction of mine water and to feed Middle Pool, including a serpentine chamber that removed iron ochre from the water.

With regard to highways, Section 106 requirements had been agreed as £80,500 for improvements to the mini-roundabout at Trench Lock, £30,000 towards improvements and/or provision of cycleway in the vicinity of the site, and £30,000 for improvement of the pedestrian routes to school. In addition, the applicant had agreed to provide an on-site LEAP and a financial contribution of £100,000 towards improvements of the existing off-site play facilities at Wombridge. However, a contribution towards the upgrading of Hartshill Park had not been agreed.

A contribution towards a new primary school had initially been requested but, following a review of the school expansion programme, this had been revised to £1.6million for an extension to the Teague’s Bridge Primary School. Education had agreed that a Section 106 contribution of £4,500 per dwelling rather than a fixed total sum in order to reflect the fact that the final numbers of dwellings on the site could be less than 350.

The applicant had originally proposed provision of 30% affordable housing but had now stated that, given the current recession and downturn in the economy, it would no longer be economically viable for this be provided. The report dealt with this issue in full, including the advice of the Homes & Communities Agency on the need for local planning authorities to take a flexible approach in these circumstances as well as ensuring a developer’s commitment to delivery to prevent land being “banked” for implementation once the market had recovered. The lack of affordable housing was to be regretted, as it reduced the scope for mixed communities, which both the government and the Council encouraged. But in light of the current down-turn in the economy, the assessment of the applicant’s financial appraisal, the wide spread contamination across the site and the cost of remediation, it was

considered that these were exceptional circumstances. Officers had recommended that the applicant's S106 package of contributions be supported but, in order to prevent the developer from benefiting from a 'flexed' planning permission without any affordable housing provision should the market improve, with a shorter permission with work commencing on the site within two years. In so doing, the site would be remediated within the first year of receiving planning permission and then, following submission of reserved matters, development would commence within a further year. However, if after four years from commencement, the site had not been completed 30% affordable housing provision would apply to the remainder of unbuilt units unless a revised financial appraisal was submitted that demonstrated the affordable housing position. In order to secure this, a revised recommendation was read out by the Chairman at the meeting.

The report set out in detail the information and issues relating to the suitability of the site's location, the loss of unemployment land, affordable housing, drainage and flooding, highways, and leisure/recreation/green network issues.

Development of this site would bring a vacant and derelict industrial site into active use in an area that was undergoing change. Whilst the proposal would result in the loss of employment land, the site had not been allocated and had been marketed for employment with no success, and required extensive remediation. In addition, there was currently no shortage of employment land within Telford and refusal on the grounds of loss of employment land would be difficult to sustain.

Whilst the nearest corner of the site was within 400m. of a regular bus route, the majority of the site and its entrance were further away and more than 800m. from a District Centre. However, a LIDL supermarket lay closer than the District Centre and would provide some convenience shopping opportunities. Teague's Bridge Primary School was within easy walking distance of the site, and a regular bus route lay less than a 12 minutes' walk from the majority of the site. In light of the exceptional economic condition and the applicant's commitment to develop the site quickly, officers considered that, whilst the site's location was not ideal, there were other material considerations that would make a refusal less tenable.

The scheme would also retain woodland Green Network and create new open spaces on site and provide new footpath links through to the adjacent amenity area around the nearby Middle Pool and other footpath/cycle way links, thereby enhancing and improving recreational and amenity opportunities and facilities, as well as increasing their accessibility to a wider range of people, in line with the Council's aims.

Two letters of objection had been received, as summarised in the report and further comments from the Town Clerk of Oakengates, including a reference to the omission from the S106 Agreement of a contribution towards Hartshill Park, together with the officers' response, were tabled at the meeting. The update also summarised the points made in a letter from the applicant, which endorsed his commitment to delivering the completed site quickly,

Members expressed considerable concern at the applicant's decision to provide no affordable housing, particularly in view of the level of homelessness in the Borough as identified by a Scrutiny Review, the size of site and the number of dwellings proposed. In addition, Councillor C.F. Smith was concerned at the level of contamination on the site, given its previous industrial uses, and the need to ensure that appropriate safeguards were in place to control drainage from the site to the Trench pools. This was vital as the Trench Pool was one of the few sites in Shropshire which supported white clawed crayfish. Councillor H. Rhodes expressed concern at the potential effect of the development upon the Hadley Road together with her disappointment that no contribution had been forthcoming for Hartshill Park.

The Head of Planning & Environment responded that, whilst he appreciated the concerns raised by Members regarding the lack of affordable housing, as the Local Planning Authority, it was necessary to recognise the current economic conditions. Local authorities which had attempted to insist on affordable housing on developments that were not economically viable had been criticised and had their decisions over-ruled. The condition of each site seeking planning permission had to be considered on an individual basis and, as this site was very contaminated and would require much remediation work, its cost structure was very different from that of a site with no previous development. The developer's case for non-provision of affordable housing had undergone independent assessment and been found to be valid. The Council also had to deliver houses and this had to be balanced against the other issues. The applicant had committed to a shortened planning permission to bring about a quick delivery. With regard to the Section 106 contributions that had been agreed, these were significant and the provision of additional educational facilities would have had to be made if the application was approved and it was preferable that the developer paid for this rather than the other leisure facilities which had been requested. In conclusion approval of the application on the basis sought by the applicant would be consistent with national guidance.

RESOLVED - that with respect to planning application W2007/1732 delegated authority be granted to the Head of Planning & Environment to grant outline planning permission subject to:

- (i) the signing of a S106 agreement for a) £4,500 per dwelling for extensions to Teague's Bridge Primary School; b) £100,000 for improvements to nearby Wombridge play facility; c) £230 per dwelling for improvements to Trench Lock mini roundabout, d) £30,000 for improvements to the local cycleway network in the vicinity of the site, e) £30,000 for improvement of pedestrian routes to school, but with clauses in the S106 that there was no initial requirement for affordable housing provided that the development commenced on site within 2 years of the grant of outline permission and that the development had been completed within 4 years of the date of commencement, but in the event of the timescales for commencement or completion not being met then the requirement of 30% affordable housing would apply, unless the applicants submitted a financial appraisal to the Council, in a form to be agreed**

between the developer and the Council, that the Council would then assess on the basis of the information provided to determine what proportion of affordable housing if any was appropriate in respect of the dwellings which were still to be constructed. All dwellings already constructed would be discounted for the purpose of the calculation;

(ii) the conditions as set out in the report.

(c) W2009/0009 – The Shropshire Golf Centre, Muxton Lane, Muxton, Telford, Shropshire

This planning application was in respect of the demolition of dilapidated and redundant agricultural buildings and the erection of extensions and alterations. The proposal would comprise, firstly, 50 bedrooms for overnight accommodation in a two storey wing, with the third floor in the roof space, located on the west side of the existing complex parallel to Muxton Lane with a lift tower that would protrude above the roofline with a hipped clay-tiled roof to match that of the remainder of the new wing. Secondly, a health and fitness suite, in a two storey wing on the east side of the complex with a gymnasium on the first floor and changing rooms on the ground floor. Thirdly, a 15-metre long swimming pool, in a single storey building, would adjoin the health and fitness suite and, lastly, an extended restaurant, accommodating 110 seats, would be sited in a single storey building located in the middle of the complex of buildings

The applicants had stated that, as their existing businesses were now well developed, they wished to enhance the services offered by offering a modest amount of overnight accommodation and health and fitness facilities. The bedroom accommodation would mainly cater for visiting golfers and wedding guests at the weekend and users of the conference facilities during the week, whilst also being attractive to tourists during periods when Town Centre facilities were busy. Members of the Golf Club would be able to use any of the proposed facilities, with associate membership being required to use the health and fitness suite and the swimming pool.

The principle of providing overnight accommodation on this site had already been established by previous planning permissions, although the hotel elements of the permissions had never been implemented. The overnight accommodation block would replace redundant farm buildings and the health and fitness suite would be built on cleared land. Therefore, no development would take place on 'greenfield' land, the Golf Centre itself, and none would extend the complex into the open countryside.

As the site lay outside the urban area, a District Centre or an identified settlement, and was not allocated for development in the Wrekin Local Plan, the applicants had been required to undertake a sequential test of alternative hotel sites in order to comply with PPS6. This had concluded that there was an identified demand for hotel development on this site, it was of an appropriate scale, there were no suitable sites available in any other centre,

including Telford Town Centre; and it would not have an unacceptable impact on existing hotels elsewhere in the Telford area.

Twenty-three letters had been received from local residents, and the Parish Council, as summarised in the report, mostly raising concerns regarding road safety issues arising from the potential for increased vehicle usage. Vehicular access to the site would be from Muxton Lane to the north and from Granville Road to the south. A total of 243 car parking spaces would be available for the whole complex, as the current provision of 223 spaces had been recognised by the Highways Engineer to be an over-provision.

The proposed development was likely to increase the volume of traffic along Muxton Lane, as set out in the report. It was well used by local residents for a variety of recreational activities and was one of the main accesses to the Granville Country Park. Therefore, any excessive increase in traffic flows along its length would have a detrimental impact on the day-to-day leisure activities of a large number of people. The results of the Transport Assessment commissioned by the applicants, as detailed in the report, together with the Council's own on-site surveys had shown that 30% of visitors came by way of Muxton Lane and 70% came along Granville Road. Therefore, it had been estimated that, as a worse case scenario, there would be, on average, an additional 46 two-way vehicle trips on Muxton Lane daily, but there would likely be linked trips that would reduce this. Such a relatively small increase in vehicle trips along Muxton Lane was considered to be acceptable by the Council's Highways Engineer. However, he wished to encourage more vehicular journeys to the Golf Centre along Granville Road rather than Muxton Lane but, unfortunately, parts of Granville Road were in a poor condition, which was a deterrent to some drivers. The road, therefore, needed to be upgraded and improved and a schedule of works, to which the applicants had agreed to contribute £30,000, had been drawn up. These works would be undertaken before any of the new facilities were brought into use and should encourage more drivers to use Granville Road, thereby alleviating traffic flows on Muxton Lane.

The design of the new extensions would respect and relate to the appearance of the existing buildings on the site and would be reinforced by the use of matching external materials. The overall layout and design of the scheme would safeguard, and even enhance, the character and appearance of the existing site, and the immediate surrounding area as the removal of the dilapidated farm buildings would substantially improve the visual amenities of the locality. In conclusion, it was considered that the proposed development was acceptable.

Councillor A. Lawrence, Ward Member, was invited to address the Board on this application. He said that he agreed in principle with the application, which would result in improved facilities and jobs but he did have concerns regarding the increased use of Muxton Lane for access to and from the Golf Club. He tabled an aerial photograph of the Club which showed the link between the two car park areas and suggested that this be closed at an appropriate point to prevent the additional traffic that would be encouraged to enter by Granville

Road passing through the site and leaving by Muxton Lane and possible closure to Muxton Lane where it split with Granville Road.

Members agreed with this suggestion but queried whether the £30,000 contribution towards highway improvements would be sufficient. They further requested that access to the site by contractors and delivery vehicles be restricted, while allowing for appropriate access by emergency vehicles. It was, therefore, agreed that determination of the application be deferred to allow for negotiations with the Golf Club to take place with regard to the possible closure of the top end of Muxton Lane and closure between the upper and lower car parks and the imposition of conditions to control access by contractors and delivery vehicles.

RESOLVED – that determination of planning application W2009/0009 be deferred to allow for negotiations to be undertaken with the applicant regarding a possible restriction on the access to the site from Muxton Lane and between the upper and lower car parks and the imposition of conditions to control access by contractor and delivery vehicles.

(d) W2009/0115 – Telford College of Art & Technology, Haybridge Road, Wellington, Telford, Shropshire

This application sought full planning permission for the redevelopment of the Telford College of Arts & Technology (TCAT) for the demolition of the existing teaching blocks that “fronted” both Haybridge Road and Bennett’s Bank and the existing fire station; creation of new site access to the north of the present access and car parks; modification of the existing teaching blocks E & F; erection of a new four storey teaching block, engineering workshops, social and dining facilities and administration accommodation. In addition, the proposal included the replacement of the Fire Station, which would be incorporated into the new teaching block, and a separate training tower and hardstanding; cycle parking racks and spaces, covered motor-cycle parking, a compound for mini-coaches; two replacement football/sports pitches and a 3rd generation all weather pitch with spectator terracing for 150 spectators; and single storey horticultural building and gardens.

The proposal would provide a new access and create a central heart space to the campus and the demolition of Blocks A, B and C, together with the Learning Resource Centre and the existing refectory, would remove the older buildings that were either in poor repair, expensive to operate/maintain or were spread over the site and/or over different levels.

The building design would generally be four storeys in height with the main element comprising three interlinking blocks clad with modern materials including reconstituted terracotta and stone with reconstituted stone/concrete panels in cream and polyester coated aluminium panelling. Substantial elements of the buildings would be glazed. The principal building would comprise a full height central atrium providing the link between the two wing buildings and existing Block E, which would be retained. The new Fire Station would be located off Watling Street/Bennett’s Bank adjoining one of the football pitches with access from an existing road from Bennett’s Bank. The

application also proposed to develop significant areas of playing field, as set out in the report.

A number of technical reports had accompanied the application and a summary of the issues raised was set out in the report. With regards to highway issues, the applicants had been advised to re-assess the trip rates used and these had been assessed by Council consultants.

This proposal represented an investment of £57.5 million, which would provide high quality facilities for this education sector. However, given the present funding difficulties at national level and Government expenditure cuts, the applicants wished to proceed with the application while other avenues of financial support were explored. A valid planning permission would, therefore, enable the College to react quickly to changing funding priorities at the national level.

The design of the building complex would allow a single phase solution which could be constructed with minimal disruption to the education provision. It had been assessed under the Building Research Establishment's BREEAM criteria as TCAT wished to achieve BREEAM "Excellent". In addition, ecology, flood risk, land stability and on-site drainage including SUDS provision, were considered to have been dealt in an appropriate manner.

The update sheet tabled at the meeting, informed the Board that, following consultation with the Council's Highways Section, a Travel Plan would be necessary together with a financial contribution towards off-site highway infrastructure, i.e. a Toucan crossing. TCAT had allocated £15,400 per annum for three years and a Section 106 Agreement would be necessary to ensure that this money was ring fenced and spent, when necessary, in the delivery of the Travel Plan. In addition, a £60,000 contribution would be made towards a new TOUCAN crossing on Whitchurch Drive adjacent to the Haybridge Roundabout. As a result, a revised recommendation was tabled in the update.

With regard to the proposed new Fire Station, the update sheet informed Members that the Shropshire Fire & Rescue Service was still not in a position to submit an application relating to the temporary site required whilst the new Station was being built.

Members welcomed the application, which would benefit both the College and Wellington. However, concerns were expressed that the location of the temporary site for the Fire Station had not yet been agreed. The Head of Planning & Environment agreed that certainty was required and the Council's solicitor advised that an appropriate agreement should be in place between the relevant bodies

RESOLVED - that with respect to planning application W2009/0115 the Head of Planning & Environment be granted delegated authority to grant planning permission subject to:

- (i) the applicant entering into a Section 106 Agreement requiring, before commencement of any development on site, (i) the submission and prior approval in writing by the Council of an Outcomes Travel Plan together with written evidence that a minimum total sum of £46,200 plus index inflation had been set aside to achieve modal share targets as shall be specified in the Travel Plan; (ii) a contribution of £60,000 plus index inflation towards the provision of a toucan crossing on Whitchurch Drive; and for the first three years following the bringing into use of any part of the development the £46,200 plus index inflation shall be used to promote and achieve the specified modal share targets, and to the conditions as set out in the report;**
- (ii) agreement on the location of the temporary site for the Fire Station;**
- (iii) the conditions as set out in the report.**

(Councillor I.T.W. Fletcher having previously declared an interest in the following application left the room during determination thereof and Councillor N.A. Dugmore took the Chair).

- (e) W2009/0326 – Randlay Centre, Randlay Community Centre, Randlay, Telford, Shropshire

This was a full application which had resulted from a Council initiative to redevelop the existing Centre, row of shops, and Community Centre as detailed below. The scheme also involved various associated highway works (to be undertaken by the Council rather than the developer) included blocking up of the underpass from the Randlay Centre to Whitworth Avenue under Randlay Avenue, installation of a new signalised pedestrian crossing to replace the underpass, and footpath widening along Randlay Avenue. The decision to redevelop Randlay Centre and provide new and improved shops and a Community Centre accorded with Council policies to focus development and investment on a local centre, to enhance facilities for the benefit of the wider community and aid social inclusion.

The proposal comprised a number of separate elements to produce an overall redevelopment scheme, as follows.

- a) Retail block with flats above

The existing retail block required repair and, according to the applicant's consultation, the traders wished them to have greater visual prominence while avoiding features that would encourage anti-social behaviour. It was proposed to erect a new repositioned parade of three shop units with six flats above. To enable the existing units to continue trading while the redevelopment proceeded and to accommodate the nursing home, the new retail complex would be built adjacent to the existing shops, taking them closer to the road. This would necessitate blocking up the underpass, which would be compensated for by the installation of a new signalised pedestrian crossing on Randlay Avenue. Service vehicles and parking for the flats and the shop staff, 12 spaces in total, would be accessed off the existing service

road at the back of the existing shops. This area would also lead on to the gated servicing area to the rear of the proposed adjacent nursing home.

The design of the two storey retail building would be a traditional brick and tile construction. At ground floor level there would be two retail units and a hot food takeaway with six flats above, accessed from the rear via a communal entrance lobby, two of which had a small balcony over the rear flat roof. The repositioning of the shops would make them more visible and prominent to both the road and on entering the car park. This relocation, a more attractive design, and the introduction of residential flats above the shops, would enhance the visual appearance of the Centre. It would also bring more life and natural surveillance to the area, particularly after the shops had shut, so helping to lessen the opportunities for anti-social behaviour. The two retail units would be conditioned to be retail Class A1, which would require planning permission to change to other uses in order to help retain the Centre's retail facilities and avoid a proliferation of hot food takeaways, which could encourage anti-social behaviour.

b) Community Centre

The proposed new Community Centre would be repositioned to the front of the site and prominently located alongside Randlay Avenue, which would necessitate the loss of a grassed and treed landscaped verge, the relocation of the footpath that ran from the existing pedestrian crossing to the Randlay Centre car park, and the loss of some car parking within the grounds of the adjacent primary school. The Parish Council and school had been consulted and it would, hopefully, increase usage by both the community and the school.

Amended design plans had been submitted to take account of the requirements of the Parish Council, which had contributed £75,000 to the project, and the facilities included three halls, two with adjacent kitchens, an external play area, toilets, stores and ancillary office accommodation. The Centre would be contemporary in design but, as there was no definitive design context to replicate and as much of the residential development in the area was set back from the road, it was considered that increasing the prominence of the local Centre and its community facilities was to be encouraged. There were some varying levels on site that would give the building different heights at ground level, but the main entrance would face Randlay Avenue.

The Nursing Home

This would be a large 'U' shaped, three storey, 72-bedroom facility built on the site of the existing shops and on the adjacent Green Network that met the "village green". It would have communal lounges, a dining room, treatment and therapy rooms, a manager's office, staff rest room, kitchen and laundry. The design, size and configuration had been dictated by the operational requirements of a Nursing Home and various standards. The elevations had some vertical alignment and gables in order to break up the scale and massing of the building and the hipped roofs would serve to reduce the bulk.

The building would be set back from the path that ran between the shops and the rear of the Farmhouse Public House with a residents' garden area to the front and rear, which would give the area by the shops and public house some visual relief from the hard built form and enhance the visual interest along the walkway that led to the "village green" and adjoining residential areas. Along the Nursing Home garden boundary with the "village green" would be a dwarf wall with railings. Most of the mature trees along the boundary of the Nursing Home with the "village green" would be retained to provide a landscaped setting and reduce the visual impact on the character, appearance and setting of the "village green", which was an important visual and recreational facility for local residents.

The Nursing Home would employ approximately 70 staff, the majority of whom would be full-time together with doctors, chiropodists and other carers who would visit mainly during the week. The plans showed 12 staff parking spaces and a covered cycle parking shed at the rear of the building and 10 designated visitor parking spaces within the main car park area. The applicant envisaged that, as most staff would live locally, they would cycle or walk to work or take advantage of the company mini-bus. There was also a regular bus service along Randlay Avenue, with bus stops conveniently located on Randlay Avenue close to the site.

The owners of the adjacent Farmhouse Public House had raised concerns that the two uses would not be compatible. However, it was considered that a public house was an integral and complementary part of the local centre which served a wide community and the design of the nursing home was such that most of the building would be set back from the public house and walkway.

Block of 12 flats

A three storey block of 12no. 2 bedroom flats was proposed at the rear of the public house and on the site of the existing Community Centre. Two of the ground floor flats would have their own access, while the others would be accessed via a central lobby. The design was relatively traditional with brick and render and a tiled ridged roof. A small amenity area for the ground floor flats would open onto the "village green" and be surrounded by a dwarf wall and railings with the other flats having immediate access to the communal "village green".

The repositioning of the new retail block and the Community Centre closer to Randlay Avenue would necessitate the loss of mature landscaping and roadside trees and the Nursing Home would require the removal of some of the grassed area behind the avenue of trees at the top of the "village green", all of which was Green Network. However, as set out in the report, Core Strategy Policy CS11 permitted development that had a "significant" community and environmental benefit.

All of the facilities at the Centre currently shared a communal car park in the centre of the complex accessed off Randlay Avenue. This which would be retained with some visibility improvements. However, highway engineers

considered that there was no need for each use to have its own parking quota as there would be sufficient staggered usage/demand throughout any day or week, such that on balance the existing parking provision was adequate for this redevelopment. However, Highway Engineers did have concerns regarding the ease and practicality of refuse and service vehicles accessing the servicing areas and discussions were currently being held with the applicant.

The erection of the new block of flats would necessitate the relocation of the existing ball court to ensure it was beyond the recommended distance from residential properties and the Council's Leisure Officer had advised on an acceptable new location towards the centre of the "village green" with the site of the existing ball court being made good and landscaped. In order not to delay development of the overall scheme, conditions would be imposed that allowed phasing of the development so that the ball court would only need to be relocated when work on the block of flats had started.

The report detailed the consultation responses and the conditions requested by relevant agencies/officers of the Council. Two letters of objection had been received from local residents, as summarised in the report.

In conclusion, the overall proposal accorded with Local Plan Policy S1 and Core Strategy policies CS5, CS9 and CS10 as it focuses upon development and investment of a local centre and enhanced facilities for the benefit of the wider community. Whilst, a loss of Green Network would be necessary, officers considered that the provision of new and improved community facilities were of such "significant" community benefit as to ensure that it was in accordance with Core Strategy policy CS11. It was, therefore, considered that there were material considerations of significant community benefit in the proposal which would justify such a development notwithstanding some policy conflict with Policy OL4 and the application had been advertised as a departure.

Members welcomed the application and the contribution from the Parish Council but expressed regret at the loss of the Green Network land.

RESOLVED - that with respect to planning application W2009/0326 planning permission be granted subject to the conditions as set out in the report and to any other that officers might consider necessary.

(Councillor I.T.W. Fletcher returned to the room and resumed as Chairman for the remainder of the meeting.)

- (f) W2009/0610 – MFI Unit 3, Telford Bridge Retail Park, Colliers Way, Old Park, Telford, Shropshire

The applicant, who specialised in household goods and homewares, sought planning permission for an additional 1,236sq.m. of retail floor space at mezzanine level within this now vacant Unit, although up to 200sq.m. could be added without planning permission under permitted development rights. The mezzanine floor would be reached via internal stairways and customer lifts.

The Telford Bridge Retail Park was designated as an edge of centre location outside the designated Town Centre in the Draft Central Telford Area Action Plan (TCAAP) and the applicant's other stores countrywide were sited in such locations. The applicants had submitted a retail impact assessment although, according to PPS6, this was not necessary for developments under 2,500sq.m. and a Transport Assessment had also been lodged. Telford was identified as a Strategic Town Centre under the adopted Revised Regional Spatial Strategy 2008 and a Town Centre in the Core Strategy and the raised issues relating to planning policy, the need to protect the Town Centre as the primary focus for retail development, and the adequacy and mitigation of the existing highway infrastructure, as set out in the report.

The report detailed the work undertaken to establish quantitative need but, in conclusion, it was considered that the need for this development could be accepted. With regard to qualitative need, the introduction of this national retailer into Telford might result in a modest diversion of the trade currently being leaked to other centres. Given the data analysed, it was considered that the proposal represented a relatively minor and insignificant increase in the total floorspace of the Retail Park which would not materially alter the wider shopping patterns. The scale represented an acceptable increase for a Retail Park which had a complementary role to the Town Centre.

With regard to the sequential approach, as set out in the report, it was reasonable to conclude that there were no sites that could be described as readily available for this proposal and which would be sequentially preferable. The proposed use could occupy the former MFI Unit without the need for planning permission.

A health check had been carried out of the existing Town Centre Shopping Centre which had concluded that Telford remained a vital and viable town centre notwithstanding the current economic climate. The Bridge Retail Park and The Forge Retail Park provided a complementary role and function in providing large format store opportunities, including "bulky" goods. Whilst it was important to avoid trade diversion from the Town Centre, the Council's own evidence suggested that the turnover of the new mezzanine floor could be accommodated simply by growth in spending between 2009-2014. Accordingly, officers considered that the proposal was consistent with national, regional and local planning policy and would not result in harm to the Town Centre or undermine the principal strategy of TCAAP.

With regard to transport issues, as set out in the report, highway officers had requested additional survey work be undertaken and fed into the requirement for a Section 106 contribution to mitigate off-site highways and transportation infrastructure identified in CTAAP. The update sheet tabled at the meeting informed the Board that the applicants had been working with the Council's Highways Section to identify an appropriate level of financial contribution to secure this requirement by applying a formula that translated the broad objectives of CTAAP, based on the total anticipated capital expenditure of highway infrastructure improvements within the Plan area. This formula had not been tested and was considered to be a best estimate at this stage of the

Draft Plan but, as detailed in the update, equated to £28,813. The applicants had challenged the application of this formula but, in order to resolve this matter and facilitate the proposed retail floor space, they were prepared to agree to a contribution of £14,000.

Members found the application acceptable but raised some concerns over the possible need for additional parking. However, the Planning Officer assured them that the installation of a mezzanine floor would not generate the same number of additional trips as would the same amount of new floor space.

RESOLVED – that with respect to planning application W2009/0610 the Head of Planning & Environment be granted delegated authority to grant full permission subject to the applicant entering into a Section 106 Agreement requiring £14,000 to be used for Town Centre major highway infrastructure and subject to the condition set out in the report.

(g) W2009/0618 – Land adjacent to 81 Coronation Crescent, Madeley, Telford, Shropshire

This application requested permission for the erection of a single dwelling in the side garden of a property on an ex-local authority housing estate comprising of two storey semi-detached dwellings with hipped roofs. It was noted by the Board that, following an informal enquiry made in 2008, the Council's response had been that any development on this site would be unacceptable and any subsequent planning application was unlikely to be viewed favourably. Councillor D. Wright, the Ward Councillor, had requested that the application be determined by the Plans Board.

Six letters of objection had been received, as summarised in the report. The Council's Highway Engineer had raised objections to the proposal on the grounds that the traffic generated by the proposed development was likely to result in an increase in highway danger owing to the intensification in use of the vehicle access location which afforded restricted visibility splays for drivers exiting onto the highway approaching a main highway junction.

The proposed dwelling would be located within a highly sustainable location with a similar appearance to the existing dwellings. Two parking spaces would be provided for the proposed dwelling at the bottom of the rear garden with two for the existing dwelling being accessed via the proposed dwelling. .

However, it was considered that, due to the size of the plot, the proposal failed to respect and relate positively to its context and would result in over-development of the site, creating intensification of its use, both in built form and the nature of parking facilities for both residents of the proposed dwelling and the existing dwelling. The proposed detached dwelling would appear as an intrusive building due both to its detached nature and to the forward positioning and angle to the established building line creating a cramped form of development out of character with the spacious semi-detached built form of Coronation Crescent. This would ultimately create an incongruous form of development and, as such, would have an adverse impact upon the street scene. Moreover, given the level difference on the site, the Local Planning

Authority was concerned that the proposed dwelling would appear unduly prominent in the locality.

In addition, the amount of rear private amenity space for the proposed dwelling was deemed unacceptable when considering the close proximity of the access and parking for the existing dwelling, which would essentially be in the rear garden of the proposed dwelling.

In conclusion, for the reasons outlined above, it was considered that the proposed development was unacceptable, as it was deemed contrary to 'saved' policies UD2 and H6 of the Wrekin Local Plan 1995 – 2006, Policies CS1, CS5 and CS15 of the Core Strategy 2007 and national guidance in PPS1 and PPS3.

In discussing the application, it was noted that the ordnance survey map attached to the report was incorrect and it was, therefore, agreed that a Site Visit in this instance would be useful.

RESOLVED – that determination of planning application W2009/0618 be deferred to allow Members of the Plans Board to make a Site Visit prior to its meeting on 4 November, 2009.

(h) W2009/0683 – Land adjacent to 280 Wombridge Road, Trench, Telford, Shropshire

This was a planning application seeking change of use of a piece of public open space to private garden land on the corner of Wombridge Road and Trench Road. The land, which measured 19m. long by an average of 3m. wide, currently comprised a number of semi-mature silver birch trees and a dense collection of shrubs. The adjoining houses, 280 Wombridge Road and 100 Trench Road, both had boundary features that comprised brick walls and railings which extended up to the back of the pavements. Councillor C.F. Smith, the Ward Councillor, had requested that the application be determined by the Board.

The applicant, who lived to the south of the site, wished to purchase the land to increase the size of his garden and to overcome the serious anti-social problems that had occurred. Although he wished to remove the shrubs on the site, all of the silver birch trees would be retained. The first five metres of the site south of Trench Road would remain unenclosed and the remainder would be enclosed by a 1.5 metre high close boarded fence, which would be set back 5 metres from the rear of the Trench Road pavement.

The Council's Highways Engineer had no highway objections to the application as measurements indicated that any effect this application would have on the visibility splay at the mini-roundabout would be insignificant and would not compromise highway safety.

It was considered that the enclosure of this land would not have a detrimental impact on the visual amenities of the surrounding area, as the site lay behind another area of open space containing trees, shrubs, and grass, all of which

which would remain undisturbed. Therefore, the enclosure of the site with a 1.5 metre high close boarded fence, set back from the street, would not substantially affect the prevailing character and appearance of the locality. However, a condition would be imposed to ensure the retention of the existing trees within the boundaries of the application site.

Councillor C.F. Smith and Wrockwardine Wood & Trench Parish Council had both objected to the application, as set out in the report, and Councillor Smith reiterated his concerns at the meeting. In particular, he did not wish to see close boarded fencing used and requested that the shrubs, if not removed, were kept trimmed to a height of approximately one metre. The Head of Planning & Environment said that these requirements could be achieved by either conditions or a covenant as appropriate and undertook to discuss them with the Head of Property & Design.

RESOLVED – that with respect to planning application W2009/0683 planning permission be granted subject to an appropriate covenant/conditions to retain the fence and vegetation at a height which would not impede visibility and to the conditions as set out in the report.

- (i) W2009/0703 – Land to the south of Park Lane Centre, Park Lane, Woodside, Telford, Shropshire

This is an application by Telford & Wrekin Council for full planning permission for the realignment of the existing Park Lane, which would become a through route, and the provision of hard and soft landscaping together with a new parking area. The new section of highway would link the northern section of Park Lane with a section of highway outside the main entrance to the Woodlands Primary School. The proposal was part of the Woodside Regeneration Project managed by the Council in partnership with the Homes & Community Agency and Advantage West Midlands.

The site comprised the former Dolphin Public House, derelict/semi-derelict spaces in the vicinity of the Park Lane Centre, and a temporary panna court play facility. Park Lane had already been stopped up so that there was no through route with vehicular access serving the Park Lane Centre and Bennett House from the western side with the Medical Centre and Woodlands Primary School served from the eastern truncated section of Park Lane. The proposal would, therefore, provide a through route and open up areas for development. Traffic calming devices were proposed that would restrict access to one lane of traffic only across a 'raised table' and a zebra crossing would be located outside Woodlands Primary School.

In addition to providing a through route, the proposal would create a pedestrian square immediately in front of the Park Lane Centre, thereby enhancing the entrance into the Centre and improving connectivity. It would also provide an arc of 24 parking spaces that would serve the needs of the local centre and its facilities. Raised planters and bollards would prevent vehicular access beyond this car park whilst the area would be lit and CCTV installed. The existing car parking serving the Medical Centre and to the rear

of Park Lane Centre would not be affected and the existing cycleways and footways would be retained and the routing enhanced.

The road had been designed to visually integrate with the proposed square and open space and curve around existing buildings, thereby helping to reduce the formality of the road and encouraging pedestrian and cycle movement. The square would comprise light coloured blockwork with a good mix of trees and shrubs, which would be complimentary to the square and the Centre.

In presenting the report, the Planning Officer informed the Board that an additional letter had now been received from a local resident expressing concerns at the potential for increased traffic in the area.

Councillor G.M. Green welcomed the proposal which she considered would enhance the area and set off the Park Lane Centre. This was supported by Councillor E.A. Clare but she requested that measures were taken to ensure that the CCTV system was relocated, as stated on the plans.

RESOLVED – that with respect to planning application W2009/0703 planning permission be granted subject to the conditions as set out in the report.

(j) W2009/0724 – Lawley Primary School, Arleston Lane, Lawley, Telford, Shropshire

This was an application from Telford & Wrekin Council to enlarge the modern part of the school building with an extension comprising two new classrooms, a library and toilet facilities. In addition, a smaller extension at the front of the building would enlarge the lobby/reception and head teacher office.

The proposed main extension would be 24 metres in length and would extend into an existing hard-surfaced games area which adjoined that part of the school. It would be a single storey with appropriately pitched roofs and an overall design which would match the appearance of the existing school building. The site of the existing play area was adequately screened from the surrounding area. As it was on a slightly lower land level and there was maturing planting and trees adjoining the rear of the school site and the playing field, it was considered that the proposal would not have a significant detrimental impact on the amenities of the surrounding land uses.

The Council's Engineers had recommended a shallow mine working condition be imposed on any approval and the Highways Engineer had recommended the imposition of a revised School Travel Plan within three months for approval by the Local Planning Authority, as set out on the tabled update sheet.

RESOLVED – that with respect to planning application W2009/0274 planning permission be granted subject to the conditions as set out in the report.

PB-48 SITE VISITS

RESOLVED – that a Site Visit be made in respect of planning application W2009/0618, Land Adjacent to 81 Coronation Crescent, Madeley, at 3.30 p.m. on Wednesday, 4 November 2009.

PB-49 PLANNING APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

The meeting ended at 8.05 p.m.

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD – 4th November 2009

Schedule 1 : Planning Applications for determination by Board

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

| | |
|--|-----------|
| W2007/1382 Variation of Conditions 6 & 8 of Planning Permission W92/0903 to extend the period of time for the disposal of controlled waste till 31st December 2012 and restoration of site till 31st December 2013 Candles Landfill Site, Dog in the Lane, Little Wenlock, Shropshire. Recommendation Code: FG - Ward: Wrockwardine..... | 1 |
| W2009/0618 Erection of a single dwelling Land adjacent to, 81, Coronation Crescent, Madeley, Telford, Shropshire. Recommendation Code: FR - Ward: Madeley | 17 |
| W2009/0759 Erection of a detached triple garage with accommodation above 1, Ellerdine, Heath Lane, Ellerdine, Shropshire. Recommendation Code: FG - Ward: Ercall Magna..... | 22 |
| W2009/0793 Erection of a single storey side extension Wrockwardine Wood & Trench, Parish Council Building, Church Road, Wrockwardine Wood, Telford, Shropshire. Recommendation Code: FG - Ward: Wrockwardine Wood & Trench..... | 26 |
| W2009/0797 Refurbishment of childrens ball court and seating area Public open space to the rear of, Kesworth Drive, Priorslee, Telford, Shropshire. Recommendation Code: FG - Ward: Priorslee..... | 29 |
| W2009/0805 Erection of a single storey classbase extension Ladygrove Primary School, Old Office Road, Dawley, Telford, Shropshire. Recommendation Code: FG - Ward: Dawley Magna..... | 32 |
| W2009/0819 Erection of 4no. freestanding signs measuring 1200mm x 550mm Traffic Roundabout, Junction of, Station Road, Newport, Shropshire. Recommendation Code: ADR - Ward: Church Aston & Lilleshall..... | 35 |
| W2009/0836 Erection of a single storey front extension Moorfield Primary School, Wellington Road, Newport, Shropshire. Recommendation Code: FG - Ward: Newport West..... | 37 |

Agenda Type : A

W2007/1382 Variation of Conditions 6 & 8 of Planning Permission W92/0903 to extend the period of time for the disposal of controlled waste till 31st December 2012 and restoration of site till 31st December 2013
Candles Landfill Site, Dog in the Lane, Little Wenlock, Shropshire.
Recommendation Code: FG
Ward: Wrockwardine

APPLICANT:
Veolia Environmental Services

RECEIVED ON:
11/10/07

PARISH
Little Wenlock

WARD
Wrockwardine

CASE OFFICER:
David Coxill

Objections: Yes

MAIN ISSUES: Operating life of landfill site, environmental issues, restoration and afteruse.

1. SITE AND SURROUNDINGS

- 1.1 The Candles landfill site is some 20ha in area, located to the immediate west of Horsehay Golf Club, about 600m to the west of Telford, near Little Wenlock. Coppice House is the nearest residential property to the site, being some 100m away. To the immediate north east of the site is the restored Smalley Hill landfill site.
- 1.2 Charlottes Barn, properties on Coalmoor Lane, Moreton Coppice, Moreton Coppice Bungalow, Brynton, Four Oaks, properties on Wellington Road, properties on Farm Lane, Meadowdale, properties on New Works Lane, Falcon House and associated buildings and New Works Farm are all residential properties within 250-500m of the site. Most properties are to the north and east with large areas of farmland.

2. BACKGROUND

- 2.1 A planning application (W2006/1552) by Veolia Environmental Services (formerly Onyx) to continue tipping licensed wastes and restoration with 5 years aftercare at the Candles landfill site, both for up to 20 years to April 2017 and April 2018 respectively, was withdrawn by the Company in July 2007 when they learned that the Officer's report recommended refusal. The present application has been submitted to resolve the outstanding issues which concerned Officers.

3. PROPOSALS

- 3.1 Veolia Environmental Services (formerly Onyx) now propose to continue tipping non hazardous wastes at the Candles landfill site for up to a further 5 years to December 31st, 2012, i.e. 15 years from when it started in April 1997.

Restoration which is due to be completed one year after tipping has finished, is therefore also proposed to be delayed by a further 5 years, i.e. to December, 2013.

- 3.2 A further 5 years of tipping (but now just over 2 years from the present time) will potentially allow the present licensed permitted landfill void of some 0.75 million cubic metres (as at October 2009) to be fully utilised. All other aspects of site operations including hours of operation, environmental controls and restoration of the site to woodland and meadow with 5 years aftercare will remain the same with no proposed modifications. Finally, it is also proposed to give the Council the option of leasing the site on completion of aftercare works with a commuted sum of £25,000.

4. SUMMARY PLANNING HISTORY

- 4.1 Shropshire County Council after the signing of a legal agreement issued a composite planning permission (W93/903) collectively permitting the reclamation of several sites at the Candles (coaling and tipping), Swan Farm Washery (coaling), Coppice House (restoration only) and the Coalmoor Lane coal preparation area, dated 19th August 1993.
- 4.2 Condition 6 of permission W93/903 requires landfilling to be completed within 10 years of its commencement and condition 8 requires restoration within 11 years of the date of commencement of tipping. Tipping commenced on 14th April 1997. Therefore tipping should have ceased on 13th April 2007 and restoration have been completed by 13th April 2008. It is the modification of the expiry dates of these two planning conditions that are proposed in this application.
- 4.3 The Bowman Planton Associates restoration and 5 year aftercare scheme to woodland and meadow (March 1999), after much discussion, was approved on 16th January 2002.
- 4.4 There are other planning permissions relating to this site but they are not directly relevant to the current application. The important point is that when the site is eventually restored, the restoration scheme will cover the whole site area.
- 4.5 As already reported, planning application (W2006/1552) to vary conditions 6 and 8 of planning permission W92/0903 to extend the period of time for the disposal of controlled waste to 20 years and restoration to 21 years from the date of commencement (April 1997) was withdrawn in July 2007.

5. PLANNING POLICY

- 5.1 The saved policies of The Shropshire and Telford & Wrekin Joint Structure Plan, 1996-2011 and the Wrekin Local Plan, 1995-2006, the policies of the adopted Regional Spatial Strategy (RSS11) and supplementary national planning guidance are relevant to the determination of this application.

6. EXTERNAL ORGANISATIONS CONSULTATION RESPONSES

6.1 Little Wenlock Parish Council

The Parish Council supports the variation of the conditions. They consider that the £50,000 mentioned in the Officer's report for application W2006/1552 should be for the benefit of Little Wenlock parish. They also want a circular bridlepath around the site and the Coalmoor Coal Disposal Point Area restored.

6.2 The Environment Agency

The Environment Agency has no objections but state that the applicant should contact them if the proposal will result in the requirement for a variation of any of the Pollution, Prevention and Control Permit (PPC) conditions.

6.3 Shropshire Wildlife Trust

The Shropshire Wildlife Trust has no substantive comments.

6.4 Natural England

Natural England has no substantive comments.

7. OFFICER RESPONSES

7.1 The Leisure Facilities and Physical Activity Manager (LFPA)

The LFPA manager has advised that the Council would like the option to lease the land along with a £25,000 commuted sum. The LFPA Manager would not want to see the land split into separate parcels. It is therefore suggested that the preferred option for the Council would be to lease the whole site. The Council could then determine how the land should be used alongside the existing Horsehay golf course.

The LPFA manager also commented that the applicant, Veolia have verbally agreed to surrender the lease on the strip of land they own on the golf course and then renew this to run concurrently with any contract let to the Council for the operation of the Golf centre. The Council's Legal Service is aware of this verbal agreement.

7.2 The Rights of Way Officer (ROW)

The ROW Officer has confirmed that any change to the bridlepath route in line with the wishes of the parish council does not have to be included in the proposals for this application. The ROW Officer has no objections to this application.

7.3 Environmental Health Officer

The Environmental Health Officer has no objections.

7.4 Highways Engineer

The Highways Engineer has no objections.

7.5 Landscape Architect

The Landscape Architect did not object to the previous application (W2006/1552).

7.6 Engineering

Engineering has no objections.

8. GENERAL PUBLIC RESPONSES

- 8.1 Mr France of New Works and Mr and Mrs Bates of Little Wenlock object collectively on the grounds that landfilling at the site was intended to be a finite activity and there have been problems with noise, vermin, flies, noxious smells, traffic volume and effect on hedgerows. There is also concern with regard to the height of the tipping profile, a visible scar on the landscape, and therefore its effect on up to 3,000 new homes and new school being constructed as part of the Lawley development.

9. PLANNING CONSIDERATIONS

- 9.1 The previous report on planning application (W2006/1552) for a further 10 years of tipping that Veolia withdrew in July 2007 is attached for Members information. Many of the comments remain the same and are therefore not repeated in detail in the current report.
- 9.2 The site liaison group comprising Veolia management, an Environment Agency Officer, Borough and Parish Councillor Jacqui Seymour, a neighbouring Council representative, Council Officers and local residents have discussed this application and the management of the site in general. The overall view is that the site is now being run adequately and the group supports the present application. There is an acceptance that notwithstanding the need to recycle more waste, there is also a need to utilise existing licensed void space for tipping licensed wastes (in this case predominantly municipal, and industrial and commercial wastes). But it is expected that the site will be regularly monitored by the Environment Agency in relation to its Pollution, Prevention and Control Permit, and the Council for environmental health and planning issues. They are assured that this will be done as required.
- 9.3 Since the previous application has been withdrawn, Veolia has agreed a 27 year integrated waste management contract with the then Shropshire Waste Partnership (now Shropshire Council). From October, 2008, Veolia assumed

responsibility for waste collection, recycling and treatment services in the Shropshire Council area. As a result that proportion of Shropshire's municipal waste that has to be landfilled is now being tipped at the Candles landfill site, which is operated by Veolia, rather than as previously at the Granville landfill site, which is operated by SITA, the previous service provider under the old Joint Waste Disposal Contract. Both sites are within Telford & Wrekin.

- 9.4 No landfill site within Shropshire currently imports municipal and industrial and commercial wastes for tipping. The Betton Abbots landfill site, near Shrewsbury is dormant and does not have a Pollution, Prevention and Control Permit. The Barnsley Lane Landfill site, near Bridgnorth, is also closed, having had its Pollution, Prevention and Control Permit application refused by the Environment Agency, and its subsequent appeal dismissed. An operational landfill site needs the benefit both of an extant planning permission from the Waste Planning Authority and a Pollution, Prevention and Control Permit from the Environment Agency. It is therefore uncertain whether either of these two landfill sites in Shropshire, will ever reopen. Telford & Wrekin therefore for practical purposes provides the municipal landfill capacity in the Shropshire and Telford & Wrekin sub region and this situation may well continue for the next few years.
- 9.5 Veolia have advised (October 2009) that currently there is approximately 0.75 million cubic metres of remaining licensed void capacity at the site. On this basis the site would have to tip at some 230,000 tonnes per annum to complete infilling the remaining licensed void space by the end of 2012. The maximum amount of permitted wastes that are allowed to be imported to the Candles is 435,000 tones per annum. However, whilst importing Shropshire's municipal waste increases tipping at the rate, there has also been a reduction in the amount of industrial and commercial wastes imported due to the recession.
- 9.6 Whilst it is impossible to predict the depth and duration of the recession, it is the Government's belief that the country will come out of recession hopefully by the end of this year. If the expected economic recovery takes place, this should result in an increase in the amount of commercial and industrial waste imported to the Candles site, thus increasing the total amount of permitted waste imported to the site. This should have the overall effect, notwithstanding initiatives to reduce the amount of waste that is landfilled through waste minimisation, recycling and recovery etc, of reducing the operational life of Candles. It is therefore considered prudent at this stage not to recommend granting planning permission for tipping at the site beyond the end of 2012. However, it cannot be guaranteed that all licensed tipping capacity will be completely utilised by the end of 2012.
- 9.7 Concern has also been expressed by users of the Horsehay golf course about the visual intrusion caused by the landfill site. Veolia undertake quarterly surveys of the site and according to the latest survey, the current tipping levels are within the permitted tipping levels approved in the restoration plan. The most northern part of the landfill site has already been restored and capped in 2004. The outer edge of the landfill site adjacent to

the golf course has now also been capped and soiled. Seeding will take place in late 2009. Site operations will be closely monitored to ensure that works are properly carried out in conformity with the approved restoration scheme.

- 9.8 Concern has been expressed that the landfill could be abandoned and not restored. However, the Pollution, Prevention and Control Permit and planning permission conditions are enforceable. In addition, the Pollution, Prevention and Control Permit require the company to provide a financial guarantee through a major financial institution. This figure is confidential but is sufficient to ensure that the site can be restored in the event that the company defaults.
- 9.9 Discussion has taken place regarding the rights of way at the site. The Parish Council are seeking a circular bridlepath around the site and the company and council officers are also supportive of this. Given the company's commitment to a legal agreement and providing the sum of £25,000 for sports and recreation purposes on the site, it is considered that this application can be determined independent of an application to divert the bridlepath.
- 9.10 The figure of £25,000 is less than the original request from the Council for £50,000 for Community benefits in the local area. However, the figure is not based on any mathematical equation, and given the Company's willingness to lease to the site to the Council, this is considered acceptable.
- 9.11 Another concern for the Parish Council is that the Coalmoor Coal Disposal Point area is restored. This is a separate matter from this application and on-going discussions are taking place.

10. SUMMARY AND CONCLUSION

- 10.1 The revised application has addressed Officers concerns. It is now proposed to cease tipping on 31st December 2012 and complete restoration on 31st December, 2013, five years earlier respectively than was proposed on the previous withdrawn application. Whilst the commuted sum of £25,000 is less than the £50,000 Officers asked for, this figure was not based on any particular formula.
- 10.2 In addition, the company have also offered to whole/part of the site to the Council for sports and recreational purposes. Whilst it cannot be guaranteed that tipping will be completed by the end of 2012, it seems prudent not to grant an extension of time for both tipping and restoration beyond what is now proposed at the present time. However, it is hoped that the remaining licensed void is fully utilised to ensure the site is restored in accordance to the approved restoration plan.
- 10.3 The proposals are not in conflict with RSS Policy WD3 (Criteria for the Location of Waste Management Facilities, Joint Structure Plan Policy p63 (A Sustainable Approach to Waste Management) and Joint Structure Plan Policy p66 (Environmental Considerations).

- 10.4 It is therefore considered that the proposals are compatible with national planning guidance, regional and saved development plan policies. Consequently, subject to a legal agreement and appropriate planning conditions, it is recommended that planning permission should be granted.

RECOMMENDATION

That subject to a Section 106 Agreement covering:

- The right of the Council to lease the whole/part of the site at a future date for the purposes of sports and recreation purposes without requiring to pay compensation;
- The Company provides a single sum of £25,000 for the setting up of a trust in the event that the Council leases the whole/part of the site which can be used by the Council for the purposes of creating sport and recreation facilities.

To delegate Authority to the Head of Planning and Transport to GRANT variation to Condition 6 (cessation of landfill) until 31st December 2012 (a further five years of tipping from the date of the application in September 2007) and condition 8 (completion of restoration) until 31st December 2013 of permission W93/903, dated 19th August 1993.

Reasons for granting planning permission

There is a proven need to utilise the remaining licensed tipping capacity for the Candles landfill site which, together with the Granville landfill site, are the only two landfill sites in Shropshire and Telford & Wrekin that are importing municipal wastes for landfill. The proposals are compatible with the saved policies and proposals in the Shropshire and Telford & Wrekin Joint Structure Plan, 1996-2011 and the Wrekin Local Plan, 1995-2006, The Regional Spatial Strategy for the West Midlands (RS11), and to all relevant material planning considerations, including supplementary planning guidance.

Committee report for application W2006/0903

Objections: Yes

MAIN ISSUES: Policy, void capacity, geotechnics and environmental issues.

PROPOSALS

Veolia Environmental Services (formerly Onyx) propose to continue tipping non hazardous wastes at the Candles landfill site for up to a further 10 years to April 2017, i.e. 20 years from when it started in April 1997. Restoration which is due to be completed one year after tipping has finished, is therefore also proposed to be delayed by a further 10 years, to April 2018.

A further 8 to 10 years of tipping will allow the present licensed permitted landfill void of some 1.5 million cubic metres (December 2006) to be fully utilised. All other aspects of site operations including hours of operation, environmental controls and restoration of the site to woodland and meadow with 5 years aftercare will remain the same with no proposed modifications.

SITE AND SURROUNDINGS

The Candles landfill site is some 20ha in area, located to the immediate west of Horsehay Golf Club, about 600m to the west of Telford, near Little Wenlock. Coppice House is the nearest residential property to the site, being some 100m away. To the immediate north east of the site is the restored Smalley Hill landfill site.

Charlottes Barn, properties on Coalmoor Lane, Moreton Coppice, Moreton Coppice Bungalow, Brynton, Four Oaks, properties on Wellington Road, properties on Farm Lane, Meadowdale, properties on New Works Lane, Falcon House and associated buildings and New Works Farm are all residential properties within 250-500m of the site. Most properties are to the north and east with large areas of farmland.

SUMMARY PLANNING HISTORY

Shropshire County Council after the signing of a legal agreement issued a composite planning permission (W92/903) collectively permitting the reclamation of several sites at the Candles (coaling and tipping), Swan Farm Washery (coaling), Coppice House (restoration only) and the Coalmoor Lane coal preparation area, dated 19th August 1993.

Condition 6 of permission W92/903 requires landfilling to be completed within 10 years of its commencement and condition 8 requires restoration within 11 years of the date of commencement of tipping. Tipping commenced on 14th April 1997. Therefore tipping should cease on 13th April 2007 and restoration completed by 13th April 2008. It is the modification of the expiry dates of these two planning conditions that are proposed in this application.

The Bowman Planton Associates restoration and a 5 year aftercare scheme to woodland and meadow (March 1999) after much discussion was approved on 16th January 2002.

There are other planning permissions relating to this site but they are not relevant to the current application. It is suffice to say that when the site is eventually restored, the restoration scheme will cover the whole site area.

PLANNING POLICY

The development plan for the Borough relevant to this application consists of The Shropshire and Telford & Wrekin Joint Structure Plan, 1996-2011 and the Wrekin Local Plan, 1995-2006. The development plan under the old planning system is still extant until September 2007. The policies of the adopted Regional Spatial Strategy (RSS11), and supplementary national planning guidance is also relevant to the determination of this application.

CONSULTATION RESPONSES

Little Wenlock Parish Council would have no objection to the application to extend the life of the landfill site subject to two conditions, namely:

- That the original restoration plan for the landfill is reviewed and updated with statutory rights of way (rather than just permissive paths) clearly defined to include footpaths and bridleways providing clear and logical links with existing roads and rights of way (as previously discussed with Veolia) on a definitive map.
- That the Coalmoor DPP site that forms part of the original Candles coal extraction and landfill application (along with the Swan Farm Washery and other local sites) is finally restored to agricultural use as set out in that application and subsequently amended by a time extension to August 2007 on appeal.

Natural England, Shropshire Wildlife Trust, Landscape Architect, Environmental Engineering, the Highways Engineer, the Rights of Way Officer and the Environmental Health Officer have no objections.

The Environment Agency (EA) also have no objections but ask that the company contact them if the proposal will result in the requirement of a variation to any PPC Permit conditions.

In addition, at the request of the Council at the Candles liaison group meeting, the EA in a letter dated 2nd May 2007 have commented on the recent public complaint of odour nuisance at the site. Apparently 17 complaints have been received, the majority from Horsehay residents.

In particular a Shropshire Star article claimed that a Dawley resident was made ill from hydrogen sulphide exposure in his bedroom attributed to be from the Candles site. Subsequent monitoring exercises have revealed the presence of hydrogen sulphide in the atmosphere both at the site and a short distance beyond on two occasions in March. The highest recorded was 160 parts per billion (ppb) on the Dog in the Lane Public highway by the entrance to Candles. This figure exceeds the accepted odour threshold of 5ppb but is significantly below the recommended occupational exposure limits.

The EA state that the concentration of hydrogen sulphide in the resident's bedroom would need to be about 1,000 times as high as the maximum recorded on the Candles site to have caused the described symptoms. Given that the resident's home is over one mile from the site and his neighbours did not experience similar problems, it is difficult to believe that the resident's problems were caused by emissions from the site.

In order to enhance the control of landfill at Candles, a number of additional extraction wells have been drilled into the emplaced waste in March to May. The EA believe that the unavoidable disturbance this work has caused could be responsible for the localised nuisance issues reported in Horsehay during the past two months.

Veolia report that an increase of 500 cubic metres per hour in the volume of landfill gas passing to the Gas Utilisation Plant after the completion of the improvement works in cells 1 and 11. The EA consider this encouraging. It reports confidence that the company will be better placed to significantly reduce the risk of future odour nuisance once the remaining wells in cell V are completed and under extraction.

56 local residents were consulted. Peter Thomas of New Works replied that there are at least two geological faults (Ketley and Wellington) under the Candles site. These should be checked for migration and subsidence. There was very apparent evidence of subsidence and cracking on the Wellington fault line at the north west end of the site before excavation started.

PLANNING CONSIDERATIONS

Environmental Control and Site Monitoring

Members will be aware that there has been a considerable amount of concern in recent years about the way in which the site has been operated. These concerns have been expressed by local people, the parish council, council officers and the Environment Agency, all of which are represented on the liaison group which is in regular dialogue with the company. The issues raised in the past few years have included odours, mud on the road, lorry movements, lorry routes, hours of operation, environmental controls, monitoring, what is allowed to be tipped within the site and litter.

It is important to point out that the monitoring of site and investigation of complaints concerning the site is a threefold responsibility. The Council has dual responsibility for environmental health matters as well as town and country planning enforcement issues. In addition to this, the site has recently been granted a Pollution, Prevention and Control (PPC) permit by the Environment Agency, the licensing authority. Therefore on a collective basis the Council and the Environment Agency have substantial monitoring and enforcement powers to control site operations. These are considered adequate and the site is inspected. For example the recent Shropshire Star front page article over odour complaints has been investigated by the Environment Agency as described in the consultation replies. The Environment Agency has significant enforcement powers which they have used in the past to successfully prosecute the operating company in its former name Onyx.

Therefore Members should be concerned at the site's operational history but be assured that the Council and the Environment Agency are working with the company, in particular through open dialogue at the liaison group meetings, to ensure future good working relations with all stakeholders. There is a broad consensus at the liaison group meetings that landfilling cannot suddenly stop at the site and there is a need to utilise existing licensed landfill void capacity at the site. However, your officers experience at the liaison meetings is that local stakeholders have been frustrated with environmental issues and the way that the site has been run in the past. Consequently to continue landfilling for as long as 8-10 years does not seem to be the right balance of the best balance between the benefits of further landfilling and the environmental costs. The proposals there are therefore in conflict with RSS Policy WD3 (Criteria for the Location of Waste Management Facilities),

Joint Structure Plan Policy p63 (A Sustainable Approach to Waste Management) and p66 (Environmental Considerations).

Benefits of Further Landfilling at the Candles Site

For the Local Development Framework period (2005-2021), the Borough has sufficient licensed capacity for municipal and industrial and commercial wastes to meet its own landfilling requirements under the adopted Regional Spatial Strategy (RSS). However, the RSS is now under review. Depending on which regional growth scenario is adopted, notwithstanding all the waste minimisation, recycling and treatment initiatives, this will mean more waste will be produced and inevitably, at least in the short to medium term, more waste will need to be landfilled. In addition, most of Shropshire's municipal waste under the Joint Disposal Contract is landfilled in the Borough. The landfill sites at Betton Abbots and Barnsley Lane are dormant and the Wood Lane site only has a limited capacity. Only a small proportion of Shropshire's municipal waste is exported to a site near Wrexham.

The importation of Shropshire's municipal and industrial and commercial wastes puts more pressure on the licensed landfill capacity within the Borough. Indeed at the maximum permitted importation rate of 435,000 tonnes per annum, the Candles site would be exhausted by 2011. However, at the present importation rate of some 200,000 tonnes per annum, the site could last some 7.5 years from the application date, i.e. until mid 2014. This is the basis upon which the company have submitted the application for 8-10 years, allowing time for a decrease in annual tipping due to increased recycling.

In the adopted Shropshire Waste Local Plan, 1998-2014, there is a requirement to landfill 1,494,374 tonnes of municipal waste and 2,094,661 tonnes of industrial and commercial wastes, a total of 3,589,035 tonnes. Whilst the two strategic planning authorities plan periods don't exactly match with recycling having more of an impact, this is evidence that there is a significant need for landfill capacity and the need to increasingly divert waste away from landfill.

Discussions have taken place with officers of Shropshire County Council on the landfilling requirements for the sub region of Shropshire and Telford and Wrekin for the RSS revision for the period 2004-2026. These are shown below.

Figure 1. Cumulative Landfill Provision for the Sub Region of Shropshire and Telford and Wrekin for the RSS Review Period of 2004 – 2026 (tonnes).

Industrial and Commercial Waste

Shropshire

| | |
|----------------------|-----------|
| RSS Low Diversion | 3,961,000 |
| RSS Medium Diversion | 3,608,000 |
| RSS High Diversion | 2,990,000 |

Telford & Wrekin

| | |
|----------------------|-----------|
| RSS Low Diversion | 3,712,000 |
| RSS Medium Diversion | 3,382,000 |
| RSS High Diversion | 2,803,000 |

Municipal Waste

Shropshire

| | |
|--------------|-----------|
| RSS Option 1 | 2,155,000 |
| RSS Option 2 | 2,218,000 |
| RSS Option 3 | 2,154,000 |

Telford & Wrekin

| | |
|--------------|-----------|
| RSS Option 1 | 1,293,000 |
| RSS Option 2 | 1,410,000 |
| RSS Option 3 | 1,360,000 |

At the time in writing it is considered that there are some 3,600,000 tonnes of licensed landfill capacity within the Borough (including the Granville deepening resolution to grant planning permission). It should be pointed out these RSS revision figures include 2.5 years of tipping which has already taken place and also represents the worst case scenario without taking into account waste minimisation, reuse, treatment and recycling initiatives.

Both Shropshire County Council and Telford & Wrekin Council are committed to providing waste management facilities at suitable locations to ensure that waste is increasingly diverted from landfill. This is completely compatible with the principles of sustainability and the national waste strategy, Waste Strategy for England, 2007 and the adopted waste management strategy for Telford & Wrekin. Nevertheless, this does show that reliance mainly on landfill, the traditional approach to waste management for the sub region, is no longer tenable.

Based with such a major challenge the Council needs to adopt a visionary approach to waste management. This is particularly the case when the Candles landfill site will not last for the whole of the RSS review period even by the company's estimates. Therefore it should be considered if it would not be more appropriate to bring the Candles landfill site to closure at the earliest practicable date, notwithstanding the necessity to leave the site with an appropriate landform so that it can be restored to the approved afteruse.

Geotechnics

In making their recent PPC application to the Environment Agency, the company commissioned CL Associates to prepare specialist reports. One of these reports was on risk stability assessment, which made recommendations on the maximum design slope angles. The PPC permit was granted by the Environment Agency who have not objected to the current application. Therefore the concerns of the local resident Peter Thomas have been addressed. The proposals are therefore compatible with Wrekin Local Plan policy EH14 (Land Stability) and PPG 14 (Development on Unstable Land).

Comments made by Little Wenlock Parish Council

The parish council is understandably frustrated at the lack of restoration that has taken place at the nearby Coalmoor Coal DP area. A restoration scheme has been submitted to the Council for that site and correspondence has started with the parish council, Natural England and the Shropshire Wildlife Trust. However, this planning application has to be judged on its merits and can not be conditional on proposals being submitted to develop the former Coalmoor Coal DP area for a waste management facility.

The parish council is represented on the liaison group who fully took part in the discussions that led to the restoration scheme for the site to woodland and meadow being approved at the Candles site. The parish council representatives at the liaison group have discussed the current application and stated that they would like some changes made to the rights of way across the eventually restored site, as indicated in the parish council's consultative reply. At the liaison group meetings the company have verbally indicated that they are sympathetic to the parish council's requests.

However, given the tight time frame involved in getting the current planning permission approved, bearing in mind tipping at the moment was only permitted until 13th April 2007, the company felt that it had to apply for planning permission immediately in December. This report has not been presented to an earlier Plans Board given the sensitivities of the site. The company is willing to have discussions with the parish council, the liaison group and the rights of way officer on the proposed new routes for rights of way across the site and to make a rights of way application for it to be registered as the new definitive rights of way.

But the company consider that the timescale is too short for it to be included in the current proposals. Furthermore, the company cannot be made to include this in the application. However, given the other concerns about the site and the absence of any proposed compensatory and mitigationary measures for the continuation of landfilling at the site in close proximity to the Horsehay Golf Course and substantial numbers of built and planned residential dwellings, it is considered appropriate to consider the rights of way issue at the present time. Therefore the absence of details concerning proposed rights of way changes across the eventually restored site constitutes a reason for refusal.

Need to Utilise Existing Licensed Landfilling Capacity verses Quality of People's Lives in the Local Area.

Candles is not geographically situated at the most appropriate location of the Borough, given the major house building that has already occurred in recent years in western Telford, together with recent planning permissions granted for housing at Lawley Village and Lightmoor New Village, and the commitment to major house building in this area within Telford in the emerging Local Development Framework. This is in contrast to the Granville landfill site which is considered to be in an appropriate location in the north east, not having as prominent impact on nearby major residential development and its local golf course at Muxton.

It should not be forgotten that a substantial number of people live close to the Candles site in the Horsehay, Dawley, New Works and Little Wenlock village area. In addition the Horsehay Golf Club is next to the site, a major sports and recreation facility. There have been problems in the past which has led to the Environment Agency successfully taking legal proceedings against the company.

Whilst the recent complaints about odours emanating from the site do not appear to constitute a human health risk from what the Environment Agency have written, they do constitute a significant detraction from the amenities of the local area and the quality of people's lives.

Given that the Candles site will not last until the end of the RSS review period of 2026, Telford is a growth point of the West Midlands and substantial new residential development is planned on the western fringes of Telford over the coming years, plus the many problems that local people have had with the site over the years, it is considered that whilst realising that the site is on suitable geology for landfilling of biodegradable wastes, it is not compatible with being next to a large residential area, mainly within Telford , but also people living in the nearby rural fringe.

Consequently the site should be closed down as soon as is practicably possible. This can't be immediately because the present site profile does not support restoration to the approved afteruse. It is also reasonable to give the company opportunity to rearrange it's business bearing in mind that this is often contractual.

Yet there is also a need to utilise the remaining licensed void capacity for the benefit of the sub region. The pragmatic solution to this problem is for the company to be given another five years of time to fully utilise the remaining licensed capacity. This could equate to some 300,000 tonnes per annum (from January 2007). It is not considered acceptable that a period as long as 8-10 years should be granted permission. If the site is fully utilised then there will be no negative impact on fully utilising the licensed void capacity within the Borough. On balance therefore the current proposals are in conflict with RSS Policy WD3 and Joint Structure Plan policies p63 and p66.

Conclusion

It is not considered acceptable that the Candles landfill site should continue for 8 to 10 years, given its inappropriate location next to major housing development and planned future housing development. On this basis the application should be refused. However, if the operator was to submit a planning application for further landfilling for a further 5 years with proposed changes to the rights of way across the eventually restored site, then under these circumstances this should be granted conditional planning permission, subject to a legal agreement requiring £50,000 to be given to the Council for local community projects, as a compensatory and mitigatory measure.

RECOMMENDATION

REFUSE planning permission for a change of planning conditions of planning permission W92/0903 to allow a further 8-10 years of landfilling and subsequent restoration of the Candles site for the following reasons:

1. The contribution towards landfill provision within the sub region of Shropshire and Telford & Wrekin of continued landfilling at the Candles landfill site for a further 8-10 years is outweighed by its inappropriate location and significant adverse environmental affects near to major housing and leisure/recreational facilities, and planned housing development in western Telford, a growth point in the West Midlands. The proposals are therefore incompatible with RSS Policy WD3 (Criteria for the Location of Waste Management Facilities), Joint Structure Plan policies p63 (A Sustainable Approach to waste Management) and p66 (Environmental Considerations).
2. Absence of details of proposed changes to the rights of way across the eventually restored Candles site as part of compensatory and mitigationary measures for continued landfilling.

FURTHER RECOMMENDATION

1. In the event of the company making a planning application for continued landfilling at the Candles site for a maximum of five years, which would provide the opportunity for the licensed landfill capacity to be fully utilised and restored to its approved afteruse, then subject to a legal agreement requiring the company to make a single payment of £50,000 for community benefit in the local area as a mitigationary and compensatory measure, together with proposed changes to the rights of way across the eventually restored site that are acceptable to the Council, a future Plans Board should be minded to grant conditional planning permission.
2. In the event that the Company do not submit a revised application or a revised scheme for the restoration and five year aftercare of the site (the present approved scheme assumes a final site profile that is fully landfilled) within six months of the date of this Plans Board, then the Head of Planning & Economy be authorised to take Enforcement Action to secure the restoration of the site to the approved afteruse.

Notes

Agenda Type : A

W2009/0618 Erection of a single dwelling
Land adjacent to, 81, Coronation Crescent, Madeley, Telford, Shropshire.
Recommendation Code: FR
Ward: Madeley

APPLICANT:
Mrs J Williams

RECEIVED ON:
23/07/09

PARISH
Madeley

WARD
Madeley

CASE OFFICER:
Elizabeth Attwood

THIS APPLICATION WAS DEFERRED AT THE 15TH OCTOBER 2009 PLANS BOARD TO ENABLE MEMBERS TO CARRY OUT A SITE VISIT AND CONSIDER THE SCHEME FURTHER

CLLR DAVE WRIGHT HAS REQUESTED THAT THIS APPLICATION IS DETERMINED BY MEMBERS AT PLANS BOARD.

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: The impact upon the character and appearance of the area, highway safety and residential amenity.

PROPOSAL:

This is a full application for the erection of a single dwelling in the side garden of 81 Coronation Crescent, Madeley.

HISTORY:

An informal enquiry was made to the Council in 2008 in respect of residential development on the site; the Council's response was that the proposed development was unacceptable and that any subsequent planning application was unlikely to be viewed favourably.

POLICIES:

The following policies are considered relevant in determining this application;

Wrekin Local Plan:

UD2 Design Criteria.

H6 Windfall Sites in Telford and Newport.

Core Strategy:

CS1 Homes,

CS5 District and Local Centres in Telford,

CS15 Urban Design.

National guidance:

PPS1 Delivering Sustainable Development.

PPS3 Housing

PPS25 Development and Flood Risk.

SITE AND LOCATION

Coronation Crescent is an ex-local authority housing estate comprising of two storey semi detached dwellings with hipped roofs; the application site is the side garden and parking area of no.81.

Court Street runs to the west of the site. The dwellings on Court Street are older traditional style cottages. A light controlled crossroads of Court Street and Parkway is located to the south of the site and Court Street has double yellow lines. Madeley Town Centre is 200m to the south of the application site.

CONSULTATIONS

A site notice and 21 direct neighbour letters have publicised the application; 6 letters of objection have been received. The issues raised are:

- Parking, Access, Shared driveway, increased traffic,
- Road safety, Congestion, Proximity to traffic lights, existing double yellow lines,
- Loss of privacy, loss of view,
- Out of keeping,
- Ground level differences,
- Vehicle and light pollution,
- Nuisance during construction.

The Council's Highway Engineer has objected to the proposal due to increased traffic generation and restricted visibility.

The Council's Engineers: have advised that details of foul and surface water drainage are required and run-off should be in line with PPS25. In addition, due to the historic use of the site, care should be taken during excavation and building in respect of land stability and contamination.

The Parish Council have objected to the proposal, the points raised are; the adverse effect on residential amenity, undesirable back land development, loss of amenity, highway danger, visibility, surface water problems.

PLANNING CONSIDERATIONS

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively 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.

Policy H6 states *inter alia*, that housing development will be permitted on land under 0.4 hectares when the site can be adequately accessed, drained and where the proposal does not have an adverse impact on the local environment, especially in its relationship with adjacent land uses.

Policy CS1 asserts that housing development will seek to provide every household in the borough with an affordable, decent and appropriate home. A maximum of 2850 dwellings will be brought forward with the plan period. Telford will be the location for the majority of new homes. The type size and tenure of new homes will meet local need, and be delivered in a way that creates locally inclusive and sustainable communities.

Policy CS5 requires all new residential development to be situated in highly accessible locations creating vibrant, safe and attractive places, with designs which respect and respond to the locality.

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.

In addition, national guidance contained in PPS1, asserts that development should be of high quality design, respond to the 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. Where proposals are inappropriate in their context or they fail to improve the character and quality of an area, the proposal should not be accepted.

Furthermore, PPS3 gives Government advice on new housing developments, amongst other issues it states that development should;

- maintain and improve local character,
- be easily accessible and safe,
- be well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access,
- create, or enhance, a distinctive character that relates well to the surroundings.

PPS25 sets out Government policy on development and flood risk. It aims to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.

The proposed dwelling is located within a highly sustainable location and has a similar appearance to the existing dwellings and two parking spaces are provided for the proposed dwelling and two parking spaces are provided for the existing dwelling. The parking for the existing dwelling is accessed via the proposed dwelling and at the bottom of the rear garden belonging to the proposed dwelling.

Nevertheless, it is considered that due to the size of the plot, the proposal fails to respect and relate positively to its context and would result in overdevelopment of the site, creating intensification of its use, both in built form, and the nature of parking facilities for both residents of the proposed dwelling and the existing dwelling.

The proposed detached dwelling would appear as an intrusive building due both the detached nature and to the forward positioning and angle to the established building line creating a cramped form of development out of character with the spacious semi-detached built form of Coronation Crescent. This would ultimately create an incongruous form of development and as such would have an adverse impact upon the street scene. Moreover, given the level difference on the site the LPA is concerned that the proposed dwelling would appear unduly prominent in the locality.

The amount of rear private amenity space for the proposed dwelling is deemed unacceptable when considering the close proximity of the access and parking for the existing dwelling which would essentially be in the rear garden of the proposed dwelling.

The Council's Highway Engineer has raised objections to the proposal; the traffic generated by the proposed development would likely to result in an increase in highway danger owing to the intensification in use of vehicle access location which affords restricted visibility splays for drivers existing onto the highway approaching a main highways junction.

It is acknowledged that the proposed improvement to the southern visibility splay but the northern visibility splay falls across 3rd party land and therefore cannot be improved or secured by the imposition of a condition.

The Design & Access statement makes reference to a similar successful application in Ironbridge Road (W2007/1545). However the LPA does not agree that a direct comparison can be made; the plot was at the end of a row of semi detached former Local Authority houses and was driveway and garaging, the site was level and the proposed access was an improvement to the existing situation. Interestingly, the Design & Access statement does not make reference to the neighbouring site at 78 Coronation Crescent (W2008/0354) for the erection of a two storey dwelling in the side garden

which was refused in May 2008 for the following reasons:

1. The Local Planning Authority considers that the proposed development is unacceptable by reason of its overdevelopment of the plot; creating an incongruous and cramped form of development within the street scene, out of character with the spacious semi-detached built form of Coronation Crescent. Accordingly, the proposal is contrary to policies UD2 and H6 of the Wrekin Local Plan 1995-2006 and national planning guidance in PPS1: Delivering Sustainable Development and PPS3: Housing.
2. The Local Planning Authority considers that the proposed dwelling by virtue of its scale and orientation would have a detrimental impact on the privacy and amenity of 78 Coronation Crescent. Accordingly, the proposal is contrary to policy UD2 of the Wrekin Local Plan 1995-2006 and national planning guidance in PPS1: Delivering Sustainable Development.

The decision was appealed but later dismissed by the Inspector.

Issues relating to drainage, land stability and land contamination could be addressed by the imposition of conditions and informatives if Members are minded to approve this application.

In conclusion, for the reasons outlined above, your Officers consider that the proposed development is unacceptable as it is deemed contrary to 'saved' policies UD2 and H6 of the Wrekin Local Plan 1995 – 2006, policies CS1, CS5 and CS15 of the Core Strategy 2007 and national guidance in PPS1 and PPS3 and therefore recommended for refusal.

RECOMMENDATION: REFUSE PERMISSION

Reasons:

1. The Local Planning Authority considers that the proposed development is unacceptable and is an overdevelopment of the site which fails to respect and respond positively to its context. The addition of a new detached dwelling on the plot would create an incongruous and cramped form of development within the street scene, out of character with the spacious semi-detached built form of Coronation Crescent. Accordingly, the proposal is contrary to 'saved' policies UD2 and H6 of the Wrekin Local Plan 1995-2006, policies CS5 and CS15 of the Core Strategy 2007 and national planning guidance in PPS1: Delivering Sustainable Development and PPS3: Housing.

2. The Local Planning Authority considers that the traffic generated by the proposed development is likely to result in an increase in highway danger owing to the intensification in use of a vehicle access location which affords restricted visibility splays for drivers existing onto the highway. Accordingly, the proposal is contrary to 'saved' policies UD2 and H6 of the Wrekin Local Plan 1995-2006, policies CS5 and CS15 of the Core Strategy 2007 and national planning guidance in PPS1: Delivering Sustainable Development and PPS3: Housing.

Notes

Agenda Type : A

W2009/0759 Erection of a detached triple garage with accommodation above
1, Ellerdine, Heath Lane, Ellerdine, Shropshire.

Recommendation Code: FG –

Ward: Ercall Magna

APPLICANT:
Mr Daniel Leonard

RECEIVED ON:
09/09/09

PARISH
Ercall Magna

WARD
Ercall Magna

CASE OFFICER:
Tom Lewis

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

The main issues are the impact on the character and appearance of the existing dwelling and the surrounding area. Also the impact on neighbouring properties amenities

THE PROPOSAL: The application seeks to gain planning permission for a large garage with ancillary living accommodation above. The garage will consist of three bays fronting onto the road, and two storage bays to the rear.

THE SITE AND SURROUNDINGS:

The property is a large detached property within the rural area. The property recently had a large modern extension to the property at the front, this was amended and an additional front facing gable to the property was approved under application W2008/1331. The property has a large amount of land surrounding the property including a large paddock to the rear. The property is accessed via a driveway to the front and runs to the north of the dwelling. Within the grounds to the north east there are large detached outbuildings which have previously been used with the paddocks as part of a small holding. These outbuildings are of a prefabricated construction. The outbuildings are single storey with low roofs.

CONSULTATION RESPONSES:

Ercall Magna Parish Council has objected to the application. They raised concerns over the size of the development and also concerns over its relationship with the main dwelling.

The Council's Geotechnical Engineers have been consulted and raise no objections subject to the placing of a condition with regards to details of foul and surface drainage disposal.

The Fire Safety Officer has requested the placement of an informative with regards to access

PLANNING HISTORY:

W2006/0147 – Erection of a two storey extension – Granted

W2008/0310 – Erection of a two storey side extension – Refused on grounds of being detrimental to the character and appearance of the dwelling and surrounding area.

W2008/1331 – Extensions and alterations (A resubmission of the previously refused scheme with an improved design) – Granted

W2009/0134 – Erection of a detached garage with ancillary living accommodation above – Refused due to being of a detriment to the character and appearance of the character and appearance of the dwelling and surrounding area.

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.

PLANNING CONSIDERATIONS:

The application seeks to build a detached garage building with ancillary living accommodation above. A similar proposal was refused earlier in the year, however, through the application process this has been heavily amended to be of a smaller size and also slight changes to the character of the proposal.

The proposed garaging will be sited in place of the existing single storey outbuildings. This will be approximately 12m away from the extended dwelling. The proposed development will have a lower roof ridge than that of the existing dwelling by 0.3m and than the extended dwelling by 0.7m. This will however have a lower eaves height, giving a more subservient appearance. The proposal has been vastly amended since the previous refusal, dropping the ridge height from over 7m to approximately 6m. Therefore the proposed development will not detrimentally dominate the extended property.

The land on which the detached building is to be located on does appear to be at a higher level than the existing dwelling. To ensure this does not lead to the development dominating the dwelling, a condition will be placed asking for a plan of finished levels on the site to be approved prior to commencement.

The proposal has been amended to change features, such as that of the dormer windows at the front of the development to match that of the extended dwelling. The proposal will also retain the same roof slope as that of the dwelling. To ensure the proposal is not detrimental to the character and appearance of the dwelling or the surrounding area, a condition will be placed requesting that samples of all materials being used are submitted prior to commencement. Therefore the property will not be detrimental to the character and appearance of the dwelling or the surrounding area. Furthermore this is enhanced by the mature hedge boundaries and the large gates to the front screening the property.

To protect the residential character of the property and the area, a condition can also be placed ensuring that the proposal is only used as residential accommodation and not for business use.

As the proposed development is a distance of 12m from the existing dwelling, it could be conceived that the garage could be separated into a new dwelling. This could lead to an undesirable separation of the curtilage. To prevent this, a condition will be placed ensuring that the development is only used for purposes incidental to the enjoyment of the existing dwelling and does not become a separate unit of accommodation at some future date.

Given the size of the garaging area at ground floor it will also be necessary to control this use so that it does not become additional living accommodation, thus placing additional pressures on the residential curtilage of the dwelling. Therefore the ground floor garaging will be conditioned to be retained for purposes incidental to the use of the dwelling house, but not including living accommodation.

As the site is bounded by fields with the nearest neighbouring properties being approximately 60m away, the proposed development will not be of detriment to the surrounding properties. As the property benefits from large grounds including garden land and paddock, the proposal will leave adequate private amenity space.

In conclusion, as the proposed development does not dominate the site, is in keeping with the character and appearance of the general area and not of detriment to the amenities of the neighbouring properties, the proposal complies with policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Full with no reserved matters
2. C120 - In accordance with amended plans
3. B15 - Samples of materials to be submitted
4. The proposed levels to be submitted and approved.
5. D128 - Domestic garages: No business use
6. D129 - Domestic garages: Restrictions on use - Ground floor not to be converted to living accommodation
7. D127 - Restrictions on a separate use
8. B50 - Drainage
9. Informative - Conditions
10. Informative - Reasons for granting planning permission
11. Fire safety informative

REASONS FOR APPROVAL:

The proposal would not adversely impact on neighboring properties amenities with regards to overlooking or overshadowing. The scale and design of the proposed extension will not have a detrimental impact on the architectural merit of the existing building and any potentially detrimental impacts on the character and appearance of the property will be adequately mitigated by condition. The proposal will not create a separate unit of residential accommodation and this can be secured by condition.

Notes

Agenda Type : A

W2009/0793 Erection of a single storey side extension
Wrockwardine Wood & Trench, Parish Council Building, Church Road,
Wrockwardine Wood, Telford, Shropshire.

Recommendation Code: FG

Ward: Wrockwardine Wood & Trench

APPLICANT:

Wrockwardine Wood & Trench Parish

RECEIVED ON:

23/09/09

PARISH

Wrockwardine Wood

WARD

Wrockwardine Wood &
Trench

CASE OFFICER:

Anna Robinson

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Scale and design, character and appearance

THE PROPOSAL: The application seeks planning permission for the erection of a single storey side extension to the Parish Council building to provide an enlarged parish room and chair store.

THE SITE AND SURROUNDINGS:

The application site comprises an existing parish room within Wrockwardine Wood & Trench Parish Council's building, constructed in brick with profile metal sheet roof. The building is attached to Wrockwardine Wood Infant School and Nursery, and located at the north of the school site. There are shared car parking facilities at the front of the building, with access off Church Road.

At the rear of the existing Parish Council building, there is a landscaped area, containing a single mature Silver Birch tree whose canopy is close to the proposed extension. The application site is bounded by approximately 2 metre high palisade fencing and gates, with Definitive Right of Way located around the majority of the school grounds. The site is located in a predominantly residential area, with listed 'Old Mill House' flats located beyond footpath to north.

CONSULTATION RESPONSES:

The Geotechnical Engineer has requested that the Applicant submits a mining report. The Engineer advises that if the report comes back with a shallow mining problem, investigations may be required. Members will be updated with any further comments from the Geotechnical Engineer.

One letter of objection has been received with concerns about the loss of a mature tree on the site, the height and location of proposed fencing and gates, the intended potentially noisy activities to be carried out in the building and impact on nearby residential properties.

PLANNING HISTORY:

W97/0525 Erection of two single storey extensions to provide parish council accommodation and a family centre, granted
W98/0797 Erection of security fencing, granted

POLICY CONTEXT:

Local Development Framework Core Strategy
Policy CS10 Community Facilities
Policy CS15 Urban Design

Wrekin Local Plan
Policy UD2 Urban Design Criteria

PLANNING CONSIDERATIONS:

The proposed extension would measure approximately 6.63 metres in length and project 3.15m from the existing rear elevation with mono pitch roof measuring 3.36m to eaves and 4.6m to ridge. The size and position of the extension is intended to meet the Parish Council's requirements, and would provide a more usable space along with a storage facility.

Policy CS10 of the Core Strategy states that improvements to existing community facilities will be supported. Local design policies CS15 of the Core Strategy and UD2 of the Local Plan requires the development to reflect the existing building and context, in terms of the scale, form, proportions and materials etc.

The extension would be constructed in the same materials and be of the same form as the existing building, with metal asymmetrical monopitch roof. It is considered to be a modest and proportionate addition which would be in keeping with the character and appearance of the existing development.

The rear of the site is visible through the security fencing from the footpath to the north; however it will not appear overly prominent in the streetscene, and by virtue of its form, design and materials, it will be read as part of the existing building and development at the school.

The Agent has clarified that the tree needs to be removed due to the proximity of the roots and branches to the proposed extension and potential damage that it would cause to the foundations and the roof. Furthermore, there is a service cable/pipe running underneath the tree, which must be relocated to enable the extension to be built. Officers consider the loss of the mature tree can be compensated through replacement planting. The submission of a planting scheme is therefore recommended as a condition.

The fencing and gates referred to on the application forms would not be 2.1 metre high metal security fencing; but would actually be 900mm high and timber, and would simply demarcate the Parish Council building from the school and this would not require planning permission.

With regard to the neighbour's concerns regarding the potentially noisy activities within the building, there were no conditions relating to hours or restricting particular activities on the original 1997 permission for the parish council building. Officers

cannot recommend how the internal layout of the building is used. Furthermore, the development is considered to be a sufficient distance from adjoining residential properties (at least 14 metres) that the proposal would not have an unduly harmful impact on their amenities.

In conclusion, officers consider the proposed extension to the Parish Council building is acceptable in terms of its scale, design, form and materials and would be in keeping with the character and appearance of the existing development. Moreover, the development would not have an adverse impact on adjoining residential properties or on the streetscene.

RECOMMENDATION: RECOMMENDATION: Delegate to the Head of Planning to Grant Planning Permission subject to submission of satisfactory additional information that address geotechnical issues and subject to the following conditions:

A3 Statutory time limit

C68 Materials and colour to match existing

Prior to commencement, submission of replacement planting scheme

REASON FOR APPROVAL:

The proposed extension to the Parish Council building is considered to be an acceptable addition, in keeping with the character and appearance of the existing development and would not adversely impact adjoining properties or the streetscene.

Notes

Agenda Type : A

W2009/0797 Refurbishment of childrens ball court and seating area
Public open space to the rear of, Kesworth Drive, Priorslee, Telford, Shropshire.
Recommendation Code: FG
Ward: Priorslee

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
24/09/09

PARISH
St. Georges & Priorslee

WARD
Priorslee

CASE OFFICER:
Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design and appearance, Green Network

THE PROPOSAL: The application seeks planning permission for the refurbishment of the existing children's ball court and seating area and the erection of 3 metre high mesh fencing with crank top. The refurbishment includes resurfacing adjacent footpaths, provision of an additional footpath to service the seating area and upgraded litter bins and safety signage.

The development is proposed at an established games court within an area of recreational land in Priorslee.

THE SITE AND SURROUNDINGS:

The existing games court is a tarmaced area with goal posts at either end and is partly enclosed by log fencing ranging from a height of around 1 metre to 1.7 metres in height. Some of the wooden posts are rotting at the base. It is located adjacent to a young children's play area and is within a large area of recreational land, comprising public open space, playing field, a number of footpaths/Definitive Rights of Way and bounded by trees and hedgerows. The recreational land is designated as Green Network. The site is located in a predominantly residential area, although here are currently no houses within at least 100 metres of the games court and play area. However the ball court and play area will be more overlooked by residential properties when the adjoining site to the east is developed for housing.

CONSULTATION RESPONSES:

The Geotechnical Engineer recommends approval subject to Informatives relating to former mineral workings and contaminated land.

PLANNING HISTORY: None

POLICY CONTEXT:

Local Development Framework Core Strategy
Policy CS10 Community Facilities
Policy CS11 Open Space
Policy CS15 Urban Design

Wrekin Local Plan
Policy UD2 Urban Design Criteria
Policy OL3 Green Network Policy
Policy OL4 Development in the Green Network

PLANNING CONSIDERATIONS:

The proposal would provide an upgraded multi-use games area, bounded by 3 metre high gridweld mesh fencing with 0.5 metre high crank top. The development would be sited in the location of the existing ball court. It would provide facilities for a range of activities such as basketball, cricket and 5-a-side football for use by the community. The proposal is a modernisation of the existing facilities. No changes are proposed to the layout of the facility, only its design, bringing it up to modern safety standards and meeting the expectations of the young people who would use the facility. In this regard, the scheme is modern in design and materials, and reflects ball courts/ multi-use games areas that have been permitted in other parts of the Borough.

The addition of fencing will make it a more prominent structure than the existing ball court, but it is considered that the overall scheme is appropriate to the context of the area, both visually and functionally, providing a much improved facility for young people. Officers consider that the design accords with local design policies CS15 of the Core Strategy and UD2 of the Local Plan require the development to reflect the existing context, in terms of the scale, design and form etc. There will be no adverse impact on the amenities of the area. The site is located well away from residential properties, with substantial screening around the boundaries of the recreation land.

The site is located in the Green Network as defined by policy OL3 of the Wrekin Local Plan. Policy OL4 permits development in the Green Network provided where community benefits, such as recreational facilities would form an integral part of the proposal. The scheme would therefore meet the aims of the Green Network and provides important community facilities for local residents. Furthermore, Policy CS10 of the Core Strategy states that improvements to existing community facilities will be supported.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Statutory time limit

REASON FOR APPROVAL:

The proposed replacement play facility respects the context of the site and would complement the long term aims of the green network in this locality as a community facility for recreation. The scale and design of the proposed development will not have a detrimental impact on the amenities of the area and will not adversely impact any residential properties.

Notes

Agenda Type : A

W2009/0805 Erection of a single storey classbase extension
Ladygrove Primary School, Old Office Road, Dawley, Telford, Shropshire.
Recommendation Code: FG
Ward: Dawley Magna

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
23/09/09

PARISH
Great Dawley

WARD
Dawley Magna

CASE OFFICER:
Tom Lewis

OBJECTIONS RECEIVED: No

MAIN ISSUES:

The principle of development and impact on the neighboring properties amenities and impact on the character and appearance of the area.

THE PROPOSAL:

The proposal consists of the erection of a single storey classroom extension at the end of the north-eastern wing of the primary school. This will include installation of a glazed corridor and lobby to the side.

THE SITE AND SURROUNDINGS:

The site is at the rear of the Ladygrove Primary School. The school building forms two wings in almost a 'V shape'. The proposed extension will be located to the rear of the building. This will be attached to the wing which runs adjacent to the footpath to the east of the site. The footpath is bounded from the site by large wrought iron gates set in between a large mature hedge boundary. The building itself has a large roof pitch facing the boundaries of the site with a much steeper roof facing inwards on the site. The site where the extension is proposed to be sited is currently a hard play area. An application earlier in the year referenced W2009/0621 was granted to extend the play area to facilitate the extension subject to this application.

The site is surrounded by large grass playing fields which are bounded by residential development. The nearest properties to the proposed extension however are some 30m away. This is on the opposite side of the footpath and across the wooded mound adjacent to the site.

CONSULTATION RESPONSES:

The following consultation responses have been received:

Great Dawley Parish Council has confirmed they have no objections to the proposal.

The Councils Geotechnical Engineers have raised no objections to the proposal subject to the placing of some informatives with regards to caution being undertaken on all excavations and the presences of mine shafts.

No neighbour representations have been received as yet.

PLANNING HISTORY:

W77/0015 - Erection of primary school (Dawley North West) including four class rooms, hall, servery, boiler house and staff accommodation - Granted

W82/0269 - Extensions of existing school - Granted

W87/0259 - Erection of extensions - Granted

W2000/0067 - Proposed extensions to form main entrance, covered ways and I.T room - Granted

W2000/0806 - Siting of a single demountable classroom for use as an after school club - Granted

W2001/0821 - Replacement of existing covered walkway with new - Granted

W2004/0241 - Erection of a single storey extension - Granted

W2006/0689 - Proposed single storey library and PE store extension - Granted

W2009/0621 - Extension to hardplay area and re-location of play area – Granted

POLICY CONTEXT:

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

CS 10 – Community facilities

CS 15 – Urban Design

Also the following Wrekin Local Plan ‘Saved’ policies are considered relevant:

UD2 - Design Criteria

LR1 - Provision of Community Facilities

PLANNING CONSIDERATIONS:

The proposal consists of the erection of a timber framed extension with facing brickwork which will form one classroom and a glazed corridor to be used as a cloak area. The proposal will follow the inner roof pitch, however it will have a lower roof pitch adjacent to the footpath, along with the large glazed feature; this creates a subservient design, therefore not dominating the building or the area. Furthermore, with the use of materials to match that of the existing building, the proposal will not be of detriment to the character and appearance of the building or the surrounding area.

The nearest residential properties are located some 40m away, and benefit from substantial screening. It is therefore considered that the proposal will not have any detrimental impact on the amenities of neighboring properties.

In conclusion the proposed use supports the existing school and as such complies with policies CS10 of the Core Strategy and LR1 of the Wrekin Local Plan and will not have an adverse impact the surrounding environment in accordance with policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Full with no reserved matters
2. C68 - Materials to match that of existing building
3. Informative - Conditions
4. Informative - Reasons for granting planning permission
5. Informative - SIE17 Exercise Caution
6. Informative - SIE20 Contaminated Land
7. Informative - Mineshafts

REASONS FOR APPROVAL:

The proposal would not adversely impact on neighboring properties amenities with regards to overlooking or overshadowing. The scale and design of the proposed extension will not have a detrimental impact on the architectural merit of the existing building, the visual amenities of the area and will provide key educational facilities.

Notes

Agenda Type : A

W2009/0819 Erection of 4no. freestanding signs measuring 1200mm x 550mm
Traffic Roundabout, Junction of, Station Road, Newport, Shropshire.
Recommendation Code: ADR
Ward: Church Aston & Lilleshall

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
28/09/09

PARISH
Chetwynd Aston

WARD
Church Aston & Lilleshall

CASE OFFICER:
Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: Highway safety and visual amenity

THE PROPOSALS:

It is proposed to display four 'available for sponsorship' advertising signs on the central island of the roundabout.

SITE AND SURROUNDING AREA:

The roundabout is situated on the A518 Newport by-pass at the junction of Station Road and Pave Lane to Chetwynd Aston. The roundabout is to the south of the urban area of Newport. There are some dwellings in the vicinity of the roundabout, however the surrounding area is predominantly rural. A significant feature of the roundabout is the 'sheep and pen' metalwork sculpture on the central island which relates to the rural character of the area, and provides visual interest.

PLANNING POLICY CONTEXT:

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

CONSULTATION RESPONSES:

The consultation period has not yet expired, therefore comments and recommendation will be reported to Plans Board in an update if required.

PLANNING CONSIDERATIONS:

The proposed signs are part of current Council policy to promote local businesses and similar sized signs are located on many roundabouts in the Telford area as part of the Telford & Wrekin Community Sponsorship scheme. It is considered that roundabouts located in predominantly urban areas are suitable for such signage, and the addition of advertising in urban locations is more likely to be acceptable from the point of view of visual amenity.

However this roundabout is situated in a predominantly rural area surrounded by a verdant landscape to the south of the built-up area of Newport. There is little signage in the area except for existing highway signs. Furthermore the proposals would detract from the visual appearance of the existing 'sheep and pen' sculpture on the central island of the roundabout.

Therefore, in this instance the proposal for advertising in this rural location is considered unacceptable.

RECOMMENDATION: REFUSE ADVERTISEMENT CONSENT for the following reason:

1. The proposed advertising signage would detract from visual amenity in this predominantly rural area and the signs would harm the existing character and appearance of the central island of the roundabout which features a sculpture installation. Therefore the proposals would be contrary to the aims and objectives with regard to amenity contained in Policy S31 of the Wrekin Local Plan 1995-2006.

Notes

Agenda Type : A

W2009/0836 Erection of a single storey front extension
Moorfield Primary School, Wellington Road, Newport, Shropshire.
Recommendation Code: FG
Ward: Newport West

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
29/09/09

PARISH
Newport

WARD
Newport West

CASE OFFICER:
Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Design and appearance, visual impact

THE PROPOSAL: The application seeks permission to erect a single storey front extension to the main school building at Moorfield Primary School, which together with internal reconfiguration will create a new waiting area and school reception/admin office and to enlarge one of the classrooms. The proposal will improve existing access arrangements, with ramped level access for disabled people and parents with young children. New windows and level access from classrooms is also proposed. The enlargement of the classroom is to make it compliant with Ofsted regulations.

The development is the second phase of improvements to the school involving various refurbishment works/extensions. Phase one of the project encompassed internal works to the school building that did not require planning permission and were carried out during the school summer holiday.

Members will recall a similar scheme for extensions/alterations to the front of the school building (W2008/0041), which would effectively square off the front of the building, projecting approximately 2.5 metres. This was approved at Plans Board on 19th March 2008. The current proposal is effectively an amendment to the previous application and would create a small 'L' shaped extension projecting 4.6 metres in front of the existing building.

THE SITE AND SURROUNDINGS:

Moorfield Primary School is a modern school building set back from Wellington Road, adjoining Newport High School for Girls, and is located on the edge of Newport, in a predominantly residential area. The school building is set back from Wellington Road, with car park at the front of the site, which is screened from the highway by a mature hedge. The vehicular access is shared between the two schools and a one-way system operates for vehicular traffic.

The front of the main building is single storey with a flat roof, and is constructed in brick with aluminium curtain wall panels and has a predominantly glazed frontage. The main entrance to the reception area is rather inconspicuous, comprising a single

door, and is set back at a slightly lower ground level from the footpath and landscaped area to the frontage.

CONSULTATION RESPONSES:

The consultation period does not expire until 27th October. Any comments received from Newport Town Council, neighbours shall be reported to Members in an update.

PLANNING HISTORY:

W2008/0041 Erection of an Extension to Front of School, Full granted

W2003/0941 Erection of a Classroom Extension

W97/0281 Erection of New Entrance and Two New Classrooms, Extension to Existing School and Glazing over Internal Courtyard

POLICY CONTEXT:

Core Strategy Policy

CS15 Urban Design

Wrekin Local Plan

UD2 Urban Design Criteria

PLANNING CONSIDERATIONS:

The proposed extension would extend approximately 17 metres along part of the front elevation of the main school building, projecting out a maximum of 4.6 metres. The development will be constructed over an area that comprises both hard surfacing and soft landscaping.

The development will allow the reconfiguration of the internal space and provide better facilities for the staff by enlarging the staffroom and admin office, along with the creation of a level access and more prominent entrance to the reception area, with waiting area. In addition, the extended classroom will meet Ofsted requirements and ensure modern standards of classroom accommodation are met.

The proposal represents a relatively minor addition to the school which would not significantly alter the character or appearance of the building. With materials to match the existing building the appearance would be acceptable. There would be little impact on the street scene or the surrounding area. The new windows on the side elevation of the building will face the car parking area to the side and the Newport Girls High School. The development will not have a detrimental impact on any nearby residential properties. There would only be a small loss of soft landscaping and the development would not encroach on the existing vehicular access and car parking area.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Statutory time limit

C68 Materials and colour to match existing

REASON FOR APPROVAL:

The proposed extension to the school would be an acceptable addition which would harmonise satisfactorily with the existing school building and would not adversely impact adjoining properties or the streetscene.

Notes