

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 27 January, 2010 at 6.00 p.m. in the Civic Offices, Telford, Shropshire

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

ALSO PRESENT:

Councillor S.M. Kelly (for planning application W2009/0542) and Councillor R.T. Kiernan (for planning application W2009/1030)

PB-79 MINUTES

RESOLVED – that the minutes of the meetings of the Plans Board held on 6 January, 2010 be confirmed and signed by the Chairman subject to the resolution in respect of planning application W2009/0915 being amended by the insertion of the words “*2 bedroom plus*” between the words “*£600 per*” and the words “*dwelling*”.

PB-80 APOLOGIES FOR ABSENCE

None.

PB-81 DECLARATIONS OF INTEREST

None.

PB-82 PLANNING APPLICATIONS FOR DETERMINATION

- (a) W2006/0135 – New Hadley Car Sales, Hartshill, Oakengates, Telford, Shropshire

This was an application for the erection of a building to accommodate 10 one-bedroom apartments on a site of approximately 800sq.m. which was currently occupied by a used car business and surrounded by palisade fencing along its road boundaries.

The proposed curved building, which would face both road frontages, reached three storeys in height either side of a central tower, but stepped down to two storeys at each end. There would be 4 apartments on the ground and first floors, and 2 on the third floor. Pedestrian access to the ground floor units was directly from the rear courtyard and access to the first and second floors was via the central staircase tower which led to courtyard balconies at the back of the building. Vehicular access was from Hartsbridge Road and would lead into a rear courtyard that accommodated 12 parking spaces and a recycling and refuse area. A secure undercover cycle storage locker would be located inside the building within the ground floor entrance hall. Since the application was first submitted several amendments had been made

to improve the building's appearance, including the removal of rendered panels, the introduction of projecting brick banding to the eaves and gables, projecting brick piers, and projecting cills that all emulated the features of the adjoining Walker Technical College building. The boundary treatment along the Hartshill and Hartsbridge Road frontages was 1m. high metal railings with brick piers, which would match, at a lower height, the wall in front of the now vacant Walker Technical College Building. A prominent tree would also be planted on the corner of the site.

The parking provision of 12 spaces was slightly less than that required by the Council's Parking Standards but was acceptable as the site was within walking distance of the public transport links in Oakengates Centre. In addition, a new pedestrian refuge would be provided in the middle of Hartshill to provide a safe crossing to access, amongst other things, the bus stop on the northern side of the road.

One letter of objection had been received from a local resident who was concerned about overlooking and lack of privacy and sunlight. Oakengates Town Council had no objections but had suggested that the road conditions at this location should be addressed. The Council's Highways Engineer had no objections subject to the applicants entering into a Section 106 Agreement for a contribution of £6,000 towards the provision of a pedestrian refuge in the middle of Hartshill, and to the imposition of conditions relating to the provision of 12 car parking spaces within the site, the position of any entrance gates, and the provision of cycle parking. The Council's Outdoor Recreation Officer had requested a contribution of £5,000 towards upgrading and enhancing recreation provision at the nearest playing field/recreation ground, which was Hartshill Park, approximately 400 metres away.

It was considered that the proposed development related positively to its street scene context and respected the prevailing townscape and character of the surrounding area and, in particular, the design and appearance of the adjacent Walker Technical College. The design and scale of the development sought to blend the different styles and scale of buildings in the vicinity of the site, as well as responding to, and reinforcing, this prominent corner location.

The development of this site would remove an unattractive commercial business from this prominent corner and replace it with an attractive focal point that made a positive contribution to the townscape quality in this part of Oakengates whilst not adversely affecting the residential amenities presently enjoyed by the occupants of adjoining and existing development in the vicinity by virtue of any undue overlooking, loss of light, or any overbearing effect.

RESOLVED – that with respect to planning application W2006/0135 the Head of Planning & Transport be granted delegated authority to grant planning permission subject to the applicants entering into a Section 106 Agreement relating to financial contributions of (a) £6,000 towards the provision of a new pedestrian refuge in the middle of Hartshill and (b) £5,000 towards upgrading and enhancing recreation provision in Hartshill Park and to the conditions as set out in the report.

(b) W2006/0966 – Land off Castle Farm Way, Priorslee, Telford, Shropshire

The Chairman informed the Board that applications W2006/0966 and W2006/0968 would be considered together but voted upon separately.

W2006/0966 was an application for the erection of 51,095sq.m. of employment floorspace, residential development of 550 dwellings, a hotel, associated access roads and other infrastructure for which a resolution to grant planning permission had been agreed by the Board on 31 October, 2007 subject to a Section 106 Agreement. Following the resolution to grant planning permission the application was referred to the Government Office for the West Midlands (GO-WM) on 12th February 2008 as a departure to the development plan. However, GOWM, on behalf of the Secretary of the State for Communities & Local Government, had decided not to call-in the application and planning permission would have been issued subject to the anticipated removal of the Highways Agency's holding objection. However, a number of matters had arisen which had changed the position and required this further report to the Board. Members were asked to note that, while the 2007 resolution to grant permission was a material consideration, subsequent changes to the application and to the proposed planning obligations needed to be considered on their current planning merits.

During the course of Section 106 negotiations a further application for 32,484sq.m. of B1 floorspace had been received in July 2008 (W2008/0799) upon which the West Midlands Regional Assembly (WMRA) was consulted in line with the Regional Spatial Strategy (RSS). At this point the WMRA became aware that it had not been consulted on the outline application when it was submitted in 2006 and, having considered the proposals against the criteria which it wished to be consulted upon at that time, it was the Assembly's interpretation that it should have been consulted. Furthermore, the Assembly was of the opinion that its response in 2006 would have been the same as that given in respect of W2008/0799 namely that the outline application would have been in general conformity with the adopted RSS subject to the imposition of a condition limiting Class B(a) office development to a maximum of 5,000sq.m. in order to protect the viability and vitality of the Town Centre. Members noted that Board's resolution of 31st October 2007 had not imposed any such limitation and the applicant's agent had already indicated that this restriction was not acceptable.

Concurrently, in March 2009, the Highways Agency had removed its holding objections, subject to a number of conditions which had enabled progress to be made with issuing a decision on W2006/0966 subject to a Section 106 Obligation. However, during 2009 as the economic downturn took effect, the applicants had suggested that, as the overall scheme viability was now threatened, a much reduced planning contribution package would be offered. In response the Council had instructed the commercial arm of the Valuation Office Agency (DVS) in October 2009 to assess this situation. The DVS had found that, in the current market, the scheme was not viable if the full package of planning obligation contributions previously offered was still required by the Council but had also noted that over the anticipated timescale of the scheme (7 to 10 years), market conditions would inevitably change and this should be kept under review. It was, therefore, considered reasonable that a future upturn in land values should be reflected in the level of Section 106

contributions through the principle of overage to claw-back monies from any 'super profit' made by the developer through the imposition of review dates, as described in the report.

Given the concerns raised by the WMRA on the need to protect the Town Centre, the applicant had made a submission setting out the principal economic and regeneration benefits of the scheme, as summarised in the report. In addition, their letter of January 2010 set out a resume of the relevant policies and objectives of the recently published PPS4 and how these matters had already been addressed in the material submitted. PPS4 had widened the description of what was to be regarded as an economic development to include not only Class B uses but any other use which provided employment such as the hotel element of this scheme.

The Council's Head of Economic Development, in support of the application, had stated that, while, Telford Town Centre currently presented a number of sites with development potential for offices, it was unlikely that these would be appropriate for the types of use being proposed. The development at the proposed Lakeside Technology Park required flexible floorspace suitable for high technology/knowledge intensive employers while sites at the Telford Town Centre was for different economic development clusters such as specialist business and professional services. In the current market the Head of Economic Development considered that a restriction of 5,000sq.m. of B19a) use could deter commercial investment in the area and have a negative impact on achieving the full development potential of the site to contribute to the Borough Economic Strategy. Therefore, on the assumption that phased development would be consistent with a development of this size and nature, he had advised a limit of 20,000sq.m.

In his letter of 26 January 2010, as e-mailed to the Board, the WMRA's Head of Planning had set out his response to this new limit, which he considered would not be in general conformity with the WMRSS. However, should the Board be minded to approve the application on the basis of 20,000sq.m. permitted B1(a) use, he requested that the following two restrictive conditions should be imposed rather than the open-ended B1 consent for 51,095sq.m. sought by the applicant:

- No single occupier to occupy less than 2,500 square metres gross floorspace (other than ancillary B1(a) as part of an industrial unit);
- The B1(a) space not to be occupied by public or commercial organisations which attract numbers of visitors or provide services to the local community. This would comprise council, health, social housing, law and order, social security and taxation services, financial services, accountancy and law firms.

The update stated that the applicants had, by e-mail that afternoon, advised that they did not accept the imposition of the restrictive conditions suggested by the WMRA.

This site was clearly out-of centre and, as such, officers had initially sought to limit the amount of B1(a) floorspace to 5,000sq.m. and the 10,000sq.m. The applicant's had maintained that a minimum of 20,000sq.m. was necessary to secure continued funding investment. Mindful of the advice of the Head of Economic Development, officers were prepared to recommend a limit of 20,000 sq.m. However, Members

were advised that, by setting a limit that had little planning policy basis, it would be extremely difficult to resist future requests for additional office floorspace at this location irrespective of how the condition was worded.

It was explained to Members how the new PPS4 was also an important, additional material planning consideration, which needed to be given full weight, as was the need to protect the town centres. Although the applicants had undertaken a sequential analysis, it was considered that this was not particularly rigorous and the application had the potential to prejudice the bringing forward of more central sites for office uses. Members were reminded of the need to balance the economic development opportunities of this development with the risk of setting an undesirable precedent.

Officers recognised that this proposal was a significant regeneration, investment and job creation opportunity at a time when few genuine economic development proposals were coming forward. But, as Members were aware, this site competed with the i54 business park on the edge of Wolverhampton, which had also faced similar policy implications with regard to out of centre office accommodation and for which there had been some support from the respective authorities for larger office floorspace than the RSS policies would normally tolerate, subject to stringent conditions. Telford was also directly competing with other out of centre business parks, such as Shrewsbury, where historic planning permissions meant there was no restriction in terms of volume of office floorspace. Therefore, it was considered that Telford must remain competitive and continue to be able to offer a selection of sites both in-centre and out-of-centre.

Having considered the evidence put forward by the applicant notwithstanding the policy considerations regarding location of office space and requisite planning obligations, it was felt that, on balance, the benefits of the scheme to the Borough as a whole in investment, regeneration, best use of previously used land and job creation were considerable and constituted significant material considerations. Therefore approval of the application was recommended with a limiting condition restricting the amount of B1(a) floorspace to a maximum of 20,000square metres in order to help safeguard the future of the town centre as the primary focus for office development. In addition, given recent appeal decisions and the advice given by the DVS, officers considered that strict review clauses on planning obligations tied to the phasing of the proposal should encourage development of the site and safeguard the public purse should the market improve.

With regard to the planning obligations and the infrastructure improvements, the developer was willing to offer the following:

- Affordable housing - £420,000 – 21 units equivalent to 3.8%
- Public open space provision and maintenance contribution of - £75,000
- Contribution to public transport - £150,000
- Castle Farm Way improvements - £60,000
- New junction serving the employment land - £1,323,000
- New residential junction - £912,000
- Priorslee Avenue junction - £776,000
- M54 junction 4 improvements - £603,000

Further, it was recommended that the Section 106 contributions should include £10,000 towards monitoring the Travel Plan and £10,000 towards the ongoing monitoring and administration of the Agreement.

The update report listed the off-site highway works required to be included in the proposal and the Section 106 contribution for sustainable transport in relation to the site. The Outdoor Recreation Officer had noted the lack of a NEAP and considered that the development was not contributing to the needs it was creating. In addition, the Council did not have sufficient funding to maintain the open space with the £75,000 proposed and would, if it was adopted by the Council, be subsidising this element of the proposal. The Council's Solicitor recommended that, in order to maintain flexibility, the option to oblige the owner to maintain the onsite play provision rather than to seek a transfer to the Council with a S106 financial contribution should be included in any resolution to grant planning permission.

The Council's Solicitor also stressed the need for Members to understand the proposed terms and conditions of any Section 106 Agreement and the update report set out the nine viability related objectives with respect to this application. The S106 contributions being offered by the applicant were a reduction on those approved in October 2007 and, if Members approved these, there would be a need to impose periodic reviews to deal with any greater than anticipated profit. Members agreed that the S106 obligations should achieve the nine viability related objectives set out in the report in order to identify a minimum "package" for now with an efficient review mechanism to enable increases to the minimum package subject to a maximum package which would reflect what the Council would reasonably have requested in normal "non-recession" circumstances.

In conclusion, while understanding the comments made by the WMRA, officers felt that, on balance, the material considerations, as laid out in the main report, justified approval of this scheme.

In summing up the presentation, the Head of Planning & Transport advised Members to give consideration both to the recommendation from the WMRA for 5,000sq.m. of office floorspace and that of the Head of Economic Development for 20,000sq.m. of office floorspace given the local circumstances facing the Council. Approval of the latter would provide an appropriate level of control to ensure that development such as this was directed to the right place in Telford. The update report set out the officers' view that the two restrictive conditions recommended by the WMRA were considered to be a reasonable and justified compromise which would allow the development to take place whilst safeguarding the future of the town centre. However, the Head of Planning & Transport sought the Board's advice as to whether the two restrictive conditions recommended by the WMRA were acceptable.

The Chairman referred to the current financial restrictions and the need to balance all the elements of this application. He considered that this was a good scheme, which would be damaged by the imposition of the two restrictive conditions. This view was shared by the Board, which welcomed the application as an opportunity for enhancing new technology in Telford. The Board agreed that the two restrictive conditions recommended by the WMRA should not be imposed.

RESOLVED - that planning application W2006/0966 be referred to the Government Office for the West Midlands for consideration and, if not called in, to grant delegated authority to Head of Planning & Transport, following consultation with the Chairman of the Plans Board, to grant planning permission subject to the receipt and written approval of clear design codes/rules/principles and the signing of a S106 agreement to provide financial contributions for sustainable transport, travel plan monitoring, recreation (if required), on-site affordable housing contribution of 21 units and S106 agreement monitoring together with terms to ensure that the 9 viability related objectives for the Section 106 agreement as set out in the update report tabled at the meeting are achieved and subject to appropriate conditions to be prepared by the Head of Planning and Transport.

(c) W2006/0968 – Land off Castle Farm Way, Priorslee, Telford, Shropshire

This application for the construction of new access, internal roads and other infrastructure was considered in conjunction with planning application W2006/0966.

RESOLVED – that subject to the withdrawal of the Highway Agency’s holding objection, the application be referred to Government Office of the West Midlands for consideration and, if not called in, delegated authority be granted to Head of Planning & Transport to grant outline planning permission subject to the receipt and written approval of clear design codes/rules/principles and the signing of a S106 agreement to provide financial contributions to education, highways, sustainable transport, leisure, asset & property (east/west link) and the provision of 22% social/affordable housing across the site, and subject to the conditions as set out in the report.

(d) W2009/0094 – Plot 14 Tweedale North, Tweedale, Telford, Shropshire

In presenting this application the Principal Minerals & Waste Officer drew the Board’s attention to the inaccuracies contained in the report within the agenda relating to the geographical orientation used and the description of the application. These were corrected in the update e-mailed to Members and tabled at the meeting.

The application sought in amended form a temporary 12 months planning permission to vary three conditions of planning consent W2007/0673, namely Condition 3 to clarify that chipping, shredding, bailing and compacting of wastes was also permitted in addition to the activities described, Condition 4 to increase permitted waste input to 10,000 tonnes per year, and Condition 7 to change the hours of operation. The variation in Condition 3 would give the operator flexibility in the choice of waste activities carried out on site and the variation in Condition 4 would increase the permitted waste input as the vehicle breakers who had previously operated the whole site no longer controlled the eastern part of the site. The additional 5,000 tonnes per annum would be in the form of wood for chipping only within the eastern part of the site operated by Greenskips. Councillor G.M. Green had requested that the application be determined by the Board.

This was a retrospective application for the wood chipping operations currently being carried out on the site. Responsibility for this waste management site lay with the

Council in its dual role as the Local Planning Authority and as the Environmental Health Authority for Telford & Wrekin. The Environment Agency also had responsibilities as the Waste Licensing Authority.

The operation of this unauthorised wood chipping facility was a cause of concern for officers, a local resident, and Councillor Green, one of the Ward Councillors. The Council's Environmental Health Officer had investigated complaints of statutory nuisance under the Environmental Protection Act, 1990 and a legal notice relating to dust had been served on the operator. The sporadic monitoring of the site and the action taken, as set out in the report, had resulted in amendments to the proposals, making this a temporary application for a period of 12 months from the date of issue of any permission granted and the submission of more details on noise, dust, drainage and amendments on the hours of operation.

The site was in principle a suitable location for B Use Class industrial development, which included waste management facilities. In addition, the wood chipping operations would divert waste that would otherwise go to landfill. However, all such facilities were required to operate in a reasonable fashion and not cause breaches of statutory nuisance, and meet all planning and other regulatory requirements. Since the serving of the legal notice there had been no evidence of such a breach although complaints had continued concerning noise, dust and operations during weekday evenings, weekends, and bank holidays.

Members were advised that the only basis on which the application could be refused and a breach of condition notice served for the unauthorised use of the wood chipping facility was that the proposal constituted an amenity nuisance in terms of noise and dust rather than as a statutory nuisance. The issue of the working hours could, in future, be addressed by the issue of a breach of condition notice should further infringements occur, as the applicant was aware.

The temporary period of 12 months for any permission granted would be a trial one to ascertain how well the site was performing when operated in accordance with the recommendations of the independent consultant's report on noise, the dust management plan, and the amended hours of operation of the wood chipping facility. It was considered that a permanent grant of planning permission would not be appropriate at this stage given the concerns of a local resident and the complaints received. However, refusal could not be recommended as the independent consultant's report on noise considered that these problems could be overcome and a dust management plan had been produced.

Councillor Green supported the course of action proposed in the report which would mean that the Council would be seen to be taking appropriate action.

RESOLVED – that with respect to planning application W2009/0094 delegated authority be granted to the Head of Planning & Transport to grant planning permission for a temporary planning permission for 12 months for the variation of Conditions 3, 4 and 7 of planning permission W2007/0673 for a wood chipping facility, which included provision for noise control, a dust management scheme and water drainage. As per Section 73 of the Town and

Country Planning Act, 1990 to reissue the consent varying the conditions as set out in the updated information tabled at the meeting.

INFORMATIVE

This variation of planning conditions 3, 4 and 7 of planning permission W2007/0673 is for a temporary period of 12 months from the date of the issue of this permission. After the 12 months has lapsed, notwithstanding the submission of any planning application to permanently vary these three planning conditions, the whole site shall revert back to the conditions contained within planning permission W007/0673 and all wood chipping operations shall cease.

(e) W2009/0542 – Muxton C2/C3, Marshbrook Way, Muxton, Telford, Shropshire

This was an application for approval of reserved matters for 144 dwellings comprising a mix of detached, semi-detached and terraced dwellings with 24 apartments set out in two blocks and a small number of ‘flyover’ apartments. Outline planning permission had been granted for up to 190 dwellings in April 2007 with Condition 4 requiring the development to be carried out broadly in accordance with the submitted development framework. The outline permission had been supported by a development framework which set out a master plan. Access into the site would be from Marshbrook Way via four main junctions with the dwellings fronting Marshbrook Way being served by private access roads/drives and the dwellings along the rear of the site by two cul-de-sacs along the Granville Country Park boundary, which would be linked by a footpath and cycle way to provide improved circulation for pedestrians and cyclists.

The proposal’s design philosophy had been based upon the traditional development of an ‘estate’ over a number of years with a mix of house type and sizes throughout the site with those on key plots having been amended to reflect the ‘Sutherland’ style found in Muxton with a range of window heads and cills to provide a more local context. The dwellings directly fronting Marshbrook Way were mainly large detached 4 and 5 bedroom dwellings with on-plot parking provided, with a few 3 bedroom detached dwellings, all of which largely reflected the size of those on the opposite side of Marshbrook Way. 43 affordable dwellings had been provided with a mix of apartments, which represented 30% affordable housing provision, as required by the S106 agreement.

Surface water drainage of the site had been designed to meet the requirements of PPS25: Development and Flood Risk. As set out in the report, the design had resulted in the loss of the former hedge line envisaged to be retained in the development framework but which had been confirmed to have little ecological value. The landscape proposals were considered acceptable and in accordance with ‘saved’ policy UD4 of the Wrekin Local Plan.

The Highways Officer had no objections to the proposed accesses, as agreed in principle as part of the outline approval, but minor amendments would be required to ensure that the roads were suitable for the refuse vehicles and had easy access to and from car parking spaces. There was limited parking available on the highway as

the developer had chosen to provide grassed service strips rather than incorporating these areas into the homezones. Four pedestrian splitter islands would be provided along Marshbrook Way fronting the site to help reduce traffic speeds and, thereby, improve pedestrian safety and a footpath/cycleway would be provided along the site frontage. The Highways Officer had also responded to the amended plans, as set out in the update report. Although he considered that the applicants had now addressed the detailed issues previously raised, recommended the imposition of additional conditions as set out in the update report. All the works identified in Condition No. 1 be would be deliverable through a S278 Agreement under the Highways Act 1980. In addition, a commuted maintenance sum of £350 per tree for any trees to be sited within the proposed adopted highway limits would be required, as agreed with the applicants.

Letters of objections had been received from Lilleshall & Donnington Parish Council and from 16 local residents, as summarised in the report, together with a petition containing 149 names. These comments suggested that the Reserved Matters did not take account of either the community aspirations for the site or the terms of the outline permission. The update sheet tabled at the meeting informed the Board that a further 4 letters of objection had been received in relation to the amended plans, and outlined these together with the officer response.

Officers considered that the design and layout of this development was acceptable and complied with the design and landscape requirements set out in policies CS15 of the Core Strategy, 'saved' policies UD2 and UD3 of the Wrekin Local Plan, and was broadly in accordance with the development framework.

Councillor S.M. Kelly was invited to address the Board on behalf of the Ward Member, Councillor A. Lawrence. He informed the Board that the majority of residents supported the proposal in principle and their objections focused on this reserved matters application that failed to meet the expectations of the 2003 outline planning approval in terms of site access from the existing spur at the Donnington Wood roundabout, the design concept, and landscaping. Despite 18 months of discussions with the applicant few changes had been made to provide a scheme in line with the existing development and there had been a lack of community involvement. He, therefore, requested on behalf of local residents and Councillor Lawrence that determination of the application be deferred to allow an opportunity for the submission of a scheme line with the original expectations in 2003.

In response the Planning Officer said that design was a subjective issue and considerable discussions had taken place with the developer within the context of the Masterplan. However, issues such as the use of high quality materials could be addressed through appropriate conditions. With regard to the access to the site from Marshbrook Way, this had been agreed at the outline planning permission stage and it was not possible to change this to the spur of the roundabout under this reserved matters application. In addition, the Highways Engineer confirmed that the current application was consistent with the existing development on the opposite side of Marshbrook Way. The surface water drainage proposals were on balance an improvement on the current situation particularly if well landscaped together with appropriate conditions and were in line with the approach of the Masterplan. With

regard to the lack of community involvement, this was to be regretted but, prior to submission of the application, the responsibility for this lay with the developer.

Councillor N.A. Dugmore agreed with the comments made by Councillor Kelly and said that, if it was not possible to refuse permission then the application should be deferred to give residents an opportunity to influence the design of the houses.

In response the Head of Planning & Transport advised the Board that the application for determination was the result of officers working with the developer and deferring it would not guarantee that any changes would be possible. Whilst the views of residents had to be given due weight, so did those of the developer and, as this was a sound design with good quality accommodation, there was a likelihood that a refusal would not be sustained at appeal. The Planning Officer added that the scheme had been based upon the Masterplan and, if Members wished to have the scheme deferred for amendment, they would need to specify which areas were contrary to this and, therefore, unacceptable. In addition, the developer had a good reputation and the density on this site was more spacious than required by Government policy. In conclusion, the developers had provided an acceptable scheme by taking a holistic approach; the outcome could be further enhanced by the use of appropriate conditions. The precise wording of those conditions needed to be reviewed in the light of discussions at Plans Board and the Head of Planning & Transport sought delegated authority to formulate conditions in line with the broad wording of the conditions set out in the report.

RESOLVED – that with respect to planning application W2009/0542 the decision to approve reserved matters be delegated to the Head of Planning & Transport subject broadly to the range of conditions as set out in the report.

(f) W2009/0881 – Hadley Quarry, Hadley, Telford, Shropshire

The application sought full planning permission for 170 residential units as the first phase of the redevelopment of the Hadley Quarry, which would be accessed from a re-aligned Hadley Road under planning permission W1998/0714. The application covered an area of 6.35ha and comprised the south-west corner of the quarry with the southern boundary being the railway line and the northern boundary being adjacent to the residential development of Far Vallens. The proposal indicated 52no two bedroom units, 75no. three bedroom units and 43no. four bedroom units and sought to respond to the existing established residential development in the area.

The current proposals included no apartments, as the applicants had argued that the density was lower than expected due to the need to respond to the physical constraints of the site, as described in the report. The site was within walking distance of bus stops on Waterloo Road and Hadley Road/Church Street, and to the Hadley Learning Community and Hadley Centre, as set out in the report.

Hadley & Leegomery Parish Council had commented on the proposal, as summarised in the report and objections had been received from four neighbours on the Far Vallens housing estate on the grounds of wishing to protect residential amenity, privacy and ensuring adequate boundary arrangements.

As set out in the update sheet tabled at the meeting, the Transport Assessment was considered to be adequate for this phase of the development but not for any future phases. The applicant had revised the proposals to comply with previous recommendations but there remained a number of outstanding matters. However, the revised recommendation before the Board was flexible enough to enable these issues to be addressed through a Grampian condition and associated Section 278 Agreement under the Highways Act rather than through a Section 106 Agreement, as recommended by the Highways Engineer.

The update report included details of a late objection by the Council's Ecologist together with the applicants' response and that of the Planning Officer, who was of the opinion that such issues could be dealt with by appropriate conditions requiring further surveys to be undertaken.

The principle of residential development was considered acceptable as the proposal was for a large scale regeneration of a brownfield site, which benefited from being a highly sustainable location with a good relationship to local facilities, connections to primary bus routes and local community facilities. In terms of the scale of development, a density of just below 27/ha. was proposed, which was lower than normally encouraged, but reflected land stability issues at this location, including the presence of six mine shafts within the site boundary and the need for minimum stand-offs that had created the opportunity for introducing significant green spaces throughout the development area.

A detailed Masterplan, the subject of public consultation in June 2007, had sought to demonstrate how future phases could be linked in to the development of this phase, as set out in the report. A Design Code had informed the process by identifying character areas within the site and helping to establish identifiable squares, tree lined avenues and parkland frontages. The layout demonstrated a perimeter block approach to the development generally with active frontages onto adjacent highways with private space to the rear of plots. It was considered that the design approach was acceptable and followed sound urban design principles.

A re-aligned Hadley Road would also enable further quarrying operations to take place over the 20-year programme approved at Hadley Quarry. A positive feature of the proposals was the connectivity of the development to existing residential areas, community facilities and bus routes by both pedestrians and cyclists. Public transport enhancement was proposed through the provision of two new bus stops on Hadley Road and a toucan pedestrian/cycle crossing across Summerfield Road. In addition, the proposals allowed for a traffic management scheme to reduce traffic speeds along Church Street.

The scheme's design had been influenced to some degree by the site's technical constraints and ongoing discussions were taking place between the applicant's technical consultants and the Council's Engineering Services to demonstrate that adequate technical justification existed to enable the development to proceed in a safe manner. Members were requested to note the comments of the Council's Geotechnical Engineer set out in the main report and that the recommendation to approve the application was entirely conditional upon the satisfactory resolution of those outstanding issues.

With regard to affordable housing, the applicants had been keen to provide this but, due to the current unavailability of funding through Social Housing Grants, they had only been able to offer 5% (all social rent or 8% if all shared ownership) if the scheme overall was to remain viable. This equated to 8 houses for rent or 14 shared ownership units.

Public open space provision was acceptable but there remained some uncertainty regarding the precise details of the proposed LEAP and the requirements for its adoption, as set out in the report. However, it was considered that these issues could be resolved as part of the Section 106 Obligation. There was the option available to the developer to seek his own maintenance regime/management plan and, if so, the Council only needed to ensure that the provision was detailed to match policy expectations, which could be achieved through the use of conditions. There would be a need for flexibility to either secure funding that would allow the Council to provide such facilities and thereafter maintain, or for the developer to ensure, that the works were undertaken and thereafter maintained.

A particular concern throughout the consideration of this application had been the proposed reduction in its planning contributions. The applicants had agreed to fund the Council's costs of commissioning independent consultants who were able to review the applicant's financial appraisal and to agree appropriate land values/developer profit margins, which had informed the DVS' recommendations for a later review of any Section 106 Agreement. The main report had set out the proposed package of contributions being offered by the applicant together with the slightly higher level of contributions that officers considered the development could stand having regard to the DVS appraisal. The update sheet tabled at the meeting set out these two sets of figures.

Officers had sought the further advice of the DVS in relation to the overage mechanism that might be applied to any review of the Section 106 contributions at a later stage. The applicants had indicated their willingness to work with the Council and to follow the process as outlined in the update report, which would enable the Council and the developer to review the financial assessment at agreed intervals and, thus, release further funds for affordable housing provision at a later date. Finally, and in line with all recent planning obligations, a sum of £10,000 was required for the ongoing monitoring and administration of the Agreement. .

Members agreed the approach to the planning gain and welcomed the commencement of this scheme. With reference to the periodic reviews set out in the recommendation, the Council's Solicitor sought a fall back requirement for a review on the fourth anniversary of the Board meeting in the event of the other two review triggers not having been met by that date.

RESOLVED- that with respect to planning application W2009/0881 that upon the signing of a Section 106 Agreement to secure the provision of 12 number affordable housing units for rent, the payment of £600,000 towards education provision (50% at commencement and 50% at completion of 100th dwelling on site), £280,635 towards provision of LEAP and open space maintenance (to be provided prior to occupation of the 25th dwelling on site), and transportation infrastructure schemes to be provided prior to occupation of any dwellings on

site (Bus Stops on Hadley Road, Traffic Management Works to Church Road, Mini Roundabout at Hadley Road/Summerfield Road junction and Toucan crossing at Summerfield Road) plus a further £10,000 towards Travel Plan monitoring, the payment of £5,000 per Traffic Regulations Order and payment for the adoption of trees within highway land based on £350 per tree and a contribution of £10,000 towards the ongoing monitoring and administration of the Agreement (paid on commencement of development) and there being no objection from Engineering Services on geotechnical grounds following the submission of further technical evidence and from the Local Highway Authority, the Head of Planning & Transport be granted delegated authority to grant planning permission, subject to conditions detailed below, together with conditions advised by the Engineering Section and the Local Highways Authority.

The said Agreement to be reviewed on the completion of the 160th dwelling on site or on the expiry of three years or on the fourth anniversary of the date when the Agreement was signed, whichever date was the sooner and a viability appraisal to be undertaken by the DVS or body appointed by the Council with all costs met by the applicants and if residual values were found to result in increased developer profit the overage be shared with the Council at a rate of 50% to be used on the provision of affordable housing units on site or off-site as determined by the Council.

(g) W2009/0981 – 33 Sinclair Gardens, Ketley, Telford, Shropshire

This application sought permission for the erection of a two storey side and rear extension and porch to the front of this property. It was an amended resubmission of W2009/0658 which was refused by the Plans Board on 23rd September 2009 on the grounds that the gable roof was an incongruous feature that detracted from the character and appearance of this hipped roof property, the pair of semi-detached properties and the streetscene. Furthermore, the scale of the extension and, in particular, the rear projection would be detrimental to adjoining residential amenities which failed to comply with the “45 degree Code” guidelines. Councillor Rhodes, as Ward Member, had requested that this application be considered by the Plans Board.

The scheme, having been amended with the front extension now having a hipped roof design to reflect the established building form of both the property and those in Sinclair Gardens, had overcome one of the previous reasons for refusal. However, no changes had been made to the overall scale of the development and its proximity to the boundary with adjoining properties. Therefore, it was still considered that the scale of the combined extensions and the 4 metre rear projection would have an unduly harmful impact on neighbouring amenity. Officers had no objection, in principle, to the erection of extensions of an appropriate scale, design and form, as shown by previous approvals for extensions to other properties in Sinclair Gardens.

Since determination of the previous application, the applicant had indicated what could be built without needing planning permission and officers have reassessed the plans against The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, with regard to what would constitute

permitted development, as set out in the report. However, it was still considered that the proposed substantial two-storey extension would be disproportionate in scale in relation to the existing dwelling and the pair of semi-detached properties and its rear projection would have a significant detrimental impact on the amenities of adjoining residential properties, in particular the adjoining semi-detached property, No.34 Sinclair Gardens, as it would be overbearing and lead to loss of outlook to the neighbour.

Officers had also assessed the application with regard to the “45 degree Code” guidance, which sought to protect a reasonable area of open space outside windows of adjoining properties by ensuring that the proposed development did not impinge on angles of view measured from the neighbour’s windows. However, the proposal did not comply with this guidance. Therefore, the development did not comply with the requirements of policies UD2 of the Wrekin Local Plan, CS15 of the Core Strategy and PPS1.

Whilst it was acknowledged that the applicant had amended the design of the side extension to incorporate a hipped roof, this alone had not overcome the previous concerns.

Ketley Parish Council had expressed concern that the plans showed the proposed extension located right up to the boundary, leaving no emergency access to the rear of the property.

Councillor H. Rhodes spoke in support of the application and referred to the amended roof style. Other properties in Sinclair Gardens had been granted permission for extensions, which she believed added to the character of the area. She asked the Board to support the application which would provide much needed additional space for the applicant’s family. Councillor G.M. Green added that no objections had been submitted by neighbours in respect of the application. On being put to the vote there was no proposer or seconder for the recommendation as set out in the main report and, therefore, it fell. Councillor Rhodes then proposed, seconded by Councillor Francis that delegated authority be granted to the Head of Planning & Transport to grant planning permission subject to the imposition of appropriate conditions. The reasons for recommending approval were that the amended roof was acceptable, in character with the surrounding area, would have no impact on neighbouring properties.

RESOLVED – that with respect to planning application W2009/0981 delegated authority be granted to the Head of Planning & Transport to grant planning permission subject to the imposition of appropriate conditions.

(Councillor M.J. Smith left the meeting at this point. However, he had been present during determination of planning application W2009/1030 as the Chairman had ruled that the application be considered first as Councillor R.T. Kiernan wished to speak.)

(h) W2009/0993 – Coppice House, Rodington Heath, Shropshire

This was a full application for the erection of a detached outbuilding to provide ancillary accommodation and was a resubmission of a previously approved scheme

(W2009/0498). The original application had been approved with conditions including a personal permission that the building should be converted to an outbuilding/garage when it was no longer required by the applicant's dependants, as agreed by the applicants at the time. This restriction had been necessary or the development would have been contrary to both local and national policy as a 'new dwelling' in the open countryside. However, the applicants had not been happy with this restriction and had submitted the current application which included a Section 106 legal agreement to ensure that the building remained as ancillary accommodation to Coppice House but could be sold with Coppice House in the future but not as a separate dwelling.

The proposed development was detached from the main dwelling house and set back in the site to ensure that the original dwelling house was the dominant feature with the outbuilding being subservient. The scale and detailing of the proposed building were considered respectful and sympathetic to its surroundings as the front elevation resembled a double garage and the double height glazed window elevation was not visible in the public domain.

The siting of the proposed building had been increased from 900mm to 1500mm away from the common boundary on the request of the occupier of the neighbouring dwelling but, as there were no windows in the gable wall of this property, there would be no significant impact on its residential amenity. While both local and national policy prevented new residential development in unsustainable rural locations, as the outbuilding was ancillary to the main dwelling house, the proposal was deemed acceptable. Parking provision was not affected and adequate private amenity space was retained.

The update sheet tabled at the meeting informed the Members that the applicant's agent had requested a minor amendment which changed the living room window to a pair of French doors of the same width and with matching materials to the proposed windows. As this element was not visible in the public domain and would not have an adverse impact upon residential amenity, it was recommended that this alteration be accepted. In addition, information relating to the suggested conditions, with regard to a Soakaway test, and details of doors and windows, had been now been received and were acceptable. Therefore, if Members were minded to approve the application, these conditions should be removed, as they were now unnecessary.

RESOLVED – that with respect to planning application W2009/0993 delegated authority be granted to the Head of Planning & Transport to grant planning permission subject to the applicant entering into a Section 106 Agreement with regards to the proposed development remaining linked to the main dwelling as ancillary accommodation and to the conditions as set out in the report with the exception of conditions B65 and B18, which were no longer applicable. .

- (i) W2009/1015 – Church Farm Yard, Preston Upon The Weald Moors, Shropshire

This application sought permissoin for the erection of 20 dwellings following demolition of the existing barns. It was a resubmission of an extant approval, W2007/0213, which would expire in May 2010, and no revisions had been made to

the approved design and layout. Approval of the current application would enable the time limit for implementation of the scheme to be extended for another 3 years. The application site was vacant and overgrown with existing steel and asbestos farm buildings to the north-west corner and concrete roadway/yard. It was bounded by metal security fencing and timber fencing and surrounded by lanes to the north, east and southern boundaries. Following cessation of the commercial use in 2004 the buildings had remained vacant.

Both the previous and current applications represented departures from respective Local Planning Policy, the main change to which had been the adoption of the Local Development Framework Core Strategy in December 2007 with its further limitation on new residential development in the rural area. The other matters that were material to the consideration of the application were the extant commercial/industrial use of the buildings on site and the impact of these on the nearby Grade 1 listed Trust Homes. Whilst the commercial business had currently ceased on site, the permission lay with the land and the use could be rekindled. A number of commercial operators had carried out a variety of activities on the site including storage and distribution and light industrial use.

As there was no formal Parish Council in Preston, the Chairman of the Village Meeting had advised that, at a recent village meeting, the local residents had been very supportive of the proposal, as summarised in the report. The Fire Authority had advised that sufficient access must be provided for emergency fire service vehicles, and water supplies for fire fighting purposes were required together with a sprinkler system to reduce the rate of production of heat and smoke.

The Highways Engineer, Capital Planning Officer, and Landscape & Recreation Officer had confirmed that the respective financial contributions of £35,000 towards traffic management measures on the local highway network, £16,000 towards education facilities and £10,000 to provide offsite leisure facilities for the community were acceptable. The Council's Conservation Officer had requested that any consent include stringent conditions to ensure the quality of detailing, materials and construction to respect the original design concept. This included the boundary treatments which were also a vital element of the original design.

Preston Upon The Weald Moors did not constitute a sustainable location, as it had limited services and facilities other than a primary school and, therefore, it was not one of the three key rural settlements in the Borough where development would be focussed to meet local needs, as set out in policy CS7 of the Council's Core Strategy. Housing would only be considered acceptable in this location if a proposal constituted an exception, such as affordable housing, where there was evidence of local need or dwellings for agricultural/forestry workers. The previous planning approval had been a departure to the Regional Spatial Strategy and to the Wrekin Local Plan (WLP), as there had been no demonstrable need established for affordable housing in the village. However, when determining W2007/0213, it had been considered that there were material considerations sufficient to outweigh planning policy, i.e. the removal of a commercial business with its unsightly asbestos buildings and HGV traffic from the centre of the village, which would improve the amenities and living conditions of local residents and enhance the setting of both the village and the adjoining Grade 1 listed building. The proposals were designed to

have a careful sympathetic design and layout that would replicate a model farm with traditional buildings and to have active frontages on to the existing lanes, reflecting the character of established development within the village.

The principle issue for consideration by the Board was whether sufficient weight could still be given to these other material matters which would outweigh planning policy and, therefore, justify a departure from policy. Members also needed to consider the “fallback” position whereby the 20 dwellings approved by W2007/0213 could be implemented prior to expiry of the application in mid-May if pre-commencement conditions were discharged and development commenced before then. The approved scheme had not been implemented yet as the developer had been taken into administration in October 2008 and the current applicants were the Joint Receivers.

Saved Policy H24 of the WLP referred to exception sites of 8 affordable dwellings within the rural area, a policy which was in force when W2007/0213 was approved. Whilst this application for 20 dwellings was significantly greater and only 20% would be social/affordable housing, this had been considered sufficient at the time and no recent Parish studies had been carried out to establish if current local housing need had changed, although securing rural affordable housing was still necessary.

Policy HE19 of the WLP regarding the setting of listed building had not been ‘saved’; but its content was still relevant in the consideration of the application and, as outlined in PPG15, high or bulky buildings could affect the setting of a listed building or alter historic views. Therefore, it was considered that the proximity and scale of the existing steel buildings were harmful to the setting of the Grade I listed building, particularly given their extant use, and their removal would improve the character and appearance of the area and enhance the setting of the listed building and the Church of St Lawrence, located opposite.

Therefore whilst Section 38 of the 2004 Planning Act required development to be in accordance with the Development Plan, officers considered that there were material considerations in this instance that served to justify the development despite some conflict with Policy CS7 of the Local Development Framework Core Strategy and Policy H24 of the Wrekin Local Plan. The application had been advertised as a departure from policy. It was brought to the Board’s attention that this final paragraph would be included in the ‘Reasons for Approval.’

RESOLVED – that with respect to planning application W2009/1015 delegated authority be granted to the Head of Planning & Transport to grant planning permission subject to the applicant entering into a S106 Agreement to provide 20% social/affordable housing, £35,000 towards traffic management measures on the local highway network, £10,000 towards offsite leisure facilities and £16,000 towards education, and to the conditions as set out in the report.

- (k) W2009/1030 Land to the Rear of 9 Bratton Road, Admaston, Telford, Shropshire

This was an application by Councillor A.G.P. Williams seeking outline consent for the erection of a detached bungalow to be used as retirement accommodation. The

application site was the rear portion of the current back garden measuring approximately 15.5 metres in width by 26.5 metres in length. It would be accessed via an unmade single width track which abutted the western boundary of the development site, ran along the rear gardens of the 11 neighbouring properties and was off a track serving Moors Farm and Moors Farm Cottage.

There had been a long history of refusals for backland residential development on this site and on neighbouring properties, as set out in the report. W2006/0265 for the erection of a retirement home had been refused on the 21st April 2006 and, subsequently, dismissed at appeal on 11th September 2007 (a copy of which was appended to the report) on the grounds of backland development, the harmful intensification of the development and change of character of the area; and the inadequate access to the site having detrimental impact on highway safety.

The Council's Highway Engineer had objected to the development on the grounds that the junction between the site access and Bratton Road was substandard, had restricted visibility and any intensification in its use would be of detriment to highway safety and was, therefore, a material consideration in the determination of the application. This was consistent with the comments made by the Planning Inspectorate in respect of regarding W2006/0265. The Council's Drainage Engineer has raised no objections to the development subject to full drainage details to be submitted at the reserved matters stage and for development to be restricted to greenfield runoff rates in line with the requirements of PPS25. Three letters of objection and two letters of support had been received from local residents, as summarised in the report.

There was no material change between W2006/0265 and the current application. The report referred to the policies against which W2006/0265 had been determined and which remained relevant for the current application. In addition, after the date of the dismissed appeal additional policies, as contained within the Core Strategy, had been adopted with particular reference to policies CS1 and CS15.

The Design and Access Statement submitted with the application had not addressed the previous refusal reasons, or the Planning Inspector's comments, but merely stated that the applicant needed to build a retirement home for himself and his wife with the existing dwelling being occupied by his family. In line with the Inspector's comments, whilst described it as a retirement home, there would be no restriction on the type of occupancy as the dwelling was one that could be sold on the open market when no longer required and, also, sold separately to No 9 Bratton Road. Consequently, as the proposal had not materially changed since the last application and both local and national planning policy had not only remained the same but had been reinforced by the Core Strategy, there were no substantive issues to overcome the grounds of refusal.

Therefore, it was considered that, in line with the previous refused applications and the Inspector's decision, the proposal would have a detrimental impact on the 'semi rural' character of the surrounding area, introduce a new pattern of development, and set a precedent for further development along the access track, thereby causing harmful intensification of development and changing the character of this area. Furthermore, the proposal would generate sufficient traffic to prejudice the highway

safety of users as the proposed access had inadequate visibility and for a considerable length was only one car wide with insufficient passing opportunities. Consequently the proposal was contrary to Local Planning Policies H6, UD2, and CS15, in addition to national planning policies PPS1, PPS3, and PPG13.

The update report tabled at the meeting included additional comments from the applicant's agent, in particular that the applicant was willing to enter into a Section 106 Agreement to restrict the development to 'supported accommodation to a single family unit in connection with No. 9 Bratton Road'. However, officers considered that the proposal would still introduce a new pattern of development to the rear of Bratton Road and drew the Board's attention to the relevant comments of the Planning Inspector, as set out in the update report. The Highways Engineer had had a further meeting with the applicant but had not changed his objections, again as supported by the Planning Inspector's comments.

Councillor R.T. Kiernan was invited to address the Board and in doing so explained that since the refusal of the previous application, there had been a dramatic change in health of Councillor Williams' wife, who now required constant home care. In addition, Councillor Williams had serious heart problems and, therefore, wished to build a purpose built retirement bungalow on his own land, which would allow daughter to move into the existing property and provide assistance to her parents. Councillor Williams had himself used the access road, which was a dead end and had a 20 mph speed limit, for 19 years without incident. In addition, the track had been used to access to Moor Farm for 60 years and it was still used by heavy vehicles without any problem. The proposal would not result in any loss of privacy as the site was surrounded by hedges and trees. In conclusion, he asked the Board that, if they were minded to refuse the application, to consider first making a Site Visit.

RESOLVED – that determination of planning application W2009/1030 be deferred to allow Members to make a Site Visit.

(l) W2009/1031 - Old Police Station, New Street, Dawley, Telford, Shropshire

This was a retrospective application by Councillor S. Burrell's wife for a block paved surface to form a car parking area together with the erection of boundary fencing. The Board had previously granted permission for the change of use of this former parish council building to office use (W2009/0685). The works which had been carried out included the block paving of the land to the east of the building, a 350mm planted border parallel to the boundary walling, and the erection of black painted vertical bar railings on top of the existing boundary walling. However, as the erected railings were vertical bars and the submitted drawings indicated bow topped railings, amended drawings had been submitted to accurately shown the situation on site. Further amended drawings had been submitted which had widened the vehicular access and removed the proposed gates.

The occupant of the nearest neighbouring dwelling had advised that, while he was content with the new use of the building, he had not been consulted and, due to historic problems with drainage, wished to raise a number of concerns relating to drainage and parking, as set out in the report. With regard to these comments the

Board was informed that the finished levels were below his Damp Proof Course and, therefore, lower than the original grassed level. In addition, a French drain and new rainwater goods had previously been installed to ensure that the situation was an improvement in terms of the neighbouring wall. It was not considered that additional loading on the land would be detrimental to the structural integrity of the wall or cellar and any future damage to the wall or damage by vehicles would be a private civil matter and was not material in considering this application.

In respect of access, the Council's Highway Engineer had visited the site and identified the issues which needed to be addressed before the proposal was acceptable in highway terms, as set out in the report. The proposal had been amended accordingly and was now acceptable as it would have no adverse impact on highway safety.

The materials and finish used in the development were considered acceptable and did not detract from the character and appearance of the area. Therefore, the development was considered satisfactory and compliant with both local and national guidance.

RESOLVED – that with respect to planning application W2009/1031 planning permission be granted subject to the conditions as set out in the report.

(m) W2009/1046 - Public Conveniences, the Parade, Wellington, Telford, Shropshire

This was an application by Telford & Wrekin Council for the refurbishment of the existing public toilets and a new pitched roof. The building had been the subject to continued wilful damage over the years and was currently boarded up, resulting in a detrimental impact upon the character and appearance of the area.

The current public toilet facility in Larkin Way was managed by Wellington Town Council and, as part of the Wellington Regeneration Scheme, would be demolished to allow for the erection of a new library. Therefore, it had been agreed with the Town Council that Telford & Wrekin Council would firstly refurbish The Parade public conveniences. The refurbishment included the re-fitting and alterations to the internal layout with new cubicles and new sanitary ware and baby change facilities in both the male and female areas, aesthetic/natural light improvements to the front elevation, separation of public and attendant accesses and the re roofing with a pitched tile roof, which would improve the security of the building .

The proposed development was considered acceptable in terms of the improvement to the existing facility and visual amenity, which would have a positive impact, and would be compliant with both local and national policy.

RESOLVED – that with respect to planning application W2009/1046 planning permission be granted subject to the conditions as set out in the report.

(N) W2009/1048 - 95 Haybridge Road, Hadley, Telford, Shropshire

This was a planning application for the erection of a two and a half storey building to provide 5 flats, together with the formation of a new vehicular access and parking area on this now cleared site on the corner of Haybridge Road and Halldene. Hadley & Leegomery Parish Council had requested that the application be considered by the Plans Board. In July 2009 planning permission (W2009/0431) to demolish the bungalow and erect a two storey building to provide 4 apartments had been approved.

The proposed development comprised 2no. one-bedroom flats and 3no. two-bedroom flats with two units each on the ground and first floors and one unit in the roof space of the building. 7 parking spaces would be provided at the rear of the building all of which would be accessed off Halldene, which was a cul-de-sac off Haybridge Road. A cycle store and a bin store would also be provided at the rear of the site. An existing hedgerow along the Halldene frontage would be retained, except where it was necessary to construct the vehicular and pedestrian accesses into the site. The existing front pedestrian access onto Haybridge Road would be retained and additional landscaping and planting would be carried out around the site.

Hadley & Leegomery Parish Council had objected to the application on the grounds that the resulting density of the development would generate additional vehicle movements which would put pressure on the available parking spaces, and the reduction in the space for cycle storage compared with the previous application. The Council's Highways Engineer, however, had no objections subject to a condition relating to the car parking being provided before the flats were occupied.

The principle of redeveloping this site had already been established by approval W2009/0431 and the size, shape, height, design, layout, and appearance of this proposed building were almost identical. The main changes were the provision of an additional apartment in the roof space, which had necessitated providing a flat roof dormer window on the rear roof slope to enable a kitchen and bathroom to be installed, and the insertion of 6 roof lights. As the rear dormer window was for a bathroom and kitchen, and a condition would require the bathroom window to be obscure-glazed, there would not be any significant overlooking or loss of privacy to adjacent properties, considering the separation distances and the presence of the parking court.

The proposed building had been designed to appear as a pair of semi-detached dwellings and amended plans had been received that further enhanced this by the insertion of two entrance doors on the Haybridge Road elevation. As a result, the appearance of the building related positively to its street scene context and reflected and respected the prevailing character and appearance of the surrounding area and, in particular, the form and design of the existing semi-detached properties to the west of the site. The building would be of a similar height to these houses and contain rendered and timber-framed gables, bow windows, hipped roofs, a central chimney, and an arched porch, all features which were exhibited on these adjoining houses. In addition, the types and colours of the materials used on the adjacent houses would be used on this building.

The principle of replacing the bungalow with a two storey building for 4 flats had already been established and the proposed changes to create a fifth unit in the roof in the current application would not significantly alter the appearance of the building as approved.

RESOLVED – that with respect to planning application W2009/1048 planning permission be granted subject to the conditions as set out in the report.

- (o) W2009/1055 – Windmill Primary School, Beaconsfield, Brookside, Telford, Shropshire

This application by Telford & Wrekin Council requested planning permission to erect a glazed frontage and entrance lobby to the front elevation of the building following demolition of the existing entrance frontage. The proposed alterations would form the second part of a phased planned development to the internal and external structure of the west elevation, with the eventual construction of a new 'Family Centre'.

The proposed external alterations were similar to the previously approved works (W2009/0904), and would not be highly visible within the public domain due to the orientation of the building within the site and existing boundary treatment.

The proposed development would not result in any loss of car parking, playground or playing field and, therefore, would have no adverse impact upon the amenities of the school and there were no nearby residential properties. Accordingly, it was considered that the proposed development was compliant with both local and national guidance.

RESOLVED – that with respect to planning application W2009/1055 planning permission be granted subject to the conditions as set out in the report.

- (p) W2009/1964 – High Ercall Primary School, Church Road, High Ercall, Shropshire

This application by Telford & Wrekin Council requested permission to retain the current rear access to the School off the B5062 Shrewsbury Road as a permanent feature in order to create an occasional access for the use of grounds maintenance access, emergency vehicles and for possible future building works. The driveway, school building and the playground to the front of the school were located within the High Ercall Conservation Area but the majority of the site, including the proposed access, was outside the designated area.

This entrance to the property was currently bounded from the road by temporary metal fencing, which the application would replace with a traditional five bar timber fence, which would have a more characteristic appearance and, therefore, respect and respond positively to the context of the area in compliance with Policies UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

The Council's Highways Officer had raised no objections to the proposal subject to conditions to ensure that the gated access would only be used for specific uses and, therefore, have only occasional use. In addition, he had requested that the gates

were conditioned to be hung so they only opened inwards onto the site leaving room for vehicles to pull off the highway before opening the gates. Following concerns that the access was in need of repair, a further condition had been requested to mitigate this by surfacing works being carried out. The proposal would, therefore, produce a positive spatial structure and a safe and secure environment in compliance with policies contained within PPG 13: Transport.

Objections had also been raised with regards to the need for a second access and the possibility of this setting a precedent but the applicants had responded that the proposed access was needed as the only other access to the rear was across the School car park, which could be restricted at peak times. The possibility of a precedent would not be set as the site was large, there were many other properties that did not have the space to create further accesses, and any application would be assessed on its own merits at the time of submission. Three neighbour objections had been received, as summarised in the report. The update sheet tabled at the meeting informed the Board that Ercall Magna Parish Council had submitted objections relating to the open aspect of the new school buildings from the main road together with a comment that the proposal was in the Conservation Area.

Their comments relating to the Conservation Area had already been addressed in the main report. With regard to the open aspect, some of the hedgerow had already been removed under the previous temporary application, but the majority was intact and not subject to a Tree Preservation Order or the Conservation Areas status. Beyond the new access there was also a large mature tree which would help to screen the view to the school and the school buildings were approximately 85m away from the access across the school fields. Therefore the development complied with policies UD2, LR1, T4 of the Wrekin Local Plan along with CS15 of the Core Strategy and PPS1.

RESOLVED – that with respect to planning application W2009/1964 planning permission be granted subject to the conditions as set out in the report.

(q) W2009/1066 – Donnington Wood Infant School, Baldwin Webb Avenue, Donnington, Telford, Shropshire

This application by Telford & Wrekin Council sought permission for the change of use of the existing playground into a car parking area and secure/fenced playground for the nursery and the formation of a new playground on an existing green field with improved pedestrian access links to the south of the building on this site shared by the Infant School and a Children's Centre. The existing playground was used by both the School and the nursery group which was non-compliant with the nursery curriculum which required the provision of equal time spent inside and outside. In addition, visitors currently had to cross the playground to access the Children's Centre, which raised potential safety concerns.

As described in the report, there was an existing untreated day level shaft on the existing playground area, which would be costly to remedy with a bespoke solution. Whilst no actual development was proposed on this area, as a precautionary measure the car park/playground layout had been amended and the playground element moved away from the shaft.

The proposed all-weather playground for the Infants School would be relocated to an under-utilised grassy bank at the rear of the School adjacent the existing playing fields, none of which would be lost. In addition, the inclusion of a disabled access path to the playground would improve disability access to the school fields. Sport England had confirmed that it had no objection to the proposed development.

The proposed alterations would be located at both the front and rear of the building but the development would not be highly visible within the public domain due to the orientation of the building within the site and the existing boundary treatment. There would, therefore, be no adverse impact upon the character and appearance of the locality and the proposal would be compliant with both local and national guidance.

RESOLVED – that with respect to planning application W2009/1066 planning permission be granted subject to the conditions as set out in the report.

- (r) W2009/1069 – Public Open Space off Wallshead Way, Church Aston, Shropshire

This application by Telford & Wrekin Council proposed to erect a single goal end for recreational sport with 1m-3m high fencing, on an area of public open space which currently contained a children's equipped play area, informal kickabout area and amenity grass. There were no other NEAPS/Ball Courts/Goal Ends serving this local community. The facility would be located adjacent the existing play equipment and would be in line with national design and safety guidelines which required a minimal set distance of 30 metres from the edge of the proposed facility to the boundary of residential properties. The proposed development accorded with both local and national policy.

The layout of the Goal End had been designed to accommodate all three types of user (football, cricket and basketball) and its location was orientated to ensure that safety was maximised by preventing glare to users and by ensuring leaf litter, which could cause slippage on the surface, was minimised through locating at a distance from existing trees. It would incorporate a new tarmac footpath, tarmac surfacing to the goal end (a requirement for basketball), a safety sign and a litter bin and access would aim to meet DDA legislation to ensure inclusive access to this free-to-use public facility. The proposed new footpath to access the site and the tarmac goal end tarmac pad would be slightly raised to ensure that the facility and access to it did not become flooded and, therefore, incapable of use.

It was, therefore, considered that the provision of these much needed facilities for local children and young people in the Church Aston area would have no adverse impact upon the character and appearance of the area or residential amenity.

RESOLVED – that with respect to planning application W2009/1069 planning permission be granted subject to the conditions as set out in the report.

PB-83 **SITE VISITS**

RESOLVED – that a Site Visit be made in respect of planning application W2009/1030 at 4.00 p.m. on the 17th February, 2010.

PB-84 **PLANNING APPLICATIONS DEALT WITH UNDER DELEGATED POWERS (FOR INFORMATION)**

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

PB-85 **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED - that the press and public be excluded from the meeting for the following item of business on the grounds that it might involve the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 12A of the Local Government Act 1972

PB-86 **PROPERTY IN THE WOODSIDE ESTATE**

The report of the Head of Planning & Transport sought delegated authority to serve a Repairs Notice on the owner of the property identified in the report and, in default of compliance with the Notice, to proceed to use Compulsory Purchase powers to acquire the property.

The current condition of the building, after remaining vacant for many years and as a consequence of major acts of vandalism, was very poor. Urgent Works Notices under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 had previously been served on the owner which had resulted in some degree of roof protection and site security; however, the condition of the structure and the site continued to deteriorate further to the detriment of not only of the listed structure but also to the amenity of the surrounding area.

Given the number of previous Urgent Works Notices and the apparent lack of commitment to the building and the site under the current owner, it was now considered appropriate to serve a formal Repairs Notice on the owner under Section 48 of the Planning (Listed Buildings and Conservation Areas Act) 1990. Repairs Notices differed from Urgent Works Notices in that they were a preliminary to Compulsory Purchase and could specify much more extensive repairs to the building considered necessary for the its long term preservation. A list of the suggested repairs was tabled for the Board's information.

A meeting had been scheduled with the owner for the beginning of February to discuss the options for the property and he had been notified in writing that the Council intended serving a Repairs Notice.

RESOLVED – that delegated authority be granted to the Head of Planning & Transport to serve a Repairs Notice on the owner of the property identified in the report and, in default of compliance with the terms of the Notice, to use Compulsory Purchase Powers to acquire the property

The meeting ended at 9.05 p.m.

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD – 17TH FEBRUARY, 2010

TREE PRESERVATION ORDER 2009

REPORT OF THE HEAD OF GOVERNANCE

1.0 PURPOSE

- 1.1 To inform Members of the making of a provisional Tree Preservation Order (TPO) and to seek its confirmation.

2.0 RECOMMENDATIONS

It is recommended that Members resolve to confirm the following Order without modification:-

- 2.1 Borough of Telford & Wrekin (Trees within the Grounds of ‘Stackstones’, High Ercall, Shropshire) Tree Preservation Order 2009;**

3.0 SUMMARY

- 3.1 On the 26th August, 2009 a provisional Tree Preservation Order was made in respect of an orchard comprising 28 apple trees, 4 damson, trees and 1 plum tree, as indicated by a dashed line on the map (Appendix A) included in the Order and designated as a Group of trees (G1 – Appendix B).
- 3.2 On the 25th September, 2009 an objection was received to the Order from tfbc manby bowdler on behalf of the owner of the property.

4.0 PREVIOUS MINUTES

- 4.1 None.

5.0 INFORMATION

5.1 Details of Objection submitted by the fbc manby bowdler

- 5.1.1 Those trees identified on the map as numbers 8, 9, 10, 11, 19, 20, 21, 22, 23, 24, 25, 28, 29 and 30 (Appendix B), in the Order refers are unstable and dying. The cause of the instability is unknown but is understood to relate to root dieback. The existence of the Order would prejudice the removal of these trees, as and when they die, and the guidance on the making of Tree Preservation Orders specifically cautions against listing trees which are in the process of dying. These trees are clearly in their late period of life and, in the opinion of their client, are dying due to root dieback.

- 5.1.2 The trees are lacking in amenity value, due to the root dieback which had led to them becoming deformed. They are within a Group but contribute nothing to its function as an amenity area owing to the very substantial degree to which the trees have become crowded. They are not, therefore, growing to their best. Their client accepts that those trees which are of good amenity value are worthy of preservation under a TPO but not the others.
- 5.1.3 Some of the trees are dwarf varieties and contribute nothing to the amenity value of the orchard and it is considered that the loss of a few trees within several would not have a significant effect on the public amenity and local environment.
- 5.1.4 In conclusion, their client accepts the principle of a TPO in terms of some of the trees but would ask that the Council to re-inspect the remainder with a view to confirming his objection that they be excluded from the 'Area Order'.

5.2 Response of Arboricultural Officer

- 5.2.1 The comment that the trees' instability is of an unknown cause but is understood to relate to root dieback needs to be substantiated.
- 5.2.2 fbc manby bowdler state that the existence of a TPO would prejudice the removal of any of the trees as and when they die. This is not the case, although there would be a requirement to replace any such trees that were removed from or died within the grouping.
- 5.2.3 The objection that the trees are lacking amenity value due to root dieback needs to be confirmed.
- 5.2.4 An objection has been made to the inclusion of dwarf varieties of trees within the Order but this was done as they contributed to the 'group effect' and, thus, provided amenity as a group.
- 5.2.5 The objection makes reference to the 'Area Order' but this is an Order for a 'Group' of trees.

6.0 EQUALITY & DIVERSITY

- 6.1 Not applicable.

7.0 ENVIRONMENTAL IMPACT

- 7.1 The amenity value of the trees outweighs any reasons given for their removal.

8.0 LEGAL COMMENT

- 8.1 A Tree Preservation Order is made under the powers conferred on the Borough of Telford & Wrekin by Sections 198 201 and 203 of the Town and Country Planning Act 1990. A Local Planning Authority may

preserve trees or woodlands if it thinks it is expedient in the interests of amenity to do so.

- 8.2 The Tree Preservation Order does not preclude necessary lopping or pruning. However, it would be necessary for the Council to consent before any such work was undertaken.
- 8.3 Should an application be received for consent to fell any protected tree(s), conditions could be imposed to secure the replanting of suitable replacement trees.
- 8.4 Before confirming an Order the Council must first consider any objections which have not been withdrawn.

9.0 LINKS WITH CORPORATE PRIORITIES

- 9.1 The making of Tree Preservation Orders is an important element in the Council's priority of ensuring a sustainable environment.

10.0 FINANCIAL IMPLICATIONS

- 10.1 There are no financial implications for the Council.

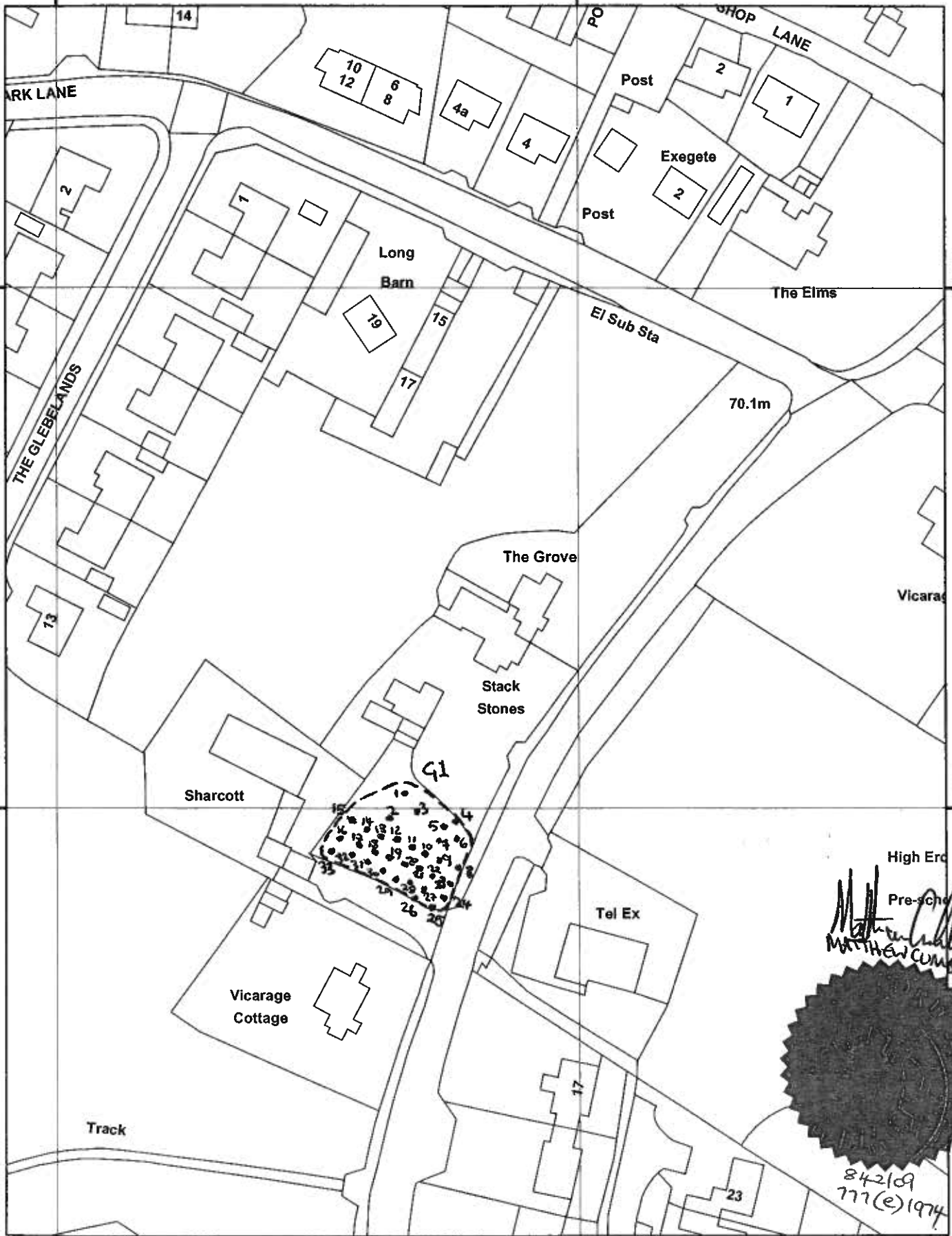
11.0 WARD IMPLICATIONS

Newport and Wellington

12.0 BACKGROUND PAPERS

- 12.1 Borough of Telford & Wrekin (Trees within the Grounds of Stackstones', High Ercall, Shropshire) Tree Preservation Order 2009
- 12.2 Letter of objection dated 24th September, 2009

Report prepared by Susan Goater, Democratic Services Officer
01952-383214
sue.goater@telford.gov.uk



Matthew Campbell
 MATTHEW CAMPBELL



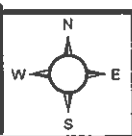
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Environment & Regeneration
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 Derby House
 P.O. Box 212
 TELFORD
 TF3 4LB
 +44(0)1952 202100

Title:
 Within the Grounds of 'Stackstones',
 High Ercall,
 Shropshire

Scale: 1:1,000
 Date: August 2009
 Drawn By: MS

Scale: 1:1,000
 Date: August 2009



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TELFORD & WREKIN COUNCIL

PLANS BOARD – 17TH February 2010

Schedule 1 : Planning Applications for determination by Board

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

W2009/0305 Erection of a 7.5m high internally illuminated freestanding totem sign Mere Park Garden Centre, Stafford Road, Newport, Shropshire. Recommendation Code: ADG - Ward: Newport South	1
W2009/0761 Demolition of 7 out of 8 disused residential blocks, refurbishment of 1 block of 8 maisonettes, erection of 43 new houses, 8 new flats and associated works *****AMENDED PLANS***** Breidden Place, Land off, Severn Drive, Wellington, Telford, Shropshire. Recommendation Code: FG - Ward: Dothill	5
W2009/1030 Erection of 1no. retirement bungalow (Outline) Land to rear, 9, Bratton Road, Admaston, Telford, Shropshire. Recommendation Code: OLR - Ward: Wrockwardine	12
W2010/0016 Erection of a single storey extension to rear of existing school Newport Girls School, Wellington Road, Newport, Shropshire. Recommendation Code: FG A FG - Ward: Newport West	20

Agenda Type : A

W2009/0305 Erection of a 7.5m high internally illuminated freestanding totem sign
Mere Park Garden Centre, Stafford Road, Newport, Shropshire.

Recommendation Code: ADG

Ward: Newport South

APPLICANT:
Mere Park Garden Centre

RECEIVED ON:
15/04/09

PARISH
Newport

WARD
Newport South

CASE OFFICER:
Kate Stephens

OBJECTIONS RECEIVED: No

MAIN ISSUES: Affect on amenity and public safety

PROPOSAL:

This is an advertisement application for the erection of a 7.5m high totem sign at the new entrance to Mere Park Garden Centre on the A41 Newport by-pass. The proposed sign would be free-standing, double-sided and internally illuminated. The sign would then comprise acrylic panels (5 are currently shown) for each of the different traders on Mere Park to advertise their name and logo, Mere Park garden centre logo on top and a decorative panel at the base of the sign.

Officers have concerns that the height of the totem sign is excessive and will be unduly prominent and visually intrusive into this semi-rural stretch of road on the outskirts of Newport where there are no other commercial signs. To this affect officers requested amended plans to show the totem sign reduced in height to around 6m.

Whilst a company acting for Whitbreads (who are building the new hotel and restaurant at Mere Park) submitted amended plans showing the sign reduced to 6m high, the applicant has advised that this company was not authorised to act on the applicant's behalf.

The applicant has now suggested reducing the height of the sign to 6.75m and would take down the existing 5.7m high blue and white totem sign by the roundabout with the Stafford Road junction, or reduce it to 6m and keep the existing totem sign by the roundabout. At the time of writing this report, the applicant has not submitted any revised plans showing the sign reduced in height, nor confirmed any height reduction. Therefore this application assumes the application is for the 7.5m high totem, as originally submitted. A photomontage has been submitted showing the sign, but it's size has not been confirmed.

The proposed sign is shown located on the northern side of the access splay and would face towards traffic travelling in both directions along the A41. On the originally submitted plans the sign was shown positioned behind the existing hedge/fence line and into the site. The photomontage appears to show the sign positioned at the end of the hedge. Highways have advised that this position now

encroaches onto land that is to be adopted as highways as part of the remaining works for the new access, and would object.

THE SITE

Mere Park Garden Centre is located outside of the built up area of Newport at the junction of and immediately adjacent to the A41(T) Newport By-pass and the A518. The Garden Centre has two access/egress points. The main access/entry point is off the Newport By-pass (A41). This access/exit point is a new access formed as part of works for the new hotel/restaurant and the former access/exit on the A41 has now been blocked up. The other access onto the A518 does not allow a right turn exit towards Stafford. There is no sign proposed at this access/exit.

Whilst the main building on site is the Garden Centre itself, there are other traders operating from other buildings on site (an Aquatic business and an outdoor/camping shop). There are also planning permissions for other units that have not yet been built (a farm shop and a unit restricted to sell garden centre type goods).

A new hotel and befeater restaurant are also due to be built soon behind the site hedge boundary along the A41. The three storey hotel building will have high level illuminated fascia signs on each of its elevations that will be easily visible from the highway. The lower lying Beefeater Restaurant will also have fascia signage facing the A41, so the presence of these buildings will not rely on the totem sign.

The Garden Centre does benefit from a brown "tourist" highway sign opposite the site entrance on the A41 that clearly directs traffic to the site. In addition, at the roundabout of the A41/A518 the Garden Centre has a 5.7m high blue and white old totem panel sign that faces the roundabout. This sign did have advertisement consent, but the 5 year consent expired in August 2009. The applicant will need to apply for a new advertisement consent to keep this sign.

The A41 by-pass has a semi-rural feel as it lies beyond the built up edge of Newport and any buildings, including the commercial buildings of Audley Avenue Industrial Estate, are well screened from view to highway users by mature and bushy hedgerow at the back of the roadside verge. There is no other commercial signage along this stretch of road and the absence of such signage contributes to the undeveloped character of the area.

PLANNING HISTORY:

There is no specific signage application for this particular location; however, there are other signage applications at Mere Park Garden Centre in general.

W2004/0792 Erection of 5.7m high panel sign. Approved 11/8/2004

W2008/1116 various fascia and free standing signage for new hotel and restaurant. Split decision. The hotel and restaurant each wanted their own free-standing roadside sign, but these were to be refused and were hence removed from the scheme. At officer suggestion a combined sign at the site entrance was introduced, but as there was no information regarding the height of the sign it was refused.

Officers have recently observed new signage at the Garden Centre that does not benefit from advertisement consent. At the roundabout corner a net type sign advertising the “Edinburgh Woollen Mill” has been suspended behind the site boundary. Officers consider this sign to be visually inappropriate and will seek its removal.

CONSULTATION RESPONSES:

Council's Highway Engineer – No objection, but consider they will need to revise roadside hedges to make sign visible.

However on seeing the recent photomontage, now advise that it looks as if the sign is situated forward of the fence line on land that is to be adopted as highway as part of the S278 access works and therefore it is not acceptable.

PLANNING POLICY CONTEXT:

National Planning Guidance

PPG19 Outdoor Advertisement Control

Wrekin Local Plan 1995-2006:

Policy S31 Shop fronts, Advertisements and Hoardings

PLANNING CONSIDERATIONS:

Advertisements are subject to control only in the interests of “amenity” and “public safety”. Officers consider that the affect of the 7.5m high totem sign in the roadside location will have an adverse impact on the visual amenity of the area. The A41 by-pass has a semi-rural feel as it lies beyond the built up edge of Newport and any buildings, including the nearby commercial buildings of Audley Avenue Industrial Estate, are well screened from view to highway users by mature and bushy hedgerow at the back of the roadside verge. There is no other commercial signage along this stretch of road and the entire length of the by-pass and this absence of such signage contributes to the undeveloped and rural character of the area. The proposed sign will be 7.5m high and illuminated, which will result in a unduly visually prominent feature in this otherwise countryside location.

Officers concede that a sign at the entrance/exit is acceptable in principle, but do have concerns about the 7.5m height. Officers have advised that a 6m high sign would be favourably considered as it would be of a more appropriate scale in this semi-rural location that currently does not have commercial signage. A 6m high sign (or less) would, in officer's view, appear less overbearing and visually intrusive. The agents acting for Whitbreads hotel and restaurant have also advised of their satisfaction with a 6m high shared totem sign.

With regards the existing 5.7m high blue and white totem sign by the roundabout, this will need a new advertisement application for its retention. Officers are prepared to consider this favourably provided the proposed sign, the subject if this application, is reduced to 6m in height.

The Council's Highway engineer does not have an objection to the presence of the new sign in this location from highway safety concerns (considering issues as to whether the sign would cause distraction or confusion so as to be a hazard to road users). However, the photomontage does appear to suggest a different location closer to the highway that highways would object to.

To date the applicant has not confirmed if the sign is to be reduced in height, and therefore officers have considered and assessed the originally submitted 7.5m high sign. For the reasons set out above officers consider a sign of this height in this location is excessive, unacceptable and would be detrimental to the amenity of the area.

RECOMMENDATION: to REFUSE ADVERTIEMENT CONSENT for the following reason:

In the opinion of the Local planning Authority the introduction of a sign of this nature by reason of its size, design and location, would be unduly prominent in the street scene and detrimental to the character, appearance and amenity of the locality and would be contrary to PPG17 and Wrekin Local Plan Policy S31.

Notes

Agenda Type : A

W2009/0761 Demolition of 7 out of 8 disused residential blocks, refurbishment of 1 block of 8 maisonettes, erection of 43 new houses, 8 new flats and associated works
*****AMENDED PLANS*****

Breidden Place, Land off, Severn Drive, Wellington, Telford, Shropshire.

Recommendation Code: FG

Ward: Dothill

APPLICANT:
Wrekin Housing Trust

RECEIVED ON:
24/11/09

PARISH
Wellington

WARD
Dothill

CASE OFFICER:
Emma Green

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Development in Green Network, impact on character and appearance of area, impact on neighbouring properties and highways implications.

PROPOSAL:

The application is for the demolition of 7 out of 8 disused residential blocks. These blocks comprise of 66 x 1 bed units and 24 x 3 bed units. The remaining block of 8 x 3 bed units is to be refurbished to blend with the proposed new development and for the protection of bat roost in loft space.

The proposal is also for the erection of a new block of flats comprising of 8 x 3bed units and 43 new houses with a mix of 22 x 2 bed units, 27 x 3bed units and 2 x 4 bed units. The proposal is to improve the quality of housing provision in the area, with a reduction in number from 98 dwellings to 59 units. However the amount of bed spaces is comparable. Proposal also includes highways and other associated works.

SITE AND SURROUNDINGS:

The site comprises 8 blocks of flats circa 1960's in a 'parkland' setting, approx 800m from Wellington District Centre. These blocks are currently all vacant and boarded up, with associated car parking area overgrown and garages having been demolished. To the south east of the site is a disused/poorly maintained area of hardstanding/play facility.

There are some significant level drops across the site, of 6.4m across approx 200m from south to north. There are a number of trees within the site and a mature tree/hedge boundary to the east, with parkland including grass, trees and pool beyond.

There is residential development, pre-dominantly two storey in scale, in traditional semi-detached house form, with front drives and gardens, giving a uniform character and appearance. Further to the north along Severn Drive is a Primary School. There is a bus service running along Severn Drive linking the development to Wellington.

There is a rare colony of noctule bats which are located in the roof space of block 1 of Cheney Hill Court.

CONSULTATION RESPONSES:

The Council's Sport and Recreation Officer is of the opinion that the site includes an area of informal play facility, and this loss should be compensated. Furthermore, the new development will increase demand upon existing facilities and therefore a contribution of a capital sum of £60,000 and maintenance sum of £35,000 for a modern ball court and seating area, would meet the demands of the area.

The Council's Drainage Engineer: surface water discharge from the development should be reduced by a minimum of 20% in line with requirements of PPS25.

The Council's Highways Engineer has raised no objection but raised some areas of concern relating to sizing of two visitor spaces, altering rumble strips to a raised table on Breidden Place and details on levels of communal parking provision. No objections to amended plans subject to conditions and informatives.

The Council's Arboricultural Officer: the proposal is for the loss of 61 trees on site, which will need to be mitigated through a tree replacement scheme which can be secured by condition. Additional conditions regarding tree protection, servicing, and soil level alterations

The Council's Education Officer: given that the proposed development is a net loss of dwellings, and there is a high percentage of affordable home provision, no contribution for primary education is required.

The Council's Sustainability Officer: the development has positive sustainability considerations with majority of houses to achieve Code for Sustainable Homes Level 4, and others at least Level 3.

The Council's Ecological Officer: no objection to the proposal subject to conditions for the protection of bats, great crested newts and nesting birds.

The Council's Housing Officer: strongly supports application as scheme is well balanced mix of type and tenure of affordable dwellings.

Natural England has no objection to the proposed development in respect of legally protected species, subject to long term management of roost and post construction monitoring.

Severn Trent Water raised no objection subject to a condition to reduce flooding risk and an informative relating to public sewers.

The Fire Authority has no objection to proposal subject to access for a emergency vehicles, requirement for fire hydrants and an informative regarding installation of sprinkler system.

Wellington Town Council has raised no objections but would like to see the scheme incorporate a children's play area. No objections to the amended plans.

During the consultation process 1 letter from a neighbour has been received which would like to ensure that view of the park land are retained.

POLICY

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

National Planning Policy

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPS9 - Biodiversity and Geological Conservation

PPG13 - Transport

PPS25 - Planning and Flood Risk

Core Strategy

CS1 – Homes

CS8 – Regeneration

CS9 – Accessibility and Social Inclusion

CS11 – Open Space

CS12 - Natural Environment

CS13 – Environmental Resources

CS15 – Urban Design

Wrekin Local Plan (saved policies)

UD2 – Urban Design

H22 - Community Facilities

H23 – Affordable Housing

T22 - Planning Obligations

OL3 - Green Network

OL4 - Development in Green Network

OL6 - Open Land

OL11 – Woodlands and Trees

LR4 – Outdoor Recreation and open space.

LR6 - Developers contributions to outdoor recreational open space provision within new residential developments.

PLANNING CONSIDERATIONS:

Green Network and Open Space: Part of the site, the south, along the eastern boundary and northern boundary is designated as Green Network. This land is the incidental green space around the flats which is currently communal spaces and the play space.

Policies OL3 and OL4 of the Wrekin Local Plan relate to the green network and give protection to the designation to achieve the 6 aims. Development may be permitted in the green network if the proposal demonstrates there are exceptional circumstances, it contributes to the aims or there are environmental and community benefits. The site is surrounded to the east by parkland and pool which is all protected with green network designation and contributes to the six aims of the green network in that it creates and attractive place, gives separation of built up

areas, is easily accessible, recreational space, ecological benefits and has linkages provided.

The character of the green network land which forms part of the development site fails to meet the aims of green network in that it is isolated from the adjacent open space, there are no links, it is of little ecological importance and given the overgrown nature and disused play facility does not provide any recreational use or create an attractive environment. The proposal is for 83% affordable dwellings, and will provide a much needed accommodation in this part of the borough. According to the Strategic Housing Market Assessment, there is currently a backlog of need and this proposal will contribute significantly towards this provision. Furthermore, the proposal is to manage the self set trees and introduce new berry bearing bushes etc to improve the environment of the area and allow for bird foraging.

Your officers consider that the provision of affordable dwellings will provide a community benefit, whilst the planting scheme and management offers improvement and environmental benefits. These benefits are considered to demonstrate sufficient 'exceptional circumstances' to allow for the loss of green network in this location in accordance with 'saved' policies OL3 and OL4 of the Wrekin Local Plan.

Protected Species: A roost of rare noctule bats, which is of national importance, is located within part of the roof space of Cheney Hill Court block 1. Following consultation with the Council's Ecologist and Natural England, the block with the roost is to be retained and refurbished to afford minimal disturbance. Works will include mitigation plans for the loft space, which is to be secured by condition. There are other bats using the area and these are to be mitigated with a scheme of bat boxes.

There are great crested newts and nesting birds also located on the site which will require a scheme of mitigation to ensure that the development does not adversely impact on these species. Accordingly the proposal is in accordance with guidance in PPS 9 Biodiversity and Geological Conservation, with mitigation to be secure through condition.

Design, Layout and Impact on neighbouring properties: The layout of the proposal to the north of the site has been determined having regard to the need to protect the bat roost and flight patterns, in that one block of flats is to be retained and the other rebuilt in a similar scale and siting. The design of the flats is to be modern and contemporary. A palette of colours is to be carried through from the flatted development to the dwellings to give a cohesive appearance. All properties will have a shed to be tenure blind between open market and affordable units

The surrounding area is characterised by linear development, facing the road, in semi-detached format, with no strong architectural style to influence the nature of this development. The proposed layout includes a mix of frontage development to Severn Drive, units which turn the corners into the site to give surveillance and enclosed streets, and a mix of parking to front and back. The proposal allows the current occupiers of Severn Drive to still have views through the site to the parkland beyond. Furthermore, there is sufficient distance between the proposed and existing properties to ensure no adverse impact in terms of overlooking or loss of light.

Amended plans have been received to adjust the plot positions of some dwellings to ensure that adequate garden space is provided and that relationships between buildings are satisfactory to ensure no adverse impact to occupiers in terms of overlooking or loss of privacy. Also alterations are incorporated to the new flat block to give occupiers improved links to the 'private' communal garden space to the rear

There are improved links within the site and to the park land to the east of the development. Plots 20-31 have been amended to omit unsecure covered walkways, with appropriate boundary treatments to ensure that car parking areas etc have sufficient surveillance for a community safety perspective. Car parking is located to be accessible to dwellings with an appropriate mix of allocated and communal spaces.

Your officers consider that following amendments the layout and design of the scheme is acceptable and in accordance with 'saved' policy UD2 of the Wrekin Local Plan and policy CS15 of the LDF Core Strategy

Highways: The Council's Highways engineers raised some concerns regarding the length of parking spaces, use of rumble strips for traffic calming and required details of split of allocated to communal parking arrangements. Amended layout plans were received to address these issues, including a raised table along Briedden Road for traffic calming measures, and there are no objections subject to conditions relating to details of construction and visibility splays.

Trees: The proposal will result in the loss of a number of lower quality trees across the site, along with hedging. This will allow the site to be opened up and exploit views of the park land to the east. There are pockets of trees of importance which are to be retained, and will ensure that the new development retains some of the visual quality. The Council's Arboricultural Officer considers that a loss of trees will need to be mitigated with a tree planting scheme, and that the existing trees are protected during demolition/construction works. These works can be secured through appropriate conditions. Accordingly, it is considered that the proposal is in accordance with 'saved' policy OL11 of the Wrekin Local Plan.

Drainage: The Council's Drainage engineer and Severn Trent Water are satisfied that the application site can be adequately drained and the development will not create any adverse risk of flooding. Details of a drainage scheme are to be secured through imposition of an appropriate condition.

Planning Obligations to include affordable housing. In terms of Highway requirements, in order to promote sustainable travel to and from the site the Highways Authority have requested a Section 106 contribution of £10,000 for improvements towards the immediate bus infrastructure, with payment on commencement. However the applicant, following negotiations, has agreed to do these works under a Section 278 highways Act 1980 legal agreement, with details to be secured through a planning condition.

Education, the proposed development of the site will lead to a marginal increase of bed space accommodation (approx 11) but given that there is to be a high

proportion of affordable dwellings, the Councils Education officer is not seeking a financial contribution towards primary education for this proposal.

Open space and play facilities, the proposed redevelopment is for works on green network land and an existing disused play facility. Whilst it is noted that the Council's Sport and Recreation Officer has requested a capital sum for a new youth facility, there is no replacement facility proposed within the development, and, given that there is no increase in number of dwellings, but an actual decrease, it would be unreasonable to therefore seek a planning gain contribution for open space or play facility, as the development would not lead to an increase in demand. With regard to the replacement of the play facility, your officers consider that on this occasion, given that the proposal is for largely affordable dwellings, there is sufficient community gain to justify a departure from the usual requirement for a replacement facility.

Affordable housing, the proposal is for 83% of the dwellings to be affordable properties with a mix of size of units and tenures to meet local demands. This level of provision will assist in meeting the short fall in provision of affordable dwellings in this area, and is supported by the Councils Housing Officer. The mix and tenure details of the affordable dwellings are to be secure through the Section 106 Agreement.

Other Issues: During the consultation period, one letter of objection was received from a neighbour in relation to parking issues and need to build houses everywhere which overlook others and prevent views of this beautiful area. Your Officers consider that the level of parking provision is in accordance with guidance in the Wrekin Local Plan. It is also considered that the layout, positioning and design of properties will ensure that existing occupiers will maintain some view through the development to the wider parkland beyond. Furthermore, the properties have sufficient distance separation to ensure no adverse impact in terms of overlooking or loss of privacy.

In conclusion, the redevelopment of the existing flats and the loss of some open space are considered acceptable, given the community gain with affordable dwellings and environmental benefits. The proposed dwellings are of a size and tenure to meet local need, and are to include 83% affordable units. The site is in a highly sustainable location in relation to Wellington District Centre, with good access to public transport. Having regard to local comments, planning policy and guidance, officers consider, on balance that the redevelopment of the site in terms of scale, massing detailing and form are acceptable subject to conditions.

RECOMMENDATION: that the Head of Planning and Transportation be authorised to **GRANT PLANNING PERMISSION** subject to the signing of a Section 106 agreement in relation to affordable housing and the following conditions:

Conditions:

1. A3 - Full no reserved matters
2. B15 - Samples of materials
3. NS On-site construction strategy
4. NS Foul and Surface Water Drainage Scheme
NS Highways – details of road and footway construction

5. NS Highways – visibility splays
6. NS Highways – local bus infrastructure details
7. NS Trees –Mitigation/protection scheme including protective fencing, no dig methods
8. NS Ecology – scheme for retention of building and roof space and protection of roost during demolition of other blocks and improvements to roof space to include hours of operation
9. NS Ecology – mitigation strategy for great crested newts and birds
10. NS Ecology – management/maintenance strategy to include lighting sound proofing, maintenance and monitoring
11. C80 - Landscape Implementation
12. C86 - Car parking
13. C120 - Development to be implemented as amended
14. NS Highways - removal of boundary pd rights to preserve visibility splays

Informatives:

1. NS Informative – Fire Service water supplies
2. NS Informative – Fire Service residential premises
3. NS Informative – Highways visibility splays
4. NS Informative – Highways permissions
5. NS Informative – Highways bus infrastructure
6. NS Informative – Severn Trent Water

REASONS FOR APPROVAL:

The proposed redevelopment of the site for residential purposes is acceptable in principle. There are sufficient exceptional circumstances demonstrated in terms of affordable housing community gain and environmental improvements to justify and permit the development of green network land. The traffic movements generated by the development could be accommodated without detriment to highway safety. The layout of the development would preserve those trees on the site, which are important to the visual amenities of the locality. Furthermore, the residential development would not be harmful to the residential amenities of nearby dwellings.

Notes

Agenda Type : A

W2009/1030 Erection of 1 no. retirement bungalow (Outline)
Land to rear, 9, Bratton Road, Admaston, Telford, Shropshire.
Recommendation Code: OLR
Ward: Wrockwardine

APPLICANT:
Cllr A G P Williams

RECEIVED ON:
08/12/09

PARISH
Wrockwardine

WARD
Wrockwardine

CASE OFFICER:
Valerie Hulme

THIS APPLICATION WAS CONSIDERED BY MEMBERS ON 27TH JANUARY 2010 AND DEFERRED FOR A SITE VISIT.

Since the preparation of the original report to members, the agent has commented on the proposed recommendation. This is summarised as:

- The applicant is prepared to enter into a S106 agreement to restrict development to 'supported accommodation to a single family unit in connection with No 9 Bratton Road'
- Disagree that the proposal will introduce a new pattern of development
- Proposal will not set a precedent for future development with a S106
- Argues that the statement regarding increase in traffic and width of road is factually incorrect. And has provided a photo.
- Acknowledges that visibility spalyas are substandard, however this is not considered critical as Bratton Road is 20mph and there has been no record of accidents on this Road.
- Agent requests members to conduct a site visit.

Your officers have carefully considered this application, and whilst the applicant is now prepared to entre a S106 agreement to restrict the occupancy of the proposed bungalow, the proposal will still introduce a new pattern of development to the rear of Bratton Road. Members are reminded of the inspectors comments that:

*"the character of the areas behind the houses is of a quiet buffer zone between the farmland and the ribbon development. The unmade character of the access tract reflects its low usage only serving one house, High Field Lodge, and the rear of the appeal property and its neighbours. While Highfield Lodge has already affected the original character, it remains an isolated outpost in the wider back land space to the north of the access road/ footpath to Moor Farm. **The introduction of a further house, facing the track and reliant on it for access would begin to suggest a new pattern of development.... The addition of further houses either individually or as a row of frontage properties would cause a harmful intensification of development and change in character of this area.**"*

With regard highway safety, the Highways Engineer has had a further meeting with the applicant, however his objections remain unchanged. These are supported by the inspector's comments:

*"I consider that the access arrangements are inadequate to service further development. The unmade track leading to the appeal sits is only a branch of the paved private farm access. **The track is not, in my view, wide enough for two vehicles to pass.**"*

*"The junction of the farm access with Bratton Road suffers from poor visibility. Its layout would **not in my view comply with advice in the Manual for Streets**. Although Bratton Road is a cul-de-sac, there are a significant number of properties to the north of the junction. **I would consider that these would generate enough traffic to cause a risk to highway safety should the usage of the junction be increased.... Increased usage of the junction without modification... would not be desirable.**"*

Subsequently, it is considered that the proposal does not address the inspectors comments, and does not comply with local and national planning policies. In conclusion there is no change to the recommendation for **refusal** as set out in the original report.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Residential amenity, highway safety, backland development.

PROPOSAL:

The proposal seeks outline consent for the erection of a detached bungalow to be used as retirement accommodation.

SITE & SURROUNDINGS:

The site is currently garden land to the rear of 9 Bratton Road, a modern detached dwelling forming part of a ribbon development at Bratton. The application site consists of the rear portion of the back garden measuring approximately 15.5 metres in width by 26.5 metres in length and would be accessed via an unmade single width track which abuts the western boundary of the development site and runs along the rear gardens of the eleven neighbouring properties and is off a track which serves Moors Farm and Moors Farm Cottage. The site is currently used as private amenity space; the applicant also owns a further piece of land measuring approximately 27m x 170m on the opposite side of the dirt track.

To the north of the development site amenity area associated with 8-10 Bratton Road is located. Immediately south of the development site a detached two storey dwelling is located fronting the access track. This has a relatively small rear garden which sits adjacent to the rear gardens of 11-14 Bratton Road. Amenity area for this dwelling fronts the dwelling, divided only by the access track.

Further west of the access track the urban boundary runs north to south as defined in the Wrekin Local Plan, segregating the development site to the open countryside. The area is considered semi rural, as per previous Inspector's decisions around the area.

HISTORY:

There has been a long history of refusals for backland residential development on this site and the neighbouring properties.

Site specific:

- Application W91/0539 for a 3 – 4 bed dwelling with alteration to the existing vehicular access to the rear of no.9 Bratton Road, refused on 24th September 1991. The proposal was considered contrary to the countryside policies of the Local Plan; visual intrusion into the open countryside, inadequate access, effect on residential amenities, and the setting of an undesirable precedent.
- PE/2005/0899 for residential development in his rear garden; the applicant was advised on 29th November 2005, that the proposal was unlikely to be supported on grounds of backland development, contrary to character, access, and land in open countryside.
- W2006/0265 for the erection of 1 retirement home, refused 21st April 2006; and dismissed at appeal on 11th September 2007 on the grounds of backland development, harmful intensification of the of development and change of character of the area; and inadequate access to the site having detrimental impact on highway safety.

Surrounding area:

- W89/1079- Full planning for a detached bungalow in the rear garden of 21 Bratton Road. In addition consent was granted under planning application W89/0921 for a further bungalow to the rear of the curtilage of no.21. This latter permission had access directly from the roadway leading to Moors Farm.
- W89/0661- Outline application refused for the erection of a four bed two storey dwelling in the rear garden of no.11 Bratton Road; this involved the formation of a long drive from the track to Moors Farm. The application was refused on the grounds of undesirable backland development, intrusion into the open countryside, inadequate access, loss of amenity and undesirable precedent.
- W89/0989- An identical planning application was subsequently approved by Members of the Plans Board contrary to Officer Recommendation. The same reasons for refusal stated for planning application W89/0661 were given.
- W2002/0294 for the erection of a dwelling in the rear garden of no.16 Bratton Road was refused on 9th May 2002. The proposal was considered inappropriate backland development, which would result in an unacceptable relationship with the adjoining development contrary to the character and appearance of the area. In addition the access was considered unsatisfactory and insufficient information regarding the proposed drainage of the site was submitted.
- W2005/0708 Outline application for the erection of a dwelling to the rear of no. 18 Bratton Road was approved on 15th November 2005. This application was considered acceptable as the plot had a frontage onto an existing access road. Therefore, it was not considered to be backland development. Furthermore, the Council's highway engineer had no objections to the proposal as it was considered that the proposal would not intensify this area which was currently used as parking, and parking for the existing dwelling was relocated to the front of No 18.

- W2005/1019 Outline application for the demolition of no.21 Bratton Road and the erection of five dwellings was approved on 28th February 2005. This proposal which is to be accessed from Bratton Road was considered acceptable and complied with both national and local policy.
- W2006/0401 and W2006/0421, for the erection of dwellings in the rear gardens of no.8 and no.10 Bratton Road, either side of this site; these were both refused on 9th May 2006 on the grounds of backland development and highway safety.

POLICIES:

Telford & Wrekin Core Strategy DPD 2007

CS1 Homes

CS15 Urban Design

Wrekin Local Plan 1995-2006 (Saved Policies)

UD2 Design Criteria

H6 Windfall development in Telford & Newport

National Policies

PPS1 Delivering Sustainable Development

PPS3 Housing

PPG13 Transport

CONSULTATION RESPONSES:

The Councils Highway Engineer has objected to the development on the grounds that the access leading to the site is substandard in that the junction it makes with Bratton Road has restricted visibility, and any intensification in its use would be of detriment to highway safety. Based on observed vehicle speeds of 20mph at the point where the private access meets Bratton Road, the visibility splays at this junction when following Manual for Streets guidance should be 2m x 25m. Due to third party land implications to the left of the junction this splay cannot be achieved. On site observations demonstrate that any exit manoeuvre from this junction is almost blind for the driver to vehicles approaching from the left. The actual measured visibility splay to the left is 2m x 2m which is significantly less than the Manual for Streets guidance. Bratton Road to the north of the junction serves in excess of 20 residential dwellings meaning there is notable traffic movements from this direction travelling south across the junction especially at an AM peak hour. The private access does serve a number of existing dwellings but it is considered that intensification in the use of this substandard access as a result of this application would be of detriment to highway safety and therefore a material consideration in the determination of this application. This is consistent with those comments made by the Planning Inspectorate regarding W2006/0265.

The Councils Drainage Engineer has raised no objections to the development subject to full drainage details to be submitted at the reserved matters stage. Furthermore development should be restricted to Greenfield runoff rates in line with the requirements of PPS25, such details should also be submitted at the reserved matters stage.

The Parish Council reiterates the fact that the property has already had a refusal for a similar development W2006/0265 was refused and subsequently appealed.

Three letters of objection have been received from two local residents on the grounds of:

- **Poor access:** Single track, unable to allow 2 cars to pass; poor state of repair – and significant hazard for anyone with disability; no material change since previous refusal and appeal decision; inadequate access for emergency vehicles; poor visibility; Inspector commented that normal max is 5 units for shared access. This will have more than 5 units on a private access which is longer than a normal private drive.
- **Set precedent for other developments:** as per adjacent applications which were refused at the same time as the appeal.
- **Loss of Privacy and impact of noise** for increased use of the areas to rear of private gardens.
- **Backland development:** detrimental to the essential character and appearance of the area; create new pattern of development; harmful intensification of the area
- **Inadequate design and access statement:** does not state how this will affect local people; lack of compliance with the Wrekin Local Plan; lack of consultation; inadequate access – does not address reasons for refusal.
- **Restriction on occupancy:** previously rose at the hearing, as there was no restriction on occupancy the house is a standard dwelling house.
- **Consideration of the application** following refusal and the dismissed appeal two years previous; appellant had chance to challenge the decision at High Court and chose not to pursue this. This is considered an attempt to circumvent the legitimate legal process.
- **History of other refusals** on this track in addition to this site.

One letter from a neighbouring property has been received raising no objections, but would not expect any repercussions regarding noise complaints regarding his workshop which has existed close to the site for the past 25 years.

Two letters of support have been received from local residents on the grounds of:

- The applicants health has deteriorated over recent months and is now in **need of increased care**; the proposal will enable the applicant to remain in Bratton amongst familiar surroundings, her family, friends and neighbours.
- Proposal will **provide needed housing** for the increasing over 65 population.
- Proposal **will not increase the amount of traffic or create additional noise**
- Subject to retention of existing hedge, proposal will not have detrimental impact on visual amenities or outlook to adjacent property.
- **Existing dwelling** already located on this track, this has not caused any problems due to its location.

PLANNING CONSIDERATIONS:

The previous application refused in 2006, and dismissed at appeal was refused for the following reasons:

1. The Local Planning Authority considers that the residential development in the rear garden of number 9 Bratton Road constitutes inappropriate backland development, and the subdivision of the existing curtilage would lead to an undesirable intensification to the detriment of the essential character and appearance of the area. Accordingly, the proposal is deemed contrary to Policies UD1, UD2 and H6 of the adopted Wrekin Local Plan 1995 – 2006.
2. The Local Planning Authority considers that the proposed development is inappropriate as the means of access off the unmade track is unacceptable due to its restricted width, construction and sub standard visibility; as such it is unsuitable to serve any further residential development, as it would be prejudicial to the safety of users of the track and the Public Highway. Accordingly, the proposal is deemed contrary to Policies UD2 and H6 of the adopted Wrekin Local Plan 1995 – 2006.

The application was subsequently dismissed at appeal, a copy of which can be found in the attached appendix.

There is no material change between the refused and the proposed application.

The site outlined for development has no formal allocation in the Wrekin Local Plan, and lies just within the built up Boundary of Telford as defined in the Wrekin Local Plan. The following policies were previously considered and remain relevant for this planning application:

PPS1 outlines that design must be appropriate in its context and should improve the character and quality of an area, and that if a development fails to achieve this, it should not be accepted.

PPS3 states that; Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. It continues by saying amongst other issues that, matters to consider when assessing design quality include the extent to which the proposed development:

- Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
- Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.

'Saved' policy H6 states that housing development will be permitted on land within the built up area, on sites less than 0.4hectares subject to meeting the following criteria:

- The site can be adequately accessed and parking provided;
- The site can be adequately drained;
- The site can be adequately remediated regarding issues of land stability and contamination;
- The proposal does not have an adverse impact on the local environment, especially in relationship with adjacent land uses; and
- The proposal shows a high quality of design.

'Saved' policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively their context. The Council will assess it in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access and spatial quality.

Since the date of the dismissed appeal additional policies contained within the Core Strategy have been adopted. Guidance contained in policy CS1 asserts that housing development will seek to provide every household in the Borough with an affordable, decent and appropriate home. CS15 states that development should positively influence the appearance of the local environment, strengthening local identity and projecting a positive image, reinforcing the Councils stance on Urban Design.

The Design and Access statement submitted with the application does not address the previous refusal reasons, nor the Inspectors comments. Alternatively it creates its case by describing the site, the surrounding area and its access. The statement asserts that there is a need by the applicant to build a retirement home for himself and his wife, whilst the dwelling will be occupied by the family of the applicant. The application has however been submitted as an outline application for a dwelling, with no reference to annex accommodation to the dwelling, having no connection to the main dwelling accessed separately and subdivided from the main dwelling. In line with the Inspector's comments whilst described as a retirement home, as there is no restriction on the type of occupancy, the dwelling is actually a dwelling house which can be sold on the open market when no longer required, and sold separately to No 9 Bratton Road. Consequently as the proposal has not materially changed since the last application, which was dismissed at appeal by the Planning Inspectorate, and both local and national planning policy not only remains the same but has been reinforced by the Core Strategy, there are no substantive issues to overcome the grounds of refusal.

Subsequently it is officers opinion, in line with the previous refused applications and the Inspectors decision that the proposal will have a detrimental impact on the 'semi rural' character of the surrounding area, introducing a new pattern of development, and setting a precedent for further development along this access track, causing harmful intensification of development and changing the character of this area. Furthermore the proposal will generate sufficient traffic to prejudice the highway safety of users on the grounds that the proposed access has inadequate visibility and is of considerable length which is one car width, with insufficient passing opportunities. Consequently the proposal is contrary to Local Planning Policies H6, UD2, and CS15, in addition to national planning policies PPS1, PPS3, and PPG13.

RECOMMENDATION: to REFUSE PLANNING PERMISSION for the following reasons:

1. The proposed development in the rear garden of No 9 Bratton Road will be located in a quiet buffer zone between farmland and the adjacent ribbon development of Bratton Road, subsequently the proposal will constitute as inappropriate backland development, creating a new pattern of development in this semi-rural area. Furthermore the proposal will set an adverse precedent for further development on this track, and would

cause a harmful intensification of development and detrimentally change the character of the area. Accordingly the proposal is contrary to 'saved' policies H6 and UD2 of the Wrekin Local Plan, CS15 of the Core strategy and guidance contained within national planning policy statements PPS1: Delivering Sustainable Development and PPS3: Housing.

2. The proposed development is inappropriate as the means of access off the unmade track is unacceptable due to its restrictive width, construction and substandard visibility; furthermore the existing private drive is currently used by five dwellings, the normal maximum allowed for use of a shared private access; subsequently the proposed intensification of use would prejudice the safety and freeflow of highway users. Accordingly the proposal is contrary to 'saved' policies H6 and UD2 of the Wrekin Local Plan, and guidance contained within national planning policy statements PPS3: Housing and PPG13: Transport.

Notes

Agenda Type : A

W2010/0016 Erection of a single storey extension to rear of existing school
Newport Girls School, Wellington Road, Newport, Shropshire.

Recommendation Code: FG A FG

Ward: Newport West

APPLICANT:
Telford & Wrekin Council

RECEIVED ON:
11/01/10

PARISH
Newport

WARD
Newport West

CASE OFFICER:
Elizabeth Attwood

OBJECTIONS RECEIVED: YES.

MAIN ISSUES: loss of playing field, character and appearance.

SITE AND SURROUNDINGS:

Newport Girls High School is located on Wellington Road, a main approach road into Newport, in a predominantly residential area, with a large modern estate to the north, and west boundaries, and further residential development to the east beyond Wellington Road, with Moorfield Primary School to the south. The school site is partly screened by trees, hedging and timber fencing.

The application site comprises a traditional school premises originally built around 1925 in a Queen Anne style which has been extended to the rear several times previously, in both a sympathetic and contemporary manner; car parking is to front and playing fields to rear. There are numerous demountable buildings located at the rear of the main school building.

PROPOSAL:

The proposed extension would be located to the rear of the school and would project off the south west corner of the existing building, looking towards the playing fields. It will provide improved permanent accommodation, including a music studio, modern languages suite and food technology and enable the removal of two of the existing demountable buildings.

POLICIES:

Wrekin Local Plan
UD2 Design Criteria.

Core Strategy:

CS10 Community Facilities,
CS15 Urban Design.

National guidance:

PPS1 Delivering Sustainable Development.
PPS17 Planning for Open Space, Sport and Recreation.

CONSULTATIONS:

A site notice and 33 direct neighbour letters publicised the application; no comments or objections have been received.

Newport Town Council had not responded at the time of this report; any representations received will be reported to members at Plans Board.

Sport England has raised a statutory objection due to the loss of usable sports pitch.

PLANNING CONSIDERATIONS:

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

Policy CS10 inter alia, asserts that new community facilities or improvements to existing community facilities to meet the needs of local residents will be supported.

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

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

PPG17 acknowledges that open spaces, sport and recreation all underpin people's quality of life. In advance of an assessment of need, local authorities should give very careful consideration to any planning applications involving development on playing fields, where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:

- i. the proposed development is ancillary to the use of the site as a playing field (e.g. new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
- ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
- iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location;
- iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

The proposed extension will be located at the rear of the building; the design is sympathetic to the 'original' style of the building and includes red brickwork detailing, dressed stone parapet cappings and a slate roof. This is considered appropriate and will screen a previous unsympathetic addition to the school, and as such accords with policies UD2, CS15 and PPS1. There are no nearby residential properties.

A permanent building will allow the removal of two of the demountable buildings which is considered an enhancement to the visual amenity of the area, and the

existing car parking arrangements are unaffected. The enhanced provision of these community facilities is therefore compliant with policy CS10.

The proposed extension will result in the loss of a small part of the playing field; however, the agent has advised that the area does not form part of a useable pitch due to the proximity of the existing demountable buildings and the topography of the site which is slightly sloping. Therefore, he considers that the loss will not be significant and adequate provision of external hard and soft sports pitches, including four tennis courts, three netball courts, three football/hockey pitches plus two smaller pitches, a long jump run up area and high jump sand pit is retained. In addition sufficient space is retained for a 100m running track and the 5 aside football pitch belonging to and adjacent Moorfield Primary School is available.

However, Sport England have raised a statutory objection. They do not agree with the agent's view that the school's sports pitch facilities would not be adversely affected by the proposed extension. Overhead images of the site indicate an athletics track can be, and has been, laid out on the playing field. The proposed extension would prevent this being laid out in the future. In addition, it would prevent the flexible use of the playing field to meet changing sporting needs and prevent the ability to rotate pitches to enable rest and recovery of heavily used grassed areas.

Sport England considers the area of the school's playing field between the main school building and the furthest end of the extension is significant in size. However, it is currently occupied by a number of temporary structures, which appear to have been sited without great regard to the adjacent playing field. Whilst there may be a demonstrable need for additional school accommodation, they conclude that an appropriate, comprehensive scheme could consider the replacement of all the temporary structures and deliver all the required provision in a far more efficient manner in terms of the impact on the playing field. As proposed, the extension would permanently sterilise a large section of playing field for sporting use.

In addition, the extension would also encroach up to 5m away from the edge of a playing pitch. Sport England have concerns over the compatibility to these two uses, in such proximity, with issues of noise from the sports pitch and potential damage to the building from balls etc. The ultimate concern is that sporting use of the playing field is curtailed due to the extension of the school's building.

In summary, Sport England continues to object to the application on the basis of an unjustified loss of playing field and the perceived potential damage to sporting activity at the site. With this in mind the proposed development in its current form is deemed contrary to PPG17.

Nevertheless, it is considered that the proposed development is an improvement to the facilities currently provided at the school; the proposed development is sympathetic to the original style of the school and therefore will have no adverse impact upon the character and appearance of the school or the wider landscape.

Therefore, providing the concerns raised by Sport England, over the loss of the area of playing field are satisfied and overcome then it is recommended that delegated

authority to the Head of Planning is given to grant planning permission subject to conditions.

RECOMMENDATION: Subject to Sport England withdrawing their objection with regards to the loss of an area of the sports pitch, delegated authority is given to the Head of planning to GRANT PLANNING PERMISSION subject to the following conditions:

1. A3 - Full with no reserved matters.
2. C120 - Compliance with amended plans.
3. B15 – samples of all external materials.
3. SIE22 - Informative - Conditions.
4. SIE26 - Informative - Reasons for the grant of planning permission.

REASONS FOR APPROVAL

The proposed development is considered to be acceptable and will have a positive impact on the amenity of the school and no adverse impact on the character and appearance of the school or the surrounding area. There will be no adverse impact upon the car parking provision or the residential amenity, and no useable sports pitch is lost.

Notes

TELFORD & WREKIN COUNCIL

PLANS BOARD 17 FEB 10

Schedule 2 : This schedule of applications is for information only; the applications contained in it have been determined by Planning Officers under delegated powers. If Members have queries about any of the applications, they are requested to raise them with the Area Planning Officer prior to the Board meeting.

APPLICATION NUMBER

A2010/0001 Agr. Determination

RECEIVED ON

04 JAN 10

DECISION

Agricultural Det. PP Required

DEC'N DATE

23 JAN 10

APPLICANT

Mr Edward Jolleys

PROPOSED DEVELOPMENT

Erection of extension to cattle shed

Adney House, Adeney, Shropshire.

APPLICATION NUMBER
W2006/1499 Outline

RECEIVED ON DECISION
14 DEC 06 Outline Refused

DEC'N DATE
08 FEB 07

APPLICANT
D G Properties

PROPOSED DEVELOPMENT
Erection of 2no. dwellings

Land to rear of, 70, Upper Bar, Newport,
Shropshire.

APPLICATION NUMBER
W2009/0607 Full Planning

RECEIVED ON DECISION
21 JUL 09 Full Granted

DEC'N DATE
01 FEB 10

APPLICANT
Mr P.J. Brooke

PROPOSED DEVELOPMENT
Erection of a detached brick built garage
*****AMENDED DESCRIPTION****

29, Granville Street, St Georges, Telford,
Shropshire.

APPLICATION NUMBER
W2009/0717 Full Planning

RECEIVED ON DECISION
25 AUG 09 Full Granted

DEC'N DATE
22 JAN 10

APPLICANT
Mr Timmis

PROPOSED DEVELOPMENT
Erection of agricultural building for grain
storage *****Additional information received*****

Little Hales Manor Farm, Littlehales, Lilleshall,
Shropshire.

APPLICATION NUMBER

W2009/0777 Full Planning

RECEIVED ON DECISION
14 SEP 09 Full Granted

DEC'N DATE
20 JAN 10

APPLICANT

Sir Peter & Lady Diane Smith

PROPOSED DEVELOPMENT

Restoration, extension and conversion of coach house to form 1no. dwelling

The Coach House, Eyton Hall, Eyton, Shropshire.

APPLICATION NUMBER

W2009/0780 Full Planning

RECEIVED ON DECISION
11 DEC 09 Full Granted

DEC'N DATE
01 FEB 10

APPLICANT

Trustees of WHC Vane

PROPOSED DEVELOPMENT

Conversion of farm buildings into 8 no. dwellings and associated alterations

*****AMENDED PLANS RECEIVED*****

Farm Buildings, Aston Hall Farm, Aston, Shropshire.

APPLICATION NUMBER

W2009/0781 Listed Building

RECEIVED ON DECISION
11 DEC 09 Listed Building Granted

DEC'N DATE
01 FEB 10

APPLICANT

Trustees of WHC Vane

PROPOSED DEVELOPMENT

Conversion of farm buildings into 8 no. dwellings and associated alterations

*****AMENDED PLANS RECEIVED*****

Farm Buildings, Aston Hall Farm, Aston, Shropshire.

APPLICATION NUMBER

W2009/0810 Listed Building

RECEIVED ON	DECISION	DEC'N DATE
14 SEP 09	Listed Building Granted	20 JAN 10

APPLICANT

Sir Peter & Lady Diane Smith

PROPOSED DEVELOPMENT

Restoration, extension and conversion of coach house to form 1no. dwelling

The Coach House, Eyton Hall, Eyton, Shropshire.

APPLICATION NUMBER

W2009/0986 Full Planning

RECEIVED ON	DECISION	DEC'N DATE
16 NOV 09	Full Refused	11 JAN 10

APPLICANT

Mr Balkar Chopra

PROPOSED DEVELOPMENT

Erection of a detached dwelling

Land off, Wrekin View, Madeley, Telford, Shropshire.

APPLICATION NUMBER

W2009/0992 Full Planning

RECEIVED ON	DECISION	DEC'N DATE
18 NOV 09	Full Granted	19 JAN 10

APPLICANT

Harper Adams University College

PROPOSED DEVELOPMENT

Erection of a 3 storey student accommodation block and the relocation of 12no. car parking spaces

Harper Adams University College, Edgmond, Shropshire.

APPLICATION NUMBER

W2009/0998 Full Planning

RECEIVED ON DECISION
20 NOV 09 Full Granted

DEC'N DATE
15 JAN 10

APPLICANT

Mr R Hussain

PROPOSED DEVELOPMENT

Change of use from part A1 hairdressing to pizza
takeaway and installation of an extraction system
*****AMENDED DESCRIPTION*****

11, Burton Street, Dawley, Telford, Shropshire.

APPLICATION NUMBER

W2009/0999 Listed Building

RECEIVED ON DECISION
20 NOV 09 Listed Building Granted

DEC'N DATE
25 JAN 10

APPLICANT

Mr R Hussain

PROPOSED DEVELOPMENT

Change of lettering on existing sign, blocking up
of internal doorway, construction of new internal
wall and installation of an extraction system
*****AMENDED DESCRIPTION*****

11, Burton Street, Dawley, Telford, Shropshire.

APPLICATION NUMBER

W2009/1000 Full Planning

RECEIVED ON DECISION
24 NOV 09 Full Granted

DEC'N DATE
19 JAN 10

APPLICANT
TTC Ert Ltd

PROPOSED DEVELOPMENT
Erection of a two storey office block

Plot D6, Hadley Park, Hadley, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1001 Full Planning

RECEIVED ON DECISION
24 NOV 09 Full Granted

DEC'N DATE
19 JAN 10

APPLICANT
TTC Ert Ltd

PROPOSED DEVELOPMENT
Erection of a two storey office block

Plot D5, Hadley Park, Hadley, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1003 Full Planning

RECEIVED ON DECISION
18 NOV 09 Full Granted

DEC'N DATE
18 JAN 10

APPLICANT
Mr Paul Howells

PROPOSED DEVELOPMENT
Erection of a two storey extension to side of
dwelling

27, Upper Wood, The Rock, Telford, Shropshire.

APPLICATION NUMBER

W2009/1004 Circulars

RECEIVED ON	DECISION	DEC'N DATE
23 NOV 09	Circular Delegated No Objections	18 JAN 10

APPLICANT

Princess Royal Hospital

PROPOSED DEVELOPMENT

External brick cladding of existing modular building and its permanent retention on the site

Princess Royal Hospital, Apley Castle, Leegomery, Telford, Shropshire.

APPLICATION NUMBER

W2009/1006 Full Planning

RECEIVED ON	DECISION	DEC'N DATE
30 NOV 09	Full Granted	25 JAN 10

APPLICANT

Ms Deborah Sandeman

PROPOSED DEVELOPMENT

Erection of a shed

9, Chapel Road, Ironbridge, Telford, Shropshire.

APPLICATION NUMBER

W2009/1007 Full Planning

RECEIVED ON	DECISION	DEC'N DATE
30 NOV 09	Full Granted	20 JAN 10

APPLICANT

Mr Jaswinder Singh

PROPOSED DEVELOPMENT

Change of use from open land to private garden and erection of 2m high fencing

Land to the rear of, 10, Calcott, Stirchley, Telford, Shropshire.

APPLICATION NUMBER

W2009/1008 Full Planning

RECEIVED ON DECISION
30 NOV 09 Full Granted

DEC'N DATE
22 JAN 10

APPLICANT

Mr S Murray

PROPOSED DEVELOPMENT

Erection of a single storey side extension and
change of use from amenity land to private garden
land with 1.8m high close boarded fencing

114, Muxton Lane, Muxton, Telford, Shropshire.

APPLICATION NUMBER

W2009/1009 Advertisement

RECEIVED ON DECISION
30 NOV 09 Advertisement Granted

DEC'N DATE
25 JAN 10

APPLICANT

Mr Tariq Mehmood

PROPOSED DEVELOPMENT

Display of 6no. advertisement signs
(Retrospective)

Taj Mahal, Bridge Road, Wellington, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1010 Full Planning

RECEIVED ON DECISION
27 NOV 09 Full Granted

DEC'N DATE
20 JAN 10

APPLICANT

Miss Rosa Fernandes

PROPOSED DEVELOPMENT

Installation of 2no. satellite dishes
(retrospective)

12, Sutherland Close, ketley, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1011 Advertisement

RECEIVED ON	DECISION	DEC'N DATE
27 NOV 09	Advertisement Granted	22 JAN 10

APPLICANT

Asda Stores Ltd

PROPOSED DEVELOPMENT

Display of 2no. static internally illuminated fascia signs to front and 1no. non illuminated sign to rear

Units E & F, Wrekin Retail Park, Whitchurch Road, Wellington, Telford, Shropshire.

APPLICATION NUMBER

W2009/1012 Full Planning

RECEIVED ON	DECISION	DEC'N DATE
24 NOV 09	Full Refused	19 JAN 10

APPLICANT

Mr Lamb

PROPOSED DEVELOPMENT

Erection of a single storey rear extension including juliett balcony above

30, Dulwich Grange, Bratton, Telford, Shropshire.

APPLICATION NUMBER

W2009/1014 Full Planning

RECEIVED ON	DECISION	DEC'N DATE
25 NOV 09	Full Granted	19 JAN 10

APPLICANT

Mr Steven Banks

PROPOSED DEVELOPMENT

Erection of a bay window to front elevation

10, South Drive, Madeley, Telford, Shropshire.

APPLICATION NUMBER

W2009/1016 Full Planning

RECEIVED ON DECISION
03 DEC 09 Full Granted

DEC'N DATE
28 JAN 10

APPLICANT

Mr Indi Gill

PROPOSED DEVELOPMENT

Erection of single storey rear extension and front extension following removal of rear conservatory

10, Churchward Close, Priorslee, Telford, Shropshire.

APPLICATION NUMBER

W2009/1017 Full Planning

RECEIVED ON DECISION
03 DEC 09 Full Granted

DEC'N DATE
28 JAN 10

APPLICANT

Lilleshall Cricket Club

PROPOSED DEVELOPMENT

Erection of 2no. storage sheds following the demolition of existing machine shed and score box

Lilleshall Cricket Club, Church Road, Lilleshall, Shropshire.

APPLICATION NUMBER

W2009/1019 Full Planning

RECEIVED ON DECISION
25 NOV 09 Full Granted

DEC'N DATE
20 JAN 10

APPLICANT

Mr Jeff Dale

PROPOSED DEVELOPMENT

Change of use from Use Class B8 (warehouse) to
Haulage Yard (sui generis)

Facenda Group, Hortonwood 60, Hortonwood,
Telford, Shropshire.

APPLICATION NUMBER

W2009/1021 Outline

RECEIVED ON DECISION
02 DEC 09 Outline Refused

DEC'N DATE
22 JAN 10

APPLICANT

Mr Alan Tomkinson

PROPOSED DEVELOPMENT

Erection of a detached bungalow to include
formation of access and layout (outline
application)

Land adjacent to, 6, Newport Road, Edgmond,
Shropshire.

APPLICATION NUMBER

W2009/1022 Full Planning

RECEIVED ON DECISION
04 DEC 09 Full Granted

DEC'N DATE
28 JAN 10

APPLICANT

Mrs Karen Blake

PROPOSED DEVELOPMENT

Change of use from Use Class B1, B2 and B8 to Use Class D2 (gymnasium)

Unit 502, Queensway Business Park, Hadley, Telford, Shropshire.

APPLICATION NUMBER

W2009/1024 Full Planning

RECEIVED ON DECISION
30 NOV 09 Full Granted

DEC'N DATE
25 JAN 10

APPLICANT

Mr Shaun Lyle

PROPOSED DEVELOPMENT

Erection of a two storey side and single storey rear extension

*****AMENDED SITE ADDRESS*****

3, Dale View, Dale Road, Coalbrookdale, Telford, Shropshire.

APPLICATION NUMBER

W2009/1033 Advertisement

RECEIVED ON
07 DEC 09

DECISION
Advertisement Refused

DEC'N DATE
28 JAN 10

APPLICANT
Chips Away

PROPOSED DEVELOPMENT

Siting of a 6.2m long advertisement balloon 60m
above the ground

501, Queensway Business Park, Hadley Park,
Hadley, Telford, Shropshire.

APPLICATION NUMBER

W2009/1034 Full Planning

RECEIVED ON
02 DEC 09

DECISION
Full Granted

DEC'N DATE
27 JAN 10

APPLICANT
Mr Chris Wheatley

PROPOSED DEVELOPMENT

Siting of a mobile catering van

Travis Perkins, Holyhead Road, Oakengates,
Telford, Shropshire.

APPLICATION NUMBER

W2009/1035 Full Planning

RECEIVED ON
09 DEC 09

DECISION
Full Granted

DEC'N DATE
03 FEB 10

APPLICANT
Mr Stocks

PROPOSED DEVELOPMENT

Erection of a single storey extension to side
following demolition of existing conservatory

16, Lindfield Drive, Wellington, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1036 Full Planning

RECEIVED ON DECISION
08 DEC 09 Full Granted

DEC'N DATE
29 JAN 10

APPLICANT

Wellington Medical Practice

PROPOSED DEVELOPMENT

Erection of a first floor extension over the existing upper floor element of the building (Phase 2 of 2)

Wellington Health Centre, Chapel Lane, Wellington, Telford, Shropshire.

APPLICATION NUMBER

W2009/1037 Full Planning

RECEIVED ON DECISION
01 DEC 09 Full Granted

DEC'N DATE
26 JAN 10

APPLICANT

Mr Darren Beddoes

PROPOSED DEVELOPMENT

Removal of condition no. 6 of planning permission W2005/1267 regarding permitted development rights

280, Wombridge Road, Trench, Telford, Shropshire.

APPLICATION NUMBER

W2009/1040 Full Planning

RECEIVED ON DECISION
01 DEC 09 Full Granted

DEC'N DATE
26 JAN 10

APPLICANT

Mr Darren Beddoes

PROPOSED DEVELOPMENT

Erection of a conservatory and first floor extension to rear (part retrospective)

280, Wombridge Road, Trench, Telford, Shropshire.

APPLICATION NUMBER

W2009/1041 Full Planning

RECEIVED ON DECISION
10 DEC 09 Full Granted

DEC'N DATE
04 FEB 10

APPLICANT

Mapeley Estates Ltd

PROPOSED DEVELOPMENT

Installation of 2no. generators (retrospective)

Boyd House, Lawn Central, Telford Town Centre,
Telford, Shropshire.

APPLICATION NUMBER

W2009/1042 Full Planning

RECEIVED ON DECISION
09 DEC 09 Full Granted

DEC'N DATE
03 FEB 10

APPLICANT

Mr Tony Smithurst

PROPOSED DEVELOPMENT

Erection of a porch to front and installation of
dormer windows following replacement of mono
pitched roof with dual pitched roof

Mytton, Spout Lane, Little Wenlock, Shropshire.

APPLICATION NUMBER

W2009/1043 Full Planning

RECEIVED ON DECISION
09 DEC 09 Full Granted

DEC'N DATE
01 FEB 10

APPLICANT

Mr Anthony Waldron

PROPOSED DEVELOPMENT

Erection of a single storey side extension and
alterations to front

Gable End, Cherrington Road, Tibberton,
Shropshire.

APPLICATION NUMBER

W2009/1044 Advertisement

RECEIVED ON
07 DEC 09

DECISION
Advertisement Granted

DEC'N DATE
29 JAN 10

APPLICANT

Swinton Group

PROPOSED DEVELOPMENT

Erection of 1no. non illuminated sign and 1no.
non illuminated hanging sign

40, Market Street, Wellington, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1045 Full Planning

RECEIVED ON
09 DEC 09

DECISION
Full Granted

DEC'N DATE
03 FEB 10

APPLICANT

Wrekin Housing Trust

PROPOSED DEVELOPMENT

Demolition of existing dwelling and erection of
2no. dwellings with associated gardens and car
parking

Craig Lea, Church Parade, Oakengates, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1050 Full Planning

RECEIVED ON DECISION
11 DEC 09 Full Granted

DEC'N DATE
05 FEB 10

APPLICANT
Mr Asafar

PROPOSED DEVELOPMENT

Retrospective permission for new 2.06m boundary walls

5, Forester Grove, Wellington, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1051 Full Planning

RECEIVED ON DECISION
09 DEC 09 Full Granted

DEC'N DATE
03 FEB 10

APPLICANT
Mr G Scott

PROPOSED DEVELOPMENT

Erection of a single storey rear extension and alterations to front

48, Hampton Drive, Newport, Shropshire.

APPLICATION NUMBER

W2009/1052 Full Planning

RECEIVED ON DECISION
07 DEC 09 Full Granted

DEC'N DATE
01 FEB 10

APPLICANT
Mr Donald Cartwright

PROPOSED DEVELOPMENT

Erection of a two storey side extension

Moss Rose Cottage, Old Farm Lane, Lilleshall,
Shropshire.

APPLICATION NUMBER

W2009/1053 Advertisement

RECEIVED ON
14 DEC 09

DECISION
Advertisement Granted

DEC'N DATE
26 JAN 10

APPLICANT

Mrs Angela Taylor

PROPOSED DEVELOPMENT

Display of non-illuminated fascia sign
(Retrospective)

Little Chicks Pre-School, Community Centre,
Oakfield Road, Shawbirch, Telford, Shropshire.

APPLICATION NUMBER

W2009/1054 Full Planning

RECEIVED ON
11 DEC 09

DECISION
Full Granted

DEC'N DATE
04 FEB 10

APPLICANT

Mr Colin Hales

PROPOSED DEVELOPMENT

Change of Use of first floor from offices (class
B1) to martial arts training gym (class D2)

23, Gladstone House, High Street, Hadley,
Telford, Shropshire.

APPLICATION NUMBER

W2009/1057 Full Planning

RECEIVED ON
14 DEC 09

DECISION
Full Granted

DEC'N DATE
04 FEB 10

APPLICANT

Mrs Sally Blower

PROPOSED DEVELOPMENT

Substitution of house type on plot 1 to erect
pair of semi-detached dwellings and additional
garage and parking

Land at rear of, Sunners Newsagents, The Humbers,
Donnington, Telford, Shropshire.

APPLICATION NUMBER

W2009/1058 Full Planning

RECEIVED ON DECISION
14 DEC 09 Full Granted

DEC'N DATE
19 JAN 10

APPLICANT

TTC ERT Ltd

PROPOSED DEVELOPMENT

Erection of a single storey side office extension

TTC Group, Hadley Park, Hadley, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1059 Full Planning

RECEIVED ON DECISION
10 DEC 09 Full Granted

DEC'N DATE
04 FEB 10

APPLICANT

Mr D Owen

PROPOSED DEVELOPMENT

Erection of an additional retail unit with 2
flats over and alterations to existing car
parking arrangements

Land adjacent to, 9, Fieldhouse Drive, Muxton,
Telford, Shropshire.

APPLICATION NUMBER

W2009/1065 Full Planning

RECEIVED ON DECISION
17 DEC 09 Full Granted

DEC'N DATE
29 JAN 10

APPLICANT

Caldmore Investments

PROPOSED DEVELOPMENT

Erection of 2no. blocks of 6 garages

Land adjacent to, 29, George Chetwood Court,
Dawley, Telford, Shropshire.

APPLICATION NUMBER

W2009/1094 Full Planning

RECEIVED ON DECISION
16 DEC 09 Full Granted

DEC'N DATE
28 JAN 10

APPLICANT

Mr S Preece

PROPOSED DEVELOPMENT

Erection of a two storey side extension
AMENDED SITE ADDRESSAMENEDED PLANS
RECEIVED***

9, Whitebeam Close, The Rock, Telford,
Shropshire.

APPLICATION NUMBER

W2009/1096 Full Planning

RECEIVED ON DECISION
16 DEC 09 Full Granted

DEC'N DATE
02 FEB 10

APPLICANT

Mr Stuart Barber

PROPOSED DEVELOPMENT

Replacement of existing flat roof on garage with
pitched roof and external alterations in
association with conversion of garage to
accommodation

Gardenia, Springfields, Newport, Shropshire.

APPLICATION NUMBER

W2009/1099 Full Planning

RECEIVED ON DECISION
23 DEC 09 Full Granted

DEC'N DATE
26 JAN 10

APPLICANT

Holiday Inn Telford

PROPOSED DEVELOPMENT

Installation of 4no. downlighters

Holiday Inn, St Quentin Gate,
Telford Town Centre, Telford, Shropshire.

APPLICATION NUMBER

W2010/0003 Full Planning

RECEIVED ON DECISION
04 JAN 10 Full Granted

DEC'N DATE
04 FEB 10

APPLICANT

Mrs Connie Kempton-Lindsay

PROPOSED DEVELOPMENT

Erection of a dwelling with detached garage and
formation of new access to Mill House
(Resubmission of W2009/0611)

Mill House, Hadley, Telford, Shropshire.

APPLICATION NUMBER

W2009/0768 Full Planning

RECEIVED ON DECISION
18 SEP 09 Full Granted

DEC'N DATE
20 JAN 10

APPLICANT

Shropshire Islamic Foundation

PROPOSED DEVELOPMENT

Erection of a two storey rear extension
(following partial demolition), and single storey
side extension for use as a mosque

Old Hall Building, King Street, Wellington,
Telford, Shropshire.

APPLICATION NUMBER

W2009/0981 Full Planning

RECEIVED ON

DECISION

DEC'N DATE

04 NOV 09

Full Granted

28 JAN 10

APPLICANT

Mr Matthew Highway

PROPOSED DEVELOPMENT

Erection of two storey side and rear extension
with porch to front (Revised submission of
W2009/0568)

*****AMENDED DESCRIPTION*****

*****AMENDED PLANS RECEIVED*****

33, Sinclair Gardens, Ketley, Telford,
Shropshire.
