

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 23rd June, 2010 at 6.00 p.m. at the Civic Offices, Telford, Shropshire

PRESENT: Councillors N.A. Dugmore (Chairman), D.G. Chaplin, J.A. Francis, G.M. Green, R.T. Kiernan, F.R. Picken, H. Rhodes and M.J. Smith

ALSO PRESENT: Councillor C.P.R. Mollett (for planning application W2010/0056)

PB-7 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on the 2nd June, 2010 be confirmed and signed by the Chairman.

PB-8 APOLOGIES FOR ABSENCE

None.

PB-9 DECLARATIONS OF INTEREST

None.

PB-10 INTRODUCTION OF SPEAKING AT PLANS BOARD

The Chairman introduced the Scheme for Public Speaking at Plans Board and briefly explained the procedure to be followed.

PB-11 PLANNING APPLICATIONS FOR DETERMINATION

(a) W2010/0036 – Dawley Regeneration, Dawley, Telford, Shropshire

This was an outline planning application by Telford & Wrekin Council for a mixed used development with all matters reserved for later determination. The development was split into two phases and a masterplan had been submitted to illustrate a potential layout of development which would include the following as Phase 1:

- 3.2ha retail to include 0.17 ha of retail units comprising one supermarket and 3 smaller units, public realm, parking, planting and roads
- 10.77ha Phoenix secondary school to include building, hard and soft landscaping playing pitches and BMX track, parking 144 spaces and roads planting and wildlife habitat
- 0.8 footpath and junction works

The school was to be located on the western edge of Phase 1 and sited to create a link to the High Street. The building would be a maximum of 3 storeys with a variety of sports facilities including football, rugby, hockey and cricket pitches, athletics track, games courts and BMX track. The BMX track would

also be available for public and competition use. The supermarket would be located opposite the school, on the northern side of the new access road and, together with 3 new retail units, would be linked to and complement provision within the High Street. A car parking area was proposed to the east of the store.

Phase 2 would comprise:

- 9.28ha hard landscaping to include housing, parking, gardens and roads, to include 342 dwellings comprising of 56 x 2 bed, 228 x 3 bed, 44 x 4 bed and 44 x 5 bed houses.
- 11.24ha soft landscaping to include 4.29ha ecology park, buffer planting, open space and ponds

The residential development was for 20% affordable dwellings with a split of social rented and intermediate properties together with 80% open market dwellings. The housing was split into four character areas, Dawley Green, Dawley Lanes, Hinkshay Edge and Malinslee Mount, with two density levels proposed, as set out in the report. The ecology park was designed to function as both habitat for species and as passive recreation open space.

The proposal aimed to remediate and regenerate this area and Dawley and would provide a mixed use scheme to encourage growth and investment. It was proposed to create a sustainable neighbourhood with the use of a school to support and influence local regeneration. In addition it would improve links between Dawley and the Town Park and provide a mix of new dwellings consistent with Telford Growth Point objectives.

The application was subject to an Environmental Impact Assessment (EIA) and was accompanied by the supporting information listed in the report. The application had been advertised in the local press and on site as an application subject to an EIA and of major significance. In addition 450 immediate neighbours had been notified of the planning application and a Statement of Community Involvement had submitted.

With regard to the issues of ground gas, spontaneous combustion, material management plan, land contamination, dust mitigation and floodlighting, the information submitted was considered sufficient to understand their environmental impacts the Council's Environmental Health Officer had offered no objections subject to conditions relating to land contamination, dust management plans, lighting management plan and informative relating to need for permits under separate legislation.

The Council's Strategic Housing Officer considered that, whilst the proposal for 20% affordable housing was below policy requirements, it was supported by a housing viability study. However, given that the economic conditions could change over the length of the 10 year consent, he recommended that viability be reassessed and higher percentages sought if appropriate up to 38% in line with policy. The tenure mix of 80% social rented and 20% intermediate housing to include shared ownership was deemed acceptable.

The Council's Ecology Officer stated that there was a high botanical diversity across the site, as set out in the report, and a programme of off-site habitat creation restoration and enhancement was required to off-set the impacts of the development. The Council's Highways Engineers, after consideration and amendment of the plans to ensure that there was adequate land available for alterations to Portley Corner, had no objection to the proposal subject to appropriate conditions.

The Highways Agency had directed that planning permission should not be granted at this time, as insufficient information had been provided to ensure that the M54 trunk road continued to serve its purpose. Following the submission of additional information to the Agency, it had agreed that no further assessments were required at junctions 4 and 6 but that further capacity assessments be undertaken at Junction 5.

Great Dawley Parish Council had concerns over the loss of the footpath that ran from the bottom of the High Street to Langley Fold and had suggested a footpath be created across the school grounds. One letter of support had been received from the British Cycling Organisation stating that the standard of the proposed BMX track would enable it to be used for national and regional competition; a facility that was currently not available either within the Borough or the West Midlands region. Two letters of objection had been received local residents, as summarised in the report

Three additional letters of objection, a further letter of objection received from NJL Consulting on behalf of the Co-operative Group, and a letter of support had been received from Montagu Evans, as summarised in the update report tabled at the meeting. In response, the Planning Officer had commented that sufficient evidence had been provided by the applicants to adequately assess the retail impacts on the proposal on Dawley and other local centres. The update report also detailed the contribution of £85,278.13 sought by the Highways Engineer towards highway improvements in and around Telford Town Centre as the result of the 49 peak afternoon trips generated by the residential and retail elements of the development. Following the consideration of this additional information, an amended recommendation was set out in the update report.

The majority of the site was designated as Green Network and currently had informal open space and recreational uses, which this development sought to formalise and manage. Whilst, during redevelopment and construction work, there would be a loss of Green Network, the nature of the proposed development was largely consistent with its function with the retention of 23.05ha of the site as open space in a variety of uses, sports pitches, Ecology Park, buffer planting etc. The remainder of the development for the school building, retail and housing was of a community and economic benefit to regenerate Dawley District Centre and Malinslee and, thus, accorded with the exceptions policy for development within the Green Network.

An EIA had been undertaken and the proposed impacts of the development were described in the report. Officers considered that an appropriate level of mitigation both on and off site was proposed and would be controlled through

conditions. In addition a financial contribution was required for the creation and management of the Ecology Park and its long term monitoring.

The proposal would provide 0.72ha of soft informal and social space and 0.78ha of hard informal and social space in Phase 1, with 5.83ha of public open space including an Ecology Park and a NEAP in Phase 2 in line with the Wrekin Local Plan.

The report detailed the geotechnical issues arising from the site's former industrial uses which had left issues of land contamination. These activities disused mineshafts and some steep slopes, particularly around the perimeter of the site. The Council's Geotechnical Engineer and Environmental Engineers had considered the information submitted in the EIA Statement and were satisfied that these impacts could be adequately mitigated through the use of conditions to provide a safe and stable platform for future development. The proposed layout on the masterplan would ensure that there was adequate consideration given to the constraints of the site, i.e. mineshaft locations.

The proposal, as indicated on the masterplan, included the re-opening of a direct north-south link along New Street, the creation of a new link across the site from New Street to Oxford Road to the north as a major route for the school and supermarket. There would also be a number of smaller roads developed within the new housing development. The proposed school, supermarket and other retail uses, along with the opening up of New Street, would have impacts on the existing junction at Portley corner and the proposal included a scheme of improvements and re-alignment to improve the design and safety of this important junction, the exact details of which would be conditioned. They would also be required prior to the first operation of either the school, supermarket or housing, to ensure that the junction improvements were fully implemented before any part of the development, which would trigger more trip movements, was in use.

There were a number of existing formal and informal routes across the site, for pedestrians, cycles and horses. During construction work there would be minor adverse impact on users but these would be mitigated through the sign posting of alternative routes. The proposal would also include a number of footpaths, cycle ways and bridle ways, creating connections within the site and out to the wider area. However the footway link from High Street to Langley fold would not be retained. Whilst the route was well used, due to its steepness it was unsuitable for wheel chair and pushchair access and a new route was proposed around the athletics track and linking to the existing footpath to the rear of properties in New Street. It was proposed that the new school would occupy the site that this footway currently crossed and, whilst the building would have a wider community usage, access would be restricted at times for pupil safety, which would be incompatible with a footpath link.

The retail assessment undertaken had identified that Dawley was largely used for top-up shopping but there was sufficient growth potential arising from available expenditure capacity on the one hand, coupled with a need for improvements in Dawley to prevent further decline on the other, to justify this

proposal. A sequential test was required to be undertaken for new retail floor space in excess of 200 sq.m. in such an edge of centre location, as detailed in the report. The proposed retail development would contribute to social inclusion and improve choice and the supermarket would generate employment opportunities and reduce requirements for travelling further afield for regular shopping requirements. Officers were satisfied that the evidence provided by the applicant and supported by the Council's retail study, suggested that the proposal would not harm the vitality and viability of Dawley District Centre in terms of retail impact and accorded with local and national planning policy relating to retail planning considerations. The site was in close proximity to bus, pedestrian and cycle routes, and close to residential areas and would offer qualitative improvements to those living close by. Moreover, it would help deliver one of the Councils key objectives to regenerate Borough Towns, of which Dawley was one.

As the application was for outline planning permission, only the issue of the principles of design could be considered at this stage. There were four main facets to the proposal, housing, retail, school and open space. The Design and Access Statement sets out the design principles for each element as described in the report. Accordingly, it was considered that sufficient attention had been given to the development proposal from a design perspective and a design principles document would be secured via condition.

There were no significant sources of air pollution near the site and the road network did not experience significant traffic congestion. However, the excavation of soils on site was likely to generate dust, dependent on weather conditions and the affected area could extend to 200m. Given that residential properties were located within 50m of the excavation sites, a scheme of management was required to mitigate and manage the issue, which would involve measures of sprinklers and hoses, road and haul route cleaning, and wheel washing with monitoring before and during construction.

Background noise levels had been measured and were typical of residential areas. The site remediation works would require the excavation and capping of mineshafts and excavation and compaction of soils and, without mitigation, it was likely that noise levels would significantly breach acceptable levels for significant periods of time. This would be undertaken following best practicable means with stringent noise targets. A key part of this would be the setting of hours of operation to achieve a balance between the needs of residents and those of the developer and would be controlled through planning conditions.

This application was large scale and was intended for completion in two phases. Phase 1 was to start in 2010 but works on Phase 2 would not be expected to start until after 2013 to allow for off-site ecological mitigation sites to be well established and for economic uncertainty. An extension of the timescale for 10 years would ensure that all reserved matters could be submitted without the outline expiring. Officers considered that this length of timescale was acceptable for the scale of development and, therefore, recommended a 10 year timescale.

The Board noted that the Council, as land owner, could not enter into a Section 106 Agreement with itself with regard to the planning obligations created by this development. Therefore, a memorandum of intention from the Head of Property & Design, setting out the financial and legal agreements, would be appropriate. The report set out the details for each phase and the contributions required, which had been subject to consultation and negotiation with relevant parties.

Mrs. M. Hall (member of the public) spoke against the application and James Dunn (Surveyor, Telford & Wrekin Council) spoke in favour of the application. In particular, Mrs. Hall expressed concern at the loss of the trees and the footpath on Paddock Mount and made reference to the money spent in recent years on improving the Phoenix School, which would be demolished as part of this proposal. James Dunn stressed the importance of the application in setting the building blocks for future generations of Dawley residents to live, play and be educated. In response to Mrs. Hall, he said that the recent science block would be retained within any new development.

Cllr G.M. Green sought clarification for the public that this was only an outline planning application and that the detailed design stage would be undertaken in conjunction with user groups. The Head of Planning & Transport responded that the Council, in seeking to reverse the decline of Dawley, had worked with the Dawley Regeneration Partnership and consulted local residents to develop sustainable regeneration for the future.

RESOLVED – that with respect to planning application W2010/0036 the Head of Planning & Transport be authorised to grant outline planning permission subject to the withdrawal of the Highways Agency Holding Direction, the Council as landowner agreeing that the land would be bound by the following obligations: 20% affordable housing (subject to phased or periodic viability review up to a maximum contribution of 38%), £500,000 highways improvements to Portley Corner and £85,278.13 for highways contributions in and around Telford Town Centre, Public Art contribution of a maximum of £50,000, £15,000 for monitoring and enforcement of conditions and obligations, £172,000 for NEAP, £502,984 for primary education provision and sums of monies (exact figures to be determined on receipt of detailed schemes) for environmental contributions for maintenance of open space and off-site receptor site works and maintenance of new LEAP facility (all financial contributions subject to indexation) and subject to the 35 conditions and 9 informatives as set out in the main report.

(b) W2010/0037 – Dawley Regeneration, Dawley, Telford, Shropshire

This was a full planning application by Telford & Wrekin Council for earthworks, drainage and infrastructure, as enabling works for the previous application, W2010/0036. The earthworks comprised the excavation of the spoil mounds and re-compacting to form a safe and stable development platform to facilitate future development and would include a cut and fill balance to minimise the requirement to dispose of materials off-site to landfill.

The Portley Corner mount was to be reduced in height by approximately 11m. and the Paddock Mount area was to be reduced in height by between 5.5 to 6m in height. The dip to the rear of the Lord Hill Public House was to be raised by approximately 2m, which would create a level development platform adjacent to Dawley High Street, with a gentle slope of 2m over approximately 80m. The area of land between Oxford Road and Langley fold to the east of Phase 1 currently had a natural dip and a slope from north to south. This was to have an infill of between 5 and 11m. which would result in a shallow slope rising from north with a development plateau and then a steeper slope with a level change of 13m over a length of 50m.

The proposal also included the creation of the 0.55km spine road which would be the principal route through the development connecting High Street and New Street with Oxford Road and would also be used for access during engineering works. A detailed planting schedule and habitat creation was also included in the proposal to be delivered following completion of the earthworks engineering.

Due to the nature of previous land uses of the site works were required to prepare the site before development could occur. This land reclamation included treatment of mineshafts, contaminated land and compaction to create suitably stable ground for future development. For the purposes of assessment against local plan policies, officers considered that, whilst the site was largely designated as Green Network, the long term benefit of these works in creating land which was ready for development purposes, were an exception on the basis of the associated environmental and community benefits.

The consultation responses and key issues and planning considerations relating to this application were as set out in (a) W2010/0036 above.

With regard to the dust issues, Members emphasised the importance of a Management Plan and the need for monitoring and adherence to the agreed working hours on the site.

RESOLVED - that with respect to planning application W2010/0037 full planning permission be granted subject to the conditions as set out in the report.

- (c) W2010/0056 – Greenhurst, 14 St. Luke's Road, Doseley, Telford, Shropshire

This application sought outline planning permission for the erection of three detached dwellings within the existing side garden land of Greenhurst. It was a resubmission of application W2007/1277, an extant outline planning permission with all matters except access reserved for a further application. Approval of the current application would enable the time limit for implementation of the scheme to be extended beyond November 2010. This application was a replacement of the extant W2007/1277 and included an indicative layout of the dwellings and garages and the position of a central vehicular access from St. Luke's Road to serve both the new development and

the existing property. Councillor C.P.R. Mollett had requested that the application be determined by the Plans Board.

In response to the 2007 application a Tree Preservation Order was made to protect a number of trees along the eastern boundary of the site. This application, although outline, indicated detached garages positioned well within the Root Protection Area (RPA) of these trees within the red edge of the site, and, therefore, the Arboricultural Officer required that there should be no soil level alterations, service installations, or material storage within the RPA.

One neighbour letter of objection had been received raising concerns that the proposal would adversely affect the character of the existing property and the area, lead to a loss of privacy, loss of wildlife, and damage to the root system of trees protected by TPO. In addition the vehicular access would mean the original boundary wall having to be removed and the additional traffic would be detrimental to highway safety.

The previous application was considered acceptable as the frontage development would be characteristic of the existing linear form of development so reinforcing the local distinctiveness, character and appearance of the area. The indicative layout demonstrated that three dwellings could be accommodated on the site without being detrimental to the protected trees. Furthermore, the site could be adequately drained with a suitable access whilst maintaining the character and appearance of the area.

The Highways Engineer had agreed the central position for the new access to serve the existing and proposed dwellings.

It was considered that the proposal accorded with the relevant national and local planning policies and the principle of residential development had been approved in 2007. The site was large enough to accommodate the properties and associated parking and amenity space and would not have a detrimental impact on adjoining residential amenities, highway safety or trees. Whilst the Arboricultural Officer had raised concerns, the layout was indicative and, therefore, this issue could be resolved at the reserved matters stage. The proposed residential development would be in keeping with the context of the area and of an appropriate scale and density.

Councillor C.P.R. Mollett, speaking on behalf of local residents, referred to the narrowness of St. Luke's Road and the dangers to road users, which would be exacerbated by this proposal. In addition, the density of the proposed development represented a substantial change to the extant planning permission. Three houses would be inserted on a single plot which, given the amount of development in Horsehay & Lightmoor, would not be to the benefit of local residents. Finally, he said that the character of the proposed development would be inconsistent with the existing properties.

Mrs. L. Butler (member of the public) restated the objections set out in the report and added that the existing boundary wall of Greenhurst was built of Broseley brick and should, therefore, be retained.

Mr. R. Field (the applicant) spoke in support of the proposal, in particular the extant planning permission for the site, which showed that the principle of development had already been accepted.

RESOLVED – that with respect to planning application W2010/0056 planning permission be granted subject to the conditions as set out in the report.

(d) W2010/0095 – 69 King Street, Wellington, Telford, Shropshire

The application sought planning permission for change of use from Public House (Use Class A4) to a Residential Institution (C3) with associated Café (A3) open to the public. There would be an integral kitchen, serving bar and seating area leading out on to the courtyard area to the rear. The residential institution would comprise 4no. en-suite bedrooms at ground and first floor level with communal kitchen and lounge facilities. This was an amendment to the previous planning permission (W2009/032) for change of use from Public House to Residential Institution. Councillor D.R. Chaplin, Ward Councillor had requested that the application be determined by the Plans Board.

Wellington Town Council had objected to the proposal on the basis that the property had no suitable parking facilities for delivery vehicles and clients of the proposed cafeteria. It considered that the historic use of the building as a public house had dwindled recently, in part because of the lack of client parking.

The change of use to residential accommodation would provide a 'stepping stone' from care provision to independent living with the applicants providing support from their property on the opposite side of King Street. The only change to the previous application was the incorporation of a café and alterations to the internal layout to accommodate the café facilities, along with the addition of external doors from King Street and the courtyard to the café area. The public house (A4 use class) could be converted to a café (A3) without the need for planning permission. The improved exterior of the building would have a positive impact on the character and appearance of the streetscene and the area and a potential improvement on residential amenity.

With regard to Wellington Town Council's concerns, the proposed use had to be considered in relation to the extant use of the building. Its previous use as a public house would have had delivery vehicles at the property and it was considered that the proposed café facilities would not exacerbate these and the Highways Engineer had raised no objections to the proposal. The scale of the business would be relatively modest forming a complementary function to the main use of the building as a residential institution and would provide the residents with the opportunity to utilise their cookery skills and interact with members of the public.

Whilst there was limited parking provision in the locality, the property was located within walking distance of the District Centre, public car parks, the railway and bus stations. Furthermore, the applicants hoped that much of the potential custom would be from students at New College together with residents

of nearby properties and, thus, it was not considered that the proposal would have an adverse impact on highway safety.

No hours of opening had been indicated on the application forms, therefore officers had suggested 8 a.m. to 6 p.m. with no restriction on days of the week, having regard to the previous use of the property as a public house.

Councillor D. Duce spoke on behalf of Wellington Town Council and reiterated its concerns, as set out in the report. Mr. P. McCarthy (applicant) addressed these concerns and explained that the community cafe would only be open at lunchtimes when there were not a lot of parked vehicles in the vicinity. The cafe would be low key with its main purpose being to provide employment and training opportunities rather than to make a profit. In addition, there would be no delivery vehicles as most of the provisions would be purchased by him and his wife. With regard to the loss of the Public House, he said that it had closed down due to the smoking ban and anti-social behaviour and local residents had signed a petition seeking its closure. In conclusion, he said that he saw his proposal as part of the regeneration of Wellington and would provide a useful social outcomes for vulnerable people.

Members welcomed the proposal, which was an innovative use of a redundant public house.

RESOLVED – that with regard to planning application W2010/0095 planning permission be granted subject to the conditions as set out in the report.

(e) W2010/0097 – 27-31 High Street, Wellington, Telford, Shropshire

This was an application to renew extant planning permission W2007/0536 which was a full application for the demolition of vacant shops, conversion of one building and erection of new buildings to create 12 residential units, including 4no. 1-bed units, 7no. 2-bed units and 1no. 3-bed unit. The proposal also included the provision of 12 parking spaces, cycle store and bin storage.

The scheme would retain no. 27, which was a three-storey building, whilst demolishing nos. 29 and 31, which were two storey buildings and would be replaced by three storey buildings on the same footprint. The design of this front extension continued the rhythm and proportions of the adjacent Locally Listed Building and was proportionate to the building, adjacent buildings and the surrounding character of the area.

The proposal also sought to construct a two-storey rear extension along the eastern boundary of the site. Following previous negotiations regarding the design of the block, the proposal now incorporated many of the features and proportions of the front block, to create a building which included many traditional features associated with Shropshire vernacular. It was, therefore, considered by officers that the design of the proposed scheme reinforced local distinctiveness and complied with Policies, UD2 and H6 of the Local Plan and CS15 of the Core Strategy.

The design of the rear extension would be blind backed development with no windows in close proximity to the flue of the adjacent hot food takeaway and no adverse issues of odour should affect future occupier's amenities. The scheme would also create small individual private gardens or balconies, which would provide more usable space and an acceptable level of amenity for future occupiers. As the site was adjoined by non-residential units to the north and west, there were no issues of overlooking or loss of privacy from windows or balconies.

The proposal would provide 2 on-site car parking spaces and, given the proximity of the site to the district centre, bus and train stations, and the ability for visitor parking on street, it was considered that the parking was acceptable and complied with Policy H6 of the Wrekin Local Plan.

Wellington Town Council had no objection subject to the provision of lay-by parking along the frontage by reducing the footpath width and the Council's Outdoor Recreational Officer had no objections subject to a suitable contribution for off-site recreational facilities.

The update report tabled at the meeting set out an amended recommendation to clarify the S106 Agreement.

Councillor H. Rhodes requested information as to which off-site recreational facilities would benefit from the S106 contribution and the Planning Officer explained that it would those situated in Victoria Road. Members welcomed the application as part of the regeneration of Wellington.

RESOLVED – that with regard to planning application W2010/0097 the Head of Planning & Transport be authorised to grant full planning permission subject to the applicant entering into a Section 106 Agreement to provide financial contributions of £500 per dwelling (for 2+ bed units) towards the provision of off-site recreational facilities and subject to the 12 conditions and 5 informatives detailed in the main report.

(f) W2010/0120 – Land north of Brookside Primary School, Beaconsfield, Brookside, Telford, Shropshire

This was an application by Telford & Wrekin Council for residential development with all matters reserved for later consideration. A zoning plan had been submitted which identified the maximum area for built development and that for access, parking and gardens. This plan showed an indicative layout with 8 properties with a mix of scale, size and style. There was a mix of parking arrangements demonstrated with on plot parking, garaging and a parking court adjacent to properties, providing at least 24 car parking spaces, which could be accommodated on this scale of development. The proposal was the first phase of a joint venture between the Council and the Homes & Communities Agency to bring forward sites for 100% affordable housing to meet local housing needs.

Brookside & Stirchley Parish Council had objected to the application, stating that the proposal was inappropriate for the area in terms of over-development, poor existing road infrastructure, parking pressures, road safety issues, restricted access for emergency vehicles, loss of open space and visual amenity. The Parish Council appreciated the need for housing but believed efforts should be directed towards the re-use of existing vacant properties. In addition, 22 letters of objection and a petition of 147 signatures had been submitted, as summarised in the report.

The site was designated as 'white' land within the Wrekin Local Plan, where development was permitted in principle. Policy H6 related to residential development within the built up area, which was to be supported if issues of access, parking, drainage, land contamination and stability, impact on adjacent properties, and design could be adequately addressed. Each of these issues was considered in the report to determine if the principle of residential development was acceptable.

With regard to Highways, the site currently included a car park with 9 spaces for the school and residents, which was well used especially for peak school periods. The Council's Highways Engineer had raised concerns that loss of this parking would have a detrimental impact on highway safety at peak school periods due to increased on-street parking. However, if the consent was restricted with a condition to ensure that at least 9 spaces were retained in any proposed layout, this would be sufficient to overcome these concerns. The master plan submitted with the proposal demonstrated that an acceptable layout of development could be accommodated on the site with adequate levels of parking provision and retention of the 9 existing spaces. Officers, therefore, recommended a condition for provision of at least 9 visitor spaces over and above the provision for new dwellings.

The site was an area of open space for informal play as well as car parking and objections had been raised over loss of play space. However, the play space, including MUGA, Skate Park, and playground adjacent to the school, was within the Green Network and this afforded sufficient protection to ensure that there was adequate long term play provision without the retention of this site.

The masterplan indicated that all of the trees on site would be removed. This was a matter of concern and a replacement planting scheme, to be secured by condition, would ensure that there was no long term adverse impact on ecology, and would soften the visual appearance of the site. The development, therefore, accorded with Policy CS11 of the Core Strategy and Policy OL11 of the Wrekin Local Plan

The masterplan indicated two development zones on the east and west of the site which would continue the building lines of the development of the surrounding area. The main difference from the surrounding Radburn estate was that this development had principal elevations facing out on to the road and footpaths to give natural surveillance of public spaces, rather than private spaces. Rear gardens could be located back to back to give clearly defined private spaces. This configuration would allow for a wide variety of affordable

housing types, of a scale which respected the character and appearance of the surrounding area. The location of the development zones would ensure that there was sufficient separation from existing and proposed dwellings to preserve residential amenities. The proposal accorded with Policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

The Council, as land owner, could not enter into a Section 106 Agreement with itself with regard to the planning obligations created by this development. Therefore, the provision of 100% affordable dwellings would be secured through a memorandum of intention. However, the sale of the land would require the new owners to enter into a Section 106 agreement. In addition to the affordable housing, there was to be a financial contribution of £600 per dwelling for maintenance and improvement of local leisure facilities and £1000 per dwelling contributions for local primary school education.

Gillian Bailey, Deputy Clerk of Stirchley & Brookside Parish Council reiterated the concerns summarised in the report. She requested that stringent controls be placed on the permitted hours of work and the delivery and heavy plant vehicles.

Mr. S. Parr (member of the public) said that not all the residents of Brookside had been informed of the process required to speak at Plans Board meetings and asked that determination of the item be deferred to allow all residents to attend. The Chairman responded that only one member of the public who objected to the proposal would have been allowed to speak on behalf of all the objectors. The Head of Planning & Transport said that the appropriate procedures had been followed but that these would be waived in this one instance to allow Mr. Parr to speak. At this point it was proposed by Councillor H. Rhodes and seconded by Councillor M.J. Smith that determination of the application be deferred. The subsequent vote was tied and the Chairman exercised his casting vote to reject the motion. The Council's Solicitor advised the Board that they could reconsider this decision once they had heard all the presentations.

Mr. Parr said that this was the last remaining green space in Brookside, and one that was adjacent to Brookside Primary School. He referred to the potential for anti-social behaviour from the proposed alley ways, the inadequate parking facilities, and the increase in housing density.

Mr. A.R.H. England requested that he be allowed to speak, as he had sent in an e-mail to that effect. The Chairman agreed to exercise his discretion and allow him to speak. Mr. England said that the principle of high density development, which had been current when Brookside was first developed, was no longer considered appropriate. Therefore, further high density development should not be approved and would not assist the regeneration of the area. There was a need for greater areas of open space to improve the quality of life of the local residents.

James Dunn, Surveyor for Telford & Wrekin Council, concluded the public speaking. He noted the concerns that had been raised regarding the anticipated

loss of car parking spaces but asked the Board to note that the masterplan submitted in support of the application showed a total of 22 spaces, 13 of which would be allocated to the proposed dwellings with the other 9 being available for public use, as was the current provision. In addition, to offset the loss of the green space, a contribution of £4,500 was sought to improve the NEAPs in the immediate vicinity. Finally, in response to the concerns raised regarding the proximity of the development site to the Primary School, the developers would be obliged to comply with all the relevant safety laws and regulations and the Council, as applicant, would accept restrictions on the hours of working. In conclusion, he said that the application would meet a much needed demand for affordable housing.

The Planning Officer added that the design of the proposal would provide improved surveillance and so reduce both actual and perceived opportunities for crime. Appropriate conditions relating to the hours of operation and management of the site could be added to the planning permission, if approved, to meet the objections put forward by the Parish Council.

Councillor H. Rhodes moved, seconded by Councillor G.M. Green that a site visit be made before the application was determined and this was unanimously agreed by the Board.

RESOLVED – that determination of planning application W2010/0120 be deferred to allow the members of the Plans Board to make a site visit prior to the next meeting of the 14th July, 2010.

(g) W2010/0129 – 234 The Tuckies, Jackfield, Telford, Shropshire

The application sought full planning permission for the erection of a detached house with a detached garage/studio and vehicular access on land adjacent to the above property on the site of the former Duke of Wellington Public House. The site was located within the Severn Gorge Conservation Area, Ironbridge Gorge World Heritage Site, and designated within the Green Network in the Wrekin Local Plan. The site, which was substantial, and had been cleared and the cellar of the former Public House uncovered and excavated; this would be retained and utilised as part of the proposal.

The Council's Highways Engineer had no objection in principle to the proposal subject to appropriate conditions. The Geotechnical Engineer's comments had been received and the update report tabled at the meeting listed the recommended conditions/informatives. In addition, the update report confirmed that the Ward Councillor, Councillor Louise Lomax, was supportive of development on this site.

Planning application W2008/0867 was refused on four grounds, as set out in the report. Subsequent discussions had taken place with the applicant to resolve these issues and further consideration had been given to the constraint created by the existing cellar structure which to some degree had limited the form of the footprint available

The design of the proposed building had been revised taking into account the previous objections regarding scale, massing, proportions and detailing. Whilst the building was still rather elongated due to the presence of the existing cellar and appeared prominent adjacent to the existing cottages due to its elevated position; the amended proposal had addressed the majority of the planning and conservation concerns and outstanding issues could be resolved by conditions.

With regard to the issue of the substandard visibility of the vehicular access, this had been resolved by repositioning the drive access following advice from the Highways Engineer to ensure the provision of the required visibility splays and other highways issues could be controlled by the imposition of conditions.

The additional information that had been provided with regard to flood risk was also considered to be sufficient and the outstanding drainage requirements could be dealt with by condition.

The Council's Geotechnical Engineer emphasised that the site lay generally within an area where land stability issues had arisen and which would need to be addressed through the imposition of additional conditions and informatives. It was considered that the submitted scheme had overcome the previous reasons for refusal and accorded with the relevant national and local planning policies. The proposed dwelling was considered acceptable in terms of the scale, design and form and would be in keeping with the context of the area and preserve the character and appearance of the Severn Gorge Conservation Area and the Ironbridge Gorge World Heritage Site. It had been demonstrated that the dwelling could be accommodated on the site, which could be adequately accessed with parking provision and private amenity space. In order to ensure proper control over the scale and design of the development and use of the garage/studio, restrictive conditions were proposed.

Mr. A. Williams (Agent for the Applicant) spoke in support of the application and referred to the discussions with the Planning Officers which had resulted in the previous reasons for refusal being overcome.

RESOLVED – that with regard to planning application W2010/0129 the Head of Planning & Transport be authorised to issue planning permission subject to the conditions as set out in the report and to the imposition of additional conditions and informatives on matters raised in the update report.

(h) W2010/0174 – Sutton Hill Centre, Sutton Hill, Telford, Shropshire

The proposal by Telford & Wrekin Council sought approval for the demolition of 19 residential dwellings and 26 garages to allow for the realignment of three access routes to create a linked highway network with a central square together with the relocation of some parking provision. In addition it was proposed to erect a supermarket with four residential units over, and a single storey adjoining hot food takeaway. The location of the new units would be on the site of the former Red Admiral public house. The proposal was a first phase application part of a regeneration plan for Sutton Hill, as part of a wider initiative

and partnership between Telford & Wrekin Council, the Homes and Community Agency, and Advantage West Midlands.

Other than the residential units over the shop, no replacement residential units were planned at this stage but it was intended that the layout created by this proposal would create development blocks for future residential development when the next phase came forward once the housing market had picked up. The sites of demolished properties would be cleared, seeded and fenced until future re-development took place. The report set out the consultation responses received.

Local centres provided a pivotal role in the creation of sustainable communities and the proposed construction of two new retail units, whilst being a reduction in the overall number and size of existing facilities, would continue to support the local community. One unit would combine the supermarket and post office with the separate hot food takeaway in the adjacent shop. Although the units would be smaller than the existing provision, the present space was under utilised and there was one vacant unit. The existing units would be retained and occupied during the construction phase to ensure continuity of services and business would be relocated on completion of the new premises.

The design of the new retail building was contemporary to reflect the modern nature of the surrounding development but was of a simple design and would be a focal point within the centre. The first floor would accommodate four self-contained residential units with a clear distinction between the retail element and residential above through the use of public art and window design. The scale and massing of the building was appropriate for this location and the design reinforced the local distinctiveness of the area. The modern design of the whole was further accentuated by use of “interesting” colour, graffiti panels and contemporary fencing design, helping to provide an ‘urban splash’ and interest. Accordingly, the development complied with Policies CS15 of the LDF and UD2 of the Wrekin Local Plan.

The report detailed the proposed highway and parking changes. The Council’s Highways Engineer was satisfied that the details provided were acceptable subject to issues of visibility and detailed design being dealt with through planning conditions.

The proposal would result in the loss of residential properties, which would usually be resisted where no replacements were proposed. However, in this case the majority of the properties were vacant and residents had been relocated into existing housing stock. The demolition was required to facilitate the realignment of the roads to incorporate natural safety features to reduce traffic speeds. In addition, the demolition and redevelopment of car parking provision would allow for future development of the site, for residential properties, in the later phase of regeneration in Sutton Hill. It was, therefore, considered that the short term loss of accommodation was for a wider community benefit and that the development plots created could, once developed, provide for more than adequate numbers of replacement dwellings. Where only part of a terraced row or garage block would be demolished, the

works would include re-facing exposed party walls to ensure that the character and appearance of the new wall was in keeping with the rest of the dwelling or garage. The vacant land created by the demolition of properties and garages which was not to be used for the new highway would be cleared, grassed over and then secured with fencing. The fencing would be 1.8 m in height and of a mesh design to allow visibility through the site whilst creating a secure space.

The new retail/residential development would front onto the existing open space, which was to be refurbished to create a link between the new and existing developments to create a heart to the local centre and reinforce the use of space. A number of attractive semi-mature trees along Stonegate were to be removed to allow for the realignment of the new road and a replacement landscaping scheme was proposed to ensure that visual amenities of the area were retained through appropriate conditions as recommended by the Council's Arboricultural officer.

RESOLVED – that with regard to planning application W2010/0174 planning permission be granted subject to the conditions as set out in the report.

PB-12 SITE VISIT

RESOLVED – that with respect to planning application W2010/0120 a site visit be made at 4.30 p.m. on Wednesday, 14th July, 2010.

The meeting ended at 7.40 p.m.

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD

14TH JULY 2010

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W2009/1078 The Stables Flat, Greenacre Farm, 13, Crudgington Green,
Crudgington, Shropshire.

Erection of detached double garage and new vehicle access

APPLICANT

Mr Ian Craddock

RECEIVED

21/12/2009

PARISH

Waters Upton

WARD

CASE OFFICER

Anna Robinson

THIS APPLICATION WAS DEFERRED AT 31ST MARCH 2010 PLANS BOARD TO ENABLE OFFICERS TO ESTABLISH THE DESIGNATION OF THE LAND.

The application was prepared for an earlier Plans Board meeting (31st March) however it was brought to officers' attention that the siting of the proposed garage would not be fully within the domestic curtilage of the property, as indicated on planning permission W2007/0506. Consequently officers requested that the Applicant submit a further application for the change of use of agricultural land to residential, in order to accommodate the proposed garage subject of this application.

An associated application has been submitted (ref: TWC/2010/0279 'Change of use of part of agricultural land to residential use') and officers advise the two applications should be considered together.

Given that the only issue to resolve was the designation of the land and a planning application has been submitted to address this element, officers consider the proposed garage is acceptable.

The original report is attached below. The planning considerations and recommendation for approval remain unchanged. The conditions have been amended with the addition of a condition to restrict the use of the garage to parking and storage for The Stable Block, but not to be a separate unit of accommodation.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Time limit
- 2) Samples of materials
- 3) Development in accordance with plans
- 4) Highways conditions
- 5) Garage use only and not to be separate unit of accommodation

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 Crudgington Green and the locality.

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, granted;
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 the 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:

- 1) Time limit
- 2) Samples of materials
- 3) Development in accordance with plans
- 4) 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.

W2010/0201 Plot 14, Park Court, Hadley, Telford, Shropshire.
Reduction of Crown by 30% to 1no. Ash tree

APPLICANT

Lioncourt Homes

RECEIVED

08/03/2010

PARISH

Hadley and Leegomery

WARD

CASE OFFICER

Andrew Mackriell

HADLEY AND LEEGOMERY PARISH COUNCIL HAVE REQUESTED THAT
THIS APPLICATION BE DETERMINED BY PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Effect of tree works on the appearance of the tree and its
amenity

THE PROPOSALS:

This is a Tree Preservation Order application for works to a large Ash tree situated on the Park Court residential development site currently nearing completion off Hadley Park Road. The applicants are concerned that as the Ash tree continues to grow its future health could be put at risk, due to its proximity to the dwelling at Plot 14, and therefore seek approval for works to the tree in order to secure the future of the tree and the amenity it provides.

SITE AND SURROUNDING AREA:

The Ash tree which is the subject of the application is situated in the rear garden of a detached two-storey dwelling, which is almost complete, but currently unoccupied. The rear garden is relatively small and is dominated by the large and imposing Ash, which is situated in the rear corner of the garden. The main stem of the Ash tree is covered with ivy and currently the leaf canopy extends over most of the rear garden.

To the rear of this housing development and immediately adjoining the rear garden to Plot 14 is a verdant backdrop of woodland with a variety of mature trees.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 'saved' Policy OL11 Woodland and Trees.

CONSULTATION RESPONSES:

Hadley & Leegomery Parish Council have objected to the proposed tree works on the grounds that the proposed significant reduction works cannot be justified. The Parish Council believes that this matter should have been considered at the design stage of the development and if necessary the layout of the site adjusted to ensure that the mature tree can remain undisturbed. If it was considered acceptable to grant permission for the development in the knowledge that the tree was present the developer should accept that it must remain undisturbed.

The Council's Arboricultural Officer has inspected the tree and has agreed that a maximum crown reduction of 25% would be acceptable. The tree has two limbs that are over extended and growing towards the new dwelling, and the Arboricultural Officer agrees that these limbs can be removed to growth points to 50% of the overall length of the limb. He also recommends that the ivy growing on the tree is removed.

PLANNING CONSIDERATIONS:

No part of the tree is currently touching the dwelling, however the Council's Arboricultural Officer refers to the two over extended limbs which could be reduced in order to prevent conflict with the dwelling.

The Council's Arboricultural Officer agrees that crown reduction of 25% can be carried out to the Ash tree, which is less than the 30% originally proposed. The applicants have expressed their desire to see the tree retained.

Therefore, taking this recommendation into account it is considered appropriate to approve the proposals.

RECOMMENDATION: GRANT TREE PRESERVATION ORDER CONSENT for a reduced amount of crown reduction to the Ash tree (25%) subject to the following conditions:

1. The nature and extent of tree works to be agreed on site with the Council's Tree Officer
2. Tree works shall be carried out by professional arboricultural contractor in accordance with BS 3998: 1989

TWC/2010/0089 Highfield House, 47 Wrekin Road, Wellington, Telford, Shropshire, TF1 1RN

Partial demolition of existing building and change of use to form 4no residential units and erection of 9no new residential units with associated landscaping and associated infrastructure

APPLICANT

Mr Alan Fox

RECEIVED

06/04/2010

PARISH

Wellington

WARD

Ercall

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Scale and Design, Character and Appearance, Impact on Neighbouring Amenity, Impact on TPO trees, Impact on Green Network

THE PROPOSAL:

The application seeks planning permission for the partial demolition of the existing building, Highfield House (modern flat-roofed extensions) and change of use to form 4no. residential units and erection of 9no. new residential units within the grounds of the building with associated landscaping and infrastructure.

The proposal is intended to provide a number of benefits in redeveloping the site with a variety of housing types and sizes and providing a viable use for Highfield House whilst removing the unsympathetic modern additions. Furthermore, the Council as Applicant is seeking to release this site for residential development to enable wider improvements to the Civic Centre within Wellington District Centre, providing better community facilities (planning permission granted, ref: W2009/0505 and W2009/0515). The Council is seeking to release the necessary funds through the rationalisation and disposal of some of its land assets, such as the site, subject of this application.

THE SITE AND SURROUNDINGS:

The application site comprises a large detached building which is not listed or locally listed, but is a period building. There is currently an inappropriate two-storey flat-roofed front extension, car parking and large grounds to rear. An existing relatively narrow vehicular access serves Highfield House from Wrekin Road. Part of the site is designated as Green Network and there are established trees protected by group Tree Preservation Orders located along the eastern boundary, to the west, adjacent to the site entrance and on the northern boundary in the adjacent garden of No.43 Wrekin Road. The property was formerly a Children's Home and currently operates as offices.

The site is located in a mixed residential area and is situated in a highly accessible location close to Wellington District Centre, services and facilities. A Definitive Right of Way runs along the eastern boundary of the site, with

further residential development beyond. Allotments are located to the southern boundary

CONSULTATION RESPONSES:

Wellington Town Council has raised no objection to the proposal provided the maximum number of existing trees remains in the new development.

The Council's Highways Engineer has no objection in principle; however he is concerned that the proposed layout would not meet the Authority's adoptable standards if the road is to be put forward for adoption; furthermore details are required showing that a waste collection vehicle can satisfactorily manoeuvre within the site to demonstrate the layout is workable. Conditions are recommended for access, parking, loading, unloading and turning of vehicles has been provided, properly laid out, hard surfaced and drained prior to occupation, and thereafter maintained.

The Drainage Engineer raises no objections to the proposal subject to conditions: The site should be considered Brownfield and therefore the surface water discharging from the development should be restricted to the existing runoff rate in line with the requirements of PPS25 Appendix F10. In addition there should be a minimum reduction in the surface water runoff rate by 30%. Details on how this will be achieved should be submitted to and agreed in writing by the Local Planning Authority and the agreed recommendations shall be implemented in full prior to the first occupation.

The Arboricultural Officer advises that any tree works to facilitate development should be carried out to British Standard 3998, and care must be taken to prune the trees at the correct time of year. The officer raises concerns that little consideration has been given to the future growth of the trees, and the shading affects they will have on the properties. All boundary treatments shall be dug and installed by hand where they are within the Root Protection Area (RPA) of the trees. All replacement trees shall be identified and the species and size selection agreed. Planting should include 'standard' trees. Given the proximity to the site boundary wall he recommends the installation of root barriers and tree pit detailing is also requested. Both plots 9 and 13 the extraction of the shrub beds must be undertaken by hand in order that fibrous and anchor roots are retained and protected where apparent. The officer presumes that all the services to the properties will be positioned within the main road into the development, but this requires agreement prior to works commencing. Service runs were requested but have yet to be received; furthermore the officer queries whether any consideration has been given to satellite dishes as there could be issues given the heavy density of trees and their canopies within the red edge of the site; and he requires clarification whether the smaller understorey trees that are either dead or in decline within tree protection area of trees 206 to 210 are to be removed.

The Environmental Planner recommends Informatives: As many of the existing trees and shrubs as possible should be retained, particularly the more mature trees along the site boundaries. Tree and shrub removal should take place 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. Nesting birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Replacement planting of native, locally provident species should take place. There is potential for slow worms to be present on the site. This species is protected from killing and injury under the Wildlife and Countryside Act 1981 (as amended). Contractors should be made aware of the potential presence of protected species, and should be vigilant when carrying out works. Care must be taken when removing roof tiles, clearing vegetation and digging. If any protected species are encountered during works, the development must be halted and a licensed ecologist and Natural England (01743 282000) contacted for advice. To avoid causing harm to wildlife, any trenches left overnight should contain a ramp, so any animals that fall in can climb out.

The Parks and Open Space Department advise it is essential that all new developments make full provision for the infrastructure/amenities and services which they create. New residents to the area will increase demand upon the existing recreational resource. The development may contain a number of properties which will contribute to the need of recreational facilities for the area. There are some nearby recreational facilities in need of upgrading for children in order to maximise the capacity and meet the need arising out of this development. In accordance with Wrekin Local Plan Policies LR4 and LR6, for 2 or more bedroom properties a contribution should be provided towards the upgrading of the nearest community use recreation facilities (which would serve the development area). An appropriate sum would be £600 per property (total £6,600) and should be provided prior to commencement of development.

The School Organisation Officer has requested that a contribution of £21,254 towards primary school facilities is provided.

Shropshire Fire Service advises informative regarding adequate access for emergency vehicles and sufficient water supplies to be identified.

Three neighbour letters of objection have been received on the following grounds:

- Lack of consultation with local residents despite application forms stating neighbour and community consultation had been undertaken
- Access road too narrow for volume of traffic
- Noise, nuisance and disturbance from development and subsequent occupancy
- Overdevelopment of site
- Devalue property
- Loss of privacy
- Site access and hours of working
- Future maintenance of trees in private gardens
- Need for continued protection of trees

PLANNING HISTORY:

W94/0440 Change of Use from Children's Home to Family Resource Centre with Enlarging of Existing Car Park, Granted

Pre-application discussions regarding the proposed development

POLICY CONTEXT:

National Planning Policy:

PPS1 Delivering Sustainable Development

PPS3 Planning and Housing

Core Strategy:

CS1 Homes

CS5 District and Local Centres

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H6 Windfall Sites in Telford & Newport

OL3 Green Network

OL4 Development in the Green Network

OL5 Extensions and redevelopment in the Green Network

OL11 Woodland and Trees

PLANNING CONSIDERATIONS:

National Planning Policy Statement 1 (PPS1) asserts that development must be of a high quality design, reflecting the context of the area and enhancing the character and quality of the locality. PPS3 reflects policy in PPS1, referring to the requirement that development should be of good design and appropriate in its context, enhancing the distinctive character. It should be well integrated and complementary to neighbouring buildings and the locality with regard to scale, density, layout and access. PPS3 has been updated in June 2010 whereby private residential gardens no longer constitute previously developed/ brownfield land, and the minimum density of 30 dwellings per hectare is deleted. The reclassification of garden land will enable Councils to protect gardens from inappropriate development by rejecting planning applications for development that is objected to by the local community and spoils the character of neighbourhoods.

In terms of local planning policy, Core Strategy policy CS5 outlines that new housing development will be focussed on Wellington, along with 5 other District Centres and in locations that are highly accessible to these centres. 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 of the Wrekin Local Plan 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, density, orientation, layout, proportions, materials and access etc.

Policy H6 states that housing development within the built up area is permitted if it complies with certain criteria relating to parking, access, drainage, ground issues, impact on adjacent use and high quality design

Policies OL3, OL4 and OL5 state that the Council must protect the Green Network and that unless there are exceptional circumstances; the development contributes or is complimentary to the aims of the Green Network; or the development would provide environmental or community benefits, there is a general presumption against development.

Redevelopment of sites within this designation will be permitted providing they do not significantly affect the function of the Green Network, provide other environmental benefits such as landscaping and sites of ecological, geological or archaeological value are not adversely affected. Policy OL11 states the Council will seek to retain and enhance the contribution that trees and woodland make to the landscape character of the area by resisting proposals that would result in their loss.

The proposal comprises full planning permission for the conversion of Highfield House to 4no. flats (2no. 2 bed units and 2no. 1 bed units). In addition the proposal seeks to demolish the existing modern two storey flat-roofed extension which is of a scale, form and design which does not enhance or relate to the main building. Within the grounds of the building, there would be an additional 9no. dwellings – a row of 3no. 3 storey terraced properties, 1 pair of 3 storey 3 bed semi-detached dwellings and 4no. detached properties. There are 2no. 2 storey 3 bed detached properties, 1no. 3 storey 4 bed dwelling and 1no. 3 storey 5 property.

The existing vehicular access is to be retained with parking provision for the properties consisting of integral garaging and communal parking area with 12 spaces at the front of Highfield House to serve the flats and terraced properties (plots 2 – 8). A further 3 spaces are located in the central area of open space to the north of Plot 4. The protected trees are to be retained and the position of the dwellings and garaging has been dictated by the positions of the trees to ensure that the amenity value the trees provide to the area is maintained. An area of communal space and trees will be retained to the east of Highfield House and adjacent to the access road at the entrance of the site. The trees along the eastern boundary of the site, adjacent to the footpath will be located at the rear of gardens in plots 9 to 12.

Initial pre-application discussions with officers ensured the retention of the main building, which is of some architectural and historic merit despite not being listed or locally listed. It is considered that the removal of the unsympathetic extension will enhance the existing building.

The principle of residential development has been accepted in pre-application discussions, although there must be regard to the amendments made to PPS3 in relation to both the change in designation of garden land and the density of dwellings on the site. Whilst this development does not meet the principles of the Green Network policies in the sense that the site is being developed for market housing; substantial areas of green open space and the

majority of trees are to be retained within the site, and there will be community benefits in the wider area, through the funds from the release of the site enabling the redevelopment of the Civic Centre in Wellington. Conditions would be applied to ensure the development does not lead to damage or loss of trees or loss of the areas of open space. Moreover removal of permitted development rights will ensure no extensions or outbuildings are located within the RPA of the trees.

Neighbour objections have been received with particular concerns relating to the scale of development, access arrangements and volume of traffic, privacy issues and retention of the trees. Officers have raised some concerns that plots 1 to 4 appear a little cramped at the south of the site, although it is considered that all properties would have sufficient amenity space and parking provision, and drainage can be conditioned. Plots 1 – 4 would overlook the allotments to the south. With regard to highways issues, the Highways Engineer has raised no objection regarding the volume of traffic using the access. Given the current office use that the building has and large car parking area, it is unlikely that the residential development will have a significant impact on this. The other highways matters can be resolved by condition. The concerns regarding loss of privacy and overlooking of existing properties are noted; however the 3 storey properties are designed so dormers are located on the front elevations facing into the site and only rooflights are located on the rear roof planes. Furthermore there is sufficient separation distance of 14 metres between the rear of the new dwellings and adjacent rear gardens, with the public footpath separating the properties in Rose Crescent. The distance from rear elevation of plot 13 to side gable of No.43 Wrekin Road is approximately 7 metres; however landscaping is proposed, and there would only be oblique views of the private amenity space of No.43. The retention of trees will help to maintain privacy.

The application site is a self-contained site and is located in a mixed residential area therefore the layout, scale and design of the new properties is considered to be acceptable and materials can be conditioned to ensure the buildings are in keeping with Highfield House and the setting of the area. In conclusion, the principle of residential development on this site is considered acceptable given its sustainable location close to services and facilities in Wellington District Centre and that it will enable funding to be released to provide improved community facilities in Wellington. The layout of the site and the scale and design of the new dwellings along with the conversion of Highfield House, following removal of the extensions to Highfield House, and associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. It is considered that the proposal will not have a detrimental impact on the residential amenities of adjoining properties or on highway safety. Furthermore the existing protected trees and majority of open space will be maintained which will preserve the character of the area and meet the aims of the Green Network.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to written confirmation from Property and Design to provide financial contributions of

£21,254 towards primary school facilities and £6,600 towards upgrading of community use recreation facilities and the following conditions:

- 1) Standard time limit
- 2) Samples of materials
- 3) Sample panel of brick
- 4) Sections of external joinery
- 5) Details of landscaping
- 6) Highways conditions
- 7) Drainage conditions
- 8) Arboricultural conditions
- 9) Development in accordance with plans
- 10) Removal of permitted development rights
- 11) No conversion of garages
- 12) Hours of operation

Informatives:

- 1) Conditions
- 2) Reason for Grant
- 3) Ecology
- 4) Highways

REASON FOR APPROVAL:

The principle of residential development is considered acceptable and will enable community facilities to be provided in Wellington District Centre. The site is in a sustainable location, close to services and facilities in Wellington District Centre. The layout of the site and the scale and design of the 9 new dwellings and conversion of Highfield House with associated parking, amenity space and landscaping is considered acceptable and in keeping with the context of existing surrounding residential development. The removal of the extensions to Highfield House will preserve and enhance the building. The proposal will not have a detrimental impact on the residential amenities of adjoining properties, highway safety, TPO trees nor the aims of the Green Network.

TWC/2010/0090 7 Hartshill Avenue, Oakengates, Telford, Shropshire, TF2 6AR
Demolition of existing garage and erection of a new dwelling with associated
vehicular access (outline)

APPLICANT

Ms Diana Lowe

RECEIVED

24/03/2010

PARISH

Oakengates

WARD

Ketley and Oakengates

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Principle of development, impact on character and appearance of area, impact on neighbouring properties and highways implications.

THE SITE AND PROPOSAL:

Outline planning permission is sought for the erection of a single dwelling on land adjacent 7 Hartshill Avenue with all matters reserved for consideration at a later date.

Number 7 Hartshill Avenue is privately owned however, the garage on the application site and the land immediately in front of the garage are owned by T&W Council. The garage is currently vacant and in a dilapidated state of repair.

The site is located in a predominantly residential area comprising mature semi-detached dwellings. There is a vehicular access to the right (north) of the site with an Electric Sub Station beyond. The vehicular access leads to two recently constructed detached dwellings.

CONSULTATION RESPONSES:

Oakengates Town Council supports the proposal and has no objections.

Severn Trent Water has no objections subject to conditions.

The Council's Drainage Engineer has no objections subject to a condition relating to both surface water and foul drainage arrangements.

The Council's Geotechnical Engineer has no objections subject to a condition relating to shallow mining. Informatives relating to stability and contaminated land are also suggested.

The Council's Contaminated Land Officer (Environmental Health) has no objections in principle.

The Council's Highway Engineer has no objections in principle subject to the provision of two off street parking spaces.

The Council's Ecologist no objections in principle, however, has requested an informative in relation to Protected Species.

Following the notification of 13 surrounding properties and the display of site notice, no comments or objections have been received.

PLANNING POLICY CONTEXT:

The following policies are considered relevant:

Wrekin Local Plan 'saved policies':

H6 Windfall Sites in Telford and Newport

UD2 Design criteria

EH2 Drainage

EH14 Land Stability

Core Strategy Policy:

CS1 Homes

CS5 District and Local Centres in Telford

CS15 Urban Design

CS12 Natural Environment

National guidance:

PPS1 Delivering Sustainable Development,

PPS3 Housing

PPS9 Biodiversity and Geological Conservation.

PLANNING CONSIDERATIONS:

The site is designated as 'whiteland' on the Wrekin Local Plan (WLP) proposals map; subsequently the site can be considered for residential development in accordance with policy H6 of the WLP.

Policy H6 states that housing development will be permitted on land under 0.4 hectare that is within the Telford built up area when the site can be adequately accessed and parking provided, when the site can be adequately drained, when the Council is satisfied that, where there are land stability and contamination issues, the developer has taken adequate remedial action, where the proposal does not have an adverse impact on the local environment, especially in its relationship with adjacent land uses and where the proposal shows a high quality of design. In addition, policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context.

Policy CS1 states that housing development will seek to provide every household in the Borough with an affordable, decent and appropriate home. With policy CS5 requiring all new residential development to be situated in highly accessible locations, creating vibrant, safe and attractive places, with designs which respect and respond to the locality.

Moreover, policy CS12 refers to the protection of the Borough's natural environmental and policy CS15, amongst other issues, states that

development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. PPS1 and PPG3 also guide Lap's to avoid the inefficient use of land through promoting higher density development whilst being mindful of the wider context.

The demolition of the garage does not require planning permission; nevertheless the LPA has no objection to its removal.

The application has all matters reserved; however, the proposed layout drawing indicates a rectangular footprint which respects the size and the building line of the neighbouring dwellings.

It is considered that a single unit could be accommodated on the site adversely affecting the existing visual amenity, and adequate private amenity space and car parking could be provided for both the existing and proposed dwelling. Furthermore, the reserved matters application will deal with the design of the dwelling to ensure that it is appropriate in context.

Given the separation distances of the existing dwellings, and the indicative layout of the proposed dwelling, it is considered that there would be no adverse impact upon the residential amenity.

PPS9 sets out the Government's vision for conserving and enhancing biological diversity in England. It includes the broad aim that planning, construction, development and regeneration should have minimal impacts on biodiversity and enhance it wherever possible. It notes that the re-use of previously developed land for new development makes a major contribution to sustainable development by reducing the amount of countryside and undeveloped land that needs to be used.

All comments received from statutory and non statutory consultees are noted and are in support of the application and the suggested conditions and informatives will be imposed.

The principle of development on the site is considered appropriate and there will be no adverse impact upon residential amenity or within the locality. Furthermore, sufficient private amenity space and off street parking for can be provided within the site and the adjacent property.

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

1. A01– Standard Outline
2. A02 – Submission of reserved matters
3. B01 – General details required
4. B09 – Samples of materials
5. B14 – Landscaping scheme

6. B23 – Parking, loading and storage
7. B25 – Shallow mineworking
8. B33 – Drainage details
9. I34 – Reasons for grant of outline planning permission
10. I30. - Conditions
11. I16 – Minerals area
12. I19 – Contaminated land
13. I24 Protected species
14. I custom – tree and shrub removal
15. I custom – replacement planting
16. I custom – ramps in trenches overnight.

REASON FOR APPROVAL:

The principle of development on the site is considered acceptable as it is in a highly sustainable location and there will be no adverse impact upon residential amenity or within the locality. Furthermore, sufficient private amenity space and off street parking for can be provided within the site and the adjacent property.

TWC/2010/0099 Burton Borough School, Audley Avenue, Newport, Shropshire, TF10 7DS
Erection of new 2.4m high mesh fencing with automated vehicle and pedestrian gates

APPLICANT

Director Of Children & Young People

RECEIVED

15/04/2010

PARISH

Newport

WARD

Newport South

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, highway safety, visual amenity and security.

THE PROPOSAL:

The application seeks planning permission for the erection of two sections of fencing and two automated pedestrian and vehicular gates at three points within the grounds of the Burton Borough School.

THE SITE AND SURROUNDINGS:

The application site comprises Burton Borough School; a large modern school building set back from the road behind hedging with car parking and grassed landscaped areas to the front. The existing vehicular access to the school is at the northernmost point of the application site, adjacent to the cricket ground; the common boundary between the school and the cricket ground is bounded by 4.8m mesh fencing. The school tennis courts are located to the south of the school building, with sports hall beyond.

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

CONSULTATION RESPONSES:

Newport Town Council has no adverse comments.

The Highway Engineer has no objections.

The Ecologist supports the proposal however, recommends that a 1m buffer zone around the Root Protection Area (RPA) if possible.

50 direct neighbour letters have publicised the application; no representations have been received.

PLANNING HISTORY:

The school site has been subject to a variety of planning applications, including a number of proposals for various extensions to the building and car park extensions.

POLICY CONTEXT:
Wrekin Local Plan :
UD2 Design Criteria

Core Strategy:
CS15 Urban Design

National Guidance:
PPS1 Delivering Sustainable Development

PLANNING CONSIDERATIONS:

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

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

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

The proposed fencing is required to secure the school buildings and comprises 2.1m green mesh steel fencing and a single and double set of automated gates between the front right (northern) corner of the school building and the adjacent cricket ground. A 2.1m high single gate between the left hand (southern) corner of the school building and the tennis court, and a 2.4m high section of green mesh fencing between the rear corner of the tennis court and the corner of the sports hall.

The automated gates will be linked by intercom to the school reception and staff members will be provided with proximity tags to open the gates.

The green gates and fencing will match the existing boundary treatment at the school and as such will not appear out of character and will have no adverse impact upon the visual amenity of the area. The proposed development will improve the security of the building and the safety of staff and pupils and will have no detrimental effect upon highway safety. Accordingly, the proposal is considered acceptable and recommended for approval with conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A03 - Statutory time limit
2. C38 - In accordance with approved plans
3. I30 - Conditions
4. I31 - reasons for grant
5. I - custom Root protection area of trees

REASON FOR APPROVAL:

The proposed development is considered acceptable as it will provide improved and increased security and safety of the building and the users of the premises. The design, materials and finish are considered appropriate and in keeping with the existing boundary treatment. The development will not have a detrimental impact on the visual amenity of the school or the area, or highway safety.

TWC/2010/0105 Apley Woods, Dovecote, Apley, Telford, Shropshire, TF1 6RH
Replacement door

APPLICANT

Mr Adrian Corney

RECEIVED

16/04/2010

PARISH

Hadley and Leegomery

WARD

Apley Castle

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Effect on character and appearance of the listed building.

PROPOSAL:

Planning permission is sought for the replacement of the existing door on the Dovecote in Apley Woods.

A Listed Building consent application has also been submitted which will be decided once this planning application determined.

SITE LOCATION AND DESCRIPTION:

Formerly part of the Apley Castle complex the Dovecote is located in the Apley woods at the rear of no.9 Icehouse Road.

The dovecote dates back to the early/mid C18 and is a square shaped brick building is two storeys in height with a pyramidal plain tile roof surmounted by a 1980's lantern. The ground floor entrance comprises a large semi-circular brick arch with a poor quality plywood door.

It is noted that unauthorised works have been carried out on to the building done prior to application, principally being the re-pointing of the brick arch headers in cement mortar.

HISTORY:

This application and the listed building Consent has been submitted following consultation with the Council's Conservation Officer.

CONSULTATIONS:

No representations have been received following the publication of the applications.

The Council's Conservation Officer has no objections subject to conditions.

Hadley and Leegomery Parish Council has no objections.

Shropshire County Council Historic Environment officer has no objections to the proposal.

POLICY CONTEXT:

In the consideration of the proposal, the following Local Plan policies and national guidance are deemed relevant;

Wrekin Local Plan:

UD2 Design Criteria

HE16 Alterations and Additions to Listed Buildings,

Core Strategy:

CS14 Cultural, Historic and Built Environment.

CS15 Urban Design

National guidance:

PPS1 Delivering Sustainable Development.

PPG15 Planning and the Historic Built Environment.

PLANNING CONSIDERATIONS:

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

Policy HE16 states that alterations and extensions to listed buildings will only be permitted when amongst other issues; the essential form and character of the building are maintained and the historic interest of the building and its setting are not adversely affected, its architectural features are retained.

Policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment, and policy CS14 aims to protect and enhance the Borough's existing, unique built assets.

PPS1 asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. High quality design should add to the overall character and quality of an area, not just for a short time but over the lifetime of the development. Where proposals are inappropriate in their context or they fail to improve the character and quality of an area, the proposal should not be accepted.

PPS5, gives Government advice on the protection of historic buildings and states that Local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets,
- and of utilising their positive role in place-shaping; and
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality.

The existing door opening is boarded up with a poor quality plywood which is wholly inappropriate and detracts from the historic interest and importance of the Listed Building.

The replacement door comprises a bespoke steel gate with an Oak door behind. The door will be hung on the original hinge post and the latch is styled on a medieval shoot bolt which respects the appearance of the hinges. The door furniture will be finished in black powder coating and the timber will be treated with linseed oil. The style and design was discussed with the Council's Conservation Officer prior to the submission of the applications and is clearly an improvement on the boarded up entry. The LPA accepts that this is not a re-instatement of the original door, however, the high quality of the design and construction method and the obvious improvement to the appearance of the building outweigh any concerns in this respect. Additionally the works will allow for the active re-use of the structure for the purpose of a general store for the Apley Woods community groups.

Accordingly, it is considered that the proposal complies with both national and local policy. The replacement door is an enhancement both on the appearance and on the physical restoration (by virtue of re-use) of the building and therefore it is recommended for approval with conditions.

Nonetheless, the unauthorised pointing which has previously been carried out on the building is physically harmful to the building and should be removed and re-pointed with lime mortar. Therefore, an informative will advise the applicant to contact the Conservation Officer for advice and guidance.

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

1. A03 – Time limit
2. C38 – in accordance with approved drawings and details
3. I30 – Conditions.
4. I31 – Reasons for the grant of planning permission

REASONS FOR APPROVAL:

The replacement door is an enhancement to both the appearance and the physical restoration and re-use of the building.

TWC/2010/0108 Crescent Farm, Waters Upton, Telford, Shropshire, TF6 6NP
Erection of 1no. 2 bed bungalow and detached garage

APPLICANT

Mr Henry Thornton

RECEIVED

08/04/2010

PARISH

Waters Upton

WARD

Ercall Magna

CASE OFFICER

Anna Robinson

OBJECTIONS RECEIVED: Yes:

MAIN ISSUES: Principle of development, Design, Character and appearance,
Impact on adjacent Listed Building

THE PROPOSAL:

The application seeks planning permission for the erection of 1no. two-bedroomed bungalow with a detached garage at Crescent Farm in Waters Upton.

THE SITE AND SURROUNDINGS:

The application site comprises an existing brick, timber and corrugated outbuilding and small enclosed grassed area, bounded by sandstone wall and metal gate. The application site is accessed from the narrow farm track and is approximately 25m from the main highway, adjacent to cowsheds to the north and Grade II Listed 16th/17th Century timber framed barn to the west, which is currently being renovated and converted to residential use. The red brick Grade II* Listed Hall is set back from the highway, with red brick properties, No.29 and 29a and cream rendered Crescent House located to the south fronting the highway. Row of mature trees protected by Tree Preservation Order are located within the grounds of the Listed Building and separates the site from The Hall. Listed sandstone boundary wall fronts the main highway, adjacent to narrow vehicular access. The application site is in the historic centre of Waters Upton, with the vehicular access located opposite the listed St Michaels Church.

CONSULTATION RESPONSES:

The Council's Conservation Officer has raised no objections following receipt of amended plans which have addressed and clarified previous concerns. Conditions should be imposed regarding details to be submitted and sample materials to be agreed, in addition to a landscaping condition showing the retention of sandstone boundary walls.

The Highways Engineer has no objection to the proposal.

The Drainage Engineer has no objection subject to a condition regarding soakaway. Any soakaway should be located no less than 5m from any building or boundary and details on the location of the soakaway should be submitted.

The Geotechnical Engineer makes no comment.

The Arboricultural Officer objects to the proposal, as he considers the tree to be retained on site is incorrectly plotted and stands atop the boundary wall of the site, which is slowly crumbling apart. However, if the application is recommended for approval, conditions should be imposed for a crown lift of the Sycamore, plans outlining service runs, tree protection and details of the wall reconstruction with regard to mortar types and method adopted. In addition, other trees along the access may require crown lifting to facilitate high sided vehicle access.

The Environmental Planner has recommended informatives regarding tree removal to avoid bird nesting season, replacement tree should be a native species and if any protected species are encountered in the farm building during removal, work must halt immediately and a suitably qualified ecologist and Natural England contacted for advice. Bat and bird boxes should be erected on the site, including alternative nesting sites for swallows, as a previous application at Crescent Farm for the conversion of a barn found roosting bats and nesting birds.

Waters Upton Parish Council has raised no objection in principle, but considers amendments to the design and materials used are required to ensure that it is in keeping with the rural (farm) location.

A neighbour letter of support was submitted with the application, stating the site is an ideal infill plot and will enable the farm to continue. Planning permission should be subject to the retention of sandstone walls.

PLANNING HISTORY:

W2008/0699 Conversion of Existing Farm building to Form a Single Dwelling with Creation of Private Amenity Space and Vehicle Parking (Planning Permission), Full Refused

W2008/0700 Conversion of Existing Farm building to Form a Single Dwelling with Creation of Private Amenity Space and Vehicle Parking, Listed Building Granted

W2008/1186 Conversion of Existing Farm building to Form a Single Dwelling with Creation of Private Amenity Space and Vehicle Parking, Full Granted

POLICY CONTEXT:

PPS1 Delivering Sustainable Development

PPS3 Planning and Housing

PPS5 Planning and the Historic Environment

PPS7 Sustainable Development in the Rural Area

Core Strategy:

CS1 Homes

CS7 Rural Area

CS14 Cultural, Historic and Built Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

H10 Scale of Development

PLANNING CONSIDERATIONS:

The proposal comprises the erection of a two-bedroomed bungalow and detached double garage located within the farm complex, adjacent to existing farm buildings and residential properties, and replacing an existing outbuilding.

With regard to relevant national planning policy, PPS1 asserts that planning should enable sustainable and inclusive patterns of development in both urban and rural areas, with regard to social, economic and environmental aspects. Development should be of a high quality design, and where it is inappropriate in its context or fails to improve the character and quality of an area, it should not be accepted.

PPS3 states that the planning system should provide sufficient numbers of dwellings of a mix of tenure to meet need and demand. PPS3 reflects policy in PPS1 referring to the requirement that development should be of good design and appropriate in its context, enhancing the distinctive character. It should be well integrated and complementary to neighbouring buildings and the locality with regard to scale, density, layout and access.

With regard to national planning policy contained in PPS5, the principle aim of the policy is to ensure that the historic environment and its heritage assets are conserved for future generations. Local Planning Authorities (LPAs) must consider whether proposed development makes a positive contribution to the character and local distinctiveness of the historic environment; and consideration of design should include scale, height, massing, alignment, materials and use.

PPS7 outlines that most new development should be focussed in or near to local service centres where there is access to public transport, services and facilities. In addition LPAs should ensure that development respects and where possible, enhances the qualities of the rural settlements which have historic and architectural value, or make an important contribution to local countryside character. A supportive approach to farm diversification should not result in excessive expansion and encroachment of building development into the countryside. LPAs should encourage the re-use or replacement of existing buildings where feasible and have regard to the amenity of any nearby residents or other rural businesses.

In local planning policy, CS1 of the Core Strategy DPD asserts that the spatial distribution of housing in the Borough to 2016 will be concentrated on the urban area of Telford and market town of Newport, with local needs within the rural area being met by approximately 170 new dwellings over the plan period. At the current time, the threshold has already been met from dwellings already built, under construction or having received planning permission. A single dwelling would not constitute a significant increase in the number of houses already committed within the rural area by itself; although

the cumulative effect of single dwellings across the Borough would further exceed the rural housing numbers and would be contrary to Policy CS1.

In Policy CS7, the limited number of dwellings to meet local needs within the rural area as outlined in CS1, will be focussed on three settlements in the Borough, namely High Ercall, Tibberton and Waters Upton, which have a range of local services and facilities. In this regard, the proposed dwelling would be located within one of the key suitable settlements, within the centre of the village and close to local services and facilities, thus complying with Policy CS7.

Policy CS14 of the Core Strategy considers the Cultural, Historic and Built Environment of the Borough helps to underpin the overall quality of life for the community and visitors alike. This policy aims to protect and enhance the Borough's existing unique built and cultural assets to deliver new development. Policy CS15 states the design of development will strengthen local identity and positively influence the appearance and use of the local environment.

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

Within the suitable settlements referred to in CS7, saved policy H10 of the Wrekin Local Plan states that development will be permitted where the proposal involves one of two dwellings on a suitable infill plot and would not lead to the loss of open space or an extension of the village into open countryside.

Whilst the threshold of 170 dwellings in the rural area has already been exceeded from dwellings built or having received planning permission since the start of the Plan period and the proposed development would further exceed this threshold, Waters Upton is one of the key service centres in the rural area identified to receive new housing. It should also be noted that housing numbers specified for the Borough within the West Midlands RSS no longer hold any weight in decision making in accordance with the new Government's statement dated 27th May 2010. The site is considered to be a suitable infill plot within the centre of the village within an existing built up frontage. The site would be large enough to accommodate the modest bungalow. There will be sufficient amenity space and parking provision to the property, and the proposal will not have an adverse impact on adjoining residential amenity. The site can also be adequately drained and accessed without prejudicing the safety of highway users.

Whilst it is noted the Parish Council have raised concerns to the original design, amended plans have been submitted following discussions between the Agent and the Conservation Officer to devise a development which relates better to the context of the adjoining buildings, including the listed buildings in terms of the design and materials. The amendments include simplified

fenestration, reduction in size of windows, addition of lantern detail to provide natural ventilation and light, and the use of local red sandstone. The Applicant intends to retain and make good the existing stone wall. The proposal is considered appropriate to the character and appearance of the area, and will not affect the setting of the adjoining listed buildings and other historic properties.

With regard to the Arboricultural Officer's concerns, whilst the proposal will lead to the loss of a tree and the position of the tree to be retained is closer to the boundary wall than indicated on the site layout, the proposed tree works and tree protection methods etc. can adequately be controlled by condition. Furthermore a landscaping condition is recommended to ensure that the sandstone boundary walls are retained, as requested by the Conservation Officer and the neighbour comments.

In conclusion, it is considered that the proposal is acceptable in principle as the site is an infill plot located within one of the identified suitable settlements. The proposed siting, scale and design are considered acceptable and would preserve and enhance the setting of the adjacent Listed Buildings. Subsequently the proposal complies with policies CS1, CS7, CS14 and CS15 of the Core Strategy, policies UD2 and H10 of the Wrekin Local Plan and national guidance contained in PPS1, PPS3, PPS5 and PPS7.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Time limit
- 2) Samples of materials
- 3) Details of doors/windows
- 4) Landscaping – retention of sandstone boundary walls
- 5) Details of boundary treatment
- 6) Details of service runs and tree protection methods/ tree works
- 7) Soakaway
- 8) Development in accordance with amended plans
- 9) Removal of permitted development rights
- 10) Garage shall not be converted to residential

Informatives:

- 1) Conditions
- 2) Reason for Permission
- 3) Ecology
- 4) Trees

REASON FOR APPROVAL:

The proposed dwelling would be located on a suitable infill plot within Waters Upton, one of the key settlements where housing to meet local needs will be permitted. The site can be adequately accessed, with sufficient parking and amenity space, and will enhance and preserve the setting of adjacent listed buildings or the residential amenities of adjoining properties.

TWC/2010/0120 Land north of Brookside Primary School, Beaconsfield, Brookside, TF3 1LG
Outline application for residential development

APPLICANT

Telford & Wrekin Council

RECEIVED

05/05/2010

PARISH

Stirchley and Brookside

WARD

Brookside

CASE OFFICER

Emma Green

THIS APPLICATION WAS DEFERRED FROM PLANS BOARD FOR A MEMBERS SITE VISIT

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development, open space, highways implications, impact on character and appearance of area, and impact on neighbouring properties.

PROPOSAL:

This application is the first phase of a joint venture between Telford and Wrekin Council and Homes and Communities Agency (HCA) to bring forward sites for 100% affordable housing to meet local housing needs.

This is an outline application for residential development with all matters reserved for later consideration. A zoning plan has been submitted which identifies the maximum area for built development, whilst identifying area for access, parking and gardens. This plan also shows an indicative layout with 8 properties with a mix of scale, size and style of properties. 1 x 4 bed detached house, 4 x 3 bed semi detached properties and 3 x 2 bed terraced properties.

There is a mix of parking arrangements demonstrated, with on plot parking, garaging and a parking court adjacent to properties. The layout shows at least 24 car parking spaces, can be accommodated along with this scale of development.

SITE AND SURROUNDINGS:

The application site is 0.3 ha, currently used as open space with a small purpose built car park with space for 9 vehicles.

The site is located within a densely residential area, which is a Radburn estate, and is substantially two storey in scale with some three storey flatted development. There is a primary school and community centre to the south of the site. Beyond these is a children's playground, Multi use games area (MUGA), skate park and open space.

The site is bounded by footpaths on all boundaries. The primary school to the south has palisade fencing and hedging. The western boundary has rear gardens to properties in Briarwood. Side gables to properties and gardens

adjoin the northern boundary. Access roads to school with three storey flatted development beyond is adjacent to the eastern boundary.

The site is generally flat with a gentle slope falling from west to east. There are a number of trees to the eastern and western boundaries.

CONSULTATIONS:

The Council's **Ecology Officer** has no objections to the proposal subject to conditions and informatives. The habitat survey found no evidence of protected species, but recommends retention of trees, however, if tree removal occurs, replacement planting of native species is recommended to be secured by condition, with an informative relating to best time for tree felling.

The Council's **Drainage Engineer** has no objections subject to conditions. This is a Brownfield site and therefore surface water discharge should be restricted to runoff rates. Details of how this is to be achieved to be submitted with reserved matters.

Shropshire Fire Service has no objections subject to informatives relating to access for emergency vehicles, water supplies and sprinkler systems.

The Council's **Highways Engineer** has no objections to the proposal subject to conditions requiring the layout of the development to provide at least 9 car parking spaces to retain the level of parking provision available for peak school times, and details of layout and parking for proposed dwellings.

Brookside and Stirchley Parish Council objects to the application, it considers that the proposal is inappropriate for the area in terms of, over development, poor existing road infrastructure, parking pressures, road safety issues, access for emergency vehicles would be restricted, loss of open space and loss of visual amenity. The parish appreciates the need for housing but believes efforts should be directed towards re-use of existing vacant properties.

51 letters of neighbour consultation have been sent out and 22 letters of objection and a petition of 147 signatures have been submitted on the following grounds:

- Loss of car parking for school and residents
- Increased on road parking
- Health and safety issues relating to school children
- Loss of open space/play space
- Creation of more alley ways and trouble spots
- Loss of trees
- Highly populated area that does not require additional development
- Impact on drainage system
- Damage to properties during construction
- where will the monies for outdoor recreation be spent?
- loss of property values;
- compromise the open aspect of the area

The applicants have submitted a letter of support to address issues raised by local residents and the Parish Council: comments can be summarised as follows:

- Need for development; fundamental to this application is the local need for affordable housing in area. This scheme would assist in delivering the Council's objectives to provide every household in the Borough with an affordable, decent and appropriate home.
- Principle of development, the proposal accords with the Development Plan and is considered acceptable in principle.
- Car parking, concern has been raised over anticipated loss of parking. The indicative layout shows 22 parking spaces. 13 spaces would be allocated to the dwellings. The 9 others would be available for public use. As no net loss in spaces is proposed, there would be no material change to the existing parking situation.
- Open space/ trees, a small area of unequipped open space would be lost when the scheme is built. However, there are other equipped play spaces in immediate vicinity; furthermore, the developer will contribute to the maintenance and improvement of local leisure facilities. The existing trees are not of significant value; however, the developer will be obliged to incorporate new trees into the scheme.
- Alleyways and trouble spots. The layout has been carefully considered to open up the area and increase the natural surveillance of existing alleyways. This would make them more visible and reduce crime and perceived fear of crime.
- Health and Safety, with the regards to the safety of the building works adjacent to the school. The developer's will be obliged to comply with all relevant safety laws and regulations.
- A building for life assessment has also been submitted in support of the application.

PLANNING POLICY CONTEXT:

National Policy:

PPS1 Delivering sustainable development

PPS3 Housing

PPS9 Biodiversity and geological conservation

LDF Core Strategy

CS1 Homes

CS9 Accessibility and Social Inclusion

CS11 Open Space

CS13 Environmental Resources

CS15 Urban Design

'Saved' policies Wrekin Local Plan

UD2 Design Criteria

H6 Windfall sites in Telford and Newport

H22 Community Facilities

H23 Affordable Housing

OL11 Woodlands and Trees

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

PLANNING CONSIDERATIONS:

The proposal is for outline planning permission, with all matters reserved. The master plan submitted with the application indicates maximum horizontal parameters set out in zones and limits the vertical parameters to 2.5 stories.

Principle of development:

The site is designated as 'white' land within the Wrekin Local Plan, where development is permitted in principle. Policy H6 relates to residential development within the built up area, which is to be supported if issues of access, parking, drainage, land contamination and stability, impact on adjacent properties, and design can be adequately addressed. Each of these issues is considered below to determine if the principle of residential development is acceptable.

Highways:

The site currently includes a car park for the school and residents. It is laid out with nine spaces, and is well used especially for peak school periods. The Council's Highways Engineer has raised concerns that loss of this parking would have a detrimental impact on highway safety at peak school periods, with increased on street parking. However, if the consent is restricted with a condition to ensure that at least 9 spaces are retained in any proposed layout, this would be sufficient to overcome highway safety implications.

The master plan submitted with the proposal demonstrates that an acceptable layout of development can be accommodated on the site with adequate levels of parking provision for the new development and retain the nine existing spaces. Officers therefore recommend a condition for provision of at least 9 visitor spaces, over and above the provision for new dwellings.

Open space and trees:

The site is also an area of open space for informal play as well as car parking. Objectors have raised issues over loss of play space, this site is not protected. However, the play space, including MUGA, Skate Park, and playground adjacent to the school is within the green network and is therefore afforded sufficient protection to ensure that there is adequate long term play provision, without the retention of this site.

The masterplan indicates that all of the trees on site would be removed. Whilst from an ecological perspective retention would be beneficial. The size of these trees is of concern and removal is recommended along with a replacement planting scheme, to ensure there is no long term adverse impact on ecology, and to soften the visual appearance of the site. This is proposed to be secured via condition. The development therefore accords with policy CS11 of the core strategy and policy OL11 of the Wrekin Local Plan

Character and appearance and impact on neighbours.

The masterplan indicates two development zones located to the east and west of the site and continues the form of development of the surrounding area in terms of building lines. The main difference from the surrounding Radburn estate is this development has principal elevations facing out on to the road and footpaths, to give natural surveillance of public spaces, rather than private spaces. Rear gardens can be located back to back to give clearly defined private spaces.

This configuration of development zones will allow for a wide variety of affordable housing types, of a scale, which respects the character and appearance of the surrounding area. The location of the development zones would ensure that there is sufficient separation from existing and proposed dwellings to preserve residential amenities. The proposal accords with policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

Drainage and ground conditions:

The site can be adequately drainage and levels of run off can be adequately controlled through conditions. There site has no issues of ground stability or land contamination.

Other issues:

Objectors have raised issues relating to damage and disturbance during the construction period for any development. This is not a material planning consideration, and therefore has not been considered in the determination of the proposal.

Planning obligations:

The proposal is for 100% affordable dwellings and this is to be secured through a memorandum as this is a Council owned site, and the Council can not enter into a Section 106 agreement with its self. However, the sale of the land will require the new owners to enter into a Section 106 agreement.

In addition to the affordable housing there is to be a financial contribution of £600 per dwelling for maintenance and improvement of local leisure facilities and £1000 per dwelling contributions for local primary school education.

Conclusion:

The scale and layout of development is in keeping with the character and appearance of the surrounding area. The masterplan demonstrates that the site can accommodate an acceptable mix of dwellings, with adequate parking provision for the proposed dwellings and retention of parking for the school. The site can be adequately drained; there are no issues of land contamination of stability. There is adequate alternative open space and play provision adjacent to the site, with financial contribution for on going maintenance and improvement. Accordingly, the proposal complies with requirements of policy H6 and is acceptable in principle.

RECOMMENDATION: delegate to the Head of Planning and Environment to GRANT OF OUTLINE PLANNING PERMISSION subject the Council as landowner agreeing that the land will be bound by the obligations in respect of

the provision of 100% affordable housing, and £600 per dwelling for leisure and £1000 per dwelling for primary education and the following conditions:

1. A01 - Outline planning permission
2. A02 - Reserved matters submissions
3. B01 - Standard outline
4. B03 - General details required
5. B29 - Site management Plan
6. BNS - Drainage
7. BNS - Highways details of roads, parking and turning.
8. BNS - replacement tree planting
9. C38 - development in accordance with submitted plans
10. CNS Development in accordance with development zones on masterplan
11. CNS Layout to provide 9 public car parking spaces
12. DNS Hours of operation
13. I30 - Conditions
14. I34 - Grant of Outline planning permission
15. I25 - Fire Service

REASON FOR APPROVAL:

The site can adequately accommodate a mix housing scheme, with adequate parking to ensure no adverse impact on highway safety. The scale of development is acceptable and in keeping with the character and appearance of the surrounding area, the loss of trees can be mitigated with a replacement planting scheme.

TWC/2010/0133 Watkins Nursery, Apley Castle, Telford, Shropshire,
Erection of 2no. dwellings with demolition of 4.1m section of wall to allow vehicular
access to site

APPLICANT

Shropshire Homes Limited

RECEIVED

26/04/2010

PARISH

Hadley and Leegomery

WARD

Apley Castle

CASE OFFICER

Phil Baker

THE PARISH COUNCIL AND COUNCILLOR BLUNDELL HAVE
REQUESTED THAT THIS APPLICATION IS DETERMINED BY MEMBERS
AT PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development and Impact on Listed Wall.

THE SITE AND THE PROPOSAL:

This application, and the accompanying Listed Building application, relates to the erection of two dwellings and the demolition of a 4.1 metre section of the wall of the former garden of Apley Castle to allow vehicular access, at Watkins Nursery, Apley Castle, Apley.

The proposed development site lies to the south of the former walled garden of the now demolished eighteenth century Apley Castle. The wall is approximately four metres in height and is Grade II Listed. The land to the south is heavily wooded, with all the trees protected by a group Tree Preservation Order. This area forms part of Apley Woods, a large area of public open space that is freely used by local residents for informal recreational purposes.

The two houses face each other and are identical in design and appearance. They are both two-storey four-bedroom houses, with an attached single garage. There is additional parking on the driveways. The houses match in style and appearance those that have already been approved within the walled garden.

The rear gardens of the proposed houses will be enclosed by 1.8 metre high walls. When the application was submitted it was intended to erect a 900mm high metal fence along the remainder of the site boundary. However, in view of the comments and objections made by some consultees about access into the woodland to the south of the site (mentioned in the next section of this report) it is now proposed to continue the 1.8 metre high wall along the whole site boundary.

The stability of the wall will be protected by the introduction of piers to the inner face adjacent to the opening. The salvaged bricks from the demolition will be re-used to replace damaged areas of brickwork elsewhere in the wall.

CONSULTATION RESPONSES:

Councillor Blundell objects to the application on the grounds that a further breach of the Listed Wall will detract from its appearance, and also affect its character and the view from inside Apley Woods. As this wall is Listed in its own right it should be afforded protection. One breach has already been allowed and another one is not warranted for two extra houses.

Six letters and e-mails have been received from local residents, objecting to the application. These can be summarised as follows:

- Lack of respect for the historical importance of the whole area
- Would destroy the character, appearance and setting of the site and the walled garden
- Lack of concern for the conservation of the built heritage
- The proposal will not improve or enhance the setting of the walled garden
- A precedent has not been set by the previous permission as this proposal is outside the wall
- Will have a detrimental impact on wildlife in the area
- The habitat survey is worthless because it was carried out after the site was cleared of all wildlife and protected species
- Will prejudice security for future residents of the walled garden, increasing the risk of crime and anti-social behaviour
- Metal gates are not a local feature (these have now been deleted)
- Inaccurate statements in the Design and Access Statement

The Parish Council objects to the application on the following grounds:

- The length of wall to be demolished is 6 metres, not 4.1 metres (it has been confirmed that only 4.1 metres of wall will be demolished)
- The proposed development would destroy the whole character and setting of the walled garden area
- The proposals are contrary to Policy CS14 of the Core Strategy and Policies HE15 and HE16 of the Wrekin Local Plan

The Council's Conservation Officer is not objecting to the application, subject to conditions to agree external materials, mortar mix, and repointing.

The Council's Arboricultural Officer objects to the application on the grounds that the trees bordering the application site will create heavy shading of the proposed houses, which will lead to pressures from the residents to prune these trees back.

The Council's Environmental Maintenance Officer objects to the application because it would encourage the use of an area of Apley Woods which people are being discouraged from using for conservation reasons.

The Council's Ecologist has no objections but is recommending that an Informative is attached to any permission stating that if any protected species are encountered during building works, that development is halted and a licensed ecologist and Natural England are contacted for advice.

The Council's Drainage Engineer has no objections subject to a condition restricting the run-off rates of surface water from the site.

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

Shropshire Wildlife Trust objects to the application on the grounds of degrading an area of green space which is already grappling with issues of visitor pressure. The proposals do not offer any mitigation measures or enhancements to offset these negative impacts.

West Mercia Police Crime Risk and Architectural Liaison Officer objects to the application on the grounds that another access into and out of the site, albeit pedestrian only, will increase the risk of crime and anti-social behaviour. (This access gate has now been deleted from 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

HE15 – Demolition of Listed Buildings

HE16 – Alterations and Additions to Listed Buildings

LDF Core Strategy:

CS1 – Homes

CS5 – District and Local Centres in Telford

CS14 – Cultural, Historic and Built Environment

PPS1 – Delivering Sustainable Development

PPS5 – Planning for the Historic Environment

PLANNING HISTORY:

In April 2010 planning permission and Listed Building Consent was granted for the erection of 18 dwellings, and the construction of a new vehicular and pedestrian access through the wall of the former kitchen garden of Apley Castle (ref:W2010/0011).

PLANNING CONSIDERATIONS:

The application site is shown as 'white land' on the Wrekin Local Plan, where residential development is acceptable in principle. As the site is within the Telford boundary and is under 0.4 hectare it can be classified as a windfall site, and therefore complies with Policy H6 of the Wrekin Local Plan.

The Council's Conservation Officer does not raise any objection to the proposed development. She states that the development inside the Listed wall, which involves alterations to, and loss of part of the northern wall for access, has already been approved. Accordingly, a further breach of the southern wall to allow a small vehicular access will not be so detrimental to the Listed structure so as to warrant refusal of Listed Building Consent. The

amount of wall to be demolished only amounts to 1.5% of the wall's total length, and is the minimum deemed necessary to provide the vehicular access.

Similarly, the Conservation Officer considers that the setting of the wall has already been compromised by all the other development around the wall. The Listed walls to the north of the gardens have already been incorporated into new development, and parts of the Listed walls have been incorporated into actual dwellings. In addition, there is an existing dwelling to the south of the wall, adjacent to the location of the proposed dwellings.

It is considered that the proposed development is of an appropriate design in terms of form, scale, massing, proportions, details, and materials, reflecting the character of the adjacent Listed Buildings, respecting the context of the surrounding area, and responding to this unique setting outside the walled garden. It is considered that the development will maintain the essential character and appearance of the Listed wall, and not adversely affect its historic interest and setting.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. Full permission
2. Development in accordance with submitted plans
3. Samples of materials
4. Window details
5. Provision of parking
6. Drainage details
7. Repairing of external brickwork
8. Joints and re-pointing

REASONS FOR APPROVAL:

The application site is shown as 'white land' on the Wrekin Local Plan, where residential development is acceptable in principle. As the site is within the Telford boundary and is under 0.4 hectare it can be classified as a windfall site, and therefore complies with Policy H6 of the Wrekin Local Plan.

The proposed development is of an appropriate design in terms of form, scale, massing, proportions, details, and materials, reflecting the character of the adjacent Listed Buildings, respecting the context of the surrounding area, and responding to this unique setting outside the walled garden. The development will maintain the essential character and appearance of the Listed wall, and not adversely affect its historic interest and setting.

TWC/2010/0134 Watkins Nursery, Apley Castle, Telford, Shropshire,
Erection of 2no. dwellings with demolition of 4.1m section of wall to allow vehicular
access to site

APPLICANT

Shropshire Homes Ltd

RECEIVED

26/04/2010

PARISH

Hadley and Leegomery

WARD

Apley Castle

CASE OFFICER

Phil Baker

THE PARISH COUNCIL AND COUNCILLOR BLUNDELL HAVE
REQUESTED THAT THIS APPLICATION IS DETERMINED BY MEMBERS
AT PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Principle of development and Impact on Listed Wall

This is the Listed Building application in relation to TWC/2010/0133 which is
the previous item on the Plans Board agenda.

RECOMMENDATION: GRANT PERMISSION subject to the following
conditions:

9. Listed Building Consent
10. Development in accordance with submitted plans
11. Samples of materials
12. Window details
13. Repairing of external brickwork
14. Joints and re-pointing

REASONS FOR APPROVAL:

The proposed development is of an appropriate design in terms of form,
scale, massing, proportions, details, and materials, reflecting the character of
the adjacent Listed Buildings, respecting the context of the surrounding area,
and responding to this unique setting outside the walled garden. The
development will maintain the essential character and appearance of the
Listed wall, and not adversely affect its historic interest and setting.

TWC/2010/0248 Town Park, Hinkshay Road, Malinslee, Telford, Shropshire,
The creation of new ecological habitats at Town Park including 3no. habitat ponds
and 4no. ephemeral pools

APPLICANT

James Dunn

RECEIVED

02/06/2010

PARISH

Stirchley and Brookside

WARD

The Nedge

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and appearance on area, highways implications.

PROPOSAL:

The creation of three habitat ponds 10m long by 5m wide by 0.9m deep (maximum measurements). Four ephemeral ponds to be roughly round in shape and 3.7m wide with a depth of 0.3m

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration works for Dawley and Malinslee at the meeting of Plans Board held on 23 June 2010. The outline proposals include substantial earthworks, remediation of the land and treatment of mineshafts and were considered to have significant impacts on ecology, with the total loss of vegetation and species. The Environmental Impact Assessment which accompanied the outline application considered options to avoid, reduce or offset these impacts to comply with relevant legislation and would require off site compensation as several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four sites require planning permission due to the scale of earthworks to create ponds and mounds etc. These receptor sites need work to be carried out to create new or enhanced habitats which are to be established prior to the loss of the existing habitat.

SITE AND SURROUNDINGS:

The site is located to the south of Telford town centre, within Telford Town Park. There are residential properties to the east and parkland surrounding the rest of the site, including pools to the west..

The town park is 170ha of former industrial land, and approx 62ha of the park is designates as a Local Nature reserve, although this site is outside this designation. The site is within the green network. The site is 1.31ha, and is undeveloped grass land with access from Stirchley Road through Dawley Way; this route is already used for Town park maintenance vehicles. There are a number of formal and informal pathways across the site.

The Churchyard of St. James's Church is a scheduled ancient monument and is situated approx 500m to the south of the site.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION RESPONSES:

Shropshire Fire Service: no comments

Shropshire Council Archaeologist – No comments

The Council's Drainage Engineer – No comments

The Council's Geotechnical Engineers – Support subject to following informatives I16, I17 and I19.

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

Comments are awaited from: Stirchley and Brookside Parish Council
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer

Five direct neighbours have been notified and no comments have been received.

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits.

Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land form development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore consider to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area

The site is to remain open, and the introduction of new smaller ponds within this wetland area will enhance and reinforce the existing character, there is no adverse impact on visual appearance of the area. The wetlands and ponds will create habitat for amphibians, and this increase of habitat and enhancement to the open space accords with polices CS11 and CS12 of the LDF Core Strategy.

Highways Implications

Access to the site is via an existing route and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Other issues

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding or surface water run off. Given the distance from St James's Church, approx 500m, the proposed development will not impact on the scheduled ancient monument.

No activities are proposed within 20m of known mineshaft locations. There are no issues relating to land contamination, gas or other minerals, informatives are recommended to raise applicant's awareness of such issues.

It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties, as these properties are in excess of 100m from the proposal and there is substantial woodland between the site and properties which is adequate mitigation of noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

1. A03 - Time Limit
2. BNS – Details of access and construction methodology including hours of operation.
3. C38 – Development in accordance with deposited plans
4. CNS – Repair to public highway as necessary
5. CNS – Repair to public rights of way as necessary
6. I30 – Conditions
7. I31 – Reasons for Grant of Planning Permission
8. I16 – Minerals Area
9. I17 – Landfill Gas
10. I19 – Contaminated Land
11. INS – Public Rights of Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0249 Mannerly Wood, Rock Road, Ketley, Telford, Shropshire,
The creation of new ecological habitats including a ephemeral pool and importing soil
to create a mound

APPLICANT
James Dunn

RECEIVED
02/06/2010

PARISH
Ketley

WARD
Ketley and Oakengates

CASE OFFICER
Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and
appearance on area, highways implications.

PROPOSAL:

The creation of new habitats new ephemeral pool which is to be roughly round
in shape and approx 3.7m wide, with an overall depth of 0.3m and import of
spoil to re-grade the existing mound changing levels with an maximum
increase in 1.5m and to cover some existing hardstanding to create habitat for
dingy skippers.

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration
works for Dawley and Malinslee at the meeting of Plans Board held on 23
June 2010. The outline proposals include substantial earthworks, remediation
of the land and treatment of mineshafts and were considered to have
significant impacts on ecology, with the total loss of vegetation and species.
The Environmental Impact Assessment which accompanied the outline
application considered options to avoid, reduce or offset these impacts to
comply with relevant legislation and would require off site compensation as
several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four
sites require planning permission due to the scale of earthworks to create
ponds and mounds etc. These receptor sites need work to be carried out to
create new or enhanced habitats which are to be established prior to the loss
of the existing habitat.

SITE AND SURROUNDINGS:

The site is located in the Red Lake area of Telford, and approx 0.5km to the
east of Junction 6 M54. The site is bounded by the M54 to the south, school
grounds to the north, Waterloo Road to the west and open land to the east.

The application site is 0.39ha within the larger site of approx 4.6ha of
woodland and grassland and includes an area of hard standing and an
existing small pond. There is a farm track across the site which can be used
for access. A number of footpaths cross the site.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION REPOSES:

The Council's Geotechnical Engineers has raised concerns that the information submitted is not sufficient to ensure that the development is 20m from the unrecorded mineshaft on site.

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

Comments are awaited from: Ketley Parish Council
Drainage Engineers
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer
Environmental Health Officer

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land from development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore consider to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area:

The site is to remain open, and whilst the two new mounts do change the topography of the land, there is no adverse impact on visual appearance of

the area. The trees and existing vegetation adjacent to the site is to remain and will maintain views into and out of the site. The regraded mound is to create habitat for Dingy Skippers, the site will also provide suitable habitat and this increase of habitat and enhancement to the open space accords with policies CS11 and CS12 of the LDF Core Strategy.

Highways Implications:

Access to the site is via a track and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Tree issues:

The proposed works to the existing slope will result in the removal of small trees and shrubs. It is considered that there would be no adverse impact in visual amenity terms to the surrounding area and accords with policy OL11 of the Wrekin Local Plan.

Other issues:

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties as these properties are situated at least 15m from the proposal and screened by the existing mound and trees, which is considered adequate to mitigation for noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion:

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

12. A03 - Time Limit
13. BNS – Details of access and construction methodology
14. C38 – Development in accordance with deposited plans
15. CNS – Repair to public highway as necessary
16. CNS – Repair to public rights of way as necessary
17. I30 – Conditions
18. I31 – Reasons for Grant of Planning Permission
19. INS – Public Rights of Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0250 Rough Park, Woodside Avenue, Woodside, Telford, Shropshire, TF7 5PG

The creation of new ecological habitats including 3no. habitat ponds, 4no. habitat ditches and 3no. ephemeral ponds

APPLICANT

James Dunn

RECEIVED

02/06/2010

PARISH

Madeley, The Gorge

WARD

Ironbridge Gorge,
Woodside

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and appearance on area, highways implications.

PROPOSAL:

The creation of three habitat ponds, one 13m long by 6m wide by 0.9m deep (maximum measurements), one 6m wide by 14m long by 0.9m deep (maximum measurements), and one 6m wide by 10m long by 0.9m deep (maximum measurements), 4 habitat ditches all 2m wide and 0.6m depth, and 24m, 25m, 34m and 35m long respectively. Three ephemeral ponds to be roughly round in shape and 3.7m wide with a depth of 0.3m

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration works for Dawley and Malinslee at the meeting of Plans Board held on 23 June 2010. The outline proposals include substantial earthworks, remediation of the land and treatment of mineshafts and were considered to have significant impacts on ecology, with the total loss of vegetation and species. The Environmental Impact Assessment which accompanied the outline application considered options to avoid, reduce or offset these impacts to comply with relevant legislation and would require off site compensation as several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four sites require planning permission due to the scale of earthworks to create ponds and mounds etc. These receptor sites need work to be carried out to create new or enhanced habitats which are to be established prior to the loss of the existing habitat.

SITE AND SURROUNDINGS:

The site is located in the Coalbrookdale area of Telford, the A4169 runs to the north of the site. The northern and southern boundaries are formed by public footpaths. There are residential properties to the east and open wooded land to the west.

The application site is 0.41ha and is open grass land at the bottom of existing slopes, with some bushes, and adjacent to a public footpath. There are a

number of other rights of ways and bridleways across and encircling the site. Newcomen Way is an existing surfaced track adjacent to the site.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION REPOSES:

Shropshire Fire Service: no comments

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

The Council's Geotechnical Engineers considers that as the site is an area of opencast backfill, unlined watercourses would not be acceptable, as water getting into this material is likely to cause significant settlement in the fill. Recommend condition to line all the watercourses.

The Council's Drainage Engineers has no objection subject to condition on details to ensure no overtopping.

Comments are awaited from: Madeley Parish Council
Gorge Parish Council
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the local plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land

form development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore considered to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area:

The site is to remain open, and the introduction of wetland areas and ponds will enhance the character and add interest to the grass space which is enclosed by woodland, there is no adverse impact on visual appearance of the area. The trees and existing vegetation adjacent to the site is to remain and will maintain views into and out of the site. The wetlands and ponds will create habitat for amphibians, and this increase of habitat and enhancement to the open space accords with policies CS11 and CS12 of the LDF Core Strategy.

Highways Implications:

Access to the site is via an existing surfaced track and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Tree issues:

There are a number of hawthorn trees within the site which are to be retained. A number of young trees and saplings are to be removed along the access track for habitat/woodland maintenance purposes. It is considered that there would be no adverse impact in visual amenity terms to the surrounding area and accords with policy OL11 of the Wrekin Local Plan.

Other issues:

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. Drainage Engineer has requested a condition for details to ensure no overtopping occurs with the new pools.

No activities are proposed within 20m of known mineshaft locations. The site is opencast back fill and to ensure that the proposed development and creation of water courses does not result in water penetrating this land, it is considered appropriate to condition the water courses to be lined. This will ensure that there is no significant settlement in the fill.

It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties, as these properties are in excess of 100m from the proposal and there is substantial woodland between the site and properties which is adequate mitigation of noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion:

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

20. A03 - Time Limit
21. BNS – Details of access and construction methodology
22. BNS – Details to mitigate the impact of overtopping
23. C38 – Development in accordance with deposited plans
24. CNS – Repair to public highway as necessary
25. CNS – Repair to public rights of way as necessary
26. CNS – Watercourses to be lined
27. I30 – Conditions
28. I31 – Reasons for Grant of Planning Permission
29. INS – Public Rights of Way
30. INS – Access of Newcomen Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0251 M54, Land south of , Rock Road, Ketley, Telford, Shropshire,
The creation of new ecological habitats at Newdale including 3no. habitat ponds,
6no. ephemeral pools and 2no. mounded areas creating a south facing slope

APPLICANT
James Dunn

RECEIVED
02/06/2010

PARISH
Lawley and Overdale

WARD
Lawley and Overdale

CASE OFFICER
Emma Green

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact on the Green Network, impact on character and appearance on area, highways implications.

PROPOSAL:

Creation of three habitat ponds, with maximum measurements of 5m wide, 10m long and 0.9m deep, six ephemeral ponds to be roughly round with a width of 3.7m and 2 mounds with a maximum measurements of height of 1.2m, length of 40m and width of 22m, mounds are to create south facing slopes for dingy skipper habitat using imported spoil from Dawley site.

BACKGROUND:

Outline planning permission was approved by Plans Board for regeneration works for Dawley and Malinslee at the meeting of Plans Board held on 23 June 2010. The outline proposals include substantial earthworks, remediation of the land and treatment of mineshafts and were considered to have significant impacts on ecology, with the total loss of vegetation and species. The Environmental Impact Assessment which accompanied the outline application considered options to avoid, reduce or offset these impacts to comply with relevant legislation and would require off site compensation as several species will require translocation to suitable habitats on receptor sites.

Seven sites have been identified as suitable receptor sites, however only four sites require planning permission due to the scale of earthworks to create ponds and mounds etc. These receptor sites need work to be carried out to create new or enhanced habitats which are to be established prior to the loss of the existing habitat.

SITE AND SURROUNDINGS:

The application site is located between Newdale and Overdale, to the south of Junction 6 of the M54 motorway. Ironbridge way adjoins the larger site to the east. The nearest residential properties are situated to the south and east of the site.

The application site is 0.89ha of semi-natural grass land adjacent to a wooded area, on a former spoil mound. There is a man made track across the south of the site to be used for access purposes. The wider site has tree boundaries to the north and west.

PLANNING HISTORY:

There is no relevant planning history.

PLANNING POLICY:

National Planning Policy:

PPS 1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

Core Strategy:

CS11 Open Space

CS12 Natural Environment

CS13 Environmental resources

Wrekin Local Plan:

OL3 Green network

OL4 Development in the green network

OL5 Extensions and redevelopment in the green network

OL6 Open Land

OL11 Woodlands and trees

CONSULTATION RESPONSES:

Shropshire Fire Service: No comments

The Council's Geotechnical Engineers – Support subject to following informatives I16, I17 and I19.

The Council's Highways Engineer no objections in principle subject to conditions covering site management, repairs as necessary, reinstatement of rights of way and informative relating to rights of way.

The Council's Drainage Engineers no comments

Comments are awaited from: Lawley and Overdale Parish Council
Shropshire Wildlife Trust
Arboricultural Officer
Ecology Officer

KEY ISSUES AND PLANNING CONSIDERATIONS:

Green Network:

The green network is an interlinked system of green spaces, which are afforded significant protection under the Local Plan and provide informal and formal recreational facilities along with ecological and visual impact benefits. Saved policies OL3, OL4 and OL5 of the Wrekin Local Plan protect the land from development which is not predominantly open or is for a community or ecological benefit. The proposal will maintain the open nature of the site and will enhance the ecological benefits of the site and is therefore consider to accord with policies OL3 OL4 and OL5 of the Wrekin Local Plan.

Impact on character and appearance of area:

The site is to remain open and, whilst the two new mounts do change the topography of the land, there is no adverse impact on visual appearance of the area. The trees and existing vegetation adjacent to the site is to remain and will maintain views into and out of the site. The new mounds are to create habitat for Dingy Skippers and this increase of habitat and enhancement to the open space accords with policies CS11 and CS12 of the LDF Core Strategy.

Impact on trees:

The proposed works do not include works to any trees, but due to the close proximity care will need to be taken to ensure that plant and machinery do not impact on existing trees, so suitable protective fencing is conditioned for installation. The proposal is considered to accord with Policy OL11 of the Wrekin Local Plan.

Highways Implications:

Access to the site is via a track and the use of heavy plant and machinery could temporarily damage the track and adjacent ground and require repair works, such works and issues can be adequately controlled through a condition to ensure that the character and appearance of the area is retained.

Other issues:

The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. No activities are proposed within 20m of known mineshaft locations. There are no issues relating to land contamination, gas or other minerals, informatives are recommended to raise applicant's awareness of such issues.

It is considered that the proposed works will not have an adverse impact on the amenities of occupiers of nearby properties as these properties are in excess of 250m from the proposal for mitigation of noise or dust impact during the construction works, and in the long term the visual amenities are to be enhanced through the development.

Conclusion:

The key aims of the proposal are for habitat creation and enhancement, to mitigate the loss of habitat and species created by the Dawley and Malinslee regeneration project.

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

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

31. A03 - Time Limit
32. BNS – Details of access and construction methodology
33. C07- Trees - protective fencing

34. C38 – Development in accordance with deposited plans
35. CNS – Repair to public highway as necessary
36. CNS – Repair to public rights of way as necessary
37. I30 – Conditions
38. I31 – Reasons for Grant of Planning Permission
39. I16 – Minerals Area
40. I17 – Landfill Gas
41. I19 – Contaminated Land
42. INS – Public Rights of Way

REASON FOR APPROVAL:

The scheme will have a positive impact on the area in terms of visual amenity and environmental benefits and accords with the aims and principles of the Green Network. The site is not a known flood risk area, and the proposed development is not likely to increase the risk of flooding. The proposal will not adversely impact the amenities of occupiers of nearby dwellings.

TWC/2010/0258 Lilleshall County Primary School, Limekiln Lane, Lilleshall, Newport, Shropshire, TF10 9EY
Erection of a single storey extension to rear, relocation of existing fence and replacement of 2no. existing windows

APPLICANT

Telford & Wrekin Council

RECEIVED

01/06/2010

PARISH

Lilleshall and Donnington

WARD

Church Aston and Lilleshall

CASE OFFICER

Phil Baker

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design and Appearance

THE SITE AND THE PROPOSAL:

This planning application relates to the erection of a single storey rear extension, the relocation of an existing fence, and the replacement of two existing windows with new double glazed windows, at Lilleshall County Primary School, Limekiln Lane, Lilleshall.

The proposed development comprises a general purpose classroom, measuring 6.87 metres long by 4.77 metres wide, at the rear of the school building on a site that is now part of an open courtyard. External materials would comprise brown bricks and roof tiles that match the materials used on the existing building. The windows and doors are to be aluminium double glazed and powder coated, and white in colour.

Two single glazed windows in an adjacent existing classroom are to be replaced with aluminium double glazed and powder coated windows, also white in colour. The replacement windows will be in the same position as the existing windows, and of an identical shape and size.

CONSULTATION RESPONSES:

To date, no consultation responses have been received.

PLANNING POLICY:

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

Wrekin Local Plan:

UD2 – Design Criteria

LDF Core Strategy:

CS15 – Urban Design

PLANNING CONSIDERATIONS:

The proposed extension is necessary to provide an area for focused teaching to small groups or individual students. It would be located 20 metres from the

site boundary of the school and 50 metres away from the nearest residential property.

The relocated one-metre high picket-style fence will allow the school garden area to be extended and enlarged. It will be moved 3 metres further away from the school building, but would not be encroaching into any existing playing field or sports pitch.

It is considered that the design and appearance of the extension would not be detrimental to the character and appearance of the school building, or to the surrounding area.

The development would not adversely affect the residential amenities of any dwellings in the vicinity of the school by virtue of any overlooking, loss of light, or any overbearing effect.

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Full permission
2. Matching external materials
3. Development in accordance with deposited plans

REASONS FOR APPROVAL:

The design and appearance of the extension would not be detrimental to the character and appearance of the school building, or to the surrounding area.

The development would not adversely affect the residential amenities of any dwellings in the vicinity of the school by virtue of any overlooking, loss of light, or any overbearing effect.

TWC/2010/0279 The Stables Flat, Greenacre Farm, 13 Crudgington Green,
Crudgington Green, Telford, Shropshire, TF6 6JY
Change of use of part of agricultural land to residential use

APPLICANT

Mr Ian Craddock

RECEIVED

07/06/2010

PARISH

Waters Upton

WARD

Ercall Magna

CASE OFFICER

Anna Robinson

THIS APPLICATION IS PRESENTED TO MEMBERS TO BE CONSIDERED
IN ASSOCIATION WITH W2009/1078

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Impact of change of use on character of area.

THE PROPOSAL:

The application seeks planning permission for change of use of part of the agricultural land to residential use at Greenacres Farm in order to accommodate the proposed detached garage subject of W2009/1078 to provide parking and storage space to the separate residential unit at The Stable Flat.

As the majority of the garage would be located on land outside the existing curtilage of the replacement dwelling on planning permission W2007/0506, the application has been submitted to resolve the designation of the land.

THE SITE AND SURROUNDINGS:

The application site comprises existing agricultural land adjacent to a wildlife pond and a former Stable block which has established residential use at first floor with ancillary use/storage at ground floor. Adjacent to the Stable Flat is a large replacement dwelling with a detached garage comprising accommodation above. The existing access point is from the lane to the east of the site, with W2009/1078 seeking planning permission to reinstate an access point to the north of the site, adjacent to the red line area.

CONSULTATION RESPONSES:

The consultation period expires on 12th July; therefore any comments from standard and neighbour consultees shall be reported in an update to Members.

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, granted;
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;

Associated application: W2009/1078 Erection of detached garage and new vehicle access

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:

The application seeks planning permission to change the use of part of the agricultural land to residential use to accommodate the proposed detached garage subject of W2009/1078. The area of land is adjacent to the proposed new vehicular access. The application plans indicate the position of the vehicular access subject of W2009/1078 and demonstrate that the majority of the garage and turning space would be located within the red line area. There are no alterations to the site area other than the designation of the land from agricultural to residential use in order to accommodate the garage.

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 to their context. The Local Planning Authority (LPA) assesses development in relation to its scale, form, landscape elements etc.

The change of use of the small area of agricultural land is considered acceptable and will enable the site to accommodate the detached garage, but will ensure the majority of the land at Greenacres Farm will remain agricultural. The adjacent wildlife pond at Greenacres Farm and agricultural setting and surroundings will not be affected by the proposal, with no changes to the boundary treatment and maintaining the overall character of the area.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Time limit
- 2) Development in accordance with plans

REASON FOR APPROVAL:

The proposal is considered acceptable as the change of use of the land will enable the new garage to be accommodated to provide parking and storage to the Stable Flat whilst maintaining the agricultural use of the remainder of Greenacres Farm and the character of the area.

TELFORD & WREKIN COUNCIL

PLANS BOARD

LATE ITEM

14TH JULY 2010

Schedule 1 - Planning applications for determination by Board

**W2010/0172 Land adjacent to, 78, Wellington Road, Lilleshall,
Shropshire.** Change of use from garden land to allotments with erection of
fencing and sheds and provision of new vehicular access and 3 parking
spaces **2**

W2010/0172 Land adjacent to, 78, Wellington Road, Lilleshall, Shropshire.
Change of use from garden land to allotments with erection of fencing and sheds and provision of new vehicular access and 3 parking spaces

APPLICANT

Lilleshall & Donnington PC

RECEIVED

30/04/2010

PARISH

Lilleshall and Donnington

WARD

CASE OFFICER

Elizabeth Attwood

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Impact amenity and character and appearance of the area and biodiversity. Provision of community facilities, sustainability of the location, flooding, highway safety.

PROPOSAL:

This application seeks planning permission for a change of use from garden land to allotments with erection of fencing and sheds and provision of new vehicular access and 3 parking spaces.

POLICIES:

The following policies are considered relevant in determining this application;

Wrekin Local Plan:

UD2 Design Criteria.

LR1 Provision of Community Facilities.

Core Strategy:

CS9 Accessibility and social Inclusion,

CS10 Community Facilities,

CS11 Open Space,

CS12 Natural Environment.

CS15 Urban Design,

National guidance:

PPS1 Delivering Sustainable Development

PPS7 Sustainable Development in Rural Areas

PPS9 Biodiversity and Geological Conservation

PPG17 Open Space, Sport and Recreation.

SITE AND LOCATION:

The is located in the open countryside as defined in the WLP and is approximately 230m long and no greater than 30m wide and is lies within a rural agricultural area dominated by arable fields, and is bounded by native hedging and comprises scrubby grassland. The land is sandwiched between the existing and former routes of the A518 a busy main road running between Telford and Newport and the quieter and narrower old road which now provides access to several dwellings, Cheswell Drive, Brockton Leasowes Manor and Cheswell Grange (farm) and Cheswell Nurseries.

The plot is approximately 0.67 hectares and is 300m south west of the Red House PH located just off the traffic island, and is one of three similar pieces of land. When the new road was constructed it was necessary to realign the route slightly to avoid a property referred to as a squatter's cottage. Hence the areas of under-utilised land.

PLANNING HISTORY:

Planning permission W2003/1105 was granted for a change of use to private garden land.

Planning application W2009/1027 for a change of use to allotments was withdrawn in January 2010 to enable the applicant to obtain the necessary Habitat Survey.

CONSULTATIONS:

A Site Notice and 13 direct neighbour letters have publicised the application; two representations have been received. The issues raised are:

- Highway safety issues.
- Insufficient parking provision,
- The lane will be used as additional parking,
- Lane already used as HGV stop over place, lovers lane and drug taking,
- Loss of residential amenity,
- No consideration is being shown to residents,
- A revenue exercise is taking priority,
- No prior public consultation has taken place,
- Insufficient water pressure,
- Fences to deter rabbits will drive them into nearby gardens,
- Why are sheds necessary?
- If successful it may lead to houses on the site,
- Flooding,
- Impact on wildlife,
- Access for emergency vehicles.

Lilleshall and Donnington Parish has no objections, however they are the applicant.

The Highway Engineer has raised no objections in principle subject to conditions and the access has been increased to improve the visibility splay.

Highway Drainage Engineer has no objections in principle.

The Ecologist has no objections but recommends informatives.

The Sports and Recreation officer supports the proposal.

Severn Trent Water has confirmed that a single stand pipe serving the proposed allotments would not adversely impact upon the water pressure in the locality.

PLANNING CONSIDERATIONS:

Amended plans have been received to ensure that all of the proposed development falls within the application boundary and the requisite visibility splays provided.

The proposal is to cultivate the land and provide 35 allotment plots; 25 measuring approximately 20 x 10m and 10 measuring approximately 10 x 5m all with 1.8 x 1.3m timber ship lap sheds. Alterations to the existing gated access are proposed; these include a small area of hedge removal and replacement with 2.0m high black vertical bar railings and matching double gates. Inside the site the drawings indicate a hardstanding access road leading to 3 parking spaces and a possible water stand pipe.

Policy UD2 of the adopted Wrekin Local Plan is the key reference point for the Council in considering the design quality of all development. In making its assessment the Council are guided to test it against adopted urban design principles ensuring that development, respects and responds positively to its context, enhances the quality of the local environment. Policy LR1 states that the Council will permit proposals for community facilities to serve the needs of the District providing certain criteria are met including, the provision of nearby public transport, suitable car parking, it will not have an adverse impact on the local area.

Policy CS9 amongst other issues aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access recreation and open space, with CS10 stating that the provision of new community facilities to meet the needs of local residents will be supported. Both of the above policies expect development to be located in sustainable locations.

Policies CS11 and CS12 state that development on open space will only be permitted if it can be demonstrated that there will be community and environmental benefits delivered by the proposal, whilst protecting biodiversity, including habitats.

Additionally, Policy CS15, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

National guidance contained in PPS1, states that design which is inappropriate in its context, or which fails to improve the character and quality of an area, should not be accepted.

PPS7 directs planning authorities to secure environmental improvements and maximise a range of beneficial uses of this land, whilst reducing potential conflicts between neighbouring land uses. This should include improvement of

public access and facilitating the provision of appropriate sport and recreation facilities.

PPS9 informs that the aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests.

Paragraph 25 of PPG 17 specifically deals with Urban Fringe Areas. It notes that the countryside around towns provides a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land in urban areas to meet provision. Where planning permission is to be granted for such land uses, local planning authorities should ensure that facilities are accessible by walking, cycling and public transport as alternatives to the use of the car.

The site is well screened by the existing hedging and therefore the proposed change of use will have no significant impact upon the visual quality of the area. With this in mind it is deemed necessary to impose a condition to retain the hedging.

The land is currently under utilised and the Habitat Survey has concluded that the site is not significant from a biodiversity point of view and there is no botanical interest within the site. The grassland is poor quality semi-improved grazed by rabbits. There are no signs of badger or any European protected species or notable species, and the lack of standing water and presence of the A518 make the likelihood of reptiles unlikely. The site could potentially provide foraging for bats or raptors however, there are no suitable on site bat roosts. However, the creation of allotments presents opportunities to enhance the site for the benefit of wildlife as well as its users including compost heaps from hedgehog habitation and the provision of bird boxes. The Habitat Survey includes a list of recommendations including improvements and times when work should be carried out. Therefore, a condition will refer the applicant to these recommendations. It should be noted that the council's Ecologist concurs with the finding of the survey and its recommendations.

The Landscape & Recreation officer has confirmed that they operate a number of allotments for the Borough. These allotments are now at capacity with long waiting lists to gain access to this increasingly popular activity. Therefore, they support this development to increase the capacity of this popular environmental friendly community activity.

In accordance with the principles of sustainable development preferably community facilities should be located within District or Local Centres. However, the Council recognises that it may not always be possible to identify suitable sites within the District or Local centre. Where this is the case, the applicant must be able to demonstrate that a sequential approach to site selection has been followed and what other sites have been considered and how site the application has been chosen.

With the above in mind the applicant has confirmed that they have a waiting list of 44 potential tenants and have satisfactorily demonstrated that the site is

the best/only site available in the area, the Parish Council have been searching for land for allotments since 2006 following requests from the electorate. During this search the following locations have been investigated:

- Land near to Lilleshall Abbey was considered a too rural location and did not have close links to the public transport network.
- Land adjacent to the White House, Muxton. Due to issues with a local farmer, access to this site was required from the A518 which was considered to not be feasible by the Parish Council and the Highways officer had concerns.
- Land by Entry Bank, Wellington Road, Muxton. This land appeared promising at first however the land owner was unwilling to agree terms with the Parish Council.
- Land by the junction of Wellington Road and the A518 Lilleshall. This appeared to be an ideal piece of land, however upon further investigations it was noted that this land was been leased by one farmer to another to gain maximum use of payments from the Government for "set aside".

Given that most of the other land around the parish is either owned by farmers, English Partnership or Telford and Wrekin Council. The Parish Council have advised that obtaining land near to a District Centre is virtually impossible due to these sites being earmarked for development in the future, therefore they consider that given the above details and a four year search that the application site is the best/only site available for this usage.

With the above in mind the proposed site is considered acceptable; furthermore it is on a bus route and within 100m or so of a bus stop. The applicant has also stated that once the allotments are in operation there would be the opportunity to consider car sharing amongst tenants.

The Highway Engineer wishes to note that he has always requested a comprehensive breakdown of the financial circumstances as to why no additional on plot parking has been made. In his opinion it would be in the 'interest of good design' that a higher level of on-site parking be provided but was always advised that this was not possible due to the financial viability of the proposal having to maximize the number of allotment plots instead. However, based on the submitted application he makes no objections to the principle of off road car parking provision and has carried out peak-time traffic counts on the road. The volume of traffic using the road was extremely minimal being between just 6 and 11 vehicles on a peak AM hour between 8.00am – 9.00am. This coupled with the fact that the carriageway is of good width and that the northern section (in front of No's 81 & 83) makes no through route would make it difficult to object to the proposed development on any particular highway safety grounds. Moreover, the parish Council has advised that the Tenancy Agreements will contain a clause whereby vehicles belonging to users of the allotments must not obstruct adjacent resident's properties or access to farmer's fields; otherwise their tenancy may be revoked.

The Highway Drainage engineer has confirmed that the Council have installed new gulleys in the locality to alleviate previous drainage issues and flooding. The surface water flows from the A518 and down the 'old' road from the direction of Cheswell Nurseries. The change of use from grassland to allotment is not deemed significant in terms of the availability of permeable surfaces and as such will have a nil impact on flooding. Nonetheless, a condition will require details of hardsurfacing and drainage of the site to be submitted prior to commencement of works on site to ensure that it does not cause additional flooding.

Comments raised by nearby residents are noted; however they do not justify a refusal of this application which could then be successfully substantiated at any subsequent Appeal.

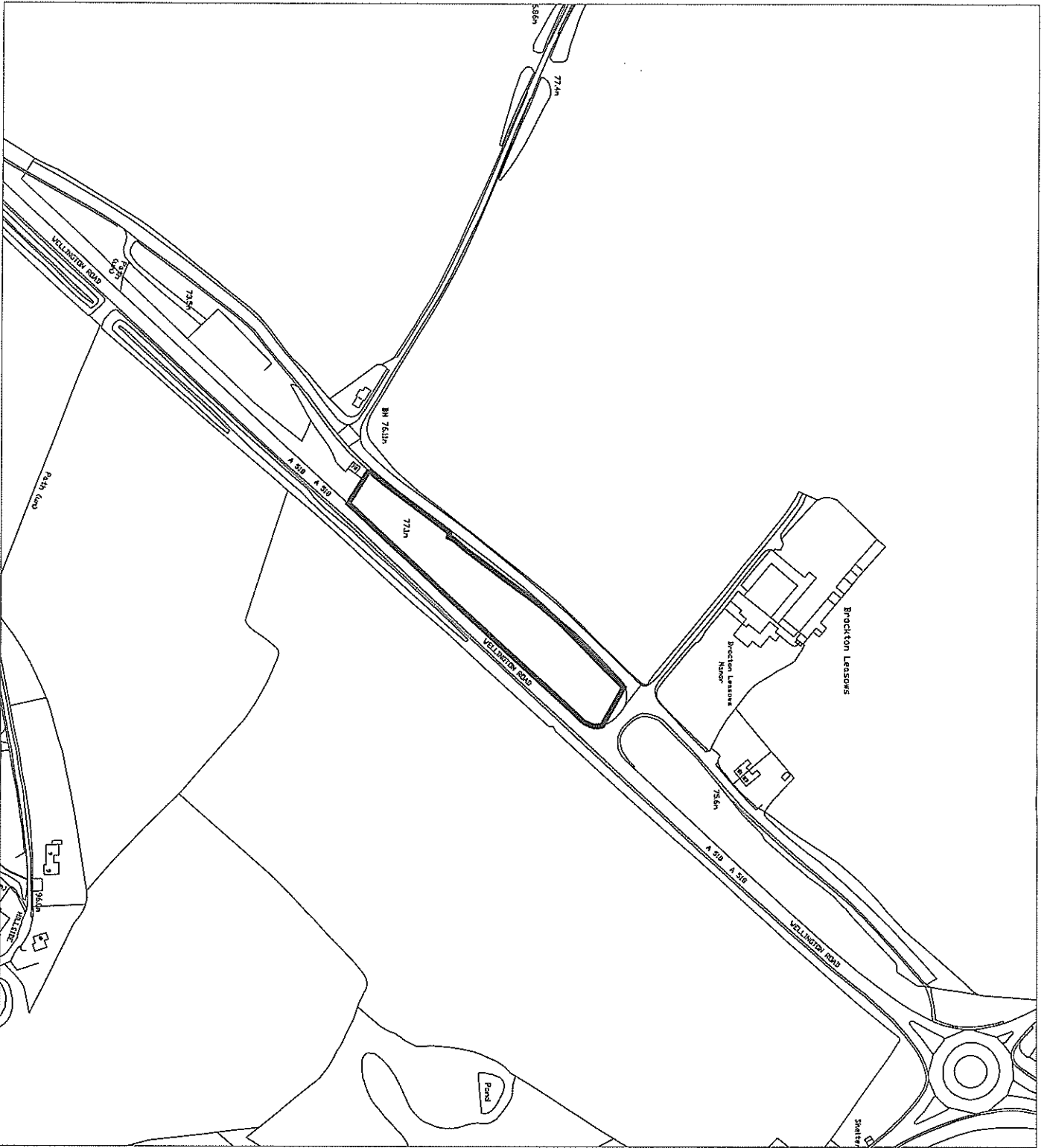
Accordingly, the proposal is considered acceptable as there will be no significant impact on the amenity, character, appearance or biodiversity of the area, as well as drainage or highway safety. The development is considered to contribute to the provision of community facilities and it has satisfactorily been demonstrated that a more sustainable location is not available. Therefore, the proposed development is considered compliant with both local and national policy and recommended for approval with conditions.

RECOMMENDATION: GRANT PLANNING PERMISSION with the following conditions:

1. A03 Time limit.
2. B05 details of hardsurfacing
3. B33 details of surface water drainage
4. Bcustom details of sheds
5. C12 hedges retained
6. C19 provision of car parking
7. C21 visibility splays
8. C38 in accordance with approved plans and recommendations stated in the Extended Phase 1 Habitat Survey report (BC Ecology January 2010).
9. C23 gates to open inwards
10. Ccustom Access shall be surfaced in a bound material for a minimum distance of 5m from the rear of the highway boundary
11. Ccustom sheds for storage of ancillary gardening equipment only
12. I22 Highways
13. I30 conditions
14. I31 reasons for grant

REASON FOR APPROVAL:

The proposed development will result in an improvement to the area in terms of biodiversity. There will be no significant impact on amenity or the character and appearance of the area or drainage or highway safety. The development is contributing to the provision of community facilities, and it has satisfactorily been demonstrated that a more sustainable location is not available.



DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT, PLEASE ASK

All dimensions in millimetres.

Dimensions shown to structural faces, NOT finished surface

This drawing forms part of and is to be read in conjunction with all other architectural drawings prepared for this project as well as all structural, mechanical, electrical and other details prepared by Consultants.

This drawing and those within this set are to be read in conjunction with the Project Specification. References in parenthesis, e.g. - (F10), refer to sections / clauses within the Project Specification and are to be read in conjunction with the general workmanship and material items within the same section.

TELFORD & WREKIN COUNCIL
 ENVIRONMENT & REGENERATION
 01 MAR 2010
RECEIVED



Telford & Wrekin
 C O U N C I L

David Slidaway

Head of Property & Design : Environment & Regeneration

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Project

Proposed Allotments On Land Adjacent T
 Wellington Road, Lilleshall, Shropshire

DWG. TITLE

Proposed Site Plan

SCALE

1/2500 @ A3

DRAWN

M.Venables

DATE

October 2009

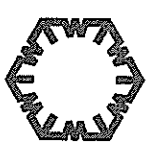
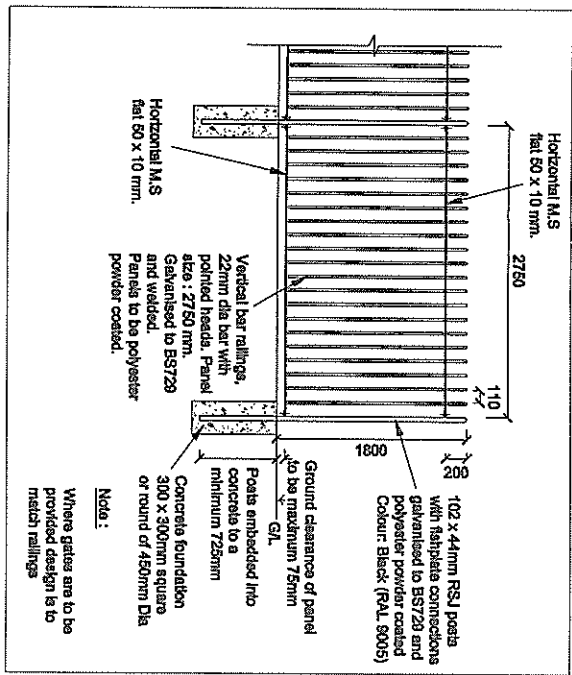
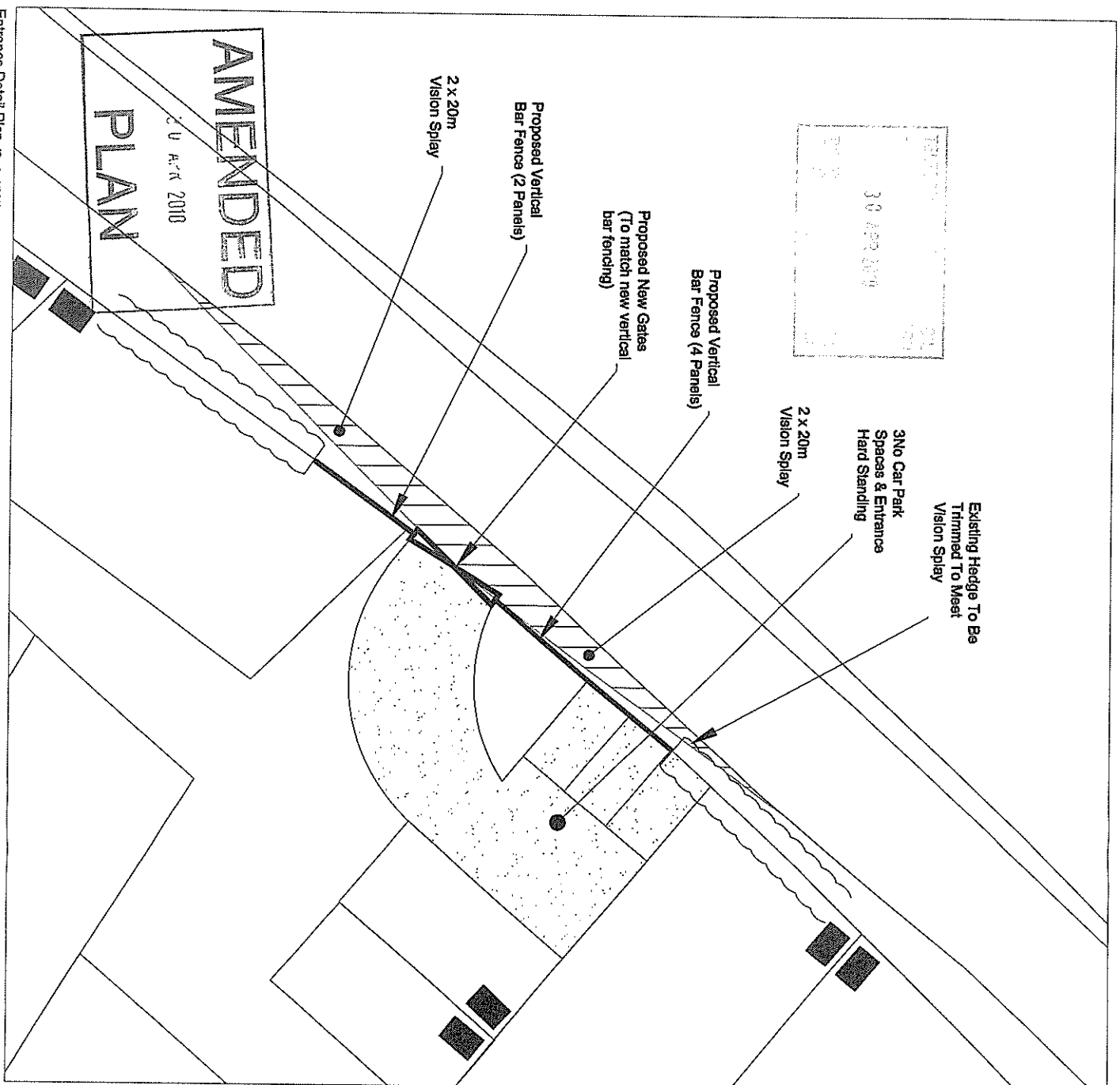
DWG. NO

09BC300/P001

DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT, PLEASE ASK.

All dimensions in millimetres.

Dimensions shown to structural faces, NOT finished surface



Telford & Wrekin
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PROJECT
Proposed Allotments On Land Adjacent T
Wellington Road, Lilleshall, Shropshire

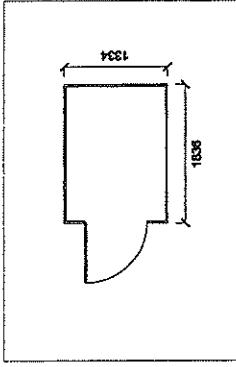
DWG TITLE
Proposed Entrance Plan

SCALE	Various @ A3	DRAWN	M.Venables
DATE	October 2009	DWG NO.	09BC300/P003

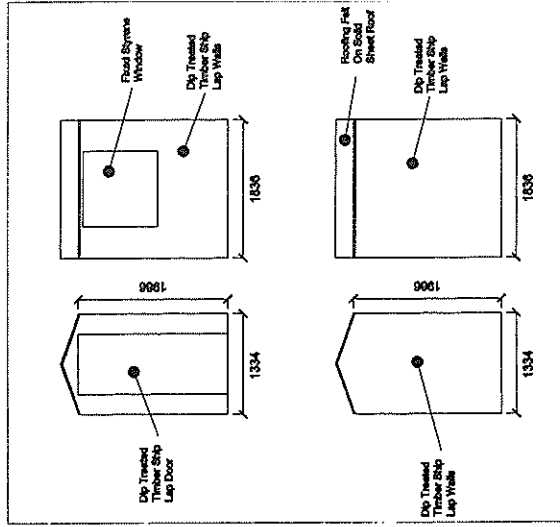
Entrance Detail Plan (Scale 1:200)

PLEASE ASK

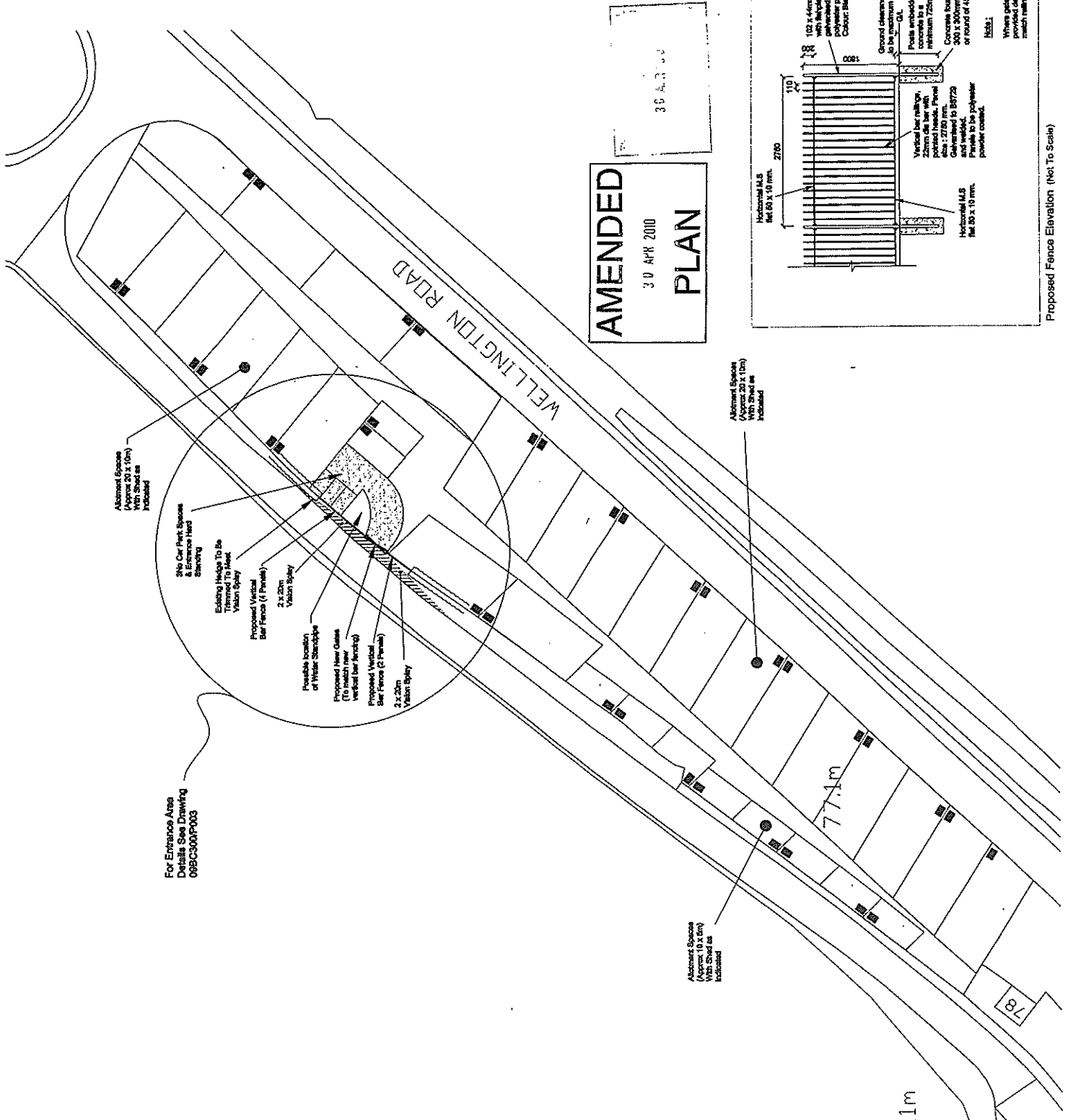
All dimensions in millimetres.



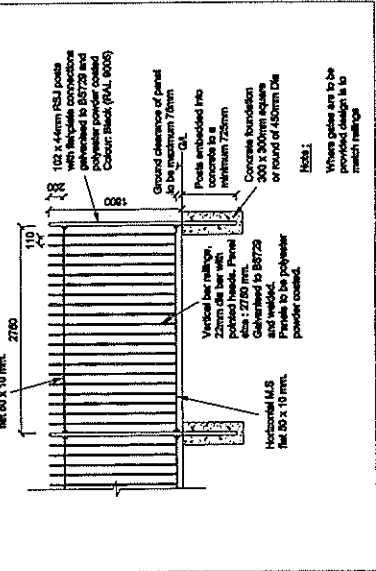
Proposed Typical Floor Plan of Sheets (Scale 1:50)



Proposed Typical Elevations of Sheets (Scale 1:50)



For Entrance Area Details See Drawing 069C300F003



Proposed Fence Elevation (Not To Scale)

Telford & Wrekin COUNCIL

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Proposed Alotments On Land Adjacent Wellington Road, Lleshall, Shropshire

DRAWN: Various @ A2
DATE: October 2009

PROJECT: Proposed Blockplan

SCALE: Various @ A2
DATE: October 2009

PROJECT NO: 069C300/P003

C - Alteration to proposed fencing & entrance details.
B - Addition | Proposed vision spiry and vertical bar fence

TELFORD & WREKIN COUNCIL

PLANS BOARD

14TH JULY 2010

LATE ITEM

Schedule 1 - Planning applications for determination by Board

TWC/2010/0235 The Lord Hill Inn, High Street, Dawley, Telford, Shropshire, TF4 2EX Change of use of first floor from use class A4 (Drinking Establishment) to C3 (Dwelling Houses) with the creation of a new separate access to the upper floor..... **2**

TWC/2010/0235

The Lord Hill Inn, High Street, Dawley, Telford, Shropshire, TF4 2EX
Change of use of first floor from use class A4 (Drinking Establishment) to C3 (Dwelling Houses) with the creation of a new separate access to the upper floor

APPLICANT

Mr James Dunn

RECEIVED

04/06/2010

PARISH

Great Dawley

WARD

Dawley Magna, Malinslee

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 a full application for the permanent change of use of the first floor of the Lord Hill Public House from A4 (Drinking Establishment) to C3 Dwelling Houses) with the creation of a new separate access at the rear of the building.

BACKGROUND:

The redevelopment of the Lord Hill Public House is part of the wider regeneration scheme for Dawley and Malinslee. Outline planning permission was granted by Members at the last board meeting, where retention of this Local Interest Building was considered an important element for retaining the character and appearance of Dawley High Street.

Members will also be aware that a temporary change of use was approved at board on 31st March 2010, for the temporary use of the Lord Hill as offices for two years, as a base by which to manage the regeneration and works to Dawley High Street. The use proposed under this application is intended for implementation following the Business use expiring in two year time.

The drawings submitted that some of the rear extensions are due for demolition. These works do not require planning permission, and will therefore not be considered in the determination of this application. The applicants are aware that bats may be roosting with the building for demolition and their responsibilities under other legislation with regards to this matter.

SITE AND SURROUNDINGS:

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

The building is located at the end of High Street, Dawley and has no immediate neighbour's and is surrounded by road way. The site is within the secondary retail zone of Dawley.

PLANNING HISTORY

TWC/2010/0036 - Outline application for a mixed use development of 35.3 hectares of vacant land at Dawley and Malinslee comprising of a new school and associated sports pitches, retail units, residential dwellings, a nature park, a children's playground, BMX track, public open space, landscaping and rights of way and associated works (outline) – resolved at Plans Board 23/6/10 to Grant Outline Consent subject to planning contributions

TWC/2010/0037 - Full planning application for infrastructure and drainage works for Dawley and Malinslee regeneration Phase 1 Land of 14.93 ha. Works comprising earthworks, drainage, a spine road of approx 0.55km and detailed planting schedule - resolved at Plans Board 23/6/10 to Grant Outline Consent subject to planning contributions

W2010/0120 - Change of Use of former public house (A4) to use class B1 Business (offices) - Temporary 2 year consent Approved April 2010.

CONSULTATION RESPONSES:

Great Dawley Parish Council: Support the proposal.

The Council's Highways Engineer supports the proposal.

The Council's Geotechnical Engineer has no comments.

Shropshire Fire Service; No objections subject to informative

Shropshire Council Archaeology no comments

Comments are awaited from the Councils Conservation Officer.

Following notification of 6 neighbours, no letters of representation have been received.

POLICY CONTEXT

National Planning Guidance
PPS1 - Delivering Sustainable Development
PPS3 - Housing

Wrekin Local Plan
HE25 - Buildings of Local Interest

Core Strategy
CS1 - Homes
CS5 - District and Local Centres in Telford
CS15 - Urban Design

PLANNING CONSIDERATIONS

The building's permanent use is public house with bar, kitchens and toilet facilities at ground floor with ancillary living accommodation including kitchen and bathroom at first floor. A temporary change of use to office accommodation on both floors has been implemented since April 2010.

The temporary 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.

The wider regeneration scheme for Dawley has recognized the importance of retaining the Lord Hill Public House, as it is a Local Interest Building, of architectural merit warranting retention. Policy HE25 encourages the full and appropriate use of the building.

The ground floor of the building following the end of the temporary use is to revert back to A4 use. The upper floor prior to the temporary consent was residential accommodation, but ancillary to the public house use. This proposal is for self contained accommodation to allow a greater flexibility in securing long term occupancy of the building.

Residential use in upper floors of properties within Dawley Centre is important in generating day and night activity. The layout of the building is adequate to accommodate a self contained unit. No external private amenity space is proposed to be provided as it could not be integrated with the wider regeneration layout. It is common that properties in centre locations do not have gardens. It should be noted that the property in the long term will benefit from being in short walking distance of the new nature park and recreational and leisure spaces created by the wider regeneration scheme, and there will be no detriment to occupier in terms of ability to access open space.

With regards to parking, there is an existing parking associated with the building currently. The wider master plan indicates 3 small retail units and a public square to the rear of the Lord Hill Public House, in place of the current parking provision. New parking is expected to be provided to the rear of the retail units and will provide spaces for the uses at the Lord Hill Public House. As this use is not expected to be implemented until at least 2 years time, there will be adequate opportunity to provide the new car parking provision prior to occupation; this is to be secure through conditions.

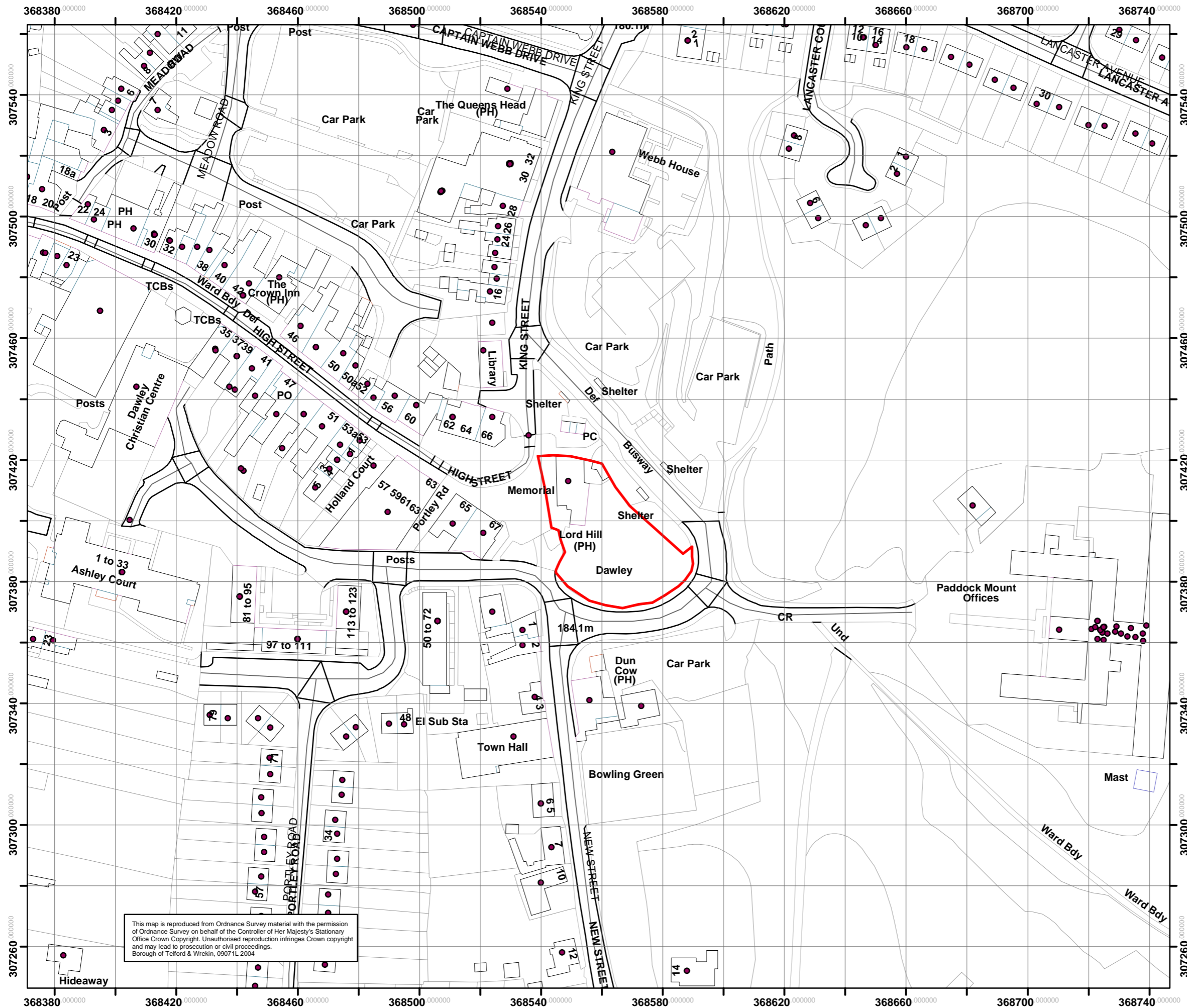
There will be no external alterations to the building, and therefore no adverse impact on the character and appearance of the building. The proposal will have no adverse impact on the amenities of the adjacent properties.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions;

1. A03 - Time Limit - Full
2. BNS - Change of use not to be implemented until a scheme for car parking submitted and agreed with LPA, and implemented prior to first occupation.
3. I30 - Conditions
4. I31 - Reasons for granting approval
5. I25 - Fire Authority

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. Adequate parking provision for the proposed use can be secured. Furthermore, the residential use will not adversely impact on the amenities of nearby properties.



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Borough of Telford & Wrekin, 09071L 2004

E



Project Title:
Lord Hill Public House
High Street
Dawley

Figure Title:
Site Location Plan

Figure No: 1	Scale: 1:1,250
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Drawn By: K.A.M	Date: 25/01/2010
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