

## **PLANS BOARD**

### **Minutes of a meeting of the Plans Board held on Wednesday, 10 March, 2010 at 6.00 p.m. in the Reception Suite, Civic Offices, Telford, Shropshire**

**PRESENT:** Councillors I.T.W. Fletcher (Chairman), N.A. Dugmore (Vice-Chairman), J.A. Francis, G.M. Green, Y.C. Hicks (substitute for Councillor F.R. Picken), C.P.R. Mollett (substitute for Councillor R.G. Chaplin), H. Rhodes and M.J. Smith

**ALSO PRESENT:** Councillor K.S. Sahota (for planning application W2009/0914) and Councillor J.M. Seymour (for planning application W2009/1067)

#### **PB-94      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Plans Board held on 27 February, 2010 be confirmed and signed by the Chairman.

#### **PB-95      APOLOGIES FOR ABSENCE**

Councillors R.G. Chaplin and F.R. Picken

#### **PB-96      DECLARATIONS OF INTEREST**

None.

#### **PB-97      PLANNING APPLICATIONS FOR DETERMINATION**

##### **(a)      W2008/0799 – Land at Castle Farm Way, Priorslee, Telford, Shropshire**

This application sought planning permission for the erection of 32,484sq.m. of Class B1 floorspace together with associated roads infrastructure and landscaping on the former Celestica site adjacent to Castle Farm Way. It was the applicant's intention to provide a high quality development comprising commercial units to accommodate a mix of uses whilst developing a strong sustainable identity. The scheme utilised a secondary steel framework of brise-soleil and timber panels offset from the actual building envelope, which would serve to create a blurred definition between public and private spaces and enable the mass of the actual building envelope to be less obvious behind its permeable outer façade. Officers considered that the scale, massing and design of the development were in accordance with parameters set in the outline application (W2006/0966) and was of a nature anticipated for commercial development in this important location. The scheme would also provide a gateway feature and entrance to the Telford area as it was approached from the east.

In determining this application, the Board's attention was drawn to the background, as detailed in the main report. The applicant's overall scheme was submitted as an outline planning application for 51,095 sq m of Class B1/B2, hotel, 550 dwellings and open space (W2006/0966) together with an associated outline application for construction of a new access, internal roads and other infrastructure (W2006/0968) in June 2008. Planning permission for these two applications was granted by the

Board at its meeting on 31<sup>st</sup> October 2007 subject to a S106 Obligation. The applications were reconsidered by the Plans Board on 27<sup>th</sup> January 2010 and it was resolved that W2006/0966 be referred to the Government Office for the West Midlands for consideration and, if the application was not called in, to grant delegated authority to the Head of Planning & Transport following consultation with the Chairman of the Plans Board to grant planning permission subject to clear design principles and a S106 Obligation.

The purpose of this related full application was to enable the developer to deliver a large portion of the proposed employment development at Castle Farm on an early basis without the need to submit a reserved matters application. Approval of full planning permission would provide certainty to the funders of the development and enable an early start to be made on providing the necessary infrastructure for the wider development scheme. Members were reminded that, under the resolution to grant outline planning permission, the applicant was committed to providing a scheme in accordance with the approved masterplan, which included major benefits, particularly the provision of significant employment opportunities on a previously developed site formerly in employment use.

This application fell within the West Midlands Regional Assembly's (WMRA) criteria upon which it was to be consulted as a statutory consultee. As detailed in the main report, the WMRA had expressed concern that a large scale office development in this location could prejudice office development within Telford Town Centre and that no site specific justification had been provided to relieve these concerns and remove the risk. In conclusion, the WMRA stated that the proposed development was in general conformity with the adopted Regional Spatial Strategy (RSS) but that this position was subject to the imposition of a condition limiting Class B1(a) office development to a maximum of 5,000sq.m. to accord with WMRSS Policy PA11.

The main report also set out the responses of the non-statutory consultees, including that of the Council's Head of Economic Development. In support of the proposal he had stated that, in the current market, a restriction to 5,000sq.m. of B1(a) use could deter commercial investment and have a negative impact on achieving the full development potential of the site to contribute to the Borough Economic Strategy. However, the current market also suggested that the development would need to be brought to the market in phases and the advise of the Head of Economic Development was to support a condition limiting use class B1(a) use to 20,000sq.m. In his view this would be sufficient to enable the development and marketing of the site in the current commercial climate whilst not unduly impacting on the development of the Town Centre and would balance permission granted for a similar use at the Wolverhampton Business Park i54. He has also supported the proviso that this could be varied by written agreement at a point in the future where commercial conditions could be re-assessed.

This site was clearly out-of centre and, as such, officers had sought to limit the amount of B1(a) floorspace, firstly to comply with regional guidance (5,000sq.m) and later, as a compromise, to 10,000sq.m. However, the applicants had maintained that a minimum of 20,000sq.m. was necessary to secure continued funding investment. Officers, being mindful of the advice of the Head of Economic Development were, on balance, prepared to recommend that a limitation be imposed for B1(a) offices of up

to 20,000sq.m. The conditions of any approval would need to be worked to ensure that later phases of employment development did not lead to the total of 20,000sq.m. of B1(a) floorspace agreed at Plans Board on 27<sup>th</sup> January 2010 in respect of W2006/0966 being exceeded. However, it was brought to Members' attention 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. A list of the recommended conditions, which would be subject to amendment, was set out on the update report tabled at the meeting.

Under PPS4 'Planning for Sustainable Economic Development', as published on 29 December 2009, the Government no longer required applicants to demonstrate "need" for the development at edge/out of centre locations instead giving additional emphasis to sequential analysis and town centre impact considerations, providing for a 'town centres first' approach to retail developments that promoted vitality and viability of centres. This was an important additional material planning consideration for Members and needed to be given full weight. The applicants had undertaken a sequential analysis but officers were of the view that the analysis undertaken was not particularly rigorous and the application, at least on the face of it, could prejudice the bringing forward of more central sites for office uses.

In addition, the Central Telford Area Action Plan currently had no weight in terms of development control decisions. However, the Council was investing heavily into its town centre, with the Southwater Core offering a substantial office floorspace opportunity. PPS4 advocated a 'town centre first' approach and this proposal, if left entirely open ended in terms of B1 (a) office use, had the potential to undermine efforts to promote genuine town centre locations. In addition, Members needed to balance the economic development opportunity at Lakeside with the risk of establishing 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. Members were reminded that this site competed head on 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 to accepting larger office floorspace than 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, due to historic planning permissions, there were no restriction in terms of volume of office floorspace. Under these circumstances, officers considered that Telford must remain competitive and continue to be able to offer a selection of sites both in-centre and out-of-centre.

It was clear that the viability of the scheme had been threatened by the recent economic downturn and officers wished to avoid a situation where the development placed undue strain on public services. Therefore, the planning obligation package had been reduced from the level originally envisaged. A viability assessment had been undertaken and independently assessed by the commercial arm of the Valuation Office Agency (DVS). This had shown that the viability of the scheme was in the balance at present, although with a modest upswing in residential values, the situation could change.

The planning obligations and infrastructure improvements offered by the developers now included the following:

- Contribution to public transport - £150,000
- 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

It was also recommended by officers that the Section 106 Obligation contributions should include a further £10,000 towards monitoring the Travel Plan and a contribution of £10,000 towards the ongoing monitoring and administration of the Agreement

An e-mail had been received from Telford Friends of the Earth on 9<sup>th</sup> March, 2010 which noted that the proposal had *“the potential for a low carbon site development capable of being a replicable best practice example of a low and zero carbon mixed use development site for the West Midlands area and further afield.”* It was the view of officers that this matter could be dealt with by condition.

In conclusion, 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 on balance that 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, the scheme was recommended for approval with a limiting condition restricting the amount of B1(a) floorspace to a maximum of 20,000 sq.m. in association with other B1 proposals on the wider Castle Farm site in order to help safeguard the future of the town centre as the primary focus for office development. Given recent appeal decisions and the advice given by the DVS, it was also officers' firm opinion that strict review (to be carried out by DVS for continuity purposes and paid for by the applicant) clauses on planning obligations tied to the phasing of the proposal should encourage development of the site now and safeguard the public purse should the market improve.

The Board welcomed the application which would allow work to commence on the site and so provide employment opportunities for the surrounding area.

**RESOLVED – that planning application W2008/0799 be referred to the Government Office for the West Midlands for consideration and, if not called in, delegated authority be granted to the Head of Planning & Transport following consultation with the Chairman of the Plans Board to grant full 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 and a S106 Agreement monitoring together with terms to ensure that the 9 viability related objectives for the Section 106 Agreement as mentioned in the main report were achieved and subject to appropriate conditions to be prepared by the Head of Planning & Transport.**

(b) W2009/0911 – 26 Quarry Lane, Ketley, Telford, Shropshire

This planning application related to extensions and alterations to an existing two-bedroom bungalow, dating from the 1930s, to create a two storey house. The existing property, of brick design with a hipped and tiled roof, was in a poor state of repair and had been empty for some considerable time. Ketley Parish Council had requested that the application be considered by the Plans Board.

The proposed development would entail a small single storey extension on the southern side of the property and a larger two-storey extension on its western side, which would be possible due to the change of ground levels within the site boundary. The proposed eaves height of the building would remain as existing and the overall height of the dwelling would only increase by 0.5m. The two-storey extension would have a hipped roof which matched that on the existing bungalow.

The proposed dwelling would have three bedrooms, a bathroom, snug and living room on the ground floor, and a kitchen and dining/family room on the new lower ground floor. The existing bungalow had a floor area of 98 sq.m. and the proposed dwelling would have a floor area of 196sq.m. and the proposed external materials would match those used on the existing dwelling. An existing flat roof single garage would be replaced by a new double garage which would be set into the garden embankment and the existing driveway would be widened to allow vehicles to turn round and exit the site in a forward gear.

One letter had been received from a neighbouring resident which, whilst welcoming and supporting the application, made a number of comments, as summarised in the report, relating to the fact that the property had been unoccupied for almost twelve months. The Parish Council had expressed concern that the proposed building was out of scale with the existing dwelling and its surroundings and was, therefore, inappropriate.

Given the current condition of the existing property, the proposed development would improve its overall appearance and provide modern facilities for the future occupants. It was considered that the proposal was sympathetic to the appearance of the existing bungalow and that the size of the resulting dwelling would be commensurate with that of the application site. As the present bungalow possessed no particular architectural quality, the extended dwelling would positively enhance the character and appearance of the site and the surrounding area. The extensions and alterations to the dwelling would not adversely affect the residential amenities presently enjoyed by the occupiers of adjoining and existing developments by virtue of any undue overlooking, loss of light, or any overbearing effect.

Councillor H. Rhodes said she had concerns about the height and siting of the proposed extensions and recommended that the Members have a site visit before determining the application.

**RESOLVED – that determination of planning application W2009/0911 be deferred until the meeting of the Board on the 31<sup>st</sup> March, 2010.**

(c) W2009/0914 – Land at Southwater, St. Quentin Gate, Telford Town Centre, Telford, Shropshire

This was an outline planning application by Telford & Wrekin Council and the Southwater Event Group with means of access (part) for a mixed use development comprising offices and civic offices (B1a/sui generis); residential (C3) (up to 330 units); retail, cafes/restaurants, financial and professional services, drinking establishments (A1,A2,A3,A4); Learning and Media Centre (to include the replacement of Meeting Point House), leisure pool, cinema, hotels, energy centres, conference and event facilities including outdoor events space and a Medical Centre (C1, D1, D2 and sui generis); associated landscape improvements to the public realm, replacement and construction of Southwater Lake, boundary treatment and new and reconfigured access; construction of basement, undercroft, surface and multi storey car parking; and all associated and ancillary works. It further included the retention, refurbishment and extension of the existing Ice Rink building, the bowling and bingo building, retention of the existing hotels (the Holiday Inn and International Hotel) and the event centre facilities (The International Centre).

The site was split into two parts with a secondary area on the northern side of St. Quentin Gate. For the purposes of the planning application, the site had been divided into twelve 'Development Zones', the principal elements of which were set out in the report.

The application had been advertised in the local press and on site as an application the subject of Environmental Impact Assessment, as a departure application and of major significance. In addition, 107 immediate neighbours, including businesses, had been notified of the planning application. A Statement of Community Engagement had been submitted with the application, summarising the measures taken to consult and involve the community prior to the submission of the application. The report detailed the consultation responses and Members' attention was drawn to those from the Highways Agency, West Mercia Police, and Meeting Point Trust Limited.

The application site was located almost entirely within the town centre with the exception of the Hollinswood area located in the north-east of the site. The town centre was defined by the Adopted Wrekin Local Plan (2000), the policies within which, as summarised in the report, supported the principle of the proposals, which would contribute to the Town Centre's multi purpose sub-regional role. In addition, the retail, office, hotel and conference, leisure and commercial uses were all supported. The emerging policies within CTAAP also supported a vibrant mixed use scheme of retail and employment to be developed within the Southwater area. The principle of development was, therefore, entirely consistent with both adopted and emerging policy against which the proposals were to be assessed.

Although objections had been received to certain elements of the proposal, overall the principle of development had been well received with objections generally relating to further clarification or mitigation/compensation for suggested effects. As an outline application, it had been difficult to require the agreement of Design Codes for each Development Zone but, to achieve design quality, the applicants had agreed that the D&A and Public Realm Guide would provide the base requirements,

followed in turn and prior to the submission of Reserved Matters applications of individual Development Briefs. This sequence could be controlled by planning condition.

With regard to response from the West Mercia Police, substantial representations had been lodged in relation to this application but, in essence, as set out in the main report, the Police Authority was seeking a contribution of £5m. to provide new custody facilities at Malinsgate to compensate for potential impacts of the development: In response officers considered that such a request was premature and there was no planning policy requirement to insist that such contributions be made.

Meeting Point Trust had submitted an objection to the proposals and stated that any replacement for Meeting Point House would need to be a detached building and not part of a multi-occupancy/multi-use building. The tabled update report summarised a further letter from Eversheds on behalf of the Trust stating that it was unwilling to withdraw its objection for the reasons set out. The tabled update report also summarised the representations from the Telford Trustee No. 1 and Telford Trustee No. 2 through Drivers Jonas, which were generally supportive of the application and those received from the Rank Group and Telford Friends of the Earth.

The proposals showed retention of some existing access points to the site, alongside improved and new access points, as described in the report. The main access to the development in the early phase would be the existing traffic light controlled junction which served the Telford Ice Rink and the International Centre via Coach Central/St. Quentin Gate. The Transport Assessment had demonstrated that initial phases of the proposals could be developed without requiring improvements to this junction but any S106 Agreement would incorporate a covenant requiring the applicant to enter into a Section 278 Agreement under the Highways Act to undertake this work at an appropriate point. On site, pedestrian and cycle movements would be given high priority and a high level of permeability and connectivity were proposed in response to the current issue of physical barriers that limited movement through the site.

The Highways Agency had objected to the proposals and sought clarity on a number of detailed points. At the meeting the Planning Officer informed the Board that detailed discussions were continuing with the Agency on the level of mitigation required to the Forge Roundabout together with other planned growth. The Agency supported a plan-led approach but the issues of mechanism and timing remained to be resolved.

The Town Park was a dominant influence on the southern boundary of the site and a key issue had been to address this positively through design principles to ensure that the proposed built development did not encroach into the defined Town Park boundary. Part of the application site included land just within the Town Park, in Development Zones A and B. Zone A would include the remodelling and re-positioning of Southwater Lake, which would provide an opportunity for the integration of the edge of the Town Park and the new development. This would have an impact on the existing toddler play area to the south of the new Southwater Lake which it was proposed to relocate it to a new adjacent location to be secured through the Section 106 Agreement.

The Design and Access Statement provided a landscape strategy at the heart of which was a refinement of the physical relationship between the Town Centre and the Town Park. As one of Telford's most positive and cherished attributes, the physical relationship between the Park and the Town Centre required improvement. A series of new buildings along the edge of the Park, but not within it, would address the current poor spatial definition by creating an interface that 'fused' landscape with built form through 'fingers' of landscape which would interact with architectural elements to create a "serrated" edge. The response of the Council's Landscape & Recreation Service, in support of the application, was set out in the tabled update report.

The proposals included the removal of a number of elements on the northern edge of the Town Park including Spout Farm House, the public toilets, the play area, and the Ranger base. However these would either be replaced within the proposals or addressed by financial contributions secured through the Section 106 Agreement. An Environmental Impact Assessment had been undertaken and included the habitat and species surveys detailed in the report. The redevelopment of both the natural and built environment had been assessed within the Environmental Statement and, had identified the key issue of the potential for impact upon bat habitats and foraging areas, which would be addressed by way of a Bat Mitigation Strategy, to be submitted pursuant to a pre-condition on any planning permission.

The report accompanying the Environmental Statement aimed to identify background noise levels and proposed noise levels from the new development, as described in the report. Officers had met with the applicants and had broadly agreed that appropriate mitigation for the new development should be secured through a planning condition relating to Noise Management Plans. Whilst, ideally, a single Noise Management Plan would have been required for the site, given the scale and mix of the development being brought forward in discrete stages over a lengthy period of time, the applicants had suggested that this would not be feasible. Furthermore, it was recognised that the existing facilities within the application site had extant planning permissions under which they would wish to continue. However it was also recognised that cumulative noise impact could be problematical and noise from existing development might impact on the ability of new development to meet reasonable noise limits/reasonable amenity levels. But, on balance, officers accepted that it would be difficult and unreasonable to revoke existing permissions or introduce new or additional controls and noise emitted by existing operations would form the baseline noise data for new development and inform Noise Management Plan Zones.

The application included facilities for a night time economy and Environmental Health and Public Protection Officers had been closely involved in discussions on how best to design out potential problems. The Environmental Health Officer was satisfied that the Design & Access Statement, as revised, provided dedicated pedestrian routes as a way of mitigating noise from people participating in the night time culture. However, he had warned that it might not be feasible to locate residential development immediately adjacent to the proposed Event Cube at the TIC. This was a matter of detail to be addressed at the Reserved Matters stage and within the Noise Monitoring Plan(s).

With regard to affordable housing, the application included 330 dwellings spread across four areas of the site, as described in the report. The applicant proposed that a minimum of 10% be affordable dwellings provided on and off site to be secured through a Section 106 Agreement. However, officers considered that 20% should be sought as matter of principle and might well be achieved through HCA Social Housing grant funding.

With regard to retail impact considerations, the proposals for up to 5,000sq.m. of Class A1-A4 uses within the development were not considered to have a significant impact on the existing town, district or local centres. In respect of the wider impact considerations, the redevelopment of Southwater would add a new mixed 'quarter' to the Town Centre and provide leisure, community, employment and residential land fully integrated to create a new piece of townscape.

As joint landowner, the Council was an interested party so the traditional approach of a Section 106 Obligation under the Planning Act was not open to the Plans Board as far as the Council's land was concerned. Therefore, commitments would be made on behalf of the Council as landowner to abide by the planning 'obligations' and, should the land be transferred, to make it a condition of that transfer that the new owner would have to enter into a Section 106 Agreement to ensure that the obligations bound future owners. In relation to the other joint Applicant, Southwater Events Group, a straightforward section 106 Obligation could be sought. The matter then rested with the various landowners to apportion the contributions as necessary. Details of the recommended Section 106 contributions were set out in the update report tabled at the meeting.

Members' attention was drawn to the two update reports as tabled the second of which included a request from the applicant that, following a review of the draft condition the previous evening, Condition 20 be revised so that Level 3 of the Code of Sustainable Homes was achieved. In addition, the update set out the revised recommendation together with full details of the conditions, subject to amendment of the precise wording.

This was an application submitted by two of the major landowners in partnership was commendable and would secure the future of one of the Borough's prestigious commercial operations thereby contributing significantly to economic development.

Councillor Kuldip Singh Sahota was invited to address the Board on behalf of the Meeting Point Trust. He told the Members that the Trust was not opposed to this project and was willing to co-operate with the Council as it had done in the past. However, the Trust had a number of specific concerns and he referred Members to the letter dated 5 March 2010 from Eversheds on behalf of the Trust. In particular the Trust was seeking a detached replacement building 30,000sq.ft. in size. Secondly, it considered that the development would not provide adequate access or parking facilities and, again, sought assurances that the building would have its own entrance and that car parking spaces for volunteers and tenants would be provided rather than them having to use an adjacent multi-storey car park. Thirdly, given the religious nature of the use of Meeting Point House, the Trust was concerned that its new location was not next to an inappropriate facility such as a nightclub. Finally,

although the Council was willing to pay the legal and surveyors costs of moving to a new building, the Trust was seeking to have all the costs of all its tenants met. In conclusion, Councillor Sahota said that Meeting Point House was a very well used community building and he wished this to continue when it had moved to its new location. These concerns were supported by Councillor G.M. Green.

Councillor Green also sought clarification of the term 'sui generis' in respect of the new Civic Offices in Southwater and the Planning Officer explained that because the new buildings contained civic functions, etc they could not fall within Use Classes Order Class B1(a) – office use – and, indeed, would not fall within any specific use class.

Councillor N.A. Dugmore raised concerns about the level of S106 contribution sought by West Mercia Police for new custody suite facilities, which he felt was extraordinary and could not be entirely attributable to this development. He considered that the demand for and provision of additional facilities would evolve to meet changing circumstances in the Southwater area.

In conclusion, the Head of Planning & Transport accepted that the Meeting Point Trust, which was a very important facility and service for the community, had concerns regarding the application. Some of them could be addressed through the planning process but others, such as the costs of moving, were not planning issues and would have to be dealt with by the landowning parties as part of their transactions. The application before the Board was at an appropriate outline level and more detailed proposals would be brought back to them at the reserved matters stage. Representatives of Meeting House Trust had met the Leader of the Council and the Chief Executive and had been given assurances on the ways in which their concerns would be approached but no fundamental issues had been raised at the meeting which would affect the Board's consideration of the outline application.

With regards to the contribution sought by West Midlands Police the Head of Planning & Transport said that the Police Authority was an important member of the Local Strategic Partnership and, this body addressed security and safety issues for the Borough as a whole. He considered that the Partnership would continue to be the vehicle for debating the level of provision of security features necessary within the Borough. However, in this instance the requested level of funding could not be substantiated through the planning process.

**RESOLVED** - that having fully considered the Environmental Statement submitted with the application and the Statement of Conformity with the Environmental Statement, and provided that the Highway Agency had withdrawn its Holding Direction and subject to the Council as landowner agreeing that the land would be bound by the obligations in respect of the provision of affordable housing and financial contributions as outlined in the Table at the end of the tabled update report at Appendix A and the signing of a Section 106 Obligation by Southwater Event Group agreeing to the same (in both instances where appropriate apportioning the liabilities appropriately between the landholdings and development zones) and to the planning conditions as set out in the tabled update report (the detailed wording BOTH TO CONDITIONS AND OBLIGATIONS if required to be altered was delegated to

**the Head of Planning & Transport), the Head of Planning & Transport was authorised to grant planning permission.**

(d) W2009/0055 – 21 Bratton Road, Bratton, Telford, Shropshire

This application sought outline planning permission for the erection of five dwellings, including access, layout and scale, on the site of a now demolished bungalow. The central position of the site access and the layout, position and orientation of the dwellings had been designed according to pre-application discussions in order to resolve the reasons for refusal of previous applications. The site lay within the established residential area of Bratton and was accessed off the existing highway. To the north of the site was a private unadopted narrow track giving access to Moor Farm and rear access to a number of other properties that fronted Bratton Road.

The principle of five dwellings on the site had been established by outline planning permission (W2005/1419) and the repositioning of the site access to a central location on to Bratton Road had addressed the previous highways objections. The proposed access driveway would curve around the frontage of Unit 1 and continue running parallel to the private access road from Unit 2. 12 parking spaces were indicated to be provided by integral garages and front driveways together with a turning space.

Unit 1 would front both the main highway and the private access road, thus providing an active frontage and addressing the street, with the remaining properties being orientated north-south. The layout of development would be slightly staggered and comprise individual house types, with gable roofs. The position of the site access meant Unit 1 would be located 9m. from the shared boundary of the site with the adjoining property, No.22 Bratton Road, although the outlook of the new dwelling would be on to the garden frontage and garage of No.22, thus not adversely affecting its private amenities.

The remaining four units would be located at least 14m. from the southern boundary of the site, ensuring no detrimental impact to No.22 Bratton Road. Existing dormer windows on the rear elevation of Moor Farm Cottage would overlook the garden of Unit 5 but indicative planting of a boundary hedge would help to maintain mutual privacy. The indicative streetscene suggested Unit 5 would be designed to have minimum impact on light and outlook to Moor Farm Cottage, with a catslide style roof and low eaves adjacent to the shared boundary and with a similar ridge height to the adjoining property. Units 2 to 5 were indicated with accommodation within the roofspace and, as the distance to the boundary and the private access road would be some 12.5 metres, it would not lead to the overlooking of Nos. 18 to 20 Bratton Road.

Wrockwardine Parish Council had no objections but had raised concerns relating to the likely increase in traffic and the nature of the access to the property. Nine letters of objection had been received from residents on Bratton Road, as summarised in the report. However, the Council's Highways Engineer had no objections subject to the imposition of appropriate conditions, in particular those relating to the visibility splays.

Councillor A.G.P. Williams had submitted observations stating that he considered there were discrepancies between the Land Registry plan showing ownership of the land and the application drawings, which had implications for the access to Moor House Farm Lane. However, the applicants had confirmed that they owned all the land within the application site.

The Applicant had requested that the time limit for submission of the reserved matters be extended from 3 years to 5 years but officers did not consider that sufficient justification had been submitted to recommend approval of this request.

Officers considered that the amendments made to the design would ensure the creation of a more appropriate scheme which better reflected the prevailing character of development along Bratton Road and on the adjacent modern residential estates. It was, therefore, considered that the revised scheme now met the criteria of both national and local planning policies and was an acceptable proposal.

Councillor J.M. Seymour, Ward Member, was invited to address the Board on behalf of the applicant. She referred to one of the points of objection made regarding the covenant relating to the provision of a stand for the milk churns at the end of the lane to Moor Farm and assured the Board that the applicant fully intended to retain this.

Councillor N.A. Dugmore said that his initial concerns regarding visibility onto Bratton Road and had now been addressed and he supported the application which would tidy up the site.

**RESOLVED** – that with regard to planning application W2009/1067 planning permission be granted subject to the conditions as set out in the report.

(e) W2010/0055 – Telford International Centre, St. Quentin Gate, Telford, Town Centre, Telford, Shropshire

This application was for temporary planning permission for the extension and reconfiguration of the parking arrangements at and adjacent to Telford International Centre (TIC) including new fencing, footpath link and lighting. The existing parking provision comprises 547 spaces over the two car parks and coach parking and this proposal was for 734 spaces with 15 accessible spaces. The update report tabled at the meeting informed the Board that additional amended plans had been received which would ensure that the development did not affect the extent of land provision at the existing junction deemed necessary for any future development relating to the wider Southwater Scheme. Furthermore, the existing footpath link across St. Quentin's Gate from the site and the Town Park to the Cherry Pink Car Park and beyond would be maintained.

Temporary planning consent was sought following the continuing success of the International Centre and to meet future requirements arising from its extension, as detailed in planning application W2009/0914. Consent would provide a solution to current parking issues in advance of the changes proposed under that application, which would include a number of multi- storey car parks and the car parks relating to this application would be retained with one being undercroft to a new hotel or office

development and the other having multiple uses as an outdoor events area and parking.

The design and layout of the parking proposal had taken into consideration the long term aims of the Southwater Core, including leaving adequate land for any potential alteration to the junction on St Quentin's Gate. The proposal would create a larger car park to the front of the TIC by incorporating the existing coach park and reconfiguring the parking spaces. This area would be enclosed by a landscaping strip including fencing to create a visually attractive, whilst secure environment. A number of trees within the site would be removed but sufficient numbers would be retained and subject to an appropriate condition and would be supplemented by new planting. Therefore, officers considered that, overall, the character and appearance of the area would be retained and the approach up the access drive enhanced.

The other car park would have a new entrance created off the existing road to reduce queuing of traffic on busy event days and retain adequate traffic flows. An existing embankment would be cut back and regraded to allow for a reconfiguration of the parking spaces and to increase the parking capacity of the site. An existing landscape strip would be retained to ensure that the softened green corridor into the Town Park was retained and enhanced the visual amenities of the area. There was an existing footpath link to the TIC across the coach park which would be relocated to run adjacent to the road and would continue to provide and reinforce pedestrian linkages from St Quentin's Gate/Coach Central and the wider Town Park as well as the TIC. The extent and level of the new lighting was considered acceptable and would ensure that the ambience of the area was in keeping with the surrounding area and would not have a detrimental impact on the adjacent Telford Town Park.

The tabled update report informed the Board of the solutions being put forward to compensate for the loss of the existing coach park as part of this application and the Southwater application. It was considered that these alternative arrangements had been adequately considered and addressed to ensure that users of facilities arriving by coach could access the area and park adequately with no prejudice to highway safety. However, the lack of a long term solution at this juncture should not be used to oppose the development.

Originally, the proposal had included moving the security cabin and entrance barrier but, following concerns about access to the park and the potential queuing impacting on the St. Quentin's Gate Junction, the applicants had now omitted this element from the scheme and would implement an alternative method of payment collection for parking provision.

The update report tabled at the meeting informed the Board that, following receipt of amended plans which addressed highways concerns relating to the ability to improve the existing junction as necessary and the realignment of the existing footpath link to the Town park, the Highways Engineer had no objection to the proposals, subject to the imposition of two conditions to ensure that the car park layout was to an appropriate standard and that the proposed footpath link replacement would be available prior to the new car park being brought into use.

The scheme, as amended, would create an integrated layout which would be compatible with any potential future redevelopment as part of the wider Southwater Scheme. Accordingly, the proposal would positively influence the appearance and use of the local area in accordance with Policy CS15 of the LDF Core Strategy. Furthermore, it would respect and integrate with the setting, protect and enhance pedestrian movements and produce a safe and secure environment in accordance with Policy UD2 of the Wrekin Local Plan.

**RESOLVED** – that with respect to planning application W2010/0055 the Head of Planning & Transport be authorised to grant temporary planning permission subject to the conditions as set out in the report and to the two additional conditions as set out on the update report tabled at the meeting.

**PB-98        SITE VISITS**

**RESOLVED** - that a Site Visit be made in respect of planning application W2009/0911 at 4.30 p.m. on the 31<sup>st</sup> March, 2010.

**PB-99        PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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

The meeting ended at 7.04 p.m.

**Chairman:** .....

**Date:** .....

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**TELFORD & WREKIN COUNCIL**

**PLANS BOARD – 31<sup>ST</sup> MARCH 2010**

Schedule 1 : Planning Applications for determination by Board

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

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<b>W2009/0911</b> Erection of extensions and associated alterations for creation of lower ground floor of accommodation and excavation to create double garage and alterations to access following removal of existing garage <b>26, Quarry Lane, Ketley, Telford, Shropshire.</b> Recommendation Code: FG - Ward: Ketley & Oakengates .....	<b>3</b>
<b>W2009/1005</b> Demolition of the existing Abraham Darby Academy and the erection of a 1050 place academy, a 420 place primary school (incorporating ancillary office and consulting space) a community leisure centre and associated facilities and works *****AMENDED PLANS RECEIVED***** <b>Abraham Darby Comprehensive School, Ironbridge Road, Madeley, Telford, Shropshire.</b> Recommendation Code: FG - Ward: Woodside .....	<b>7</b>
<b>W2009/1078</b> Erection of detached double garage and new vehicle access <b>The Stables Flat, Greenacre Farm, 13 Crudgington Green, Crudgington, Shropshire.</b> Recommendation Code: FG - Ward: Ercall Magna .....	<b>24</b>
<b>W2009/1107</b> Part demolition of former kitchen garden wall ****AMENDED DESCRIPTION**** <b>Former Watkins Nursery, Apley Castle, Leegomery, Telford, Shropshire.</b> Recommendation Code: LBG - Ward: Apley Castle.....	<b>28</b>
<b>W2010/0011</b> Erection of 18 no. dwellings, construction of new vehicular and pedestrian access through west wall of kitchen garden and provision of additional parking spaces off Apley Castle ****AMENDED DESCRIPTION**** <b>Former Watkins Nursery, Apley Castle, Leegomery, Telford, Shropshire.</b> Recommendation Code: FG - Ward: Apley Castle .....	<b>32</b>
<b>W2010/0017</b> Conversion of redundant farm building into dwelling house and garaging ****Additional Plan Received**** <b>Land at, Isombridge Farm, Isombridge, Shropshire.</b> Recommendation Code: FR - Ward: Wrockwardine .....	<b>39</b>
<b>W2010/0029</b> Variation of (outline) condition no. 13 of W95/0969 and condition no. 21 of W97/0108 (reserved matters) to increase the maximum area of non-food retail floorspace to 21,019 sqm <b>Unit 10, Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire.</b> Recommendation Code: FG - Ward: Lawley & Overdale.....	<b>44</b>
<b>W2010/0030</b> Installation of 669 sqm of mezzanine floorspace for retail sales <b>Unit 10, Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire.</b> Recommendation Code: FG - Ward: Lawley & Overdale .....	<b>45</b>
<b>W2010/0039</b> Change of Use from public house to veterinary clinic <b>Red Lion Public House, Park Street, Madeley, Telford, Shropshire.</b> Recommendation Code: FG - Ward: Madeley.....	<b>50</b>

- W2010/0085** Change of use of garage to provide ancillary accommodation to existing dwelling (Retrospective) **land at, 4, Merlin Coppice, Leegomery, Telford, Shropshire.** Recommendation Code: FG - Ward: Apley Castle ..... **54**
- W2010/0100** Improvement Works to Telford Town Park **Telford Town Park, Telford, Shropshire.** Recommendation Code: FG - Ward: The Nedge ..... **56**
- W2010/0124** Siting of an Eco toilet **Apley Castle Woods, Apley, Leegomery, Telford, Shropshire.** Recommendation Code: FG - Ward: Apley Castle ..... **61**
- W2010/0126** Change of use of former public house to use class B1 Business (offices and associated welfare facilities) **Lord Hill PH, High Street, Dawley, Telford, Shropshire.** Recommendation Code: FG - Ward: Dawley Magna .... **63**
- W2010/0133** Change of use of open land to a car park **Charlton GM School, Severn Drive, Wellington, Telford, Shropshire.** Recommendation Code: FG - Ward: Dothill ..... **66**

Agenda Type : A

W2009/0911 Erection of extensions and associated alterations for creation of lower ground floor of accommodation and excavation to create double garage and alterations to access following removal of existing garage  
26, Quarry Lane, Ketley, Telford, Shropshire.

Recommendation Code: FG

Ward: Ketley & Oakengates

APPLICANT:  
Sir & Lady K Satchwell

RECEIVED ON:  
22/10/09

PARISH  
Ketley

WARD  
Ketley & Oakengates

CASE OFFICER:  
Phil Baker

THE PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION BE CONSIDERED BY THE COUNCIL'S PLANS BOARD. THE APPLICATION WAS DEFERRED AT THE LAST PLANS BOARD MEETING PENDING A MEMBERS' SITE VISIT

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Design, Appearance, Access, Parking

#### THE SITE AND THE PROPOSAL

This planning application relates to extensions and alterations to an existing bungalow in Quarry Lane, Ketley, to create a two storey house.

The existing two bedroom bungalow, which dates back to the 1930s, is of brick construction, with a hipped and tiled roof. The property is in a poor state of repair and it is understood that it has remained empty for some considerable time.

The proposed development would entail a small single storey extension on the southern side of the property and a larger two storey extension on its western side. This two storey extension is made possible because of the change of ground levels within the site boundary. The proposed eaves height of the building will remain as existing and the overall height of the dwelling will only increase by 0.5m. The two storey extension would have a hipped roof which matches that on the existing bungalow.

The proposed dwelling would have three bedrooms, bathroom, snug and living room on the ground floor, and a kitchen and dining/family room on the new lower ground floor. The existing bungalow has a floor area of 98 sqm and the proposed dwelling would have a floor area of 196 sqm. The proposed external materials to be used for the extensions and alterations will match those used on the existing dwelling.

An existing flat roof single garage would be replaced by a new double garage which would be set into the garden embankment. The existing driveway would be widened to allow vehicles to turn round and exit the site in a forward gear.

## CONSULTATION RESPONSES

One letter has been received from a neighbouring resident. Whilst welcoming and supporting the application, given that the property has been unoccupied for almost 12 months, he makes the following comments:-

- One window has been missed off the existing elevation plans (This has now been rectified)
- Is it intended to stop up the existing rear gateway and access? (It has now been confirmed that this will be retained)
- Invasive ivy and sycamore is endangering the stability of the existing boundary walls, and these should be replaced with shrubs in keeping with the existing hedges in Quarry Lane
- The design would be improved by capping and lowering the existing chimney
- Conditions should be imposed relating to site working hours and the access route for construction and delivery vehicles

The Parish Council has expressed concern that the proposed building was out of scale with the existing dwelling and its surroundings, and was therefore inappropriate.

The Council's Geotechnical Engineer has no objections, subject to conditions relating to shallow mineworkings, untreated mineshafts, slope stability analysis, design of retaining structures, and re-profiling of ground levels.

The Council's Drainage Engineer has no objections to the application.

The Council's Highways Engineer has no objections to the application.

## PLANNING POLICY

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

Wrekin Local Plan  
H6 – Windfall sites in Telford and Newport  
UD2 – Design criteria  
EH14 – Land stability

LDF Core Strategy  
CS1 – Homes  
CS5 – District and Local Centres in Telford  
CS15 – Urban design

## PLANNING CONSIDERATIONS

The existing bungalow on this site is in a poor state of repair and is in need of refurbishment. The proposed development will improve the overall appearance of the property and provide modern facilities for the future occupants.

Quarry Lane contains a mixture of houses and bungalows, with a large variety of different designs, styles, and external materials. It is considered that the proposed extensions and alterations are sympathetic to, and in keeping with, the appearance of the existing bungalow on the site.

It is considered that the size of the resulting dwelling would be commensurate with the size of the application site. Moreover, as the present bungalow possesses no particular architectural quality it is believed that the extended dwelling will positively enhance the character and appearance of the site and the surrounding area.

It is considered that the extensions and alterations to the dwelling will not adversely affect the residential amenities presently enjoyed by the occupiers of adjoining and existing development by virtue of any undue overlooking, loss of light, or any overbearing effect.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:-

1. A3 – Full permission
2. C120 – Amended plans
3. B15 – Samples of external materials
4. B41 – Shallow mineworkings
5. B42 – Untreated mineshafts
6. Slope stability analysis and design of retaining structures
7. Re-profiling of ground levels
8. C86 – Car parking to be provided and retained
9. D129 – Use of garage
10. Hours of working

#### REASONS FOR APPROVAL

The proposed extensions and alterations are sympathetic to, and in keeping with, the appearance of the existing bungalow on the site.

The size of the resulting dwelling would be commensurate with the size of the application site. As the present bungalow possesses no particular architectural quality the extended dwelling will positively enhance the character and appearance of the site and the surrounding area.

The extensions and alterations to the dwelling will not adversely affect the residential amenities presently enjoyed by the occupiers of adjoining and existing development by virtue of any undue overlooking, loss of light, or any overbearing effect.

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Notes

## Agenda Type : A

W2009/1005 Demolition of the existing Abraham Darby Academy and the erection of a 1050 place academy, a 420 place primary school (incorporating ancillary office and consulting space) a community leisure centre and associated facilities and works \*\*\*\*\*AMENDED PLANS RECEIVED\*\*\*\*\*

Abraham Darby Comprehensive School, Ironbridge Road, Madeley, Telford, Shropshire.

Recommendation Code: FG

Ward: Woodside

**APPLICANT:**

Kier Group

**RECEIVED ON:**

18/11/09

**PARISH**

Madeley

**WARD**

Woodside

**CASE OFFICER:**

Rob Price

**OBJECTIONS RECEIVED: YES**

**MAIN ISSUES:** Access, Highway Safety, Design, Engineering, Green Network, Playing Fields, Biodiversity

**PROPOSAL:**

The proposal is for the demolition of the existing Abraham Darby Academy and the erection of a 1050 place academy, a 420 place primary school (incorporating ancillary Primary Care Trust office and consulting space), a community leisure centre, playing fields and associated facilities and works.

**EXISTING SITE AND SURROUNDINGS:**

The site is the existing Abraham Darby Learning Academy, car parking and associated sports facilities and the property known as number 9 Ironbridge Road.

The site is broadly triangular in shape and 11.75ha in size and is located off Ironbridge Road (B4373) adjacent to the residential area of Woodside. It is to the west of Madeley District Centre and 1.5km north-east of Ironbridge.

Vehicular access is currently afforded via a priority junction on to Ironbridge Road. A separate egress to the north of the main access junction is also used during the peak arrival and departure times. This egress is also the emergency access to the site. Service vehicle access is via the main vehicular access junction. The main pedestrian/cyclist access is on Ironbridge Road, located to directly link to the existing pelican crossing. Pedestrian accesses are also available to the north of the site (opposite the Keep) and to the south of the site onto Wrekin View. There are currently 80 car parking spaces on site, of which 2 are disabled. Bicycle sheds are also available on site, providing parking for 100 cycles.

Ironbridge Road is designated as a Major Transport Corridor Bus Priority Route and there are regular bus services along this route.

In simple terms the site can be divided into four quarters. One contains the existing school (south-west), one is steeply sloping, and two (at the top of the hill) are largely flat. These areas are formed by the North-South escarpment ridge. To the east is an open plateau which slopes gently down, by approximately 4m, towards rear gardens of the residential properties on Holm Lang Green and Canonbie Lea. To the West is a steeper slope, sloping down by approximately 9m, to the main school car park. Ironbridge Road follows both the curve of the West/North boundary and the slope of the escarpment face. The area occupied by the school buildings has terracing to negate the slope of the land.

A Right of Way (Number 136 – Madeley) runs from the south of the site off Hermitage Way/Wrekin View in a northward direction through the site and emerges onto Ironbridge Road.

### **HISTORY:**

The existing school use at this site is well established with the earliest school buildings on site dating from the 1930s. The facilities on the site have been added to in a piecemeal fashion since then, with the most comprehensive additions to the site being made in the 1950s and 1960s. Other buildings on site include the sports hall, dating from the 1980s and demountable additional classroom space added more recently – siting of two demountable classrooms (Ref: W2003/0655) in 2003.

There was the erection of a fire escape staircase to the existing teaching block (Ref: W2001/0613), in 2001 and 2.4 metre high green palisade security fencing and 2.1 metre green vertical bar security fencing (Ref: W2002/0616) in 2002. A single storey new entrance and reception (Ref: W2003/0186) was completed in 2003. Provision of cycle shelters for 100 cycles was approved in 2003 (Ref: W2003/0403).

Outline planning permission was granted for the construction of new school buildings comprising a Senior School, Junior/Primary School and also a Leisure and Community Centre, the demolition of the existing school buildings and the provision of associated facilities in March 2009 further to the removal of the Sport England holding objection subject to conditions under planning ref W2008/1290. This outline permission indicates an acceptance in principle of the construction of a new senior school, primary school and leisure and community centre at this site.

### **CONTEXT:**

The proposals at Abraham Darby are part of the Building Schools for the Future programme (BSF), which seeks to rebuild or remodel every state secondary school in the country over the lifetime of the programme. This initiative was launched by the Department for Education & Skills in February 2004.

This application marks the first application in the Telford and Wrekin programme to transform the education provision and is particularly important due to its location in an area of low attainment levels.

The new and innovatively designed facilities are designed specifically for their educational, community and recreational purpose, which will raise the aspirations and self-esteem of students and leisure users alike and improve the local image of the area.

**PLANNING POLICY:**

Telford & Wrekin Core Strategy

CS5: District and Local Centres  
CS8: Regeneration  
CS9: Accessibility and Social Inclusion  
CS10: Community Facilities  
CS11: Open Space  
CS12: Natural Environment  
CS13: Environmental Resources  
CS14: Cultural, Historic and Built Environment  
CS15: Urban Design

Wrekin Local Plan (saved policies)

UD2: Design Criteria  
UD3: Urban Design Assessments  
UD4: Landscape Design  
UD6: Major Transport Corridors and Gateways into Telford  
T4: Development Principles  
T22: Planning Obligations  
EH7: Contaminated Land  
EH8: Remedial Action on Contaminated Land  
EH14: Land Stability  
LR1: Provision of Community Facilities  
LR4: Outdoor Recreational Open Space  
OL3: Green Network  
OL4: Development in the Green Network  
OL5: Extensions and Redevelopment in the Green Network  
OL6: Open Land  
OL11: Woodland and Trees  
OL12: Open Land and Landscaping: Contributions from New Development  
OL13: Maintenance of Open Space

West Midlands Regional Spatial Strategy

UR4: Social Infrastructure  
T1: Developing accessibility and mobility within the Region to support the Spatial Strategy  
T2: Reducing the Need to Travel  
QE1: Conserving and Enhancing the Environment  
QE2: Restoring degraded areas and managed and creating high quality new environments  
QE8: Forestry and Woodlands  
QE9: Water Environment  
QE4: Greenery, Urban Greenspace and Public Spaces  
QE3: Creating a High Quality Built Environment for All

National Planning Guidance

PPS1: Delivering Sustainable Development and Supplement to PPS1  
PPS9: Biodiversity and Geological Conservation

PPG13: Transport  
PPG17: Planning for Open Space, Sport and Recreation  
PPS22 : Renewable Energy  
PPS23: Pollution Control  
PPG24: Noise  
PPS25: Development and Flood Risk

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA) CONSIDERATIONS:**

This proposal has considered against Regulation 5(5) of the Town & Country Planning Act (Environmental Impact Assessment) (England & Wales) Regulations 1999. It was considered that an EIA was not required. Although the proposal is of a significant scale, it is recognised that the site is an existing educational use and the proposal looks to redevelop and rationalise the land in question.

**CONSULTATION RESPONSES:**

**Statutory Consultees**

Natural England

No comments received.

Sport England

No objections subject to strict imposition of three conditions outlined below.

Environment Agency

No objections subject to conditions regarding contamination, pollution prevention, groundwater and drainage as specified by Council Engineers.

Highway Authority

Further to revised drawings being submitted on 29<sup>th</sup> December 2009 no objections on highways grounds subject to conditions outlined in a memorandum dated 28<sup>th</sup> January 2010 and noted below.

**Non-Statutory Consultees**

Madeley Parish Council

No comments received.

Development Plans Team

No comments received.

CABE

The Commission for Architecture and the Built Environment are the Governments advisory body on architecture, urban design and public space. As CABE had been involved in pre-application reviews of proposals they were consulted on the scheme the subject of this application. The panel of assessors decided five of their ten assessment criteria were passed but five were unsatisfactory, therefore they found the overall design quality rating to be unsatisfactory.

Design Officer

There are many strong design aspects to the proposal and there is some good conceptual thinking behind the proposal which has included exploring some of the symbolic and thematic aspects of the design as well as some of the pragmatic and practical aspects.

A key plus of the scheme is the fact that it is using the slope of the site (this is one of the sites' greatest attributes) – a positive feature to be harnessed rather than seen as a negative or a problem.

In general a very good approach to sustainability has been taken.

Landscape planting will only work if the formality can be maintained through maintenance. Can this be guaranteed or should the design be tailored to achieve what can be achieved.

In terms of context informing the design language, the WHS is an obvious and sometimes too obvious target. That said, it is a useful one for a variety of reasons :

- it is a local character
- it has a wealth of details to draw from (in spirit, form and material)
- it is about innovation
- it is about robustness
- it deals with slope

One of the design tensions is between the formal 'gravitas' of the haberdashers and the 'softer community welcome' approaches. I think these can be resolved e.g. The Joseph Chamberlain Sixth form College (2009 RIBA winner) faced slightly similar difficulties.

I note that CABE have mentioned that the English country garden concept has caused the buildings to be set back from the highway and as such has lost the ability to better relate to the community. I suspect that your reply to this is that the buildings are where they are as much to exploit the slope and the prominent ridge.

The point about connecting with the context/community is however completely right - but even I might question whether it would be right in this instance to have such large structures placed immediately next to the highway. Your challenge is to somehow bring the use to 'front of house' - and I suspect this may well lie in the way you handle the boundary - and bring out/express the building structure by Ironbridge Road.

The current arrangements for pedestrians and cyclists in Ironbridge Road is far from ideal particularly considering the type and volume of use this area currently has and increasingly will have (not to mention the type and volume of vehicle demands) . The proposal appears to have insufficiently considered this.

To what extent can you bring the outside into the site or at least give the illusion that the context flows into the site is a questionable issue.

Conservation Officer

Disappointing the old school will be demolished but realises that this will be an up-to-date development for the local community – no objections.

Shropshire Wildlife Trust

No objections subject to mitigation work.

Planning Ecologist

No objections subject to condition regarding mitigation.

Sustainability Officer

No comments received.

Arboricultural Officer

No comments received.

Severn Trent Water

No comments received.

Engineering Services (Drainage and Geotechnics)

No objections subject to conditions on the following matters:

- surface water discharge in accordance with FRA
- microdrainage calculations required for surface water
- details of design of attenuation pools
- further earthworks information
- landfill gas protection measures
- design of retaining walls
- mining area

Environmental Health

No objections subject to conditions outlined below.

Fire Service

No objections subject to access for emergency vehicles, water supply for fire fighting and sprinkler systems being provided.

Police Architectural Liaison Officer

No comments received.

Rights of Way Officer

Should planning permission be granted the applicant intends to seek the extinguishments of Right of Way (Number 136 – Madeley) from the south of the site off Hermitage Way/Wrekin View through the site and onto Ironbridge Road.

**Local Representations**

Residents/Neighbours/Interested parties:

There have been 13 representations to this application, 7 of these are objections and 6 offer observations. The issues raised in the correspondence received include the following matters (in no particular order) are:

- Increase in traffic
- Highway safety
- Need for good pedestrian access
- Drainage capacity
- Dust and noise nuisance during construction/demolition
- Increase in pollution
- Increase in litter
- Anti-social behaviour
- Loss of open/green space
- Loss of light
- Loss of trees
- Extinguishment of Right of Way
- Effect on quality of life
- Effect on health of local population
- Smaller swimming pool than Madeley Court but increase in population
- Sports facilities should be focused around existing at Madeley Court
- Cost
- Better use of public resources/land
- Retention of school buildings on heritage grounds
- Retention of school buildings for use as skills/training centre
- Too many schools in South Telford

**PLANNING CONSIDERATIONS:**

The proposal is for the existing Abraham Darby Academy site to house the new Abraham Darby Sports and Learning Community and associated facilities. The Academy, primary school and leisure facilities are proposed to be constructed to the north of the site. The new siting will enable the existing facility to continue whilst construction works are underway and when these are completed allow for a transfer to the new facility without significant interruption, and then the demolition of the old facility. The proposal also involves the enhancement and optimisation of the resulting open areas for a greater variety of outdoor sports and recreational facilities.

Site Location and Regeneration Context

The Building Schools for the Future and 'Borough Towns Initiative Sports and Learning Communities' will transform the education provision within Telford and Wrekin and impact upon the positive and sustainable future of the Borough, meeting key corporate strategic aims and objectives.

Census area profiles for Madeley and Woodside (2001), where the Abraham Darby Sports and Learning Community is to be located, identify a need for intervention and transformation. Transforming the quality and broadening the scope of education facilities at the Abraham Darby site will be critical to the success of regeneration in these areas.

This represents a significant material consideration in the determination of this planning application.

Abraham Darby Sports and Learning Community are located within an area of regeneration need for which the modern purpose designed education and leisure facilities will have a strong positive impact. In this respect, this proposal broadly conforms with Core Strategy Policy CS8: Regeneration in that the improved school and leisure facilities are located immediately adjacent to the Woodside Estate, an area identified as requiring regeneration.

Policy CS5: District and Local Centres, CS10: Community Facilities of the Core Strategy and LR1: Community Facilities in the Wrekin Local Plan aims for the development of new facilities serving the community to be focussed on District Centres. The proposal site is not in a local or district centre, but under the provisions of these policies (and policy CS9: Accessibility and Social Inclusion), has good accessibility by foot, cycle and public transport from the District Centre and wider area, being easily accessed immediately off the B4373 (Ironbridge Road) – a designated Major Transport Corridor (Local Plan Policy UD6) and Bus Priority Route (Local Plan Policy T3).

The Abraham Darby Sports and Learning Community proposal represents the re-provision of existing facilities, all of which are not currently located within a District or Local Centre:

- The existing Abraham Darby Academy is already located on the application site;
- Woodlands Primary School is located almost immediately adjacent to this site on the northern side of Ironbridge Road; and
- Sports Centre located on Court Street in Madeley, which is outside Madeley District Centre. The sports centre is also partially re-provided at Madeley Court Secondary School which retains some facilities directly in Madeley.

The location at Abraham Darby Sports and Learning Community Site is located to be easily accessible to the communities of both Woodside and Madeley.

The proposal demonstrates environmental credentials and brings social benefits to the area with the addition of new leisure and community facilities. Policy CS10 also states that new facilities that demonstrate both environmental and social benefits to the local community may exceptionally be developed on open space.

#### Layout and Design

The Abraham Darby Sports and Learning Community will make a positive contribution to Core Strategy Policy CS14: Cultural, Historic and Built Environment and CS15: Urban Design. The design of the building started with a consideration of the brief/ users and the site context, which evolved to create a set of key drivers:

- Internal and externals to be welcoming; create a sense of inclusion; support physical and emotional wellbeing of users
- Visual prominence internally and externally
- Iconic presence in the community

- Dramatic positive open circulation spaces with exceptional internal visual access
- Learning zones present academic and pastoral identities
- Formal and informal learning opportunities in the teaching environments
- Clearly accessible staff support zones
- Transparent, open and honest – visual display of teaching and learning
- Integrated staff throughout the day but separate rest/ work area also available.
- ICT rich environments
- Links between internal and external; pleasant safe spaces.
- Importance of the arrival route, entrance and the logo/branding importance
- Provision of community support functions conveniently placed but independent of the schools.
- Clearly separate Community Leisure facility

The location of the existing school buildings within the site are shifted to a new configuration where the major elements of the complex are to be built on the sloping portion of the site between the existing school and Ironbridge Road; with the Primary situated on the flat south facing upper location to the North. This basic arrangement maximises the playing fields available for both schools and the community leisure facility use.

The whole site masterplan is organised around a series of axis and vistas, so there is a seamless transition between internal and external spaces. Circulation is provided within atria and walkway spaces, where building users always retain a sense of where they are, and where they are going.

The three individual building components of the brief – the Academy, The Primary School & the Leisure Centre - are articulated as discrete and recognisable units, stepping down the hillside. Each has its own (defensible) arrival space and front door, and each has dedicated external space. They are linked together by the shared dining space (Academy and Primary) and a shared changing room complex (Academy and Leisure Centre) so they can operate as a single entity or as separate buildings.

In terms of context, the overall design approach has been influenced by the wider site context, addressing the hill, landscape and Ironbridge World Heritage Site. The palette of materials to be used includes brickwork, concrete, render and timber, although details will need to be submitted to and agreed in writing with the LPA and thereafter carried out in accordance with the agreed details unless otherwise agreed in writing.

The primary school situated on the upper plateau is as you would expect for younger children low rise. The building incorporates a sedum inverted green roof and includes ancillary primary care trust offices – there are 56 cycle spaces and car parking space provision will be in the order of 50 staff/visitor spaces, 3 DDA spaces and 3 enlarged DDA staff spaces.

The academy building is much more dominant to the street scene and is built into the side of the bank – using the change in levels to accommodate 4 stories of accommodation with a partially glazed dome at roof level – there are 120 cycle spaces, as well as 88 staff/visitor parking spaces, 8 DDA spaces and 5 enlarged DDA staff spaces.

The leisure centre is also set at the lower end of the site and although 3 storeys in height is set back from Ironbridge Road to the rear of the academy car park – it has 72 cycle spaces and 99 staff/visitor parking spaces, 6 DDA spaces and 3 enlarged DDA staff spaces available.

The swimming pool proposed as part of the leisure centre will replace the existing local facility at Madeley Court, comprises 5 lanes, is 25 x 10m and your officers understand the pool will have a variable depth floor system installed so that the pool depth can be tailored to groups needs.

The design has evolved through both the BSF bid and planning application process, during which a series of design user group meetings with the end users and Telford's Educational advisors helped determine the final scheme. It was also modified in response to comments from CABE.

The grading of the proposal before you by the CABE panel as unsatisfactory is unfortunate and while material is not an insurmountable issue.

Partnership for Schools and CABE have confirmed that Academies with project sponsors (Haberdashers in this circumstance) are not subject to the "Minimum Design Standards" and CABE have added that they believe that their major concerns relate to use and management of the site. They believe that the "formal character of the landscape" constrains the use of the site and would wish the external spaces were more permeable, they accept that some of the internal spaces may respond to the specific requirements of the academy and the sponsors. It is important to understand that the Design Review Panel focuses on specific design parameters early in the design procurement process and accepts that specific technical issues relating to the buildings and sites must be resolved by the commissioning authority.

The design brief and subsequent discussions with the three Stakeholders – Woodlands Primary, Abraham Darby Academy and Leisure Services – led the applicant to the conclusion that although the buildings would need to be physically linked to fulfil the functional adjacency requirements, all Stakeholders aspired to a degree of separation so their own component could project their own ethos and identity.

The Stakeholders have also made it absolutely clear to the applicant that they wish to contain their own user groups within their own control – primarily for reasons of security and pupil safety – and that they do not wish the different user groups to mix except in a controlled way.

This separation is a fundamental requirement of the brief – with the Haberdashers (in particular) being especially robust in defending the control

they wished to exercise over their school and their grounds.

Unfortunately this does not sit comfortably with the CABE agenda for fully integrated 'through schools' with extended learning and community facilities - which would suggest a more seamless connection between each component of the brief, and between the school's grounds and the community.

However the reality is that the design reflects the actual requirements of the actual stakeholders rather than a theoretical notion of what a school 'ought' to be, which is why (no doubt) they selected the design.

The design approach was also rooted in an appreciation of the fact that the Abraham Sports and Learning Community will sit at a key strategic location on the route to the Ironbridge World Heritage site. Taking inspiration from the classical tradition of English Landscape gardeners – William Kent, Capability Brown et al (who were, of course contemporaries of the Industrialists and Philanthropists who founded Ironbridge and Adams Grammar School) the applicant's approach has been to create 'Learning in an English Country Garden' where the buildings and their landscape setting are fused into a single integrated whole, and are linked by a common geometry which defines and organises both buildings and their landscape context.

In addition, one of the key drivers in the masterplanning of the site as a whole was to maximise the amount of high quality external space for sports provision and informal/social play, whilst still ensuring that the proposed landscape & buildings sit comfortably within the existing topography & visual character of the surrounding areas.

It is then, your officers' opinion notwithstanding CABE's comments that the design brief has on the whole been met and on balance has led to an acceptable scheme subject to a condition to secure an amended plan to show an improved arrival space at the main entrance to the Academy. It is your officers' opinion that this compromise goes some way to meet the requirements of inclusive design whilst securing the end users remit for safety purposes.

#### Transport and Access

The site is currently a school with established multi-modal links. It is adjacent to and takes account of the B4373, which is identified as a major transport corridor into Telford.

The proposed access arrangements have been amended during the planning application process, as part of the design evolution, to respond to the concerns of Telford and Wrekin Highways Engineers, public consultation and in response to the Road Safety Audit Stage 1.

The existing access off Ironbridge Road will continue to be the major access point via a priority junction to the site, serving the Academy and Leisure Centre.

An additional access point to the west of The Keep, again as a priority junction, will be the access point for the Primary School and PCT / Children's Services.

The access point at Wrekin View / Hermitage Way will continue to be for occasional service access and a secondary pedestrian access.

The proposal also includes improvements to pedestrian access points, through new toucan crossings, which relate to existing bus stops along Ironbridge Road. The detail of these pedestrian improvements will be agreed through a Section 278 agreement.

This meets Wrekin Local Plan Policy T4 and by locating facilities within an accessible location and a greater concentration of facilities within the one site, this proposal also accords with Policy T2 of the West Midlands RSS in reducing the need to travel.

Right of Way number 136 (Madeley) runs through the middle of the site, although it is not surfaced or directed. It is considered that in the interests of safety, security and the efficient operation of the new combined facility that this should be closed. This closure would accord with the principles of Secured by Design to ensure the safety and security of the users of the facility. Telford and Wrekin PROW Team will publish to extinguish this Right of Way under the relevant legislation following planning consent.

A school Travel Plan Framework has been set out so that the school will be able to develop a travel plan that is relevant to the operation of the school. Both schools are currently engaged in the Safer Routes to School (SRTS) scheme.

#### Open Space and Green Network

Part of the Abraham Darby Sports and Learning Community site is designated within the Wrekin Local Plan as part of the 'green network'. Core Strategy Policy CS11: Open Space states that development in open space can only occur when significant community and environmental benefits are delivered. The development in its very nature is a community benefit and through the design approach delivers environmental benefits through increased habitat space and an overall greater area of open space.

The Wrekin Local Plan seeks to protect land identified within the 'green network' and to achieve its six aims (OL3: Green Network and OL6: Open Land). There is a net gain in the total area of open space provision. One of the key drivers in the masterplanning of the site as a whole was to maximise the amount of high quality external space for sports provision, particularly in terms of levels and drainage and informal/ social play.

In addition, the proposal accords with Policy OL4: Development in the Green Network and Policy OL5: Extensions to and Redevelopment in the Green Network which provide the context in which development would be acceptable. The development of the green network is re-provided as part of the wider site and is for an important community asset, which is considered an exceptional circumstance in which development can occur.

Policy OL12: Open Land and Landscape: Contributions from New Development is addressed within the proposals for a net gain of open space, increased habitat areas, protection of existing and an improved landscape, plus the wider community benefit of the development.

OL13 requires a legal agreement to ensure that provision is made for the long term maintenance of open space or landscaping that is provided principally for the benefit of the new development. The open space and landscaping provision is integral to the use of the site and the long term maintenance will therefore be an essential element of the sustainability of the schools and leisure centre.

#### Leisure Uses

Policy LR4: Outdoor Recreational Space relates to the recreational function of the site, specifically the playing pitches currently on site and the need to maintain the National Playing Fields Association Standard of 2.43 ha per 1000 population. Similarly PPG17 requires open space to be protected unless a surplus can be demonstrated.

Whilst there is an overall net gain of open space as part of the proposed development, although there is some loss of usable playing field. However, part of this loss is as a result of a greater range of outdoor sports provision being re-provided, the new indoor facilities as part of the Leisure Centre and the improvement to quality and drainage. It is the Local Planning Authorities opinion, supported by that of Sport England, that this outweighs any concerns about a loss of playing field space.

#### Ecology and Environment

Core Strategy Policy CS12: Natural Environment requires that biodiversity, including habitats, and geodiversity will be protected from development. A number of environmental and ecological surveys support this application to understand what habitats exist and the species they support.

#### *Bats*

The Bat Surveys indicated that there was the presence of bat roosts within A Block and K Block for a low number of Common Pipistrelle bats. The conservation status of these roosts is considered to be low.

Ten new bat boxes will be located within the existing tree groups at the southern part of the site around the location of the old existing school buildings. This location is in close proximity to the existing buildings, on a group of mature trees that will be protected throughout the development. Advice from Telford and Wrekin Ecology Officer indicates that these measures are adequate to ensure that the development will accord with Policy CS12.

#### *Landscape*

Local Plan Policies OL11: Woodland and Trees, OL12: Open Land and Landscape, and OL13: Maintenance of Open Space all seek to ensure the protection and enhancement of landscape, open space, and the value of woodland and trees to the area.

The Tree Protection Plan / Bat Mitigation Plan associated with this proposal demonstrates that the mature trees present along the boundary of the site will be retained, with the exception of a small number of trees located at the pedestrian entrance to the Academy. Similarly, the boundary hedgerow will be retained with the exception of new access points into the site. This will create a strong link with the existing woodland to the north of Ironbridge Road.

A large number of trees will also be retained across the site. Native tree and shrub planting in the form of woodland infrastructure planting will be planted to reinforce the existing vegetation.

The proposal therefore will not adversely impact on protected species and where a risk is identified, appropriate mitigation is identified within the Bat Mitigation Plan / Tree Protection Plan. This is in line with the local policy context and PPS9: Biodiversity and Geological conservation.

#### *Flood Risk*

In line with PPS25 and Policy CS13, a Flood Risk Assessment and Addendum Flood Risk Assessment have been undertaken which indicate that the site is located within Flood Risk Zone 1 and will not have any impact on any fluvial floodplains. The main issues to be addressed within the site design are discharge and drainage which are adequately addressed through the Addendum Flood Risk Assessment and Drainage Strategy plan submitted with the planning application.

#### *Contaminated Land*

Within the Wrekin Local Plan, there are a number of policies that relate to the environmental impact of this development. Policy EH7 relates to Contaminated Land and EH14: Land Stability. The appropriate tests have been carried out as part of the planning application and no resulting action is required.

#### *Environmental Standards*

The proposed Abraham Darby Sports and Learning Community has been designed to comply with the requirements of national planning policy statements PPS1 Sustainable Development, supplement to PPS1 Planning and Climate Change and PPS22 Renewable Energy.

#### Development Impact

While any development of the scale proposed is going to have a significant impact upon its surroundings, the proposal is a replacement facility that already provides a significant impact on the surroundings. The existing school has grown and developed over the years and is rather disjointed and part of the building are at the end of their usable life and its appearance reflects this. The proposal has been designed to reduce its impact as much as possible whilst being a modern joined-up facility that should be a significant improvement visually to the existing buildings.

In addition, the proposal has been arranged to consider and balance all the various requirements and elements including access, leisure and servicing facilities, whilst respecting environmental issues. The proposal has therefore been designed to support the access to the facilities and within the restrictions of the current infrastructure.

A Lighting Strategy has been submitted as part of the planning application, although the detailed design is to be finalised. Given the sites prominent position it has been confirmed that the proposal does not include any floodlighting to sports pitches and that it does not include for any feature lighting to highlight the buildings. The proposed lighting scheme has been designed to have minimal impact on the surrounding environment as lighting is only installed where a visual task requires it for safety, comfort and wellbeing or there is visual benefit. The exterior lighting installations work within the parameters and criteria set by British Standard's, codes of practice and best practice. The proposals also acknowledge the bat mitigation reports and the need to minimise the impact of exterior lighting on the bat habitats. The lighting scope includes all exterior spaces which require artificial lighting for visual tasks.

The principles of Secured by Design, supporting natural surveillance and security on the site are to be applied to the overall lighting design strategy for the proposal.

The impact and relationship of the buildings to Ironbridge Road has been improved through the planning application process. The starting point was taken from the concept of 'Learning in an English Country Garden' where the buildings and landscape are fused into a single integrated whole, linked by a common geometry which defines and organises both buildings and their landscape context. This, combined with the natural slope of the site will deliver an appropriate frontage to Ironbridge Road. The 'learning axis' has since been rotated slightly to create more space to the north side of the buildings, i.e. the Ironbridge Road side. This has created an expanded 'Civic' entrance to the Primary School, a rationalised and improved layout to the car parking and service areas, enhanced and improved landscape treatments to Ironbridge Road and an improvement to the amenity of the external science and technology garden (including earth mounding to provide improved acoustic conditions to outdoor teaching spaces).

With regard to the operating noise of the site: the building will be constructed in accordance with current acoustic standards as set out in the governmental Building Bulletins. With regard to outdoor activities PPS23: Pollution Control and PPG24: Noise requires that outdoor facilities do not adversely affect adjacent uses. Background noise levels have been used to determine suitable limits for plant/external plant terminations in order to prevent disturbance at the nearest noise sensitive receptors. There are currently outdoor activities at the site and these will continue and it is considered that any increase in activity and associated noise will not adversely affect adjacent users.

### **CONCLUSION:**

The Local Planning Authority considers that on balance the site is a longstanding community facility with established links to the wider transport network and therefore the principle of a similar type of development within the site is acceptable. The proposed facilities and associated measures will significantly enhance the social and community provision and improve these links. The layout and design have responded to the surroundings and therefore it is considered this multi-use proposal is a sustainable form of development and appropriate for the site.

**RECOMMENDATION:**

That delegated authority be given to the Head of Planning and Transport to GRANT FULL PLANNING PERMISSION subject to appropriate conditions.

**DRAFT CONDITIONS (SUBJECT TO AMENDMENT):**

- Timescale for development
- Accordance with plans
- Sport England – ground conditions
- Sport England – community use agreement
- Sport England – management and maintenance
- EA - contamination
- EA – surface water
- EA – storage of fuels
- EA – drainage works
- Highways – accordance with plans/details
- Highways – further details/site arrangements
- Highways – travel plan (schools)
- Highways – travel plan (leisure)
- Ecology – mitigation works
- Engineering – surface water discharge in accordance with FRA
- Engineering – microdrainage calculations required for surface water
- Engineering – details of design of attenuation pools
- Engineering – further earthworks information
- Engineering – landfill gas protection measures
- Engineering – design of retaining walls
- Engineering – mining area
- Environmental Health – sound reduction index
- Environmental Health – external lighting
- All external materials to be submitted to and agreed in writing with LPA
- Further details of boundary design, forms and position to secure arrival space for Academy
- Construction management plan for each phase to be agreed in writing with LPA
- Hours of working during construction, method statement for control of noise, dust and smoke to be agreed in writing with LPA
- All construction traffic to and from the site shall be solely by way of a route agreed in writing by the LPA
- Strategy for recycling/waste to be agreed in writing with LPA
- No external storage unless agreed in writing with the LPA
- No removal of hedgerows unless agreed in writing with LPA
- Hard and soft landscape details and design to be agreed in writing with LPA
- Landscape management to be agreed in writing with LPA
- Secured by design accreditation required
- Hours of use to be agreed in writing with LPA

**REASONS FOR APPROVAL:**

The Local Planning Authority considers this detailed multi –use proposal is on balance acceptable at this longstanding community facility. With established links to the Madeley district centre and the wider transport network the proposed facilities will significantly enhance social and community provision. The scheme is considered to be sustainable development and appropriate for this site.

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Notes

Agenda Type : A

W2009/1078 Erection of detached double garage and new vehicle access  
The Stables Flat, Greenacre Farm, 13 Crudgington Green, Crudgington, Shropshire.  
Recommendation Code: FG  
Ward: Ercall Magna

APPLICANT:  
Mr Ian Craddock

RECEIVED ON:  
21/12/09

PARISH  
Waters Upton

WARD  
Ercall Magna

CASE OFFICER:  
Anna Robinson

WATERS UPTON PARISH COUNCIL HAS REQUESTED THAT THE  
APPLICATION IS CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Scale and design, character and appearance

THE PROPOSAL: The application seeks planning permission for the erection of a detached double garage measuring 8m by 6m, 2.4m to eaves and 5.7m to ridge of roof to The Stables Flat at Greenacres Farm.

This is a resubmission following refusal of an attached double garage and covered vehicle access in 2009 by reason of its scale, impact on the character and appearance of the area and highway safety.

THE SITE AND SURROUNDINGS:

The application site comprises former Stable block which has established residential use at first floor with ancillary use/storage at ground floor. Adjacent to the Stable Flat, but not within red line site area is a large replacement dwelling with detached garage comprising accommodation above, and wildlife pond beyond. Existing access point is from lane to east of site. Proposal would reinstate access point to north of site.

CONSULTATION RESPONSES:

Waters Upton Parish Council did not initially comment on the application; however, due to the considerable planning history and previous objections, they have requested that the application is now considered by Members at Plan Board.

The Council's Highways Engineer has no objection subject to conditions regarding the following: Prior to commencement of use, the access driveway shall be resurfaced in a bound material for the first 5m to the rear of the kerblines; and, Any gating of the proposed access shall be sited a minimum of 5m from the rear of the kerblines and shall open only inwards towards the site.

The Drainage Engineer recommends approval subject to condition: Porous paving should be used on all hardstanding areas. Details on the disposal of surface water from the proposed garage should be submitted.

**PLANNING HISTORY:**

W90/0099 Mobile home, Full Granted (FG);  
W2000/0360 Replacement livestock/stable block, FG;  
W2004/0775 Dwelling, Outline Refused (OLR);  
W2004/1395 Dwelling, OLR;  
W2006/1023 Temporary conversion of stable block to residential accommodation, Full Refused (FR);  
W2006/1176 Replacement dwelling, FR;  
W2007/0506 Demolition of existing dwelling and erection of new dwelling and detached garage, FG;  
W2007/1211 Detached dwelling with detached garage/tractor store (Amendment to W2007/0506 to add conservatory), FG;  
W2007/1272 Certificate of Lawful Use, FR;  
W2007/1568 Detached dwelling and detached garage/tractor store, FG;  
W2008/0837 Certificate of Lawful Use, FR;  
W2009/0274 Conversion of roof space over garage to private cinema/gym room, FG;  
W2009/0418 Change of use of stables at ground floor to storage ancillary to the residential unit existing at first floor FG;  
W2009/0442 Proposed fish pool and nature reserve FG;  
W2009/0737 Attached double garage and covered vehicle access, FR;

Enforcement 2006 - 2008 – unauthorised fence, unauthorised use of stable block for commercial storage on ground floor and residential use of first floor

**POLICY CONTEXT:**

National Planning Guidance:  
PPS1 Delivering Sustainable Development

Core Strategy:  
CS15 Urban Design

Wrekin Local Plan:  
UD2 Design Criteria

**PLANNING CONSIDERATIONS:**

In terms of national policy guidance, PPS1 asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. In the Core Strategy, CS15 states that development should positively influence the appearance of the local environment. Policy UD2 of the Wrekin Local Plan provides guidance to assess whether proposals are of an appropriate design quality and relate positively their context. The Local Planning Authority (LPA) assesses development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access and spatial quality.

The proposed scheme follows a previous refusal of planning permission for an attached garage with storage above with archway over reinstated drive access. The development was refused as the LPA considered the proposed building constituted an overdevelopment of the site and would result in an overly large building which would not be subservient to the main building or respond to the local context or reinforce local distinctiveness. It was also considered that additional built form in the open countryside was inappropriate as it detracted from the character and appearance of the locality and did not improve the character and quality of the area. Furthermore there was insufficient visibility for drivers exiting the site.

The resubmission proposes a detached garage set back from the highway adjacent to the stable block, with existing hedgerow maintained. The repositioning of the garage within the plot has addressed the highway objections and the second refusal reason. Whilst the proposed development is relatively large, it is considered to be subservient to the former stable block, which measures 7.1m to ridge and 15.2m in length (and has residential use at first floor and ancillary use at ground floor). The building is now detached from the former stable block, reducing the unacceptable scale and mass of the previous development. It reflects the form and appearance of existing buildings on site.

With regard to the impact of additional built form in the open countryside, the Applicant has submitted the sale documents and particulars of the site which indicates a number of former agricultural buildings adjacent to the original property; therefore if the development is of an appropriate design and form, it will reflect the layout of built form within the farm complex, and would be in keeping with the character and appearance of the existing property, site and area.

Thus, whilst the garage represents additional built form and a relatively large structure within the rural area, officers consider on balance that the development is acceptable and has addressed the previous reasons for refusal. It is considered that the development is appropriate in terms of the scale, design and form and reflects the character and appearance of built form within the former farm complex, thus it is in keeping with the character of the area and conforms to national and local planning policy.

Due to the rural location of the development, it is considered necessary to request samples of materials to ensure the development is in keeping with the context of the existing buildings and enhances the character and appearance of the rural area.

#### CONCLUSION:

In your officers' opinion, the proposal is considered acceptable on balance, by virtue of the scale, design and form, and is in keeping with the character and appearance of existing development at the site and in the area.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

A3 Time limit  
C118 Development in accordance with plans  
B15 Samples of materials  
Highways conditions

**REASON FOR APPROVAL**

The proposal is considered acceptable in terms of the scale, design, and form, in keeping with the character and appearance of adjacent buildings at 13 Crudginton Green and the locality.

W2009/1107 Part demolition of former kitchen garden wall \*\*\*\*AMENDED  
DESCRIPTION\*\*\*\*

Former Watkins Nursery, Apley Castle, Leegomery, Telford, Shropshire.

Recommendation Code: LBG

Ward: Apley Castle

APPLICANT:  
Shropshire Homes Ltd

RECEIVED ON:  
04/03/10

PARISH  
Hadley & Leegomery

WARD  
Apley Castle

CASE OFFICER:  
Emma Green

OBJECTIONS RECEIVED: YES

MAIN ISSUES: Impact on Listed Building and Wall

THE PROPOSAL:

The proposal is for the partial demolition of the west wall to create a pedestrian and vehicle access in association with development for the erection of 18 dwellings within the listed kitchen walled garden.

Following discussions with your officers, the proposal has been amended to exclude the conversion and extension of the lean-to Listed Building, to allow for additional survey work with regards to bats to take place at the appropriate time of year. A proposed additional detached dwelling unit to the south of the site falling outside the kitchen wall has also been omitted from the drawings submitted as part of the initial application as this would have necessitated creating a second break in the listed kitchen garden wall.

SITE AND SURROUNDINGS:

The application site is the former Watkins Nursery site. The site is surrounded by the former kitchen garden wall, in associated with the now demolished 18th century Apley Castle. The former garden wall and lean-to building are both Grade II listed and formed part of the curtilage to the remains of Apley Castle. The wall is approximately 4 metres in height and is largely in good condition. There is an existing access point on the northern elevation, which was previously used as access to the nursery. There is a bricked-up access in the southern wall. There is a gentle slope within the site running from the south-west to the north east.

The site is located in a residential area and there is a mix of two-storey semi-detached and detached properties and a number of converted barns and other buildings. To the south of the site are Apley woods, with public footpaths which run adjacent to the application site.

CONSULTATION RESPONSES:

The Councils Conservation Officer comments awaited.

The Council's Urban Designer has the following comments: access is in a good location to preserve the integrity of the listed wall. The layout is promising in plan form. The design of the dwellings although of good quality, appears as suburban homes corralled within a walled area, rather than a development which is using the walled area to provide a unique character. The layout should be courtyard orientated which architectural clues taken from the existing lean-to buildings. Parking to the frontages with planting looks fussy, will have maintenance issues and is not an efficient use of the area. This is a unique location which justifies an individual and distinctive response.

Councillor Blundell objects to the listed wall being demolished on the south side of the development to make way for a single dwelling. Green card application if officers are minded to approve application

Hadley and Leegomery Parish Council objects as the proposed demolition of a section of the south-west corner to provide access for a new dwelling is unnecessary. This part of the site is visible from the footpath and the proposal will destroy the character of the walled garden. The access to the western wall will significantly alter the appearance and purpose of the wall and the existing entrance should be modified for access, and it is considered that the scheme is contrary to policy CS14 of the Core Strategy. This application is to be green carded and referred to Plans Board for determination. The number of properties and density are too high and the dwelling outside the wall is out of character with the setting. The proposal will result in an adverse impact on the local environment in this semi-rural location. Rather than there being two access points, thought should be given to adapting the existing access point.

Following notification of neighbours, display of site notice, and press notice no letters of representation have been received.

## POLICY CONTEXT

National Planning Guidance  
PPS1 - Delivering Sustainable Development  
PPG15 - Historic Environment

'Saved' Wrekin Local Plan  
UD2 – Design Criteria  
H6 - Windfall Sites in Telford and Newport  
HE15 - Demolition of Listed Buildings  
HE16 - Alterations and Additions to Listed Buildings

Core Strategy  
CS14 - Cultural, Historic and Built Environment  
CS15 - Urban Design

## PLANNING CONSIDERATIONS

This development is associated to planning application W2010/0011 for the erection of 18 dwellings within the listed kitchen garden wall. This application is also for

consideration at the same meeting of Plans Board.

#### Impact on Listed Wall

The proposal is for the demolition of a section of the 4.0 metre high west wall to allow for access to the site. It is considered by Officers that this is the preferred location for access to the site, as it has more limited impact on the character and appearance of the area. This location would result in a loss of approximately 6% of the wall's total length. This is the minimum amount to allow the access to meet adoptable road standards and have adequate pedestrian access. Any alteration to the existing access on the northern elevation would be unacceptable as this elevation is dominant within the street scene and it is considered would adversely affect the character and appearance of the area. The scale of demolition is appropriate and an element of rebuild will occur. In addition, salvaged brick work will be used to replace damaged areas of brickwork, which have been highlighted by the architectural survey and conditions report submitted with the application.

The proposal seeks to improve the northern elevation which fronts the road by removing an existing canopy, along with repairs. Furthermore, the proposal will include strengthening as necessary and identified in reports submitted with application to ensure the long term survival of the wall.

Officers consider that the scale and form of development will not adversely affect the historic interest and setting of the listed wall. The scale and detail of the element for demolition is the minimum necessary and appropriate for the development. Further it would result in an appropriate use of the site, which would contribute to preserving the wall over time. Accordingly, the proposal is in accordance with the requirements of 'saved' policy HE16 of the Wrekin Local Plan and policy CS14 of the LDF core strategy.

#### Conclusions

The development of this vacant site albeit within an enclosed garden wall will require partial demolition of the listed (west) wall, but will secure the long term survival of the Listed Wall and associated Listed Building. The impact of the break in the listed wall is considered to be the minimum necessary to enable an adoptable standard access to be provided, whilst the repair works may enable the special character and appearance of this listed kitchen garden wall to be preserved.

RECOMMENDATION: that that the Head of Planning and Transportation be delegated to GRANT LISTED BUILDING CONSENT, subject to the following conditions;

1. A3 - Full with no reserved matters
2. B15 - Samples of materials
3. B17 - Sample Brick Panel
4. C120 - Development to be implemented as amended
5. NS - Wall to be repaired prior to occupation of any dwelling
6. Sie22 - Conditions
7. Sie26 - Reasons for granting listed building consent

Reasons for approval

The redevelopment of this vacant site will require partial demolition of the west wall, but will secure the long term survival of the Listed Wall and associated Listed Building. The impact of the break in the listed wall is the minimum necessary to reach adoptable highway standards for the access, while the repair works will protect the special character and appearance of this listed kitchen garden wall.

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Notes

## Agenda Type : A

W2010/0011 Erection of 18 no. dwellings, construction of new vehicular and pedestrian access through west wall of kitchen garden and provision of additional parking spaces off Apley Castle \*\*\*\*AMENDED DESCRIPTION\*\*\*\*  
Former Watkins Nursery, Apley Castle, Leegomery, Telford, Shropshire.  
Recommendation Code: FG –  
Ward: Apley Castle

APPLICANT:  
Shropshire Homes Ltd

RECEIVED ON:  
04/03/10

PARISH  
Hadley & Leegomery

WARD  
Apley Castle

CASE OFFICER:  
Emma Green

OBJECTIONS RECEIVED: YES

MAIN ISSUES: Principle of development, Impact on Listed Building and Wall, and impact on neighbouring properties amenities, design and highways and parking.

## THE PROPOSAL:

The proposal is for the erection of 18 dwellings, within the listed kitchen walled garden. It also includes the construction of new vehicular and pedestrian access through demolishing part of the west wall of the kitchen garden wall and provision of additional parking spaces off Apley Castle.

Following discussions with your officers, the proposal has been amended to exclude the conversion and extension of the lean-to Listed Building, to allow for additional survey work with regards to bats to take place at the appropriate time of year. A proposed additional detached dwelling unit to the south of the site falling outside the kitchen wall has also been omitted from the drawings submitted as part of the initial application as this would have necessitated creating a second break in the listed kitchen garden wall.

## SITE AND SURROUNDINGS:

The application site is the former Watkins Nursery site. The site is surrounded by the former kitchen garden wall, in association with the now demolished 18th century Apley Castle. The wall and lean-to building are Grade II listed as they are part of the curtilage to the remains of Apley Castle. The wall is approximately 4 metres in height and is largely in good condition. There is an existing access point on the northern elevation, which was previously used as access to the nursery. There is a bricked up access in the southern wall. There is a gentle slope within the site running from the south-west to the north east.

The site is located in a residential area and there is a mix of two storey semi detached and detached properties and a number of converted barns and other buildings. To the south of the site are Apley woods, with public footpaths which run adjacent to the application site.

## CONSULTATION RESPONSES:

The Council's Highways Engineer requires additional information regarding turning facilities for refuse lorry within site prior to giving full comments. Additional comments awaited.

The Council's Conservation Officer comments awaited.

The Council's Environmental Engineers have raised no objection subject to details of drainage being submitted to utilise a SUDs to minimise surface water flows.

The Council's Leisure and Recreation Officer has no objection to proposal subject to securing a contribution of £600 per dwelling for creation of new facilities to serve the local community.

The Council's Environmental Health Officer has raised no objection to the proposal subject to the inclusion of conditions regarding contaminated land.

The Council's Education Officer has no objections to the proposal subject to a contribution of £36,101.79 for primary school education need arising from the development.

The Council's Urban Designer has the following comments: access is in a good location to preserve the integrity of the listed wall. The layout is promising in plan form. The design of the dwellings although of good quality, appears as suburban homes corralled within a walled area, rather than a development which is using the walled area to provide a unique character. The layout should be courtyard orientated which architectural clues taken from the existing lean-to buildings. Parking to the frontages with planting looks fussy, will have maintenance issues and is not an efficient use of the area. This is a unique location which justifies an individual and distinctive response.

Shropshire Council Ancient Monuments Officer has raised no objection as the site is an un-scheduled archeological site, where no further archaeological action is required.

The Fire Authority has no objection subject to informatives.

Councillor Blundell objects to the listed wall being demolished on the south side of the development to make way for a single dwelling. Green card application if officers are minded to approve application

Hadley and Leegomery Parish Council objects as the proposed demolition of a section of the south-west corner to provide access for a new dwelling is unnecessary. This part of the site is visible from the footpath and the proposal will destroy the character of the walled garden. The access to the western wall will significantly alter the appearance and purpose of the wall and the existing entrance should be modified for access, and it is considered that the scheme is contrary to policy CS14 of the Core Strategy. This application is to be green carded and referred

to Plans Board for determination. The number of properties and density are too high and the dwelling outside the wall is out of character with the setting. The proposal will result in an adverse impact on the local environment in this semi-rural location. Rather than there being two access points, thought should be given to adapting the existing access point.

Following notification of neighbours, display of site notice, and press notice, 10 letters of representation have been received comments can be summarised as follows:

Objections:

Concerns about the safety of the sight lines of the new access

Loss of access to property during construction

Loss of privacy

Devaluation of property

Number of dwellings within the wall is excessive and will create a ghetto

Parking spaces in front of wall are impractical

The additional house outside the wall is unnecessary and will result in loss of more wall.

Development should be restricted to within the wall

Impact of development on surface water

Setting of precedent for further development to south of wall

This is a busy road and pedestrian route which conflicts with applicants claims

The parking area to the front of the north wall does not enhance the setting and propose a planting area would enhance the setting.

The density of development is too high for this setting

Issues of rights of way

Increased traffic, noise and pollution issues

Support:

New application is a vast improvement on the withdrawn scheme

One objector has later written and withdrawn their reasons for objection of the scheme.

## POLICY CONTEXT

National Planning Guidance

PPS1 - Delivering Sustainable Development

PPG15 - Historic Environment

'Saved' Wrekin Local Plan

EH7 - Contaminated Land

EH8 - Remedial Action on Contaminated Land

UD2 – Design Criteria

H6 - Windfall Sites in Telford and Newport

H22 - Community Facilities

H23 - Affordable Housing

LR6 - Developer Contributions to Outdoor Recreational Open Space Provision within New Residential Developments

HE15 - Demolition of Listed Buildings  
HE16 - Alterations and Additions to Listed Buildings

Core Strategy  
CS1 - Homes  
CS14 - Cultural, Historic and Built Environment  
CS15 - Urban Design

## PLANNING CONSIDERATIONS

### Principle of Development

The application site is located within the built up area of Telford and is of some 0.4 hectares. Policy H6 allows housing development on sites up to 1 hectare, provided the site is accessible to a District Centre and have a higher than average density, with appropriate linkages. Whilst the site does have a higher density level, 33 dwellings to the hectare, which is reflective of the area and in keeping with the context, the accessibility to Wellington District centre does not meet the criteria in strict terms. There are exceptional where these criteria do not need to be adhered to, such as derelict land and for the retention of Listed Buildings etc. In this case, the development relates to the Grade II Listed Wall and in the long term, may assist in the conversion of the existing lean-to buildings. Officers consider that the long term security of the listed building and listed garden wall may benefit from this development. Accordingly, the proposal is acceptable in principle and is generally in accordance with 'saved' Policy H6 of Wrekin Local Plan.

### Impact on Listed Building

The proposal is for the demolition of a section of the 4.0 metre high west wall to allow for access to the site. It is considered by Officers that this is the preferred location for access to the site, as it has more limited impact on the character and appearance of the area. This location would result in a loss of approximately 6% of the wall's total length. This is the minimum amount to allow the access to meet adoptable road standards and have adequate pedestrian access. Any alteration to the existing access on the northern elevation would be unacceptable as this elevation is dominant within the street scene and it is considered would adversely affect the character and appearance of the area. The scale of demolition is appropriate and an element of rebuild will occur. In addition, salvaged brick work will be used to replace damaged areas of brickwork, which have been highlighted by the architectural survey and conditions report submitted with the application.

The proposal seeks to improve the northern elevation which fronts the road by removing an existing canopy, along with repairs. Furthermore, the proposal will include strengthening as necessary and identified in reports submitted with application to ensure the long term survival of the wall.

Officers consider that the scale and form of development will not adversely affect the historic interest and setting of the listed wall. The scale and detail of the element for demolition is the minimum deemed necessary and is appropriate for the development. It would result in an appropriate use of the site, which will contribute to the preservation of the wall. Accordingly, the proposal is in accordance with the requirements of 'saved' policy HE16 of the Wrekin Local Plan and policy CS14 of the

LDF core strategy.

### Highways Issues

It is considered that the access will provide reasonable highway standards and be designed as a shared courtyard to give a low-key highway solution in keeping with the listed structures.

### Impact on the amenities of neighbouring properties

The development is to be contained within the existing walled garden, which is approx 4m in height. The height of the wall and the level of separation distance from existing properties will ensure that the new development will not have an adverse impact on adjacent properties in terms of overlooking, loss of light or loss of privacy.

### Character, appearance and design

The layout of the development is based around courtyard style development, which has been identified as an appropriate form of development in this unique setting by the Council's Urban Designer. Amended plans have been received to change the siting and style of plots 4 to 7 to reinforce the courtyard approach and to remove the standard sub-urban form previously proposed. It also removes one additional dwelling that was proposed outside the wall.

The detailing of the buildings, with window cill details, timber windows, corbelled eaves, window headers and plain roof tiles, are reflective of the existing listed lean-to barns and are considered appropriate and in keeping with the character and appearance of the surrounding area and the Listed Building. The plot division and landscaping with use of walls, estate fencing etc, all reinforce the courtyard style of development and complement and reinforce the context of this unique development within the walled garden. Accordingly, the development is considered to comply with 'saved' policy UD2 of the Wrekin Local Plan and policy CS15 of the LDF core strategy.

### Planning Obligations

The scale of development will result in impact on existing education and leisure provisions. A contribution of £36,101.79 is required for primary education in accordance with 'saved' policy H22 of the Wrekin Local Plan. A further £10,200 is required for leisure and recreation, as no play facility is to be provided as part of the development, with funds to be spent on improvements in the local vicinity, in accordance with 'saved' policy LR6 of the Wrekin Local Plan. As the development is for more than 15 dwellings policy H23 seeks to secure affordable housing. Due to the issues relating to the renovation of the Listed Wall and associated costs, evidence has been provided that demonstrates that a reduction in the level of affordable housing to one dwelling, which is to be a shared ownership tenure, is considered appropriate in this instance.

### Other Issues

Many of the issues raised in letters of objection have been considered and addressed above. It is noted that issues of property values have been raised; however these are not defined as a material planning consideration and therefore have not been considered in the determination of this application.

Conclusions

The site is acceptable in principle for residential development, it would lead to the redevelopment of this vacant Brownfield site and would secure the long term survival of the Listed Wall and Listed Building. The level and density of development is acceptable and respects the surrounding area, and includes a satisfactory mix of unit types and includes an affordable unit. The impact of the break in the listed wall is fairly minimal to allow the construction of an adoptable highway. The repair works will help to protect the special character and appearance of this listed kitchen garden wall. The scale, mass and design of the dwellings are acceptable reflecting the character of the adjacent Listed Buildings and respecting the context of the surrounding area, whilst responding to the unique setting within the walled garden. The development would not have an adverse impact on the residential amenities of nearby properties. The proposal will secure through a section 106 agreement financial contributions for primary education and leisure and recreation facilities.

RECOMMENDATION: that the Head of Planning and Transportation be delegated to GRANT PLANNING PERMISSION upon the signing of a Section 106 agreement for £10,200 for Leisure and recreation, £36,101.79 for Education and one affordable dwelling to be shared ownership tenure and subject to the following conditions;

1. A3 - Full with no reserved matters
2. B15 - Samples of materials
3. B33 - On-site Construction
4. B44a - Contaminated Land
5. C70 - Window Details
6. C80 - Landscaping Implementation
7. C87 - Parking, and Turning of vehicles
8. C104 - Drainage prior to occupation
9. C120 - Development to be implemented as amended
10. NS - Wall to be repaired prior to occupation of any dwelling
11. Informative - Fire Authority
12. Sia6 - Section 106 Agreement
13. Sie22 - Conditions
14. Sie26 - Reasons for granting approval

Reasons for approval

The site is acceptable in principle for residential development, due to the need to redevelop this vacant site and to secure the long term survival of the Listed Wall and Listed Building. The level and density of development is acceptable and respects the surrounding area, and includes a satisfactory mix of unit types and includes an affordable unit. The impact of the break in the listed wall is minimal to allow the construction of an adoptable highway. The repair works will lead to the protection of the special character and appearance of this listed kitchen garden wall. The scale, mass and design of the dwellings are acceptable reflecting the character of the adjacent Listed Buildings and respecting the context of the surrounding area, whilst responding to the unique setting within the walled garden. The development would not have an adverse impact on the residential amenities of nearby properties.

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Notes

Agenda Type : A

W2010/0017 Conversion of redundant farm building into dwelling house and garaging \*\*\*\*Additional Plan Received\*\*\*\*

Land at, Isombridge Farm, Isombridge, Shropshire.

Recommendation Code: FR

Ward: Wrockwardine

APPLICANT:

Mr B Evans

RECEIVED ON:

08/01/09

PARISH

Rodington

WARD

Wrockwardine

CASE OFFICER:

Anna Robinson

COUNCILLOR SEYMOUR HAS REQUESTED THAT THIS APPLICATION IS CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of Development in Unsustainable Location, Effect of Further Exceeding Rural Housing Numbers, Historic and Architectural Merit of Buildings

THE PROPOSAL: The application seeks full planning permission for the conversion of a redundant farm building into a dwelling house and garaging at Isombridge Farm.

THE SITE AND SURROUNDINGS:

The application site comprises existing mid 19<sup>th</sup> Century two-storey brick and tile farm building and single storey pig sties. The buildings are currently used as storage and are located at Isombridge Farm. The buildings are positioned close to the main farmhouse and opposite the existing cattle sheds beyond the farm track/Definitive Right of Way. The farmhouse fronts the highway, with a 17<sup>th</sup> century row of timber-framed cottages adjacent and 2 detached properties opposite the site, located within the farm complex. The cottages and adjacent barn are Grade II listed buildings.

Isombridge Farm is located in the open countryside, and is not within one of the key rural settlements where limited housing development to meet local need will be focussed.

CONSULTATION RESPONSES:

Rodington Parish Council support the application, stating whether or not it is within Telford & Wrekin Council's Core Strategy, it is meeting the local need for housing and provides specialist facilities needed by the Applicant.

The Development Plans team advise national policy guidance in PPS3, PPS4 and PPS7 and development plan policies CS1, CS7 and H18 are the most relevant material policy considerations. With regard to CS1, the figure of 170 dwellings to be built in the rural area during the plan period has already been exceeded. CS7 states development in the open countryside shall be strictly controlled in order to support

rural strategy of focussing development on key centres to help sustain the Borough's rural communities. Policy H18 reiterates new residential development shall be strictly controlled in the rural area and proposals shall be assessed against criteria listed and whether the buildings are deemed by the Council to be of sufficient architectural or historic merit or makes a significant contribution to the character of the local area. If the application does not fall within these criteria, the dwelling would need to be an exception, such as creation of affordable housing (as set out in H24 of the Wrekin Local Plan). In addition, the supporting documentation refers to policies H8 and E12 of the Wrekin Local Plan, which are no longer part of the Development Plan and are superseded by other policies. The Feasibility Study submitted with the application states that the buildings are not feasible for employment use and therefore should be used for residential. However, this is not a policy consideration and is not considered to be material to the determination of the application.

The Conservation Officer has assessed the buildings and confirms they are of no special architectural and of no historic character but the later 2 storey section and pig sties are well built with some stone detailing. The condition of the fenestration is poor with window frames irreparable. Notwithstanding the policy considerations of this application to convert these buildings to a separate dwelling, the conversion should retain the character of the pig sties and that the adjacent garage be used for this unit. The justification for this conversion is weak given the close proximity of several dwellings already owned by the applicant and the relationship of the proposed dwelling with an outlook right into a working farmyard. The cottages to the west of the farm house and barns are listed buildings. If the barns in this curtilage are suitable for sympathetic conversion, it would safeguard a curtilage listed structure and be a better option than the building submitted. This matter further weakens the justification for the current proposal.

The Council's Highways Engineer has no objection to the proposal.

The Environmental Planning Assistant considers the survey has been carried out to high standards by suitably qualified ecologists, and she is happy with the findings. There are considerable mitigation measures proposed in the report regarding timings of works, pre-development activity surveys, creation of roosting opportunities in the roof and the erection of bat and bird boxes and she requests that these are conditioned.

#### PLANNING HISTORY:

W2008/0420 Conversion of Barn to form 1no. 2 Storey Dwelling, Withdrawn

The previous application was withdrawn as it was due to be refused, being contrary to planning policy. There was also some confusion as to whether the Applicant wished to retire but remain living on the farm, or the proposed dwelling would be for the Applicant as an essential agricultural worker, despite other members of his family living in the adjacent farm properties and being principally employed on the holding. On site, the case officer queried whether the adjacent farm cottages that were vacant, or Ashwood House, which would become vacant when the family members relocated to the main farmhouse, could be used, rather than the need for the creation of a new dwelling.

**POLICY CONTEXT:**

National Planning Policy:

PPS1 Delivering Sustainable Development

PPS3 Housing

PPS4 Planning for Sustainable Economic Growth

PPS7 Sustainable Development in Rural Areas

Local Development Framework Core Strategy:

CS1 Homes

CS7 Rural Areas

CS15 Urban Design

Wrekin Local Plan

UD2 Urban Design Criteria

H9 Location of New Housing

H18 Conversion of Non-Residential Buildings to Residential Use in Rural Areas

**PLANNING CONSIDERATIONS:**

The proposal is for conversion of existing farm buildings to a residential dwelling and garaging. The development would create a 3-bedroom dwelling and would be entirely self-contained. Whilst the application does not set out the reasons that the Applicant requires a new dwelling within the farm complex, the Agent has advised that the existing farmhouse is too large for the Applicant and his sister, who requires ground floor accommodation due to a disability.

With regard to national guidance contained in PPS1, PPS3, PPS4 and PPS7, new development shall be located in or on the edge of exiting settlements and service areas where housing, employment, services and other facilities are provided close together, in order to create sustainable communities.

Core Strategy Policy CS1 requires that the spatial distribution of new homes to be consistent with the spatial development strategy stating that housing needs in the rural area will be met by approximately 170 new dwellings. This figure is derived from evidence provided by the Telford & Wrekin Housing Needs Study. Its inclusion in local policy reflects both regional and national planning policy requirements to limit the number of new dwellings in rural areas. At the current time, the threshold has been met from dwellings already built or having received planning permission. The proposal would therefore be contrary to Policy CS1 at this time.

Policy CS7 states that development within the rural area should be limited to meet the needs of the area, and be focussed on the 3 key settlements of High Ercall, Tibberton and Waters Upton. Outside these settlements development will be limited and within the open countryside strictly controlled. Isombridge is not one of the key settlements and did not constitute one of the 13 suitable settlements in policy H9 of the Wrekin Local Plan (superseded by CS7). Therefore any new residential development in Isombridge would be limited to agricultural, forestry or other occupational dwellings or affordable housing, having regard to national policy guidance. The proposal has not been identified as any of these exceptions.

Policy H18 of the Wrekin Local Plan asserts that the conversion of non-residential buildings to residential use in the rural area will be strictly controlled. Within the suitable settlements outlined in H9 and superseded by CS7 of the Core Strategy, H18 sets out criteria that all proposals must meet. The applications must demonstrate alternative business re-use has been sought (marketing etc.), be of permanent and substantial construction, not lead to dispersal of activity to the detriment of nearby villages, ensure form and design respect the setting, buildings are capable of conversion without significant reconstruction, conform with criteria in PPS7 and PPS23 (Planning and Pollution Control). Where the proposal is outside of the suitable settlements in the rural area, namely High Ercall, Tibberton and Waters Upton, the conversion of non-residential buildings will only be permitted where the Council considers the buildings to be of sufficient architectural or historic merit, or makes a significant contribution to the character of the local area, to justify conversion or retention, or the dwelling would be required to provide accommodation for an agricultural or forestry worker.

The application states that the buildings are of sufficient architectural or historic merit; however they are not listed or locally listed; and the Council's Conservation Officer has assessed the buildings and considers they are of no architectural merit and of no historic merit. Thus, whilst the application demonstrates marketing of the buildings, this would be to meet the criteria for conversions in the list of suitable settlements. Isombridge is not a suitable settlement and the buildings are not deemed to be of sufficient merit to justify conversion. Furthermore there are no exceptional planning circumstances for the conversion of the building to a dwelling.

Policy CS15 outlines design of development will create and sustain safe places and strengthen local identity, positively influencing the appearance and use of the local environment. In the Wrekin Local Plan, Policy UD2 asserts that development must respect and respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, proportions, materials and access etc.

Following discussions on site between the Architect and the Council's Conservation Officer, amended plans have been submitted. The amended scheme proposes the retention of the pig sties, with existing garage utilised. The revised design is an improvement to the original submission; however officers would still assert that the principle of new residential development in an unsustainable rural location and the fact that the buildings are not of such significant architectural or historic merit to justify retention and conversion to residential use are the key issues for consideration; and revisions to the design will not overcome the fundamental policy issues.

#### CONCLUSION:

In conclusion, the threshold of 170 dwellings to be built in the rural area, principally in the three named settlements has already been exceeded significantly. Therefore the policy approach is to strictly limit further development unless there are exceptional circumstances (i.e. essential agricultural workers dwelling or provision of affordable housing). Furthermore, the site does not lie within one of the key settlements identified for new residential development and does not propose affordable housing, which might have constituted an exception. Whilst the local

planning authority is sympathetic to the applicants' personal circumstances, these are not considered to be exceptional planning circumstances sufficient to justify overriding policy (examples would be limited to the creation of an agricultural or forestry worker's dwelling). The principle of the development in this location is unacceptable, and the proposal would be contrary to policies CS1 and CS7 of the Local Development Framework Core Strategy and national guidance contained in PPS1, PPS3, PPS4 and PPS7 whereby the location of new development would be in or close to existing settlements or service areas.

RECOMMENDATION: REFUSE planning permission for the following reason:

1. The erection of a dwelling in Isombridge lies outside the identified settlements of High Ercall, Waters Upton and Tibberton where new residential development in the rural area is expected to be sited. The development would not constitute an exceptional circumstance, in terms of providing an agricultural or forestry workers dwelling or affordable housing, and the provision of a single dwelling away from the identified settlements would conflict with the purposes of the adopted Core Strategy. Hence the proposal is contrary to Local Development Framework Core Strategy policies CS1 and CS7 and national guidance contained in PPS1, PPS3, PPS4 and PPS7.
2. The Local Planning Authority considers that the threshold of 170 dwellings in the rural area, as set out in the Development Plan Core Strategy CS1, has already been exceeded from dwellings built or having received planning permission since the start of the Plan period (2006). The proposed development would therefore further exceed the need identified for the rural area and would undermine sustainability objectives and therefore it is contrary to Policy CS1 and national guidance in PPS3.

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Notes

Agenda Type : A

W2010/0029 Variation of (outline) condition no. 13 of W95/0969 and condition no. 21 of W97/0108 (reserved matters) to increase the maximum area of non-food retail floorspace to 21,019 sqm  
Unit 10, Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Lawley & Overdale

APPLICANT:  
DSG International

RECEIVED ON:  
12/01/10

PARISH  
Lawley & Overdale

WARD  
Lawley & Overdale

CASE OFFICER:  
Anna Robinson

See W2010/0030 for joint report

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Notes

Agenda Type : A

W2010/0030 Installation of 669 sqm of mezzanine floorspace for retail sales  
Unit 10, Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Lawley & Overdale

APPLICANT:  
DSG International

RECEIVED ON:  
12/01/10

PARISH  
Lawley & Overdale

WARD  
Lawley & Overdale

CASE OFFICER:  
Anna Robinson

OBJECTIONS RECEIVED: No

MAIN ISSUES: Retail impact on town centre, Access and parking

THE PROPOSAL: The application seeks planning permission for the erection of a mezzanine floor which would increase the floor area of Unit 10 (Currys) on Telford Forge Retail Park by 669sqm. The additional floorspace will be for the sale and display of primarily bulky electrical goods. The mezzanine and associated refurbishment of the existing store will enable improvements to the format and layout of the store, and provide increased consumer choice.

The associated application, (Ref: W2010/0029) seeks to vary conditions on the outline and reserved matters applications increasing the total floor area for non-food retail to 21,019sqm on Telford Forge Retail Park. Condition No.13 of W95/0969 and Condition No.21 of W97/0108 restricted the non-food retail area to 18,580 sqm.

THE SITE AND SURROUNDINGS:

The application site comprises Currys an existing non-food retail unit, retailing electrical appliances, with existing storage mezzanine floor, and is located within the Forge Retail Park, on the edge of the town centre. Car parking is shared with other units. The retail park comprises 14 retail units, 2 units with leisure use and 2 restaurants. The units include Sainsburys food store, DW gym, and non-food retail stores such as Tesco Home with mezzanine floor, Boots, Next and TK Maxx. The Forge Retail Park adjoins the Bridge Retail Park, where Unit 3, the former MFI has approval for a mezzanine level creating an additional 1,236 sqm gross floorspace.

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council has confirmed no objection to the proposal.

The Council's Highways Engineer states following analysis of the submitted transport assessment and consideration of the status of the Central Telford Area Action Plan (CTAAP) document, he confirms no highway objection subject to the Applicant entering into a Section 106 agreement to pay a contribution towards the Central Telford Area Action Plan of the value of £16,534 to be paid prior to the commencement of operation of the mezzanine. The CTAAP Contribution Strategy was adopted by Cabinet on 23<sup>rd</sup> February 2010.

The Development Plans Team considers the key issues are the creation of entirely new floor space on what was originally permitted for the Forge. The level of non-food retail floor space at the Forge has been increased several times and now stands at 20,350 square metres. Key policy concerns relate to the impact of additional retail development in the out of centre location, and are based on the current development plan, PPS4 and the White Young Green (WYG) Retail Capacity Study. Judgements about the extent and significance of any impacts should be informed by the development plan (where this is up to date), and other published local information (such as the WYG retail study) will also be a relevant material consideration.

#### PLANNING HISTORY:

W95/0969 Demolition of existing retail store and redevelopment for food and non-food retail development, leisure, fast food, car parking, alteration to existing petrol filling station and associated works at Land off Colliers Way, Town Centre, Outline Granted – Condition No.13 total floor area for non-food retail 18,580sqm

W97/0108 Submission of Reserved Matters VIZ: siting & design, external appearance & landscaping for new food store, non-food retail units & A3/leisure units together with associated car parking, servicing and pedestrian/cycle routes at Land off Colliers Way, Town Centre, Reserved Matters Granted - Condition No.21 total floor area for non-food retail 18,580sqm

W99/0916 Variation of Condition 21 of W97/0108 and 13 of W95/0969 to Allow Maximum Gross Retail Floorspace of 20,350m Sq and 4675m Sq Gross Floorspace for Ancillary Storage and Administrative Purposes

W2009/0169 Installation of a 669 sqm mezzanine floor, Withdrawn  
The previous application was withdrawn to enable the Applicants to address the issues raised by the Council's Highways and Policy Officers.

#### POLICY CONTEXT:

National Planning Policy:

PPS4 Planning for Sustainable Economic Growth

Regional Spatial Strategy:

PA11 The Network of Town and City Centres

PA13 Out of Centre Retail Development

Local Development Framework:

CS4 Central Telford

CS15 Urban Design

Wrekin Local Plan

UD2 Urban Design Criteria

S1 Hierarchy of Service Centres

Central Telford Area Action Plan

Policy CT23 Developer Contributions for Delivering Infrastructure

#### PLANNING CONSIDERATIONS:

The proposal comprises the creation of an additional 669 sqm mezzanine floor at Currys on Telford Forge Retail Park. The Planning & Retail Statement asserts that the additional floorspace and associated refurbishment will increase employment, maintain trade within Telford, improve retail provision for customers, maintain levels of shop trading against internet competition, and meet predicted strong growth in electrical goods market. The mezzanine floor will be accessed via stairways and lifts, with new access points and fire escapes created, linking existing storage mezzanine to new mezzanine within unit.

With reference to relevant national planning policy contained in PPS4, the proposal would need to demonstrate that it passes the appropriate tests, namely: a need is demonstrated; the sequential test is satisfied and all more central options are either developed out or shown not to be suitable, available nor viable; and there would be no adverse impact on the vitality and viability of the Town Centre and District and Local centres within the Borough.

Within PPS4, policy EC17 refers to the consideration of planning applications for development of main town centre uses outside a town centre and not in accordance with an up-to-date development plan. The policy asserts that applications will only be accepted where the applicant has demonstrated compliance with the sequential approach requirements contained within policy EC15 and where the proposal has been assessed as not having adverse impacts, (the sequential approach).

Regional policy in PA13 advises smaller scale out-of-centre retail proposals should be considered in the light of policies and proposals in development plans and take full account of Government guidance including the requirement to demonstrate 'need' and the sequential test. No existing out-of-centre development should be redefined as town centres.

With regard to local planning policy, Policy CS4 of the Core Strategy outlines Central Telford for major retail development to meet the needs of the borough and the sub-region, and seeks to consolidate Central Telford and enhance it as the hub of the service centre hierarchy by recognising its role as a settlement of significant development and a strategic town centre (identified under RSS Policy PA11).

The proposal accords with Policy S1 of the Wrekin Local Plan which identifies The Forge Retail Park as Level 1, along with Telford Town Centre, Telford Bridge and Wrekin Retail Park within the hierarchy of centres where development will be focussed.

The WYG Telford & Wrekin Retail & Leisure Study identifies the Forge retail park as an out-of-centre location, as it is outside of the Town Centre Character Area boundary. WYG understands that there are a number of extant planning permissions relating to additional retail development at Telford Forge. The retail parks are almost complete and any additional floor space provided will be minimal.

The other policies which are considered relevant in the consideration of the applications are CS15 of the Core Strategy and UD2 of the Wrekin Local Plan. Policy CS15 outlines design of development will create and sustain safe places and strengthen local identity, positively influencing the appearance and use of the local

environment. Policy UD2 asserts that development must respect and respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, proportions, materials and access etc.

The CTAAP Development Plan Document is the Council's development vision for the town centre and provides a detailed planning framework for its future development. It also includes adjacent areas of Telford, including Old Park which comprises the out-of-centre retail parks. It is intended that The Area Action Plan will be flexible enough to ensure that development proposals come forward, and robust enough to ensure development helps to deliver the spatial vision for the area.

The CTAAP document asserts that the retail parks are no longer defined within the town centre boundary and would be considered as out of centre locations in the context of PPS4. To ensure the vitality of the town centre is maintained with the focus of retail and leisure use in this location, policy OP5 of the document states the Council will not support future expansion on the retail parks.

Policy CT23 of the CTAPP document asserts that development proposals in Central Telford must provide for delivery of infrastructure requirements arising from new development, both site-related and strategic through developer contributions. In this regard, the Highways Engineer has requested the developer pay a contribution of £16,534 towards the highway infrastructure in relation to the Central Telford Area Action Plan, in order to address the impact of proposed new trips the development will generate.

The proposal would see a further increase in the non-food retail floorspace of Telford Forge Retail Park from 18,580sqm as originally approved to a total of 21,019sqm, (combined with previous planning permissions to vary the floorspace). Officers consider that this increase in the floorspace would not significantly impact on the vitality of the town centre and would enable improvements to the existing store to ensure the viability of the business. The proposed mezzanine is similar to that approved at the adjacent unit (Tesco Home) on Telford Forge Retail Park, and approval has recently been granted for a mezzanine at Unit 3 (former MFI) on the Telford Bridge Retail Park subject to Section 106, although these applications were determined with regard to the criteria in PPS6. Furthermore, the application has demonstrated through the sequential approach, that there are no existing units that are currently suitable to accommodate the development. It is considered that the proposal would not undermine the policy objectives of the Core Strategy by virtue of the scale and nature of development in this location on the edge of the Town Centre. Thus, on balance, and with regard to the financial contributions for improvements to the highway infrastructure (CTAAP), the proposal to vary the conditions and allow further expansion of the Forge Retail Park with the addition of a new mezzanine at Unit 10 is considered acceptable.

**RECOMMENDATION:** Approve subject to the Applicants entering into a Section 106 Agreement relating to financial contributions and the following conditions:

A3 Time limit

C118 Development in accordance with plans

REASON FOR APPROVAL

The proposal is considered acceptable by virtue of its scale and nature of development, as it would maintain viability of the existing business and would not be detrimental to the vitality of the town centre and the principles of CTAAP through the highway contributions.

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Notes

Agenda Type : A

W2010/0039 Change of Use from public house to veterinary clinic  
Red Lion Public House, Park Street, Madeley, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Madeley

APPLICANT:  
Old Pound Veterinary Centre

RECEIVED ON:  
21/01/10

PARISH  
Madeley

WARD  
Madeley

CASE OFFICER:  
Anna Robinson

COUNCILLOR MACKENZIE HAS REQUESTED THAT THIS APPLICATION IS  
CONSIDERED BY MEMBERS AT PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Relocation of Existing Veterinary Practice on Park Street, Impact on  
residential amenity

THE PROPOSAL: The application seeks planning permission for change of use of  
existing public house to veterinary clinic at The Red Lion Public House, Park Street,  
Madeley, to enable relocation and expansion of the existing Veterinary practice  
located on Park Street.

THE SITE AND SURROUNDINGS:

Traditional two-storey cream painted and rendered Victorian building fronting Park  
Street, comprising Red Lion public house, which is currently still operating as a pub.  
Large car parking area to rear and side of building with access on to Park Street, a  
classified road and bus route, with traffic calming measures in place. Old Pound  
Veterinary clinic is located in an adjacent building at 44 Park Street, which has a  
narrow drive access and limited parking provision to rear.

Park Street, where the application site is located, consists of mixed residential and  
commercial properties, with a variety of businesses including a Public House, vets,  
fish & chip shop, newsagents, laundrette, cricket ground and bowling green. Park  
Inn Public House on the corner of Ironbridge Road and Bridle Road is currently  
vacant. Park Street is located on the edge of Madeley District Centre and to the  
west of the Gorge Conservation Area/ World Heritage Site. Within the District  
Centre, there are approximately 5 public houses, (a former public house has been  
converted to a licensed restaurant and take away). There are 2 further public  
houses at the southern end of Madeley (on Coalport Road).

CONSULTATION RESPONSES:

Madeley Parish Council makes reference to the Town & Country Planning (Use  
Classes) Amendment (England) Order 2005 – change of use from A4 to D1  
(veterinary clinic) or Sui Generis (veterinary surgery). They assert that it may be  
necessary to establish that there is a local need for the facility and that it would not  
have adverse impacts on amenity of nearby residential dwellings, in terms of the

comings and goings of clients and vehicles. An increase in consultations and kennel facility may cause concern to neighbouring properties. If approved, the premises should be conditioned that it provides consultation and treatment of domestic small animals only.

The Council's Highways Engineer has no objection to the proposal.

The Building Control Officer has no comments, but advises that the proposal may require a building regulations application.

The Environmental Health Officer has no adverse comments regarding the change of use.

Councillor Mackenzie states that this property is a community facility, and the loss of the pub would have an effect on the local community and exacerbate traffic problems.

4 letters of objection have been received from local residents. Their comments are summarised below:

- Loss of public house/ community facility/meeting place
- Established public house since 1841 – would be loss to community
- Old Pound Vets has more than one practice. Public House closing purely to provide additional parking area
- Increased traffic movements and congestion – safety issues
- Parking problems on Park Street
- Notice displayed too high on lamppost, so unreadable

1 letter has been submitted confirming no objection to the change of use, but querying work to a wall at an adjacent site and boundary dispute (civil matter)

#### PLANNING HISTORY:

W2003/1517 Enclosure of rear staircase, Full granted

Pre-application enquiry regarding the change of use of Public House to Vets

#### POLICY CONTEXT:

Core Strategy:

CS5 District and Local Centres in Telford

CS10 Community Facilities

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

#### PLANNING CONSIDERATIONS:

In terms of local planning policy, Local Development Framework policy CS5 outlines that development will be focussed on Madeley, along with 5 other District Centres, to meet local needs of the community. Such development will provide core services and facilities, be well served by public transport and comprise a mix of uses, in order

to sustain the vitality and viability of the District Centres. Policy CS10 states the loss of community facilities will be resisted, unless acceptable alternative provision exists.

Policy CS15 outlines design of development will create and sustain safe places and strengthen local identity, positively influencing the appearance and use of the local environment. In the Wrekin Local Plan, Policy UD2 asserts that development must respect and respond positively to the context, and enhance the local environment through high quality design, and it will be assessed in relation to its scale, form, proportions, materials and access etc.

The application seeks planning permission for the change of use of the existing Red Lion Public House (A4 use class) to a Veterinary practice (Sui Generis), which would see the relocation of the existing Old Pound Vets practice from No.44 Park Street to the larger premises and enable the provision of improved facilities. The Design & Access Statement submitted with the application asserts that the Vets practice would treat small domestic animals, principally cats and dogs, and will enable minor and emergency surgery to take place. Major surgery will primarily take place at the main branch surgery in Much Wenlock. The relocation of the Vets to the larger premises with greater parking provision would enable an increase in the number of consultations from 25 currently to 32 from Monday – Friday, 9am to 11am and 3pm to 6.30pm, and additional 24 consultations on Saturdays between 9am and 1pm. No external changes are proposed to the building. Minor internal alterations are proposed to the building, with creation of reception, waiting area, 2 consultancy rooms and dispensary. Theatre and kennels would be located at first floor level above the existing store. The existing first floor would serve as a staff room and overnight facilities in association with the Vets practice. The Agent has confirmed that there would be no overnight accommodation of animals, and that emergency operations out of hours would be carried out at the Much Wenlock practice.

Officers consider that the change of use of the public house to a Veterinary practice would not constitute the loss of a community facility outlined in CS10 of the Core Strategy as the function of the building would remain as a commercial use and there are a number of other facilities within Park Street (newsagents, fish and chip shop etc.) and other public houses within Madeley. Park Inn, the adjacent public house on Park Street is currently vacant; however this premises is not for sale, only a 5 year tenancy agreement, thus it would not be suitable for the Applicants' requirements.

The veterinary practice is already located on Park Street and provides a service to the local community. With regard to vehicle movements and parking provision associated with the expansion of the Vets practice, the Highways Engineer has raised no objection. Furthermore, it is considered that the veterinary practice will not have a detrimental impact on the residential amenities of the adjoining properties on Park Street by virtue of the hours of opening, which would be significantly shorter than the Red Lion PH existing opening hours (sale of alcohol/ playing music until midnight Sun to Thurs and 1am Fri and Sat, and open to public for half an hour later – drinking up period). Thus, whilst the proposed use may create more traffic movements, the practice would close at 6.30pm on weekdays, 1pm on Saturdays and be closed on Sundays, and would cause far less noise and disturbance in the evenings/ at night.

The application does not propose external changes to the building; therefore the development will not affect the existing character or appearance of the building or the streetscene and area.

**CONCLUSION:**

On balance, the proposal to change of use of the existing public house to a veterinary practice is considered acceptable as the relocation of the premises would enable expansion of the business and would not constitute the loss of a community facility in Madeley. Furthermore, the change of use would not be detrimental to the residential amenities of the adjoining properties in Park Street, and there will be sufficient parking provision for the Vets practice.

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

A3 Time limit

C118 Development in accordance with plans

Hours of opening: Mon – Fri 9am to 6.30pm and Sat 9am – 1pm. No opening on Sun or Bank Hol.

First floor residential unit shall be used in association with the Veterinary practice and shall not be let or sold separately

**REASON FOR APPROVAL:**

The change of use of the existing public house to veterinary practice would enable expansion of the business, without detriment to adjoining residential amenity or the highway/parking provision; and would not constitute the loss of a community facility.

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Notes

Agenda Type : A

W2010/0085 Change of use of garage to provide ancillary accommodation to existing dwelling (Retrospective)  
land at, 4, Merlin Coppice, Leegomery, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Apley Castle

APPLICANT:  
Miss Joanne Skitt

RECEIVED ON:  
15/02/10

PARISH  
Hadley & Leegomery

WARD  
Apley Castle

CASE OFFICER:  
Andrew Mackriell

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: The principle of residential conversion of the garage, and the impact of the use on the character and appearance of the area and residential amenity.

THE PROPOSAL:

This is a retrospective application for the conversion of the detached double garage into living accommodation which the applicant states will be ancillary to the use of the house.

SITE AND SURROUNDING AREA:

The application property is a large two-storey dwelling situated in a residential estate consisting of similar sized dwellings. There is a driveway to the side of the property and the detached double garage is set-back from the front elevation of the house.

PLANNING POLICY CONTEXT:

LDF Core Strategy DPD Policy CS15 Urban Design  
Wrekin Local Plan 'saved' Policy UD2  
PPS1 Delivering Sustainable Development

PLANNING HISTORY:

In 2004 an enquiry was made to the Council Planning Department regarding change of use of the garage at No.4 Merlin Coppice to residential. The owners were advised that change of use would be acceptable only if the use of the garage was incidental and ancillary to the occupation of the house. However in 2005 the garage was advertised in local papers to rent as separate accommodation. A Planning Contravention Notice was served on the owners and the garage vacated. In late 2008 the letting of the garage was again brought to the Council's attention which resulted in the serving of an Enforcement Notice in November 2008.

CONSULTATION RESPONSES:

One letter has been received from a property in Merlin Coppice which objects to the application on the grounds that the short term rental of the garage has resulted in parking problems; there are no other properties in multi occupancy in the area; the garage should not be converted and the proposal represents undesirable expansion of occupancy.

The Council's Highways Officer has made no objections to the proposal. Any further comments from consultees will be reported to Plans Board.

**PLANNING CONSIDERATIONS:**

The principle of the creation of a separate habitable unit occupied independently of the house would be unacceptable in this area where subdivision within the curtilage of dwellings would harm local character and amenity.

In this case the applicant has now proposed that the converted garage would be occupied by a family member only.

With regard to the impact on the street scene the appearance of the garage from the street is largely unchanged. The garage doors remain in place and are now effectively cosmetic. The driveway is at least 12 metres long and it is considered that this would provide adequate parking space to serve the dwelling and annexe. Therefore the converted garage has little additional impact on the street scene.

**RECOMMENDATION:** Subject to the applicant entering into a Section 106 agreement which would restrict the occupation of the converted garage to ancillary accommodation incidental to the house, and prevent future sub-division or selling off separately, it is recommended to GRANT PLANNING PERMISSION subject to the following conditions:

1. D127 Restriction on separate use.
2. D131 No further windows/ dormer windows or other openings to be formed in the elevations of the garage building.

**REASONS FOR APPROVAL:**

Subject to a legal agreement to prevent the garage from being sold or let as a separate unit of accommodation, the conversion of the garage to residential use and its occupation ancillary to the house by a member of family is considered acceptable and would not result in a significant detrimental impact on the street scene or the character and amenities of the surrounding area.

**RECOMMENDATION:** GRANT PLANNING PERMISSION subject to a Section 106 Agreement to restrict the occupation of the converted garage to residential use ancillary to an incidental to the main house only, and not to allow the garage to be sold, let or otherwise occupied as a separate unit of accommodation.

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Notes

Agenda Type : A

W2010/0100 Improvement Works to Telford Town Park  
Telford Town Park, Telford, Shropshire.  
Recommendation Code: FG  
Ward: The Nedge

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
12/02/10

PARISH  
Great Dawley

WARD  
The Nedge

CASE OFFICER:  
Tom Lewis

OBJECTIONS RECEIVED: None as yet however some responses are still awaited.

MAIN ISSUES: The principle of development and impact on the neighboring properties amenities, its impact on the character and appearance of the area and the highway.

THE PROPOSAL: The proposal consists of various improvement works around the Town Park increasing awareness of the heritage within the Town Park, increasing educational and social facilities along with improvements in accessibility. This will be done through the improvements to the entrances with better signage, the addition of new heritage and nature trails along with small activity and meeting areas in key areas around the park.

THE SITE AND SURROUNDINGS:

The Town Park is a large central green space within central Telford. The site covers 150 hectares of which 62 hectares are designated as a Local Nature Reserve. To the north of the park are the core facilities, adjacent to the Telford Town Centre Shopping Mall, these include play facilities, gardens, the wonderland attraction and the majority of lakes. Towards the south of the park the area attracts far less users and there aren't as many facilities. The areas characterised large wooded areas around the lakes and patches of open grassland.

Many of the links through to the Town Park from the surrounding neighbouring properties are informal and indirect. The Town Park has several key routes through including pedestrian, cycle routes and bridleways; these link the south of Telford to the Town Centre and beyond.

CONSULTATION RESPONSES:

The consultation period has not yet expired as the application has been brought to an earlier committee to ensure the applicants can apply for a grant for the works and any comments received other than those listen below will be provided via an update at committee.

Great Dawley Parish Council have raised concerns over the placing of a gateway under the Stirchley Lane railway bridge might suggest a movement of the boundary of the park, however no movement to the boundary is part of this application. They do state that improving access is important and fully support that.

The Stirchley and Brookside Parish Council have raised concerns over the proposed access gateway off Stirchley Road adjacent to Stirchley grange as the road is used to access the dwellings at Grangemere along with the proposed dwellings at the Grange subject to a current application.

The Geotechnical Engineers at the Council have raised no objections to the proposal subject to the placing of two conditions with regards to contaminated land along with slope stability and retaining structures. They have also requested an informative is placed on any approval with regards to caution being undertaken excavations.

The Council's Environmental Planner has raised no objections subject to the placing of a condition with regards to a method statement for Great Crested Newts, reptile and amphibians and for orchids.

#### PLANNING HISTORY:

There many different applications throughout the Town Park for small developments, of these W2007/0528 for a cast iron twin track and a sculpture is close to Stirchley chimney, others are spread throughout the park for minor developments.

#### POLICY CONTEXT:

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

- CS4 Central Telford
- CS9 Accessibility and Social Inclusion
- CS10 Community Facilities
- CS11 Open Space
- CS12 Natural Environment
- CS14 Cultural, Historic and Built Environment
- CS15 Urban Design

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

- EH14 Land Stability
- UD2 Design Criteria
- OL2 Designated Areas
- OL3 Green Network
- OL4 Development in the Green Network
- LR1 Provision of Community Facilities

#### PLANNING CONSIDERATIONS:

This application arises out of Telford and Wrekin's 'Parks for People' project group. The aims of this is to encourage more use of the site for educational and leisure purposes.

Policy CS4 of the adopted Core Strategy say that development should be encouraged that enhances the role of Telford Town Park as a valuable sport, recreational, open space and leisure asset for the Central Telford area. Through the increase of recreation areas, sports facilities, picnic areas and educational interpretation areas, the usage of the Town Park will increase and will become an even more valuable asset. Policy LR1 of the Wrekin Local Plan supports the provision of community facilities but seeks to ensure they are in highly accessible locations. The Town Park is directly adjacent to the Town Centre and is highly accessible from the Town Centre to the north; the proposal is also in close proximity to Dawley Centre to the west and Stirchley centre to the south east.

The aims of policy CS9 – Accessibility and Social Inclusion, are to make sure that everyone is afforded reasonable opportunity to access sports facilities, recreation and open space. The policy asks that there is the promotion of sustainable forms of transport such as cycling and walking through the improved accessibility. The application seeks to improve signage throughout the Town Park to ensure the routes are well marked and to encourage usage. Concerns have been raised about the proposed access adjacent to Stirchley Grange, the proposed archway will still have enough room to allow large vehicles such as fire engines, coaches and refuse lorries to pass through. The formal comments from the Highways department are however still awaited

The application will produce new community facilities through the multi use games areas, meeting areas, trails along with learning zones and interpretation areas. Policy CS10 of the Core Strategy states that the provision of new community facilities to meet the needs of local residents will be supported. Although some of this development is to be constructed on open space, the proposals are to provide significant community benefits through the provision of social, recreational and leisure facilities, therefore the proposal complies with policy CS11 – Open Space.

As the proposal will take place within the Local Nature Reserve policies CS12 of the Core Strategy and OL2 of the Wrekin Local Plan must be taken into consideration. These policies seek to ensure that these areas are protected and enhanced. The application has been accompanied by an ecological statement and furthermore the Council's Environmental Planner has raised no objections subject to the placing of a condition with regards to a method statement being submitted.

The whole of the Town Park is situated within the Green Network. The proposed development complies with policies OL3 and OL4 of the Wrekin Local plan as they are complimentary to the aims of the Green Network and the provision community facilities are an integral part of the proposal.

The proposed development will help to protect and enhance the cultural and historic environment of the area by increasing awareness and protecting the heritage assets such as the locally listed Stirchley Chimney. The proposed alterations will therefore

comply with policy CS14 as it will help underpin the overall quality of life for the community and visitors alike.

Policy UD2 of the Wrekin Local Plan sets out a design criteria for developments within the Borough. The proposed improvement works to the Town Park comply with these criteria as the development respects and responds positively to the context of the site by sympathetic improvement works increasing awareness and improving usage of the Town Park. The proposal integrates and respects the wider setting by making the park and its facilities more accessible to the neighbouring communities, the new facilities are based far enough away from the neighbouring properties to not be of detriment to there amenities. The development will also enhance local features of architectural, historical, landscape and nature conservation value. The improvement works at Stirchley Chimney will also maintain and exploit important landmarks. Finally the increasing signage for the routes through the park maximises permeability and reinforces existing movement patterns.

The proposed development may need retaining structures to facilitate the development, particularly around the Stirchley Chimney site. To ensure the stability of the proposal and the potential contamination from former workings, the Council's Geotechnical Engineers have requested the placing of conditions with regards to Contaminated Land and slope stability in accordance with policy EH14.

Through the improvements to the signage and creation of new attractive feature entrance gates around the access points to the Town Park, the application will assist in creating and sustaining safe places, strengthening local identity in accordance with policy CS15 of the Core Strategy.

In conclusion the proposals will be in accordance with policies CS4, CS9, CS10, CS11, CS12, CS14 and CS15 of the Core Strategy along with policies EH14, UD2, OL2, OL3, OL4 and LR1, as the proposed improvements of the Town Park is intended to improve the existing parkland area and leisure/recreation facilities for the local community, improve accessibility with enhanced pedestrian routes, and maximise views of the historic features. Furthermore, the proposed upgrade of the park will enhance the appearance of the park and area and through the variety of features will increase use of the park. In conclusion, the proposal would accord with the relevant Core Strategy policies and will provide improved facilities for the local community.

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

1. A3 - Full with no reserved matters
2. C120 - In accordance with amended plans
3. B44a – Contaminated land
4. A0 – Slope stability
5. A0 – Method Statement for Great Crested Newts, Reptile, Amphibians and Orchids.

6. Informative – SIE17 – Exercise Caution

Reason for Approval:

The proposed regeneration and improvements to the Town Park will improve the existing parkland area and leisure/recreation facilities for the local community, improve accessibility, maximise views of the historic landscape, and enhance the appearance of the park and area, with the intention of increasing its usage by the local community.

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Notes

Agenda Type : A

W2010/0124 Siting of an Eco toilet  
Apley Castle Woods, Apley, Leegomery, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Apley Castle

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
22/02/10

PARISH  
Hadley & Leegomery

WARD  
Apley Castle

CASE OFFICER:  
Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: The visual impact of the eco toilet installation on the amenities of the surrounding area.

THE PROPOSALS:

The application is to install an 'eco toilet' in woodland at Apley Castle. This area of woodland is popular with various organisations for learning and environmental education courses. Due to the increasing number of educational events in the woodland and the need to allow those working on the maintenance and improvement of the area to spend more time on site, toilet facilities are now regarded as essential.

The size of the eco toilet would be 2.2 metre x 1.64 metre and 2.2 metre high, which would allow for wheelchair access. The toilet would have a mono-pitch roof with ventilation pipe. Externally it would be finished in dark grey cladding.

The installation would be a composting, urine-separating toilet, and waste would be composted in the underground storage chambers. The unit would be self-contained with no water supply required.

SITE AND SURROUNDING AREA:

The eco toilet would be situated among trees near to the entrance to this part of the woodland at the eastern end of Apley Castle. Nearby is a Listed brick dovecote which is adjacent to the wall (also Listed) which borders the adjoining residential development of Ice House Close.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS12 Natural Environment  
Wrekin Local Plan 'saved' Policy OL3 Green Network  
Wrekin Local Plan 'saved' Policy OL4 Development in the Green Network  
Wrekin Local Plan 'saved' Policy OL11 Woodland and Trees  
PPG15 Planning and the Historic Environment

CONSULTATION RESPONSES:

Hadley and Leegomery Parish Council has no objections to the application.  
One letter has been received from a nearby resident in support of the application.

**PLANNING CONSIDERATIONS:**

The toilet will provide an essential facility for those working on the improvement and management of the woodland, as well as contributing to improved access to this woodland for community and education groups. Through the emptying of waste it will also provide natural composting. The toilet would not be for use by the general public, there would be limited access to it by designated key holders.

This area of woodland provides an area of high amenity value in relative close proximity to residential parts of north Telford. Therefore the main issue is the visual impact of the toilet installation. The selected site does not immediately adjoin the footpath and has been chosen so that the toilet, in a dark grey colour, would be relatively unobtrusive and naturally screened amongst verdant surroundings. Further planting is intended around the toilet to reduce its visual impact; accordingly the structure would not adversely affect the amenities of the surrounding area.

The wall, ice house, as well as the dovecote are Listed structures and the Council's Conservation Officer is satisfied that the proposed site for the toilet would not adversely affect the setting of these buildings.

Therefore the siting of the toilet would generally accord with the objectives of Green Network Policy contained in Policies OL3/OL4; it would provide environmental and community benefits and its size and appearance would not significantly affect the function and appearance of the Green Network.

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

1. A3 Standard time limit
2. The external walls and roof of the toilet shall be finished in dark grey.

**REASONS FOR APPROVAL:**

The proposed eco toilet would provide an important facility for those helping to conserve the woodland area, thereby contributing to community involvement and the improvement and management of the woodland. By virtue of its size, appearance and siting, the toilet would not be visually intrusive and would not adversely affect the setting of adjacent Listed structures. The siting of the toilet would not detract from the Green Network and would not have a significant impact on the amenities of the surrounding area.

Agenda Type : A

W2010/0126 Change of use of former public house to use class B1 Business (offices and associated welfare facilities)  
Lord Hill PH, High Street, Dawley, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Dawley Magna

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
23/02/10

PARISH  
Great Dawley

WARD  
Dawley Magna

CASE OFFICER:  
Emma Green

OBJECTIONS RECEIVED: No

MAIN ISSUES: Principle of development and impact on neighbouring properties amenities, and parking.

THE PROPOSAL:

The proposal is for temporary two year change of use of former public house to use class B1 business (offices). The Dawley area is undergoing a programme of regeneration, with the programme of works to be approximately 2 years. The building is currently vacant and it is proposed to operate the former pub as site offices, meeting rooms and public displays in relation to the regeneration projects.

SITE AND SURROUNDINGS:

The application site is a substantial two storey building, with some single storey rear extensions. There is a generous car park located to the rear of the property

The building is located at the end of High Street, Dawley and has no immediate neighbours and is surrounded by a roadway. The site is within the secondary retail zone of Dawley.

CONSULTATION RESPONSES:

Great Dawley Parish Council: No objections to the proposal.

The Councils Highways Engineer has no objections to the proposal.

Following notification of 3 neighbours, display of site notice, no letters of representation have been received.

POLICY CONTEXT

National Planning Guidance  
PPS1 - Delivering Sustainable Development

Wrekin Local Plan  
UD2 – Design Criteria  
S19 - Dawley Secondary Zone

Core Strategy  
CS5 - District and Local Centres in Telford  
CS15 - Urban Design

## PLANNING CONSIDERATIONS

The building is currently a vacant public house with bar, kitchens and toilet facilities at ground floor and living accommodation including kitchen and bathroom at first floor. The proposal is for minimal disruption to the general layout of the building, reusing existing kitchen and toilet facilities, whilst converting the bar and lounge area at ground floor to office space and public meeting areas, with conferences space and meeting rooms on the upper floors.

These facilities are to be used in partnership between the Council and contractors in relation to the Dawley Regeneration schemes, and used as site offices for the management of works. In addition, the space will have a function for continued public involvement in the scheme with meeting rooms and will allow for open sessions and displays etc to be accommodated.

As the site is within the secondary retail zone of Dawley, saved policy S19 would apply and this states that B1 office use at ground floor is a permitted change, subject to size, design and impact on the centre being acceptable. It is considered that the re-use of this existing property would be of benefit to the High Street and the B1 office use will not undermine the vitality and viability of the primary retail zone. It would also help preserve a vacant building for the timebeing as decisions are made as to the building's ultimate use.

With regards to parking, there is an existing parking associated with the building and the proposed use would utilise this facility, which is of an acceptable level of provision. The Highways Engineer has raised no objection to the proposal.

There will be no external alternations to the building, and therefore no adverse impact on the character and appearance of the building. The proposal will have no adverse impact on the amenities of the adjacent properties.

Long term, the building can revert back to an A4 pub use.

**RECOMMENDATION: GRANT TEMPORARY PLANNING PERMISSION** subject to the following conditions;

1. A5 - Temporary Permission - Buildings
2. Sie22 - Conditions
3. Sie26 - Reasons for granting approval

Reasons for approval

The site is within a sustainable location, within the district centre of Dawley. The proposed change of use will not adversely impact on the character or appearance of the Area. There is adequate parking provision on site for the proposed use. Furthermore, the office use will not adversely impact on the amenities of nearby properties.

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Notes

Agenda Type : A

W2010/0133 Change of use of open land to a car park  
Charlton GM School, Severn Drive, Wellington, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Dothill

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
23/02/10

PARISH  
Wellington

WARD  
Dothill

CASE OFFICER:  
Anna Robinson

OBJECTIONS RECEIVED: No

MAIN ISSUES: Design and appearance

THE PROPOSAL: The application seeks planning permission to change the use of open land to a car parking area at Charlton School to provide an additional 32 spaces for school staff.

Retrospective permission has recently been granted for a similar proposal for a temporary car park on the site. This current application will provide a permanent solution to the existing problems of insufficient parking within the site and resultant overspill parking on adjacent residential streets.

THE SITE AND SURROUNDINGS:

The application site comprises a grassed area at the front of the existing modern school buildings and demountables within Charlton School grounds. The school is accessed via a gated entrance leading to the main tarmaced parking area. It is bounded by white picket style fencing and chain link mesh fencing. The school is located within a modern residential area, which has led to an increase in student and staff numbers at the school. At the time of the site visit, there appeared to be insufficient parking provision, with overspill parking on adjacent residential streets. No vehicles were parked on the application site.

CONSULTATION RESPONSES:

Wellington Town Council raised no objection to the proposal.

The Highways Engineer has no highways objections.

The Environmental Planner advises that trees should be removed between September and February to avoid bird nesting season. If work during nesting season cannot be avoided then a suitably qualified ecologist must check the tree for nests before work begins. Replacement planting of native, locally provident species should take place.

PLANNING HISTORY:

W2009/1093 Retrospective permission for change of use of front grassed area to overspill parking area, Full granted

**POLICY CONTEXT:**

National guidance:

PPS1 Delivering Sustainable Development

Wrekin Local Plan:

UD2 Design Criteria

Appendix B: Parking Standards

Core Strategy:

CS15 Urban Design

**PLANNING CONSIDERATIONS:**

The Parking Standards identified in the Wrekin Local Plan can be used as a guide to parking provision required at the School. It states that there should be one space per full time member of staff and a minimum of eight visitor spaces for Primary Schools. There are 102 full time members of staff at the school. Parking provision is currently 47 spaces and 2 disabled spaces. The proposed car park would provide an additional 32 spaces and would be for staff only. It would help to alleviate existing problems of double parking within the school's existing car park and onstreet parking on adjoining residential streets; although it would still constitute a shortfall of more than 60 spaces to the requirements as set out in Appendix B of the Parking Standards. The Design & Access Statement asserts that some of the spaces would be reserved for Journey Share members.

The parking area will be of standard design and materials with tarmac surfacing, which will be in keeping with existing parking and drive access at the school site. The level of the car park is to slightly lower than the existing ground level to reduce the visual impact of the tarmaced area at the front of the school site and in the streetscene. The position of the car park will require the removal of existing trees and vegetation; however the majority of the trees on site will be retained and enhanced with the addition of nine further trees. No details have been provided, thus this would be required by condition.

Officers acknowledge there is a clear need for increased car parking provision at the school site, as the current car park within the school grounds is insufficient to meet current requirements, which has led to additional onstreet parking on adjoining residential streets, and whilst it is a relatively prominent site at the front of the school grounds, it will not significantly alter the character and appearance of the area or the streetscene. The proposal will not lead to a significant loss of open space or a loss of playing field, as this site does not constitute playing field area to the school.

Whilst officers consider the additional car parking area is required, the Council's School Travel Plan Coordinator has advised that the existing Travel Plan for the school has not been updated since 2004 when it was originally undertaken. It is therefore considered necessary to condition that an updated Green Travel Plan is carried out, to include assessment of staff travel and parking need, as well as consideration of alternative, sustainable travel modes. Following discussion with the

Highways Engineer, officers consider this should not be a pre-commencement condition, as a rapid resolution to the current parking shortfall and congestion on adjacent streets is required. Therefore, it is suggested that the Green Travel Plan is submitted within 3 months of commencement of development.

**CONCLUSION:**

Officers consider the development is acceptable providing additional staff car parking provision which will improve the current shortfall at Charlton School and reduce onstreet parking on adjacent residential streets. The design and materials are appropriate and in keeping with the existing parking area at the school, maintaining the character and appearance. The proposal will not be detrimental to the school or surrounding residential area. Furthermore the proposal will not constitute a loss of school playing field or significant loss of open space.

**RECOMMENDATION:** Grant planning permission subject to the following conditions:

A3 Time limit

C118 Development in accordance with the plans

B23 Details of landscaping to be submitted

Within 3 months of commencement of development, updated Green Travel Plan to be submitted

C68 Hard surfacing to match existing car park

**REASON FOR APPROVAL:**

The proposed development is considered acceptable as it will provide additional staff car parking spaces and will help to overcome the current shortfall in car parking provision at Charlton School. The design and materials are considered appropriate and in keeping with existing parking area at the school, and will maintain the character and appearance of the area. The development will not have a detrimental impact on the amenity of the school or residential area, and will not lead to a loss of school playing field or a significant loss of open space.

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Notes