

## **PLANS BOARD**

### **Minutes of a meeting of the Plans Board held on Wednesday, 14<sup>th</sup> July, 2010 at 6.00 p.m. in the Civic Offices, Telford, Shropshire**

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

**ALSO PRESENT:** Councillor S. Bentley (for planning application W2010/0108)

#### **PB-13      MINUTES**

**RESOLVED** – that the minutes of the meeting of the Plans Board held on the 23<sup>rd</sup> June, 2010 be confirmed and signed by the Chairman.

#### **PB-14      APOLOGIES FOR ABSENCE**

None.

#### **PB-15      DECLARATIONS OF INTEREST**

None.

#### **PB-16      DEFERRED/WITHDRAWN APPLICATIONS**

The Chairman informed the Board that officers had requested that planning applications W2010/0133 and W2010/0134 be deferred as further conservation appraisal was being sought.

He further informed the Board that the applicant had withdrawn planning application W2010/0120.

**RESOLVED** – that determination of planning application W2010/0133 and W2010/0134 be deferred.

#### **PB-17      PLANNING APPLICATIONS FOR DETERMINATION**

- (a) W2010/1078 – The Stables Flat, Greenacre Farm, 13 Crudgington Green, Crudgington, Shropshire

The application sought planning permission for the erection of a detached double garage measuring 8m by 6m, 2.4m to the eaves and 5.7m to the ridge of the roof on the site of the former stable block, which had established residential use at first floor with ancillary use/storage at ground floor.

The application had originally been submitted to the Plans Board meeting on 31<sup>st</sup> March, 2010 but, following it being 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, the applicant had been requested to

submit a further application for the change of use of the agricultural land to residential in order to accommodate the proposed garage (application W2010/0279, was considered in conjunction with W2010/1078.) The planning considerations and recommendation for approval remained unchanged from March 2010 apart from an additional condition to restrict the use of the garage to parking and storage for The Stable Block and not to be a separate unit of accommodation.

The proposed scheme followed a previous refusal of planning permission for an attached garage with storage above with an archway over a reinstated drive access, as detailed in the report. This resubmission proposed a detached garage set back from the highway adjacent to the stable block with the existing hedgerow being maintained. The repositioning of the garage within the plot had addressed the previous highway objections.

Whilst the garage represented additional built form and was a relatively large structure within the rural area, officers considered, on balance, that the development was acceptable and had addressed the previous reasons for refusal. The development was appropriate in terms of the scale, design and form and reflected the character and appearance of built form within the former farm complex, thus being in keeping with the character of the area and conforming to national and local planning policy. Due to the rural location of the development, it was considered necessary to request samples of materials to ensure that the development was in keeping with the context of the existing buildings and enhanced the character and appearance of the rural area.

The update report tabled at the meeting set out the objections to the proposal made by Waters Upton Parish Council. Parish Councillors had had concerns regarding the development of the site over many years, as outlined in the report and they wished to make the Board aware of the inappropriate overdevelopment of the site. These concerns were reiterated to the Members by Parish Councillor Christopher Turves. Ms. Alison Sergeant of SBC Manby Bowdler spoke in support of the applicant. Officers noted the Parish Council's comments; however the change of use of land and associated application for garaging were considered modest in scale and did not constitute overdevelopment or adversely affect the character of the area.

**RESOLVED – that with regard to planning application W2010/1078 planning permission be granted subject to conditions as set out in the report and to a condition restricting the use of the garage to parking and storage for the Stable Block but not to be a separate unit of accommodation.**

(b) W2010/0201 – Plot 14, Park Court, Hadley, Telford, Shropshire

This was a Tree Preservation Order application for works to a large ash tree situated on this residential development site which was currently nearing completion. The applicants were concerned that, as the ash tree continued to grow, its future health could be put at risk due to its proximity to the dwelling at Plot 14 and, therefore sought approval for works to secure the future of the tree and the amenity it provided.

Hadley & Leegomery Parish Council had objected to the application on the grounds that the proposed significant reduction works could not be justified. They considered

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 this mature tree could remain undisturbed.

The Council's Arboricultural Officer had inspected the tree and agreed that a maximum crown reduction of 25% would be acceptable rather than the 30% reduction originally proposed. The tree had two limbs that were over extended and growing towards the new dwelling and these could be removed to growth points to 50% of the overall length of the limb. He also recommended that the ivy growing on the tree be removed.

**RESOLVED – that with regard to planning application W2010/0201 Tree Preservation Consent be granted for a reduced amount of crown reduction to the Ash tree (25%) subject to the conditions as set out in the report.**

(c) W2010/0089 – Highfield House, 47 Wrekin Road, Wellington, Telford, Shropshire

The application by Telford & Wrekin Council sought full planning permission for the demolition of the modern flat-roofed extensions to this building, change of use to form 4 residential units, and the erection of 9 new residential units within the grounds together with associated landscaping and infrastructure. The existing vehicular access was to be retained with parking provision of integral garaging and a communal parking area with 12 spaces at the front of Highfield House to serve the flats and terraced properties. A further 3 spaces would be located in the central area of open space to the north of Plot 4.

The Council's Highways Engineer had no objection in principle but had expressed concerns that the proposed layout would not meet the Authority's adoptable road standards. The update report tabled at the meeting informed the Board that additional plans had now been submitted demonstrating the tracking for a refuse vehicle on the proposed layout plan with additional hammerhead areas, which would enable the access road to be adopted. The Highways Engineer had also advised that the standing space in front of the garages for units 10 and 11 should be a minimum of 5.5m; whilst did not appear to be the case on the architect's site plan the correct space was shown on the tracking drawing.

The Arboricultural Officer had also raised concerns that insufficient consideration had been given to the future growth of the trees and to their shading effects on the properties and the update report tabled at the meeting informed Members that he had further advised of concerns regarding the impact of alterations in the soil levels. The extension to the turning head was very close to the base of a large protected tree and it was likely that this could be damaged by large refuse vehicles. However this could be overcome by the installation of a barrier between the kerb edge and the tree stem. The protected trees would be retained and the position of the dwellings and garaging had been dictated by their positions to ensure that their amenity value to the area was maintained. In addition, the removal of permitted development rights would ensure no extensions or outbuildings were located within the Root Protection Area of the trees.

The Council's Parks & Open Space Officer had advised that all new developments should make full provision for the infrastructure/amenities and services which they created and had requested a sum of £600 per property to be provided prior to commencement of the development. The School Organisation Officer had requested that a contribution of £21,254 towards primary school facilities be provided. As the Council, as applicant, could not enter into a Section 106 Agreement with itself, these contributions had been confirmed by means of a memorandum and would be paid following completion of the sale of the site.

The principle of residential development had been accepted in pre-application discussions. Whilst the development did not meet the principles of the Green Network policies in that the site was being developed for market housing, substantial areas of green open space and the majority of trees were to be retained and there would be community benefits in the wider area through the release of funds to enable the redevelopment of the Civic Centre in Wellington.

Neighbour objections had been received relating to the scale of development, access arrangements and volume of traffic, privacy issues and retention of the trees, as set out in the report.

The application site was self-contained and located in a mixed residential area. Therefore, the layout, scale and design of the new properties were considered to be acceptable and materials could be conditioned to ensure the buildings were in keeping with Highfield House and the setting of the area. The principle of residential development was considered acceptable given its sustainable location close to services and facilities in Wellington District Centre. It was considered that the proposal would 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 would be maintained which would preserve the character of the area and meet the aims of the Green Network.

**RESOLVED – that with regard to planning application W2010/0089 the Head of Planning & Transport be authorised to grant planning permission subject to written confirmation from Property & Design to provide financial contributions of £21,254 towards primary school facilities and £6,600 towards the upgrading of community use recreation facilities, to the resolution of the highways and arboricultural issues resulting from the submitted tracking plans, and to the conditions as set out in the update report.**

(d) W2010/0090 – 7 Hartshill Avenue, Oakengates, Telford, Shropshire

This application requested outline planning permission for the erection of a single dwelling on land adjacent to 7 Hartshill Avenue with all matters reserved for consideration at a later date, however, the proposed layout drawing indicated a rectangular footprint which respected the size and the building line of the neighbouring dwellings.

The site was designated as 'whiteland' on the Wrekin Local Plan proposals map and, subsequently, could be considered for residential development in accordance with Policy H6, which stated that housing development would be permitted on land under

0.4 hectares within the Telford built-up area when the site met the criteria set out in the report.

It was considered that a single unit could be accommodated on the site without adversely affecting the existing visual amenity and that adequate private amenity space and car parking could be provided for both the existing and proposed dwelling. The reserved matters application would deal with the design of the dwelling to ensure that it was appropriate in context. Given the separation distances of the existing dwellings and the indicative layout of the proposed dwelling, it was considered that there would be no adverse impact upon the residential amenity.

**RESOLVED** – that with respect to planning application W2010/0090 planning permission be granted subject to the conditions as set out in the report.

(e) W2010/0099 – Burton Borough School, Audley Avenue, Newport, Shropshire

This application by Telford & Wrekin Council sought 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 school.

The proposed fencing comprised 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. In addition, a 2.1m high single gate would be installed 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 would be linked by intercom to the school reception and staff members would be provided with proximity tags to open the gates.

The green gates and fencing would match the existing boundary treatment at the school and, as such, would not appear out of character and have no adverse impact upon the visual amenity of the area. The proposed development would improve the security of the building and the safety of staff and pupils and have no detrimental effect upon highway safety.

**RESOLVED** – that with respect to planning application W2010/0099 planning permission be granted subject to the conditions as set out in the report.

(f) W2010/0105 – Apley Woods Dovecote, Apley, Telford, Shropshire

This was an application by Telford & Wrekin Council for planning permission to replace the existing door on the Dovecote, which dated back to the early/middle eighteenth century. It was a square brick building, two storeys in height, with a pyramidal plain tile roof surmounted by a lantern dating from the 1980s. The ground floor entrance was a large semi-circular brick arch currently boarded up with a poor quality plywood door. It was noted that unauthorised works had been carried out on to the building prior to application, being principally the re-pointing of the brick arch headers in cement mortar. As this was physically harmful to the building, it would need to be removed and re-pointed with lime mortar. Therefore, an appropriate informative should be attached to any planning approval. A Listed Building Consent

application had also been submitted, which would be determined following determination of this application.

The existing door was wholly inappropriate and detracted from the historic interest and importance of this Listed Building and its replacement would comprise a bespoke steel gate with an oak door behind. It would be hung on the original hinge post with a latch styled on a medieval shoot bolt which respected the appearance of the hinges. The door furniture would be finished in black powder coating and the timber would be treated with linseed oil. This style and design had been discussed with the Council's Conservation Officer prior to the submission of the applications. Whilst the Local Planning Authority accepted that this is not a re-instatement of the original door, the high quality of the design and construction method and the clear improvement to the appearance of the building outweighed any concerns in this respect. Additionally, the works would allow for the active re-use of the structure for the purpose of a general store for the Apley Woods community groups.

**RESOLVED** – that with regard to planning application W2010/0105 planning permission be granted subject to the conditions as set out in the report, and to an appropriate informative.

(g) W2010/0108 – Crescent Farm, Waters Upton, Telford, Shropshire

The application sought planning permission for the erection of a two-bedroom bungalow with a detached garage on a site comprising an existing brick, timber and corrugated outbuilding and small enclosed grassed area, bounded by a listed sandstone wall and metal gate. The application site was accessed from a narrow farm track and was approximately 25m from the main highway, adjacent to the cowsheds to the north and to a Grade II Listed 16<sup>th</sup>/17<sup>th</sup> Century timber framed barn to the west, which was currently being renovated and converted to residential use.

The Conservation Officer had raised no objections following receipt of amended plans, which had addressed and clarified previous concerns, and had requested conditions regarding details to be submitted and sample materials to be agreed, and the retention of the sandstone boundary walls. The Arboricultural Officer had requested conditions should be imposed for a crown lift of the sycamore tree on the site, 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 might require crown lifting to facilitate high sided vehicle access. The Environmental Planner had recommended informatives regarding the trees, bats and birds on the site, as set out in the report.

Whilst the threshold of 170 dwellings in the rural area had already been exceeded, Waters Upton was one of the key service centres in the rural area identified to receive new housing. It was also noted that housing numbers specified for the Borough within the West Midlands Regional Spatial Strategy no longer held any weight in decision making following the Government's statement of 27<sup>th</sup> May 2010. The site was considered to be a suitable infill plot within the centre of the village within an existing built up frontage and would be large enough to accommodate the proposed modest bungalow. There would be sufficient amenity space and parking provision to the property and the proposal would not have an adverse impact on

adjoining residential amenity. The site could also be adequately drained and accessed without prejudicing the safety of highway users.

Whilst it was noted that the Parish Council have raised concerns regarding the original design, amended plans had been submitted following discussions between the Agent and the Conservation Officer. The amendments included simplified fenestration, reduction in the size of windows, the addition of a lantern detail to provide natural ventilation and light, and the use of local red sandstone. In addition, the applicant intended to retain and make good the existing stone wall. Therefore, the proposal was considered appropriate to the character and appearance of the area and would not affect the setting of the adjoining listed buildings and other historic properties.

With regard to the Arboricultural Officer's concerns, whilst the proposal would lead to the loss of a tree and the position of the tree to be retained was closer to the boundary wall than indicated on the site layout, the proposed tree works and tree protection methods, etc. could adequately be controlled by condition.

Councillor S. Bentley, Ward Member, spoke in support of the application and assured the Board that the applicant would adhere to all requirements of the planning permission.

**RESOLVED – that with regard to planning application W2010/0108 planning permission be granted subject to the conditions as set out in the report.**

- (h) TW2010/0248 – Town Park, Hinkshay Road, Malinslee, Telford, Shropshire  
TW2010/0249 – Mannerly Wood, Rock Road, Ketley, Telford, Shropshire  
TW2010/0250 – Rough Park, Woodside Avenue, Woodside, Telford, Shropshire  
TWC2010/0251 – Land South of M54, Rock Road, Ketley, Telford, Shropshire

These four applications had been submitted by Telford & Wrekin Council following the granting of outline planning permission by the Board at its meeting on 23<sup>rd</sup> June, 2010 for the regeneration works for Dawley and Malinslee. These included substantial earthworks, remediation of the land and treatment of mineshafts, and would have significant impacts on the ecology with the total loss of vegetation and species. The Environmental Impact Assessment which accompanied the outline application had considered options to avoid, reduce or offset these impacts to comply with relevant legislation and would require off site compensation as several species would require translocation to suitable habitats on receptor sites.

Eight suitable receptor sites had been identified but only four required planning permission due to the scale of the earthworks to create ponds and mounds, etc. These receptor sites needed work to be carried out to create new or enhanced habitats which were to be established prior to the loss of the existing habitat.

It was considered that the proposed works would not have an adverse impact on the amenities of occupiers of nearby properties given their distance from the proposed sites and the adequate mitigation of noise or dust impact during the construction works. In the long term their visual amenities would be enhanced through the

development and the schemes would have a positive impact on the area in terms of visual amenity and environmental benefits and accorded with the aims and principles of the Green Network.

#### Town Park, Hinkshay Road, Malinslee, Telford, Shropshire

This application was for the creation of three habitat ponds with maximum measurements of 10m long by 5m wide by 0.9m deep together with four ephemeral ponds roughly round in shape and 3.7m wide with a depth of 0.3m.

Stirchley & Brookside Parish Council had been unable to comment on the application as its Councillors considered that they had not been able to view the application in sufficient detail. The Planning Officer had responded that this was one of four similar applications and other Parish Councils had been able to view and comment on the submitted drawings without difficulty.

Shropshire Wildlife Trust and the Council's Ecology Officer both welcomed the ecological enhancements proposed and felt that, on balance they could compensate for the impacts associated with the development of the Dawley and Malinslee Regeneration Project site. The Wildlife Trust had commented that 20 years as considered the minimum acceptable period for management and monitoring and should be secured through planning obligations. In addition, at least one site should be designated as a Local Nature Reserve and all sites should be included in the Telford & Wrekin Green Infrastructure Strategy. The Planning Officer responded that the management and monitoring of these receptor sites was controlled through conditions and obligations relating to the regeneration scheme TWC/2010/0036, and did not require further control on each individual application. With regards to designations, this could only occur on sites in that use and of a suitable standard, therefore consideration of designation would be undertaken in due course following completion of the works. The Council's Ecology Officer had commented that habitat works should be carried out at the appropriate time of year under supervision from a qualified ecologist and should be managed for biodiversity in accordance with a management plan and protected from future development. The Planning Officer responded that this would be controlled through conditions and obligations attached to the outline consent TWC/2010/0036 but an informative relating to timing, supervision and lined to the outline was considered appropriate to make the decision document transparent. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

#### Mannerly Wood, Rock Road, Ketley, Telford, Shropshire

This application was for the creation of new habitats and a new ephemeral pool roughly round in shape and approximately 3.7m wide, with an overall depth of 0.3m and the import of spoil to re-grade the existing mound changing levels with a maximum increase in 1.5m and to cover some existing hardstanding to create habitat for dingy skippers. The update report tabled at the meeting informed the Board that an amended plan had been received following comments from the Council's Geotechnical Engineer and would ensure that the imported material would be sited to provide a 20m standoff from the unrecorded mineshaft. The

Geotechnical Engineer was satisfied with this amendment and had recommended informatives 16 and 19 relating to minerals areas and land contamination.

The comments from Shropshire Wildlife Trust and the Council's Ecology Officer were as for the Town Park application. The Council's Environmental Health Officer had commented that the proposed development was situated over a former licensed landfill site. 1450m<sup>3</sup> of colliery spoil from the Dawley regeneration site would be imported for use on the site and would need to be chemically tested to ensure its suitability for use. He had also requested that site operations and reporting should be carried out in accordance with relevant guidance and legislation and construction hours of working should be restricted to 08:00 am to 17:00 Monday to Friday in order to prevent noise nuisance at local residential receptors. The Planning Officer had commented that the works were acceptable subject to testing which could be secured through conditions together with hours of working during the construction period. An informative was recommended to cover safety issues whilst working as this was a former landfill site. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

#### Rough Park, Woodside Avenue, Woodside, Telford, Shropshire

This application was for the creation of three habitat ponds with maximum measurements of 13m long by 6m wide by 0.9m deep, 6m wide by 14m long by 0.9m deep, 6m wide by 10m long by 0.9m deep, and four habitat ditches all 2m wide and 0.6m depth, and 24m, 25m, 34m and 35m long respectively. In addition, there would be three ephemeral ponds roughly round in shape and 3.7m wide with a depth of 0.3m.

Madeley Parish Council had indicated its support for the proposal. The comments from the Shropshire Wildlife Trust and the Council's Ecology Officer were as for the previous applications. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

#### (i) Land south of M54, Rock Road, Ketley, Telford, Shropshire

This application was for the 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 to create south facing slopes for dingy skipper habitat using imported spoil from the Dawley site.

Lawley & Overdale Parish Council had queried the kind of spoil to be used, the security fencing during works and timing of works for minimal disruption for local residents, particularly given that Rock Road was to be resurfaced in August. The Planning Officer responded that the imported soil would come from the Dawley site and would be subject to appropriate treatments, the specific details of which were covered under the outline application TWC/2010/0036. This soil would be suitable for the Dingy Skipper habitat.

The comments from the Shropshire Wildlife Trust and the Council's Ecology Officer were as for the previous applications. Further comments had been received from statutory consultees who supported the proposal subject to additional conditions and informatives.

**RESOLVED** – that with regard to planning applications **TWC2010/0248/02480250 and 0251** planning permission be granted subject to the conditions and informatives as set out in the update reports.

- (j) W2010/0258 – Lilleshall County Primary School, Limekiln Lane, Lilleshall, Newport, Shropshire

This planning application by Telford & Wrekin Council was for 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. The extension would provide a general purpose classroom, measuring 6.87 metres long by 4.77 metres wide, on a site that was currently part of an open courtyard. External materials would comprise brown bricks and roof tiles that matched the materials used on the existing building. The windows and doors would be aluminium double glazed and powder coated and white in colour. Two single glazed windows in an adjacent existing classroom were to be replaced with aluminium double glazed and powder coated windows, also white in colour. These would be in the same position as the existing windows and of an identical shape and size.

The proposed extension would be located 20 metres from the school's site boundary and 50 metres away from the nearest residential property. The relocated 1m. high picket-style fence would allow the school garden area to be extended and enlarged. It would be moved 3 metres further away from the school building but would not encroach into any existing playing field or sports pitch.

It was 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.

**RESOLVED** – that with regard to planning application **W2010/0258** planning permission be granted subject to the conditions as set out in the report.

- (k) W2010/0279 – The Stables Flat, Greenacre Farm, 13 Crudgington Green, Crudgington, Shropshire

This application was considered in conjunction with planning application W2010/1078 (see (a) above).

**RESOLVED** – that with regard to planning application **W2010/0279** planning permission be granted subject to the conditions as set out in the report.

**PB-18**      **SITE VISITS**

None.

**PB-19      URGENCY RESOLUTION – SECTION 100B(4), LOCAL GOVERNMENT ACT 1972**

The Chairman of the meeting made the following statement:

“I am of the opinion that the following items of business should be dealt with as a matter of urgency at this meeting in order to avoid any unnecessary delay.”

**PB-20      PLANNING APPLICATION W2010/0172 – LAND ADJACENT TO 78 WELLINGTON ROAD, LILLESALL, SHROPSHIRE**

This application sought planning permission for a change of use from garden land to provide allotment plots together with the erection of fencing and sheds and the provision of a new vehicular access and 3 parking spaces. 35 allotment plots, 25 measuring approximately 20 x 10m and 10 measuring approximately 10 x 5m, would be provided all with 1.8 x 1.3m timber ship lap sheds. Alterations to the existing gated access included a small area of hedge removal and its replacement with 2m high black vertical bar railings and matching double gates. The drawings indicated a hardstanding access road leading to 3 parking spaces and a possible water stand pipe within the site.

The land was currently under-utilised and the Habitat Survey had concluded that the site was not significant from a biodiversity point of view. However, the creation of allotments could present opportunities to enhance the site for the benefit of wildlife as well as its users. The Habitat Survey had included a list of recommendations including improvements and times when the work should be carried out and the application would be referred to an appropriate condition.

In accordance with the principles of sustainable development community facilities should, preferably, be located within District or Local Centres. However, it was recognised that was not always possible, in which case the applicant needed to demonstrate that a sequential approach to site selection had been followed. The applicant had confirmed that there was a waiting list of 44 potential tenants and had satisfactorily demonstrated that the site was the best/only site available in the area. In addition, the site was on a bus route and, once the allotments were in operation, there would opportunities for car sharing amongst the tenants.

Based upon the submitted application, the Highways Engineer had no objections to the principle of off-road parking and, following peak time traffic counts, meant it was not possible to object on any particular highway safety grounds, as set out in the report. In addition, the Parish Council had advised that the tenancy agreements would contain a clause whereby users' vehicles must not obstruct the properties of adjacent residents or access to the farmer's fields otherwise they might be revoked. The site was well screened by the existing hedge and, therefore, the proposed change of use would have no significant impact upon the visual quality of the area. As a result it was deemed necessary to impose a condition to retain the hedging.

Comments raised by nearby residents had been noted but it was considered that these did not justify a refusal of the application which could be successfully substantiated at a subsequent Appeal.

**RESOLVED** – that with regard to planning application W2010/0172 planning permission be granted subject to the conditions as set out in the report.

**PB-21**            **PLANNING APPLICATION W2010/0235 – THE LORD HILL INN,  
DAWLEY HIGH STREET, DAWLEY, TELFORD, SHROPSHIRE**

This application by Telford & Wrekin Council was for full planning permission 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.

The redevelopment of the Lord Hill Public House was part of the wider regeneration scheme for Dawley and Malinslee and, at its meeting on 2<sup>nd</sup> June, 2010, the Board had granted outline planning permission for the retention of this Local Interest Building. In addition, at its meeting on 31<sup>st</sup> March, 2010 the Board had granted a temporary change to office use for two years to enable the building to be used as a base from which to manage the regeneration and works to Dawley High Street and the use proposed under the current application was intended for implementation following expiry of the business use in two year's time.

The ground floor of the building, following the end of the temporary use, would revert back to A4 use. The upper floor prior to the temporary consent was residential accommodation but ancillary to the public house use and this proposal for self-contained accommodation would allow a greater flexibility in securing long term occupancy of the building. No external private amenity space was proposed as it could not be integrated with the wider regeneration layout and it was common for properties in centre locations not to have gardens. In the long term the property would 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 would be no detriment to the occupier in terms of ability to access open space.

There was existing parking associated with the building and the wider master plan indicated 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 was expected to be provided to the rear of the retail units which could be utilised by occupants/users of the Lord Hill Public House. As this use was not expected to be implemented for at least two years, there would be adequate opportunity to provide the new car parking prior to occupation, which would be secured through conditions.

There would be no external alternations to the building and, therefore, no adverse impact on the character and appearance of the building. The proposal would have no adverse impact on the amenities of the adjacent properties. No objections or comments had been received during the consultation period.

**RESOLVED** – that with regard to planning application W2010/0235 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 6.58 p.m.

**Chairman:** .....

**Date:** .....

**TELFORD & WREKIN COUNCIL**

**PLANS BOARD**

**4<sup>TH</sup> AUGUST 2010**

Schedule 1 - Planning applications for determination by Board

<b>W2006/0608 Land off, Church Walk, Donnington, Telford, Shropshire.</b> Erection of 18 dwellings .....	<b>2</b>
<b>TWC/2010/0053 27 High Street, Hadley, Telford, Shropshire, TF1 5NL</b> Change of use from residential and commercial use to residential use with external alterations .....	<b>5</b>
<b>TWC/2010/0072 9 Anstice Square, Madeley, Telford, Shropshire, TF7 5BD</b> Change of use from use class A1 to pizza takeaway (use class A5) .....	<b>8</b>
<b>TWC/2010/0130 Ground Floor, Euston House, Euston Way, Telford Town Centre, Shropshire, TF3 4LY</b> Change of use from offices (use class B1) to PCT Clinic .....	<b>12</b>
<b>TWC/2010/0147 Ketley Filling Station, Holyhead Road, Ketley, Telford, Shropshire</b> Erection of 50no. dwellings and associated access .....	<b>16</b>
<b>TWC/2010/0157 Land opposite Pear Tree Bridge Inn, Holyhead Road, Oakengates, Telford, Shropshire, TF2 6BE</b> Erection of 4no. 2 bed flats, 4no. 2 bed houses and 4no. 3 bed houses .....	<b>22</b>
<b>TWC/2010/0183 Grooms Alley, Wellington, Telford, Shropshire,</b> Application to replace extant Planning Permission W2008/0087 for variation of condition 17 of Planning Permission W2007/0354 for the amendment of the access into the site	<b>26</b>
<b>TWC/2010/0204 Euston House, Euston Way, Telford, Shropshire</b> Alterations to the ground floor office space to include new windows and external door, 2no. air conditioning compounds, 2no. waste stores and concrete base for mobile MRI scanner and x-ray diagnostic unit .....	<b>31</b>
<b>TWC/2010/0286 3 Farm Meadow Close, Horsehay, Telford, Shropshire, TF4 2NU</b> Single storey rear extension to form summer room .....	<b>34</b>

W2006/0608  
Land off, Church Walk, Donnington, Telford, Shropshire.  
Erection of 18 dwellings

**APPLICANT**  
Dordale

**RECEIVED**  
22/05/2006

**PARISH**  
Lilleshall and Donnington

**WARD**  
Donnington

**CASE OFFICER**  
Kate Stephens

#### PURPOSE OF REPORT

To amend a S106 agreement to allow provision of fewer affordable units on a residential development that has commenced but building work has come to a halt due to the recession.

#### BACKGROUND

Members will recall at Plans Board on 15<sup>th</sup> October 2009 agreeing to a relaxation in the S106 affordable housing provision on this site from 7 units (38%) to 4 units (22%) for a six month period until the end of April 2010. This was to enable the applicant (Mr Gaughan) to progress the development during difficult economic times.

However, the scheme has not progressed and still remains partly constructed and vandalised and is an eyesore for the local community that immediately surrounds the site. In addition the applicant still owes the Council outstanding S106 money (£47,101 plus interest) that should have been paid on commencement of the development.

The applicant has recently approached officers again to ask for a further extension of time until February 2011 in which to finish the scheme but to still benefit from a reduction in the affordable housing provision to 4 units.

At the request of officers the applicant has provided a letter from his bank that confirms that the RBS bank will fund the finishing of the scheme and will pay the outstanding S106 money to the Council. Whilst the bank will not release funds immediately, the payment of the Council's S106 money will be the first cheque the bank writes once various conditions have been discharged.

There are still outstanding planning pre-commencement conditions that the applicant needs to discharge, namely drainage and ground investigation works and release of funds is dependant on these being addressed satisfactorily.

#### PLANNING HISTORY

Planning permission W2006/0608 was granted by members at Plans Board on 9<sup>th</sup> August 2006 for 18 dwellings. The design of the dwellings, at the suggestion of the Council officers, are contemporary with mono pitched roofs and render to reflect the highly planned and designed form of the flat roofed dwellings and their geometric orientation that surrounds this "island" site. The new development takes the form of an echelon arrangement with terraced blocks of two and three storey dwellings.

A S106 agreement was signed that required 1) not less than 38% affordable housing (of which 23% social rented and 15% shared ownership), 2) £500 per dwelling for leisure, 3) £28,101 towards primary education and 4) £10,000 towards bus shelters in the vicinity. Financial contributions now amount to £47,101 plus interest.

During the life of the application the developer has sought 2 separate amendments that have resulted in the creation of additional units on site, but which are not the subject of the S106.

W2007/0968 – Erection of 4 dwellings (amendment to W2006/0608) Granted 6/9/07. This effectively sought a substitution of house types by horizontally subdividing two of the 4bed houses into four 2bed flats, with no new buildings on site. This took the overall number of units on site to 20, but there was no change to the S106, which still applied to the 18 units.

W2007/1441 – Erection of 6no. 1 bed flats (amendment to W2006/0608) Granted 18/12/07. This effectively sought another substitution house types by horizontally sub-dividing 2 of the three storey houses in to 6 flats, with no physical change or increase to the buildings. This took the overall number of units on site to 24, but there was no change to the S106, which still applied to the 18 units.

#### PLANNING CONSIDERATIONS:

Members are aware of the difficulties facing developers in this current down turn in the economy, with some developers stopping building on site all together, and on some new sites affordable housing provision being negotiated at lower levels. Whilst the Council wishes to be constructive and ensure development continues, it must also still try and deliver affordable housing.

This site was fairly well advanced before the economy down turned – construction on this site came to halt in May 2009. Officers concur with the aspirations of the developer that to finish off this site would help secure the deliverability of 24 units including affordable housing. In addition, local residents and the local area would benefit from a finished development rather than looking at a boarded-up unfinished site.

Now that the applicant has the backing of the banks and the Council has seen written confirmation of their assistance, on condition that the affordable units are reduced to 4 units, officers are happier to agree to a reduction in affordable housing for another 6 months until the end of February 2011.

The banks are prepared to give funding for a nine month period (six months to complete the scheme and three months for sales). The RBS bank has also insisted that an independent Bank Monitoring Surveyor is appointed to monitor the development and the bank hopes to be able to give officers a monthly progress report on the scheme to ensure that the February timeframe is met.

Officers therefore consider that in this instance, with the assurances of the applicant's bank, that a reduction in the number of affordable units to be provided on site can be reduced to 4 units (i.e.22%) until end of February 2011, after which time the affordable housing provision reverts back to the 38%. This would enable the

development to continue to completion (that would benefit the local area and residents surrounding the site), the scheme would still deliver affordable housing, and the S106 financial contributions for leisure (£500 per dwelling), education (£28,101) and Highways (£10,000) would still be provided.

To this end the S106 needs to be amended to revise the affordable provision to 22% (equates to 4 units) rather than original 38% and this situation will apply until the end of February 2011, after which time the 38% affordable provision will apply again. The bank would like a clause that allows the matter to be reviewed at that time should the scheme not be fully complete by then.

**RECOMMENDATION:** amend the S106 that the % of affordable housing be reduced to 22% (4 units) of the 18 approved units, but that if the development is not completed by 28<sup>th</sup> February 2011 the affordable provision reverts back to 38%, with a review clause.

TWC/2010/0053

27 High Street, Hadley, Telford, Shropshire, TF1 5NL

Change of use from residential and commercial use to residential use with external alterations

**APPLICANT**

Mr Sarwar Ayub

**RECEIVED**

09/04/2010

**PARISH**

Hadley and Leegomery

**WARD**

Hadley and Leegomery

**CASE OFFICER**

Elizabeth Attwood

OBJECTIONS RECEIVED: NO

MAIN ISSUES: Principle, impact on the character and appearance of the area, residential amenity, loss of shop.

**SITE AND PROPOSAL:**

The application site is located within the Secondary Zone as defined in the Wrekin Local Plan and consists of a vacant former Post office with living accommodation behind and above. The property is a traditional style two storey building with a forward projecting single storey element which historically served as the Post Office.

The building is finished in white painted render with a plain clay tiled gable roof and is in a poor state of repair and is partially boarded up. The property is set back from the highway by 10m or so and there is a large overgrown garden to the rear extending to almost 40m in length and is bounded with timber panel fencing. The property is an end terrace in a row of three (the other two properties being residential) and there is an unmade track to the right (west) and a Hot Food take away and restaurant beyond.

The proposal is to refurbish and re-roof the building and replace the existing doors and windows with white Upvc units, replace the 'shop entrance' with a standard sized window, demolish an outbuilding in the back yard and change the whole building in to residential.

**POLICIES:**

The relevant policies are:

Wrekin Local Plan 1995-2006 (saved policies)

UD2 Design Criteria

S21 Hadley Secondary Zone

Local Development Framework 2007

CS1 Homes

CS5 District and Local Centres in Telford

CS8 Regeneration

CS15 Urban Design.

National guidance

PPS1 Delivering Sustainable Development

PPS4 Planning for Sustainable Economic Growth - (EC13: Determining planning applications affecting shops and services in local centres and villages)

CONSULTATIONS: No neighbour comments or objections have been received.

Hadley and Leegomery Parish Council support the proposal to bring back into residential use this long empty former post office accommodation.

The Council's Geotechnical engineers have no objections but have advised that there is an historic well in the rear garden and as such recommend an informative advising that no development should take place over the well.

The Council's Highway Engineers have no objections; however recommend an informative to advise the applicant to contact the Council regarding a dropped kerb.

#### PLANNING CONSIDERATIONS:

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

Policy S21 advises that beyond Hadley's main primary shopping centre area a flexible approach is required, aimed at securing the beneficial use of any vacant units, including housing.

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

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. High quality design should add to the overall character and quality of an area, not just for a short time but over the lifetime of the development.

PPS4 - Policy EC13.1 states that, when assessing planning applications affecting shops, or services in local centres local planning authorities should:

- take into account the importance of the shop or service to the local community or the economic base of the area if the proposal would result in its loss or change of use,
- refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs.

The site is designated as 'white land' in the Wrekin Local Plan and is in a sustainable location, within walking distance of amenities and public transport.

The principle of the property being wholly a residential use is considered to be acceptable. The site can provide adequate private amenity space and off-street parking. It is in a row of existing residential properties and is sufficiently distant from the existing Hot Food takeaway on the opposite side of the unmade access track to ensure that the residential amenity of any future occupiers is not compromised. That said, it should be noted that the majority of the building is already a residential property.

The site has been in a semi-derelict state for in excess of seven years; indeed it has been necessary on a couple of occasions for the Council's Planning Enforcement officer to serve a Section 215 - Untidy Land Notice requiring the site to be tidied up. Therefore, it is considered that the proposed works and refurbishment of the building and bringing the property back into functional use will have a positive visual effect on the premises and the character and appearance of the streetscene and the area. The outbuilding has no particular merit and its removal is deemed minor.

The loss of the retail use will have a nil impact upon the vitality and viability of Hadley as a Local Centre, has a full range of services and amenities (including a post office) can be found within the nearby Primary Retail Zone.

Recommendations raised by the consultees are noted and will be added as informatives.

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

1. A03 - Full with no reserved matters.
2. C01 – Materials to match
2. C38 – In accordance with submitted plans.
3. I22 – Informative – dropped kerb
4. I30 - Informative - Conditions.
5. I31 - Informative - Reasons for the grant of planning permission.
6. ICustom – Informative - Well in rear garden.

The proposed development and refurbishment of the building and bringing the property back into functional use will have a positive visual effect on the premises and the character and appearance of the streetscene and the area. The loss of the retail use will have a nil impact upon the vitality and viability of Hadley as a Local Centre, as a full range of services and amenities (including a post office) can be found within the nearby Primary Retail Zone.

TWC/2010/0072

9 Anstice Square, Madeley, Telford, Shropshire, TF7 5BD

Change of use from use class A1 to pizza takeaway (use class A5)

**APPLICANT**

Domino's Pizza Group Ltd,

**RECEIVED**

12/04/2010

**PARISH**

Madeley

**WARD**

Madeley

**CASE OFFICER**

Rob Price

CLLR GILL GREEN HAS REQUESTED THAT THIS APPLICATION COME BEFORE PLANS BOARD MEMBERS ON AMENITY GROUNDS

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, effect on setting of a Listed Building and Conservation Area and impact on neighbouring properties

**THE PROPOSAL**

The proposal is a full application for the permanent change of use of unit 9 Anstice Square, Madeley from A1 (retail) to A5 (takeaway) with the creation of a new shop front and extract duct.

**BACKGROUND**

A planning application for the regeneration of Madeley district centre was approved by Plans Board members under a detailed planning application on 11th April 2007. The application created a new 4380 sq m supermarket, 15 retail units, 16 residential units, with car parking, landscaping and servicing together with a new library access and a link road and was made and led by a national supermarket chain which opened just before Easter this year.

**SITE AND SURROUNDINGS**

The application site is a contemporary two storey building constructed of brick, cladding, glazing and steel. A high level projecting canopy with column supports fronts the majority of the building. There is a service area and access to the rear of the property. The building is within the primary retail zone of Madeley but is currently vacant.

The unit is located on the edge of the newly created Anstice Square and link road opposite the new supermarket. An extensive parking area is available adjacent the new supermarket.

The site is situated within the setting of the Grade II Listed Anstice Building and the setting of a Conservation Area.

**PLANNING HISTORY**

W2006/0938 - Demolition of existing factory, retail units and residential accommodation and erection of new supermarket, 15 retail units, 16 residential units with car parking, landscaping and servicing, together with new library access and highway works.

## CONSULTATION RESPONSES

Madeley Parish Council: Objects to the proposal on the following grounds:

- Loss of retail units
- Anti-social behaviour
- Hours of operation
- Loss of amenity
- Traffic generation
- Highway safety

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

The Council's Conservation Officer originally objected to the proposal given it included 0.5m x 1m high flue atop the building and would affect the setting of a Listed Building (the Anstice Memorial Institute) and the setting of a Conservation Area (Severn Gorge). Amended plans were submitted showing the flue removed from the roof top to the rear elevation of the property which faces a service yard, therefore the Conservation Officer has no objection to the proposal.

The Council's Environmental Health Officer has no objection to the proposal.

Following notification 3 letters of objection have been received regarding the following matters:

- Traffic generation
- Hours of operation
- Loss of amenity
- Anti-social behaviour
- Highway safety
- Loss of retail units

## POLICY CONTEXT

National Planning Guidance

PPS1 - Delivering Sustainable Development

PPS4 - Planning for Sustainable Economic Growth

Wrekin Local Plan

UD2 - Design Criteria

S1 - Service Centre Hierarchy

S14 - Madeley Primary Retail Zone

S24 - Changes within Local Centres and Local Shops

S31 - Shops Fronts, Advertisements and Hoardings

SG1 - World Heritage Site

Core Strategy

CS2 - Jobs

CS5 - District and Local Centres in Telford

CS14 - Cultural, Historic and Built Environment

## CS15 - Urban Design

### PLANNING CONSIDERATIONS

The existing use of the vacant premises is A1 retail and was conditioned to remain so under the extant planning permission for the regeneration of Madeley District Centre to protect the viability of the District Centre.

This application seeks to secure a A5 use for a takeaway pizza unit and the prospective tenants Domino's Pizza Group Ltd have served notice on the owners of the unit Tesco Stores Ltd that they wish to take on the A1 unit which has remained empty since it was constructed earlier this year.

Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) was published in December 2009, supersedes Planning Policy Statement 6: Planning for Town Centres.

PPS4 provides advice and objectives for achieving sustainable economic growth that will promote the vitality and viability of town and other centres as important places for communities. It notes that the aim of existing centres should be to offer a wide range and choice of services to communities in an attractive and safe environment.

The policies contained within the Wrekin Local Plan Local were written well in excess of a decade ago and although they still form part of the development plan should be read in conjunction with more recent policy advice such as that contained within PPS4 and taken in context as Madeley District Centre has been through some what of a renaissance recently.

The effect on the setting of the Listed Building and on the setting of the Conservation Area gave some initial concerns as the Local Planning Authority have worked to make sure that the roofline of the approved retail units remains clean of commercial clutter and paraphernalia. There is an opportunity to locate such matter in the service yard to the rear of the units. Given the amended plans now show the flue to the rear of the unit rather than out of the roof the Conservation Officer has no objections to the proposal.

Highways Engineers have fully considered the proposal and have no objections. Deliveries will be made to and from rear of unit and your Officers wish to draw members' attention to the extensive parking area adjacent to the supermarket that is available for the public to use.

In terms of amenity it is suggested, given its district centre location, but close proximity of residential properties, the hours of operation should be limited by condition to 09:00 - 22:00 Sunday to Thursday and on Public Holidays but 10:00 - 23:00 on a Friday and Saturday.

The proposal indicates that 8 full time and 28 part time jobs will be created providing investment and employment for the local area.

There are some minor external alterations to the building, including a slight change to the shopfront and the introduction of a flue, intake duct and air conditioning unit to

the rear. Therefore your Officers do not consider that there is any adverse impact on the character and appearance of the building. An application for advertisement consent is to be submitted to the LPA under separate cover.

#### CONCLUSION

The planning application is considered to be acceptable in terms of principle based on the fact that the site is within an established centre and will provide a mix of uses. The proposal will not affect heritage assets and it is considered that adequate parking is available. A time limiting condition will protect local amenity therefore it is considered that the application should be granted planning permission.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A03 - Full Time Limit
2. C37 - Extraction in accordance with approved details
3. C38 - In accordance with approved drawings
4. D10 - Hours of operation
5. I30 - Conditions
6. I31 - Reasons for granting approval

#### Reasons for approval

The site is within a sustainable location, within the new district centre of Madeley. The proposed change of use will not adversely impact on the setting of a listed building. Adequate parking provision for the proposed use is available within close proximity. Furthermore, the use will not adversely impact on the amenities of nearby properties.

TWC/2010/0130

Ground Floor, Euston House, Euston Way, Telford Town Centre, Shropshire, TF3 4LY

Change of use from offices (use class B1) to PCT Clinic

**APPLICANT**

Telford and Wrekin Council

**RECEIVED**

22/04/2010

**PARISH**

Lawley and Overdale

**WARD**

Lawley and Overdale

**CASE OFFICER**

Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Principle of development, Loss of office space, Parking provision

THE PROPOSAL: The application seeks planning permission for the change of use of the ground floor offices at Euston House to a Primary Care Trust Clinic, with the relocation of a variety of services from the Princess Royal Hospital, such as ophthalmology, relieving pressure on the Hospital and reducing theatre waiting lists.

An associated application TWC/2010/0204 for alterations to the ground floor, compounds and concrete base for the scanner/ x-ray unit should be considered in conjunction with this application.

**THE SITE AND SURROUNDINGS:**

The application site comprises the ground floor of an existing modern three-storey office block with car parking area containing 20 spaces. The building is situated in a central and highly accessible location, close to the railway station and bus routes, and adjacent to the station car park. It is located in a predominantly commercial area of Central Telford; however there is a mix of uses adjacent to the site on Stafford Park such as a dental practice and day nursery etc.

**CONSULTATION RESPONSES:**

Lawley & Overdale Parish Council has no comments regarding the proposal.

The Council's Highways Engineer initially raised some concerns regarding the parking provision available for the staff and patients at the clinic. However, following further discussions with the Applicants to resolve the matter, he now raises no objection on the understanding that all employed staff will have annual parking permits for the station pay and display car park, thus leaving the on site parking area for patients only. The Highways Engineer also requests that signage is installed to each on site allocated car parking space to prevent unauthorised parking.

Development Plans have advised that the proposal would result in the loss of B1 office space, therefore the Applicant must demonstrate that no demand exists for such a use. With regard to the Central Telford Area Action Plan (CTAAP), Southwater has been identified as the preferred location for a new medical facility, and this is stated in the document under Policy SA2 Southwater as a 'community/civic' use. Whilst CTAAP is not yet adopted and therefore does not have significant weight in determining planning applications, the scheme is contrary to the

CTAAP policy, seeking a medical facility in the Town Centre/Southwater area, and therefore undermines the policy approach supported by Members. In addition, the recent approval in Southwater included an element of community use.

The Geotechnical Engineers have made no comments.

Environmental Health (Contaminated Land) has no comments.

**PLANNING HISTORY:**

C2002/0003 Office development comprising 4 units, Authorisation under New Towns Act

Associated application TWC/2010/0204 Alterations to the ground floor office space to include new windows and external door, 2no. air conditioning compounds, 2no. waste stores and concrete base for mobile MRI scanner and x-ray diagnostic unit

**POLICY CONTEXT:**

Local Development Framework:

CS4 Central Telford

CS9 Accessibility and Social Inclusion

CS10 Community Facilities

Wrekin Local Plan:

E9 Non Employment Use within Employment Areas

LR1 Provision of Community Facilities

**PLANNING CONSIDERATIONS:**

The application proposes the change of use of from office accommodation to clinic. The proposal would comprise consulting rooms and an assessment area for general examination and assessment purposes, as well as a theatre for cataract surgery and associated facilities. The opening hours of the clinic will be 8am until 8pm Monday to Saturday, with no opening on Sundays or Bank Holidays.

With regard to relevant planning policy, CS4 of the Core Strategy outlines that the Central Telford area will be the focus for major new development with a range of services and mixed-use development to serve the needs of the Borough and the sub-region. The policy states that the detailed policies and development proposals will be outlined in CTAAP (the document is currently in draft form).

Policy CS9 aims to improve social inclusion and accessibility asserting that everyone should be able to access homes, work, schools and healthcare facilities amongst other services. Development should be located in existing centres, which are accessible by public transport, walking and cycling. In this regard, policy CS10 iterates that the provision of new community facilities and improvements to existing facilities shall be supported. Furthermore these facilities shall be situated in highly accessible locations. The proposal would therefore accord with these principles in the Core Strategy.

Policy LR1 of the Wrekin Local Plan outlines community facilities to serve the needs of the Borough, such as surgeries will be permitted where they are located on a

public transport route, with suitable access arrangements and adequate provision for car parking, occupy land allocated for development, do not adversely impact the character of the area, does not adversely affect employment growth and satisfy environmental health and design criteria. The proposed change of use is in general conformity with this policy.

Policy E9 of the Wrekin Local Plan asserts that alternative uses (within use classes A and D) can be permitted on allocated employment land where it can be demonstrated that the proposal will not adversely affect the sufficient supply of employment land and premises in the Borough, where there is a need for the facility and the proposal is in keeping with other policies with regard to environmental and transport issues etc. Whilst the proposal falls within use class C2, the criteria of policy E9 are still considered relevant, and in this regard, the Applicant has submitted evidence of marketing of the commercial premises to demonstrate that the unit has been vacant since 2008 and marketed for at least 12 months in local newspapers. It is therefore considered that there is not a demand for office space and the loss of the unit would not adversely affect the existing supply of office space. The Highways Engineer's concerns regarding parking provision have been resolved and the 22 allocated parking spaces to the ground floor of the unit shall be available for patients, with staff parking in the station car park. The on site parking provision is deemed sufficient and the unit can also be accessed by public transport.

Officers have advised the Applicant that the Southwater development would be a more appropriate location for the clinic; however, given Southwater will not be completed for a number of years, and the vacant office space is available and constitutes a highly accessible location, on balance the change of use of the existing ground floor office space is considered to be acceptable. Furthermore, the proposal would reduce the pressure on the Princess Royal Hospital enabling the services that are considered to be low risk to be relocated from the hospital to the clinic. Officers have suggested that the facility could be relocated to Southwater on completion of the development and would grant a 5 year temporary planning permission for the change of use, in order that the designated employment area is maintained. The Applicant has requested a longer consent of 10 years as the Primary Care Trust has sought a lease of the building for this period. It is considered that 10 year permission is acceptable in this instance given the nature of the proposal and the benefits it will provide, along with the accessible location.

In conclusion, the proposal is considered acceptable as it will provide additional facilities for the Primary Care Trust. Information has been submitted to demonstrate marketing of the unit and that the proposal will not adversely affect the supply of office space in the area thus the principle of development is acceptable. The site is located in a central location and is accessible with public transport and sufficient parking provision available. Subsequently the proposal complies with policies in the Core Strategy and the Wrekin Local Plan.

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

1. Time limit
2. 10 year temporary permission

3. Details of signage to car park to be submitted and agreed
4. Development in accordance with plans
5. Highways condition – all staff to park in station car park
6. Hours of opening 8am to 8pm Mon to Sat, no opening on Sun/ Bank Hol unless agreed by LPA

#### Reason for Approval

The proposal is considered acceptable as it will enable relieve pressure on the Princess Royal Hospital with the relocation of low risk services. The site is in a highly accessible location, with sufficient parking provision and close to public transport, and will not adversely affect supply of office space.

TWC/2010/0147

Ketley Filling Station, Holyhead Road, Ketley, Telford, Shropshire  
Erection of 50no. dwellings and associated access

**APPLICANT**

Bromford Group, Ms Joanne Noakes

**RECEIVED**

30/04/2010

**PARISH**

Ketley

**WARD**

Ketley and Oakengates

**CASE OFFICER**

Phil Baker

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, Design, Appearance, Access, Parking, Traffic, Dust, and Noise

**THE SITE AND THE PROPOSAL**

This full planning application relates to the erection of 50 dwellings on the site of the former Ketley Filling Station, Holyhead Road, Ketley.

To the north of the site, beyond Holyhead Road, lies the Sandbrook housing estate, to the east is a tyre and exhaust centre, to the south west is the Aga Rayburn/St Gobain industrial complex and foundry, and to the south is an old spoil mound partly covered by trees.

The development comprises 8 one-bedroom flats, 4 two-bedroom flats, 16 two-bedroom houses, 15 three-bedroom houses, and 7 four-bedroom houses. The developer intends to provide 32 (64%) affordable units (27 rented and 5 shared ownership), and 10 would be for outright sale. The remaining units, the one-bedroom flats, would be built specifically for people with learning disabilities, with associated support facilities. All the dwellings will be constructed to "Lifetime Homes" standard, and the two storey houses will have 'knockout panels' in the ceilings to enable the possibility for lifts to be installed at a later date

The dwellings fronting Holyhead Road comprise a series of terrace cottages with a variety of roof heights. There are no individual driveways onto Holyhead Road – all the parking takes place in parking courts at the rear of the properties. Elsewhere, the development comprises mainly semi-detached houses with parking down the sides of the units.

All the dwellings are two storey in height, with pitched roofs, although the four bedroom units have rooms and windows in the roofspace. External materials comprise red and brown brickwork, and grey and red tiles. The dwellings all have casement windows, either panelled or cottage style front doors, and simple canopies over the front door. Many of the dwellings have chimneys.

All the houses have a private rear garden area and the flats have a communal amenity space. 75 parking spaces are provided within the site, enabling every three and four bedroom house to have two parking spaces each and every two bedroom dwelling to have one parking space. 8 visitor parking spaces are also provided

around the site. 58 of the parking spaces are covered 'carports', predominantly constructed in brick with pitched and tiles roofs, and the remaining 17 are uncovered.

There would be one vehicular access road into the site which would entail the provision of 2.4 by 70 metre visibility splays and the relocation of an existing pedestrian refuge in the middle of Holyhead Road. The development proposes the use of 'Home Zones', which entails shared surface areas for cars, pedestrians, and cyclists to encourage lower vehicle speeds.

## CONSULTATION RESPONSES

The Parish Council is keen to see the site developed but has a number of concerns relating to the application:-

- There is no space for young children to play
- Section 106 money should be used to support the refurbishment of the youth centre on Holyhead Road
- It is very difficult to get onto Holyhead Road from Sandbrook, and this development will make matters worse
- The proposed tree species would not support insect life

The Council's Highways Engineer has no objections subject to conditions relating to access details; highway drainage; traffic calming; provision of car parking; lighting; visibility splays; junction layout; relocation of pedestrian refuge on Holyhead Road; and provision of pavement along site frontage.

The Council's Pollution Control Officer, Environmental Health, has concerns about the proposed development, feeling that a foundry and residential development are not compatible neighbours.

The Council's Geotechnical Engineer has no objections to the application, subject to a condition relating to soil gas protection measures.

The Council's Scientific Officer, Environmental Health, has no objections subject to a condition relating to land contamination.

The Council's Drainage Engineer has no objections subject to a condition relating to surface water run-off rates.

The Council's School Organisation Officer has requested a financial contribution of £28,940.66 towards the provision of additional primary educational facilities in the Ketley area.

The Council's Outdoor Recreation Officer has confirmed that he is not insisting on the provision any play or recreational facilities within the site, but has requested a financial contribution of £25,200 towards the provision of additional off-site play/recreational facilities in the Ketley area, probably at the existing play area north of Sandbrook, approximately 200 metres north of the application site.

## PLANNING HISTORY

In 1997 planning permission (ref: W96/0941) was granted for a change of use of part of the site to vehicle sales and repairs, an MOT station, and the sale of parts, accessories and consumables.

In 2006 a planning application (ref: W2006/0488) was submitted for the erection 60 dwellings, and the construction of new estate roads. Although the application was approved by Plans Board the associated Section 106 Agreement has never been signed, and therefore the application has not been determined.

## PLANNING POLICY

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

### Wrekin Local Plan

H6 – Windfall sites in Telford and Newport

H22 – Community Facilities

H23 – Affordable Housing

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

UD2 – Design Criteria

UD6 – Major transport corridors and gateways into Telford

### LDF Core Strategy

CS1 – Homes

CS5 – District and Local Centres in Telford

CS15 – Urban Design

PPS1 – Delivering Sustainable Development

PPS3 – Housing

## PLANNING CONSIDERATIONS

Most of the application site is shown as ‘white land’ on the Wrekin Local Plan where residential development is acceptable in principle. A small part of the site is shown as Green Network, but in reality this piece of land has been concreted over for many years now.

The layout of the site has certain similarities to the one agreed in the previous application (W2006/0488). It respects the scale and density of residential properties in the surrounding area, and creates a defined street frontage to Holyhead Road. Issues relating to design, appearance, access, parking, drainage, noise, and ground contamination have been resolved to the satisfaction of the relevant Council Officers.

The application site lies adjacent to Holyhead Road, the former A5 road through Telford, and this is shown as a major transport corridor on the Wrekin Local Plan. Policy UD6 considers that these corridor routes are important priorities for improving the image and quality of the town. It is considered that the development of this site with a well designed housing scheme that relates positively to its context and respects the immediate area will not only portray an enhanced image of the town but will also make a more positive contribution to the townscape of the surrounding area.

However, as before, the issue which is causing most concern to Environmental Health officers relates to the dust which periodically falls on the site which originates from the Saint Gobain foundry which is located approximately 100 metres south west of the application site.

The dust contains iron oxide which causes pitting to the surface of metal objects such as cars, window cills, garden furniture etc when it falls back to earth. Because ferrous particles are heavy they fall out of the atmosphere within a short distance of their source. It has, however, been established that these deposits are in no way harmful to the health of human beings, or to plants and animals.

The foundry fully complies with the permit granted by the Council under the Pollution Prevention and Control (England and Wales) Regulations 2000, and whilst it is acknowledged that an air pollution problem existed as far back as the year 2000, this has been rectified to a significant extent by the introduction of an improved filtration system.

When dealing with the previous application the applicants submitted a plan depicting the prevailing wind direction for the area. This showed that any dust deposits that may be present in the air are more likely to fall on and around the Ketley Business Park rather than on the application site itself. However, the applicants subsequently proposed mitigation measures which they felt would further reduce the harmful effects of the dust within the application site, namely the introduction of car ports to cover 77 of the 104 external parking spaces within the scheme, and the installation of brick cills throughout the development. The current application proposes car ports over 58 of the 75 spaces. Financial reasons preclude any more car ports being provided.

The whole of this prominent site has lain derelict for some considerable time and is becoming rather an eyesore in this part of Ketley. Because of problems of vagrancy, theft, vandalism, and squatters all the former buildings have now been demolished.

It is considered that the advantages of redeveloping this 'brownfield' site and providing a high proportion of affordable dwellings outweigh any possible risk that the ferric dust might have if it lands within the site. Moreover, the provision of 58 covered parking spaces will go a long way to alleviating any potential problems that might arise.

Members should bear in mind that the previous application for the site (ref:W2006/0488) was approved at Plans Board (although the associated Section 106 Agreement has not been signed) and this can be considered to be a material consideration in relation to this current application, particularly in view of the fact that there have been no change in circumstances over the past four years, and the basic footprint of the scheme is the same.

In conclusion, the scheme is considered to be acceptable in all design and access respects, and taking everything into account, and balancing all the elements of risk, it is believed that the overall negligible effect from the dust deposits are far outweighed by the benefits of the redevelopment of this urban 'brownfield' site, the removal of an eyesore, and the provision of much needed affordable housing.

RECOMMENDATION: Subject to the applicants entering into a Section 106 Agreement relating to (a) the provision of 64% social/affordable housing, (b) the payment of £28,940 towards primary educational facilities in the area, and (c) the payment of £25,200 towards off-site recreational facilities in the area, then delegate to the Head of Planning to GRANT PERMISSION, subject to the following conditions:-

1. Full permission
2. Development in accordance with submitted plans
3. External materials
4. Landscaping scheme and its implementation
5. Materials storage/personnel parking
6. Mud on road
7. Soil gas protection measures
8. Land contamination
9. Surface water run-off rates
10. Provision of car parking before occupation of the dwellings
11. Full access details
12. Highway drainage
13. Traffic calming
14. Lighting
15. Visibility splays
16. Junction layout
17. Relocation of pedestrian refuge on Holyhead Road
18. Provision of pavement along site boundary
19. Removal of permitted development rights
20. Hours of working
21. Provision of cycle parking facilities before occupation of the dwellings

#### REASONS FOR APPROVAL

Most of the application site is shown as 'white land' on the Wrekin Local Plan where residential development is acceptable in principle. The layout of the site has certain similarities to the one agreed in the previous application. It respects the scale and density of residential properties in the surrounding area, and creates a defined street frontage to Holyhead Road.

The development of this site with a well designed housing scheme that relates positively to its context and respects the immediate area will not only portray an enhanced image of the town but will also make a more positive contribution to the townscape of the surrounding area.

The advantages of redeveloping this 'brownfield' site and providing a high proportion of affordable dwellings outweigh any possible risk that the ferric dust might have if it lands within the site. Moreover, the provision of 58 covered parking spaces will go a long way to alleviating any potential problems that might arise.

The scheme is acceptable in all design and access respects, and taking everything into account, and balancing all the elements of risk, it is believed that the overall negligible effect from the dust deposits are far outweighed by the benefits of the

redevelopment of this urban 'brownfield' site, the removal of an eyesore, and the provision of much needed affordable housing.

TWC/2010/0157

Land opposite Pear Tree Bridge Inn, Holyhead Road, Oakengates, Telford, Shropshire, TF2 6BE

Erection of 4no. 2 bed flats, 4no. 2 bed houses and 4no. 3 bed houses

**APPLICANT**

J Gaughan Developments

**RECEIVED**

21/04/2010

**PARISH**

Oakengates

**WARD**

Ketley and Oakengates

**CASE OFFICER**

Phil Baker

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Design, Appearance, Access, Parking, Traffic

**THE SITE AND THE PROPOSAL**

This planning application relates to the erection of 4no two-bedroom flats, 4no two-bedroom houses, and 4no three-bedroom houses, on the corner of Holyhead Road and Charlton Street, opposite the former Pear Tree Bridge Inn. The site, which extends to 0.169 hectare, has been vacant for many years.

To the north of the application sites lies the Maddocks Sports and Social Club, to the east and west is existing residential development fronting onto Holyhead Road, and to the south, on the opposite side of Holyhead Road, is the former Pear Tree Bridge Inn which is being converted into apartments.

The development comprises 4 flats on the corner of Holyhead Road and Charlton Street and four pairs of semi-detached houses facing onto Holyhead Road. All the buildings are two storey in height (although four of the semis have rooms in the roof) and have pitched roofs and brick walls. There are simple canopies above all the front doors.

There are two vehicular accesses into the site, one from Holyhead Road and the other from Charlton Street. In total 19 car parking spaces are provided, mainly along the rear boundary of the site. The pavement along Holyhead Road will be widened to 1.8 metres. A low wall will be constructed along the back edge of the pavement and pedestrian gates will be set into this wall. 1.2 metre high vertical timber palisade fencing will enclose the private rear garden areas. Shrub planting will be provided around the part of the site to soften the edges of the hard paving.

**CONSULTATION RESPONSES**

The adjacent Sports and Social Club has concerns relating to:-

- the change in ground level between the two sites (in response, the applicant is now proposing to construct a retaining wall between the two sites)
- flooding of a bowling green close to the common boundary by the surface water soakaways (in response, the applicant has confirmed that the soakaways would be at least 6 metres from the rear boundary)

- the need for tree screening along the northern boundary (in response, the applicant is now proposing a wall and fence to a total height of 1.8 metres along the rear boundary of the site)

The Council's Highways Engineer has no objections, subject to (a) a contribution of £5,000 towards drawing up a Traffic Regulation Order that would prohibit any on-street parking around the perimeter of the site, and (b) the imposition of conditions relating to the provision of visibility splays, increasing the width of the pavement fronting the site, and ensuring the parking spaces are surfaced in a bound material and delineated.

The Council's Geotechnical Engineer has no objections, subject to conditions relating to landfill gas, shallow mineworkings, and land contamination

The Council's Drainage Engineer has no objections, subject to conditions relating to foul and surface water, land drainage, and soakaways.

The Council's Environmental Health Officer has no objections, subject to a condition relating to soil gas mitigation measures.

The Council's School Organisation Officer has requested a contribution of £18,072 towards the provision of additional primary educational facilities in the Oakengates area.

The Council's Outdoor Recreation Officer has requested a contribution of £600 per dwelling towards the provision of additional play/recreational facilities at Hartshill Park.

#### PLANNING HISTORY

In 1999 outline planning permission was granted for residential development (ref: W99/0539).

In 2001 approval of reserved matters was given for 6 houses and 2 flats (ref:W2001/0493) on part of the site, and in 2002 planning permission was granted for 2 houses and 2 flats (ref:W2002/0007) on the remainder of the site.

#### PLANNING POLICY

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

##### Wrekin Local Plan

H6 – Windfall sites in Telford and Newport

H22 – Community facilities

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

UD2 – Design criteria

##### LDF Core Strategy

CS1 - Homes

CS5 – District and Local Centres in Telford

CS15 – Urban design

## PLANNING CONSIDERATIONS

The application site is a 'brownfield' site located within an established residential area within the built-up urban area of Telford. The site is shown as 'white land' on the Wrekin Local Plan, where residential development is considered acceptable in principle.

Discussions and negotiations have been taking place between the applicant and the Council's Highway and Planning Officers over the past few months. Amendments to the scheme have included reducing the number of units within the site, enhancing the elevational treatment of the buildings, and improving the access arrangements. It had been suggested to the applicant that it might be better to "square off" the front of the flats to make a more conventional square block, but he has declined to change the drawings, feeling that the submitted footprint addresses the splayed junction of Holyhead Road and Charlton Street.

However, even though your officers did not secure all the changes that they would have liked, taking the scheme as a whole, it is considered that the design, layout and density of this small housing development is acceptable. The design and appearance of the dwellings relate positively to their context in this part of Oakengates, and the units respect the existing and adjacent dwellings along this stretch of Holyhead Road.

The two vehicular access points are acceptable to the Council's Highways Engineer and the total provision of 19 parking spaces is considered adequate.

The proposed development will overall enhance the appearance of a prominent site that has been vacant for many years, and will positively contribute to the street scene and townscape of not only this site but of the surrounding area.

The proposed development would not adversely affect the residential amenities presently enjoyed by the occupants of adjoining existing development by reason of any undue overlooking, loss of light, or any overbearing effect.

**RECOMMENDATION:** Subject to the applicants entering into a Section 106 Agreement relating to financial contributions of (a) £7,200 towards recreational facilities, (b) £18,072 towards primary educational facilities and (c) £5,000 towards drawing up a Traffic Regulation Order prohibiting on-street parking around the site, the delegate to the Head of Planning to GRANT PERMISSION, subject to the following conditions:-

1. Full permission
2. Development in accordance with submitted plans
3. Samples of external materials
4. Provision of car parking
5. Materials storage/ personnel parking

6. Mud on road
7. Landscape design and implementation
8. Foul and surface water
9. Land drainage
10. Soakaways
11. Soil gas mitigation measures
12. Landfill gas
13. Shallow mineworkings
14. Land contamination
15. Provision of visibility splays
16. Increasing the width of the pavement at the front of the site
17. Parking spaces surfaced in a bound material and delineated
18. Removal of permitted development rights
19. Hours of working
20. Details of bin collection for the flats

#### REASONS FOR APPROVAL

The application site is a 'brownfield' site located within an established residential area within the built-up urban area of Telford. The site is shown as 'white land' on the Wrekin Local Plan, where residential development is considered acceptable in principle.

The design, layout and density of this small housing development is acceptable. The design and appearance of the dwellings relate positively to their context in this part of Oakengates, and the units respect the existing and adjacent dwellings along this stretch of Holyhead Road.

The proposed development will overall enhance the appearance of a prominent site that has been vacant for many years, and will positively contribute to the street scene and townscape of not only this site but of the surrounding area.

The proposed development would not adversely affect the residential amenities presently enjoyed by the occupants of adjoining existing development by reason of any undue overlooking, loss of light, or any overbearing effect.

TWC/2010/0183

Grooms Alley, Wellington, Telford, Shropshire,  
Application to replace extant Planning Permission W2008/0087 for variation of  
condition 17 of Planning Permission W2007/0354 for the amendment of the access  
into the site

**APPLICANT**

JVC Properties

**RECEIVED**

07/05/2010

**PARISH**

Wellington

**WARD**

Haygate

**CASE OFFICER**

Emma Green

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of development, design principles/layout, open space and  
highways.

**PROPOSAL:**

This application seeks to renew extant outline planning permission for residential  
development with all matters except access reserved including the amended wording  
to condition 17 which is for a single vehicle access point adjacent to No. 20 Saville  
Close, with a pedestrian and cycle only access opposite 66 Saville Close, and a  
footpath link over the railway bridge to the north west.

**HISTORY**

Planning permission W2007/1509, was considered by Plans Board on the 16<sup>th</sup>  
January 2008, and refused on grounds that the proposed alteration to the access,  
failed to provide a scheme including ease of movement, promote accessibility and  
local permeability; as the footpath shown on the drawings could not be provided.

The site was originally used as railway sidings related to wider industrial uses on the  
adjoining site, and includes a number of sheds and other structures which have all  
been demolished and cleared from the site. A recent outline planning application for  
residential development on the site was refused in February 2007. This was on the  
grounds that the proposal did not adequately provide the relevant planning  
obligations in relation to social infrastructure, including levels of affordable housing,  
and financial contributions towards local primary education and maintenance of on  
site open space.

Outline planning permission (W2007/0354) was granted in June 2006, which  
included a plan indicating the access to the site and creation of a linked road, joining  
with the existing estate roads.

Further consent (W2008/0087) was considered and granted by Plans Board for a  
variation to condition 17 to change the access from two points to a single vehicular  
access and a secondary pedestrian and cycle access. This change came following  
unsuccessful negotiations with adjacent developers to secure the second vehicular  
access. It was considered acceptable, as an acceptable level of connectivity to the  
surrounding development was achieved.

#### SITE AND SURROUNDINGS:

The application site consists of 1.07ha of land, which is broadly a shallow rectangle shape and lies along the southern side of the railway line to the west of Wellington train station. It is located off Grooms Alley and forms the final parcel of land for redevelopment in this area.

The site is situated on the edge of Wellington District Centre in the Secondary Zone. The majority of the site has been derelict for a number of years, the site is clear and of open relief, with no features of any special merit.

The site is bounded by Aldi supermarket and associated car parking to the east, to the south by residential development, which consists of two and three storey dwellings and to the west by open space and a BMX track. To the north of the site is the railway line between Wolverhampton and Birmingham and beyond that Morrison's supermarket and associated car parking.

#### CONSULTATION RESPONSES:

Wellington Town Council, no objections.

Shropshire Fire Service: No comments

Shropshire Archaeology: No comments

The Councils Highways Engineer supports the proposal.

Environmental Health Officer: No comments

Network Rail: Support subject to ensuring that all roads, paths and ways providing access to any part of the railway undertakers land shall be kept open at all times during and after the development.

Comments are awaited from: National Grid  
Strategic Housing  
Leisure  
Severn Trent Water

43 notification letters have been sent and 1 letters of objection received, raising issues of: noise from proposed road due to proximity to property, and new buildings will cast shadow and impact on natural light.

#### POLICY CONTEXT:

National Policy Guidance  
PPS1 Delivering Sustainable Development  
PPS3 Housing  
PPG13 Transport  
PPG17 Open space, sport and recreation  
UD2 Design Criteria

LDF Core Strategy  
CS1 Homes

Cs5 District and Local Centres in Telford  
CS15 Urban Design

'saved' Wrekin Local Plan Policies

- H6 Windfall Sites in Telford and Newport
- H22 Community Facilities
- H23 Affordable Housing
- S11 Wellington Secondary Zone
- S30 Design Policy: District Centres
- LR4 Outdoor Recreation and open space
- LR6 Developers contributions to outdoor Recreation Open Space Provision
- EH7 Contaminated Land
- EH8 Remedial Action on Contaminated Land

### PLANNING CONSIDERATIONS

The principle of redeveloping the Grooms Alley area for residential use has long been accepted by the Council. Outline planning permission was first granted in June 2007 (W2007/0354) for residential development on the site. Access was agreed at this stage, and included a through road, linking to the existing estate roads adjacent to 20 and 66 Saville Close. Condition 17 of W2007/0354 sought to ensure that access to the site was in accordance with the submitted details, as this gave an acceptable level of permeability and linkage with the existing development.

Application W2008/0087 sought to vary condition 17. The vehicular access to the site was proposed to be only gained adjacent to 20 Saville Close. This amendment has been proposed following legal issues with the land owner of the adjacent site. When the existing housing was sold for development, there was a clause to ensure one access point for development of the remainder of the land at a future date.

Whilst it is considered two access points would be the preferred option for choice permeability and connection, given that all vehicular traffic needs to exit the site along Grooms Alley, it is considered that two access points is not necessary for vehicular traffic, although, given the proximity of the second access to the play facilities and network of footpaths which link to the wider area, it is considered necessary for both pedestrian and cycle routes to be maintained adjacent to 66 Saville Close.

A second footpath link opposite the frontage of 66 Saville Close is proposed. In order for the footpath to link to the highway of the earlier phase, the new footway will need to cross land in third party ownership. This land is to be transferred to the Council under a Section 106 agreements, by Persimmon (the developer), for use as public open space. As this land will be within Council control, a footpath link can be secured in the future. The applicants are prepared to enter into a Section 106 agreement to provide a fund of money for the footpath link to be installed following the transfer of land.

The land is covered by a restrictive covenant, which prevents a public highway and footpath link crossing this land. This land is to be hard surfaced in materials to distinguish the land from the adopted highway and a row of bollards is to be erected together with signage to demonstrate that this is not a public right of way. This will

ensure that this land is incorporated into the overall scheme, is appropriately designed reflecting the character and appearance of the area, while conforming to the covenant on the land.

The indicative layout specifies a footpath link from the shared surface, west, past the BMX track, linking to existing footpath network to the north west of the site, which crosses the railway line and links to the existing housing estate to the west.

Due to the former nature of the site as a railway siding there are concerns relating to land contamination. A variety of reports have been prepared and submitted with regards to this issue, and the council's Environmental Health Officer is satisfied that the site can be remediated and is suitable for residential development subject to conditions.

The indicative layout uses a varying form and type of building and management of car related activities to provide important activity within public spaces. The proposal provides for a development that is legible by design i.e. without the monotony of similar house types and ratio of spaces to buildings. The layout shows 50 dwellings and is sufficient to demonstrate that this number of dwellings can be accommodated on the site without having a detrimental impact on amenities of occupiers of neighbouring properties in terms of overlooking or loss of privacy.

The development will place demands of existing facilities and these are to be mitigated through planning obligations to be secured through a Section 106 agreement. This is to include transfer of open space and BMX track land to Council a commuted sum for maintenance (sum to be agreed once detailed landscaping submitted), £52,459.20 for primary education 20% affordable housing and footpath provision near to 66 Saville Close.

In conclusion, having regard to local objections and planning guidance, officers consider that on balance, the principle of redeveloping this site for residential use is acceptable subject to conditions, mitigation works and planning obligations.

**RECOMMENDATION:** Head of Planning and Environment be given delegated powers to GRANT OUTLINE CONSENT subject to the applicant entering into a Section 106 agreement to provide financial contributions of £52,459.20 for primary education, 20% Affordable Housing, sum of monies for maintenance of on site open space, and provision of footpath on open space and subject to the following conditions:

1. A08 Standard Outline
2. A02 Submission of Reserved Matters
3. B01 Standard Outline
4. B03 General Details Required
5. B09 Samples of Materials
6. B11 Details of Windows and Doors
7. B13 Details of enclosure
8. B14 Landscape Design
9. B20 Road Design
10. B22 Details of Parking

- 11.B29 Site Environmental Management Plan
- 12.B31 Contaminated Land
- 13.B33 Foul and Surface Water Drainage
- 14.B38 Protection of New Dwellings from Noise
- 15.C38 is accordance with deposited plans on W2008/0087
- 16.BCustom No buildings within 5 or 7.5 m of the sewers
- 17.CCustom Access to be as indicated on the plans 392/01 L 392/SK/08/01 A and 392/LOC A.
- 18.CCustom Provision of adequate safety fencing adjacent to railway
- 19.Non-standard Scheme for external lighting to ensure no adverse impact on railway users.
- 20.CCustom Drainage
- 21.CCustom Details of bollards and hard standing
- 22.I06 Section 106 Agreement
- 23.I19 Contaminated Land
- 24.I30 Conditions
- 25.I34 Reasons for Granting Approval
- 26.Icustom works to be carried out in vicinity of railway to be designed and executed in a fail safe manner so as not to interfere with railway property.

#### Reason For Approval

The proposed development as indicates demonstrates that the site can be developed with an acceptable mix of units with a suitable layout to reflect the context of the surrounding area. The proposal incorporates and element of affordable housing. The traffic movements generated by the development can be accommodated without detriment to highway safety. Furthermore, the proposed development will not adversely impact on amenities of occupiers of nearby properties.

TWC/2010/0204

Euston House, Euston Way, Telford, Shropshire

Alterations to the ground floor office space to include new windows and external door, 2no. air conditioning compounds, 2no. waste stores and concrete base for mobile MRI scanner and x-ray diagnostic unit

**APPLICANT**

Telford & Wrekin PCT

**RECEIVED**

20/05/2010

**PARISH**

Lawley and Overdale

**WARD**

Lawley and Overdale

**CASE OFFICER**

Anna Robinson

OBJECTIONS RECEIVED: None

MAIN ISSUES: Scale and design, Character and appearance

THE PROPOSAL: The application seeks planning permission for alterations to the ground floor office space to include new windows and external door, 2no. air conditioning compounds, 2no. waste stores and a concrete base for a mobile MRI scanner and x-ray diagnostic unit at Euston House.

The application is associated with the change of use of the ground floor offices to a Primary Care Trust Clinic TWC/2010/0130 and the applications should be considered together.

**THE SITE AND SURROUNDINGS:**

The application site comprises the ground floor of an existing modern three-storey office block with car parking area containing 20 spaces. The building is situated in a central and highly accessible location, close to the railway station and bus routes, and adjacent to the station car park. There is an access road for buses to the south of the unit and grass verge areas to the boundary.

**CONSULTATION RESPONSES:**

Lawley & Overdale Parish Council has no comments regarding the proposal.

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

The Geotechnical Engineers recommends approval subject to Informatives I16 (Minerals Area) and I19 (Contaminated land). Furthermore any enclosed structures will need to incorporate gas protection measures and as the site lies in an area of shallow mining, future applications may be subject to a shallow mining condition.

**PLANNING HISTORY:**

C2002/0003 Office development comprising 4 units, Authorisation under New Towns Act

Associated application TWC/2010/0130 Change of use from offices (use class B1) to PCT Clinic

## POLICY CONTEXT:

Local Development Framework:  
CS9 Accessibility and Social Inclusion  
CS10 Community Facilities  
CS15 Urban Design

Wrekin Local Plan:  
UD2 Design Criteria  
LR1 Provision of Community Facilities

## PLANNING CONSIDERATIONS:

The application proposes alterations to the ground floor, as well as compounds, storage areas and a concrete base for the MRI scanner/x-ray unit which will be brought to the site on an articulated lorry. The development is required in association with the change of use of the unit to the PCT clinic, which is subject of TWC/2010/0130.

The alterations to the building comprise the addition of a door to the north elevation, new windows to the west (front) elevation along with modifications to the windows to conceal internal partitions. The alterations are considered very modest and will not significantly alter the character and appearance of the building.

The Design & Access Statement asserts that the scanner will visit the premises on a weekly basis and the x-ray unit will be on site once or twice a week, and that they will arrive in the early hours of the morning to minimise disruption to users of the premises and adjacent offices and located on site for 24 hours. The concrete base will be located at the front of the building; the air conditioning compounds and waste storage will be positioned to the side elevations of the building on existing grass verges. The proposal will maintain the existing 22 spaces allocated to the ground floor of the unit as the location of the mobile units will be sited on a landscaped area to the frontage. The Highways Engineer has confirmed there are no objections to the proposal. The air conditioning and waste storage areas will be screened by 1.8 metre high timber fencing, in keeping with existing fencing on site and partly screened by landscaping to the boundary of the site. Subsequently the scale and design of the compounds are deemed acceptable.

With regard to relevant planning policy, CS9 of the Core Strategy aims to improve social inclusion and accessibility asserting that everyone should be able to access homes, work, schools and healthcare facilities amongst other services. Development should be located in existing centres, which are accessible by public transport, walking and cycling. In this regard, policy CS10 iterates that the provision of new community facilities and improvements to existing facilities shall be supported. Furthermore these facilities shall be situated in highly accessible locations. Policy LR1 of the Wrekin Local Plan outlines community facilities to serve the needs of the Borough, such as surgeries will be permitted where they are located on a public transport route, with suitable access arrangements and adequate provision for car parking, occupy land allocated for development, do not adversely impact the character of the area, does not adversely affect employment growth and satisfy environmental health and design criteria. The proposal would therefore accord with these principles in the Core Strategy and in policy LR1 of the Wrekin Local Plan.

Policy CS15 of the Core Strategy expects development to assist in strengthening local identity and projecting a positive local image. Wrekin Local Plan Policy UD2 asserts that development must respect and respond positively to its context, and enhance the quality of the local environment through high quality design. It also states the development will be assessed in relation to its scale, massing, form, proportions and materials etc. In this regard, the proposal is considered to be in keeping with the character and appearance of the existing building and site and is in accordance with planning policy.

The proposed alterations to the building and additional compounds, along with the concrete base to the frontage of the site are considered appropriate and will not adversely impact on the character and appearance of the site or area, or on parking provision.

Officers consider the movements of the articulated vehicle transporting the MRI scanner/ x-ray unit should be conditioned to ensure it is not during the working day (7am – 7pm) which could adversely affect the free flow of vehicles and highway safety. A further condition should be imposed to limit the siting of the units at the front of the clinic to a maximum of 48 hours in a 7 day period.

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

1. Time limit
2. Development in accordance with plans
3. No articulated vehicle movements (transporting MRI scanner/ x-ray unit between 7am and 7pm)
4. Siting of MRI scanner/ x-ray unit for maximum 48 hours in 7 day period

#### Reason for Approval

The proposed alterations to the building and the site are considered acceptable in terms of the scale and design, in keeping with the character and appearance of the area, and will not impact on existing parking provision.

TWC/2010/0286

3 Farm Meadow Close, Horsehay, Telford, Shropshire, TF4 2NU  
Single storey rear extension to form summer room

**APPLICANT**

Mrs Barker

**RECEIVED**

18/06/2010

**PARISH**

Dawley Hamlets

**WARD**

Horsehay and Lightmoor

**CASE OFFICER**

Andrew Mackriell

OBJECTIONS RECEIVED: None

MAIN ISSUES: The impact of the proposed extension on the residential amenities of the adjoining property.

**THE PROPOSALS:**

The application is for a single storey ground floor extension to the rear of the dwelling. The extension would be of brick and tile construction to match the house, however the inner side elevation and part of the rear elevation are predominantly glazed. The main part of the extension would be 6.6 metres long, with an overall length of 7 metres including the inglenook chimney on the rear elevation.

**SITE AND SURROUNDING AREA:**

No.3 Farm Meadow Close is a large detached dwelling situated in a relatively secluded position at the end of a residential cul-de-sac. The surrounding properties are of similar size. The dwelling is stepped back from the adjacent No.2 Farm Meadow Close, resulting in the whole side elevation being visible from the rear garden of No.2. In addition, No.3 is set at a slightly lower ground level (approximately 0.5 metre) than No.2. There is a 1.8 metre high close-boarded fence separating the rear gardens of these two properties and some planting within the boundary of No.2 adds to this screening.

**PLANNING POLICY CONTEXT:**

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

**CONSULTATION RESPONSES:**

There are no comments from Dawley Hamlets Parish Council, and Telford & Wrekin Council's Geotechnical Engineer has made no comments on the application. The Council's Arboricultural Officer advises that the Ash tree on the plans is in fact a Laburnum and there are no objections to its removal. To date, no neighbour representations have been received.

**PLANNING CONSIDERATIONS:**

The main issue in this case is the effect of the proposed extension on the living conditions of the adjoining property, No.2 Farm Meadow Close.

The outlook to the rear of No.2 is already partly affected by the visual impact of the gable end side elevation of No.3's integral garage and kitchen/utility room, due to the

orientation of the two dwellings. The overall height of this existing gable end is 7 metres compared to a height of 4.5 metres to the roof ridge of the proposed extension.

The proposal would project 7 metres from the existing rear elevation, however the rear garden length is approximately 17 metres. It is considered that the house occupies a good-sized plot which is adequate to accommodate the extension, without resulting in a cramped development. The side of the extension would be approximately two metres from the boundary with No.2 and there is a difference in ground level between the two dwellings with No.3 being lower. This drop in ground level between the two dwellings combined with the distance would further mitigate against the visual impact of the extension.

A small velux window is proposed on the side elevation adjacent to the boundary with No.2. However, the proposed location in the roof slope, significantly above head height, would not cause overlooking of the adjacent rear garden.

To conclude, it is considered that the scale, siting and design of the proposed extension is acceptable; the plot is of an adequate size to accommodate the extended dwelling, and the extension would not have a significant detrimental impact on the amenities of the adjoining No.2 Farm Meadow Close. Therefore in the context of the site and its relationship with the adjoining dwelling the proposal is considered to be in accordance with the general aims of 'saved' policy UD2 of the Wrekin Local Plan and CS15 of the Core Strategy.

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

1. A03 Standard time limit
2. C01 External materials to match the existing dwelling.
3. C38 Development to be carried out in accordance with approved drawings
4. D08 No further windows in the side elevation or roof slope

**REASONS FOR APPROVAL:**

The proposed extension would be an acceptable addition to the rear of the dwelling in terms of its design and appearance which would harmonise satisfactorily with the existing dwelling. The extension would not have a significant detrimental impact on the amenities of the adjoining property. There are no street scene issues and the resultant extended dwelling would not detract from the character of the surrounding residential area.