

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 26 October 2011 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher (as substitute for Councillor R T Kiernan), K R Guy, J Loveridge, A A Meredith, B J Thompson (as substitute for Councillor S A W Reynolds) and C R Turley

ALSO PRESENT: Councillor F M Bould (for planning application TWC/2011/0591) Councillor B H Duce (for planning application TWC/2011/0591) and Councillor A D McClements (for planning applications TWC/2011/0666 and TWC/2011/0748),

PB-048 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 5 October 2011 be confirmed and signed by the Chairman.

PB-049 APOLOGIES FOR ABSENCE

Councillors A S Jhavar, R T Kiernan and S A W Reynolds

PB-050 DECLARATIONS OF INTEREST

Councillor A A Meredith declared his predetermination in respect of planning applications TWC/2011/0572 and TWC/2011/0573 and indicated that he would leave the room during determination thereof.

Councillor C R Turley declared a personal and prejudicial interest in planning application TWC/2011/0591 and indicated that he would leave the room during determination thereof.

PB-051 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-052 SITE VISITS

None.

PB-053 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2011/0666, TWC/2011/0686, TWC/2011/0738, TWC/2011/0745, TWC/2011/0748 and TWC/2011/0788.

- (a) TWC/2011/0157 Gower Street Youth Club, Gower Street, St Georges, Telford, Shropshire, TF2 9BE

This was an application for a new planning permission to replace an extant planning permission (W2008/0246) for the conversion of the former youth centre in Gower Street, St Georges, to seven residential dwellings, together with the erection of six new 3-bedroom houses within its grounds.

Members discussed the history of this site and the Parish Council's efforts to maintain youth facilities in the locality.

RESOLVED – that with respect to planning application TWC/2011/0157 planning permission be granted subject to receipt of a memorandum signed by the Head of Property & ICT confirming that the sum of £75,000 will be paid to the Councils planning department to provide an alternative youth facility to serve the local community and further subject to the conditions as set out in the report.

- (b) TWC/2011/0397 Land off, Park Lane, Woodside, Telford, Shropshire

This proposal sought consent for the erection of 8 two storey 2-bed affordable homes, and a three storey building providing 3 retail units at ground floor with 13 2-bed affordable apartments above. The retail units would cover an area of approximately 577sqm in total.

Members did not consider the first floor balcony railings to be acceptable since they would not provide sufficient screening for the domestic paraphernalia likely to be sited within those areas. Concerns were also expressed with regard to the safety for the railings.

RESOLVED – that with respect to planning application TWC/2011/0397 planning permission be granted subject to a condition for the provision of amended plans addressing the screening of the first floor balcony and further subject to the conditions as set out in the report.

In accordance with his declaration of interest and after speaking in accordance with the Council's Public Speaking Policy, Councillor A A Meredith left the room during determination of the following application.

- (c) TWC/2011/0572 4 Chetwynd End, Newport, Shropshire, TF10 7JE

This was a proposal for the erection of a single storey rear extension. This proposal was a revised scheme following a previous refusal and appeal and sought to overcome the Inspector's concerns in order to produce an acceptable form of development. The Inspector did not object to the proposed development per se but to some of the design and detailing. Amended plans had subsequently been received which showed the proposed extension was detached from the neighbour's wall. The proposal was considered in conjunction with planning application TWC/2011/0573.

Councillors R Scammell, Ward Member, and A A Meredith Adjacent Ward Member, had requested that the application be determined by the Plans Board.

Cllr A A Meredith adjacent Ward Member, spoke in opposition to the proposal, pointing to the impact that the proposed extension would have upon the neighbouring property.

Mr T Rowland, Applicant's Agent, spoke in favour of the application, which had sought to overcome the Planning Inspector's concerns to produce an acceptable development.

The Planning Officer addressed Members' queries regarding the foundations of the proposed development, the on-going damp issue and the relevance of the Party Wall etc Act 1996. Following the site visit, the majority of Members supported the application.

RESOLVED – that with respect to planning application TWC/2011/0572 planning permission be granted subject to the conditions as set out in the report.

In accordance with his declaration of interest, Councillor A A Meredith remained absent from the room during determination of the following application.

(d) TWC/2011/0573 4 Chetwynd End, Newport, Shropshire, TF10 7JE

This proposal was for the erection of a ground floor extension, a pitched roof gable, internal alterations and conversion of the attic. Amended plans had been received which showed that the proposed extension was detached from the neighbour's wall. This proposal was a revised scheme following a previous refusal and appeal. The proposal was considered in conjunction with planning application TWC/2011/0572.

Councillors R Scammell, Ward Member, and A A Meredith Adjacent Ward Member, had requested that the application be determined by the Plans Board.

RESOLVED – that with respect to planning application TWC/2011/0573 listed building consent be granted subject to the conditions as set out in the report.

In accordance with his declaration of interest Councillor C R Turley left the room during determination of the following application.

(e) TWC/2011/0591 Dawley Regeneration, Telford, Shropshire

This was a Reserved Matters application following the grant of Outline Planning Permission for the erection of a 900 place Secondary School (incorporating ancillary office and consulting space), community sports facilities and associated car parking and works. The proposal formed part of the Building Schools for the Future programme and was fully detailed in the report.

Councillor B H Duce Ward Member spoke broadly in favour of the proposal but raised concerns regarding the loss of the footpath, concerns which were echoed by Councillor F M Bould.

Mr A Connah representing South Telford Rights of Way Partnership also spoke to the application highlighting the implications of the loss of the footpath and sought remedial conditions.

Members were reminded that the footpath issues had already been addressed at the Outline stage and the footpath had not been extinguished but had been diverted. Members were mindful of OFSTED requirements to secure the school premises but recognised concerns that the footpath diversion represented a substantial increase in the length of the route and welcomed the Head of Housing and Planning's agreement to seek support for additional and improved signage and way marking as requested by STROWP. Members also raised concerns regarding sustainability, ecology, the lack of car-parking for sixth form students and welcomed the Planning Officer's proposals regarding additional specifying conditions regarding these matters as well as a condition securing the submission and implementation of a satisfactory Community Use Agreement.

RESOLVED – that with respect to planning application TWC/2011/0591 planning permission be granted subject to specifying conditions regarding sustainability, ecology and highway details, a Community Use Agreement condition and further subject to the conditions as set out in the report.

(f) TWC/2011/0610 Unit 3, The Bridges Business Park, Bridge Road, Horsehay, Telford, Shropshire, TF4 3EE

This was an application to change the use of an industrial unit to a gymnasium which would be open into the evenings. There were no external changes proposed and no internal alterations had been specified.

Councillor C P R Mollett, Ward Member, had requested that the application be determined by the Plans Board. Unfortunately Councillor Mollett was unable to attend this meeting but he had provided a written speech which was read aloud to the Board. The speech explained the distinct character of the Bridge Industrial Estate and residents' fears that the application would result in uncontrolled access to the estate which would see a return to previous levels of anti-social behaviour which had been combated by the locking of the gates during problem hours.

The Applicant, Mr V Singh, spoke in favour of the application, specifically addressing fears regarding security and parking. The applicant also stated this would be the only facility within a 2.5mile radius, providing fitness facilities for a large catchment area

Members sought reassurance regarding the security of the site and were advised conditions could be imposed in the lease to ensure that the gates to the site were locked at the end of the day and, furthermore, bona fide activity into the evening could positively contribute to security on the industrial estate through natural surveillance. With such reassurance, Members welcomed the introduction of the

facility to the area and requested the community police are informed of the sites opening at late hours.

RESOLVED – that with respect to planning application TWC/2011/0610 planning permission be granted subject to the conditions as set out in the report.

(g) TWC/2011/0666 Communication House, 135 Watling Street, Wellington, Telford, Shropshire, TF1 2HN

This application, considered in conjunction with application TWC/2011/0748, sought planning permission for a change of use of the existing office unit (Use Class B1) to a hot food take away (Use Class A5), which would be used as a pizza outlet, providing deliveries in addition to collection facilities. An update report was tabled which set out the Applicant's stance with regarding to local and national planning policies together with the Planning Officer's comments thereon.

Councillor A D McClements, Ward Member, had requested that the application be determined by the Plans Board.

Councillor McClements addressed the Board, expressing her concerns regarding the application which related to traffic and road safety at an extremely busy junction, litter, noise and the potential for increased anti-social behaviour.

Ms J Deakin, spoke on behalf of local residents opposing the application focussing on traffic congestion and road safety, limited car parking, anti-social behaviour, litter, and the impact that the growth of a night-time economy through the proliferation of takeaway outlets would have upon the lives of local residents.

The Applicant, Mrs L Bird, addressed the Board in favour of the application particularly citing PPS4 and PPS6, The Planning for Growth draft policy framework and a continued willingness to work with the Police to combat anti-social behaviour and accept a condition regarding litter bins. The applicant also explained the site had been marketed since 2009, and had no interest bar the proposed pizza outlet, in addition to expressing concerns over a number of vacant units within the centre, including the loss of public houses. The applicant also expressed that the premises above were not residential units, but offices in association with the ground floor premises and as such the proposal will not adversely effect the use above.

The planning officer informed members the information submitted with the application clearly demonstrated the residential use of the premises above, on the existing and proposed plans and therefore the proposal would harm these amenities, in addition to adjacent residential uses.

Members were keen to support local business but considered that this was not an appropriate use at this location; expressing great concern with regard to highway safety at a busy junction, with confusing traffic light system.

RESOLVED – that planning application TWC/2011/0666 be refused for the following reasons:

- (a) The Local Planning Authority considers the proposed change of use to a take-away facility is unacceptable as it would result the proliferation of take-away establishments within the Arleston locality, and consequently would be detrimental to the character of the predominantly residential area. Subsequently the proposal would be contrary to Policies CS5, CS9 and CS15 of the Core Strategy; and
 - (b) The Local Planning Authority considers the proposed change of use is inappropriate in this location as it would result in an unacceptable level of noise and disturbance caused by customers and vehicle movements, to the detriment of the adjacent properties in a predominantly residential area. Accordingly the proposal is contrary to Policy CS9 & CS15 of the Core Strategy and national guidance contained in PPG24 Planning and Noise; and
 - (c) The Local Planning Authority also considers that the proposed development will have an adverse impact on highway safety caused by the increase in traffic and the existing parking inadequacies which are shared by residents and retail users. Consequently the proposal would be contrary to Policy CS15 of the Core Strategy and PPG13 Transport; and
 - (d) The Local Planning Authority considers that insufficient detail has been submitted to satisfy the Authority that the proposed extraction fan adequately deals with emissions produced by the hot food takeaway, to the detriment of the existing residents above the proposed facility and adjacent to the site resulting in a loss of amenity. The proposal therefore conflicts with national guidance contained within PPS23: Planning and Pollution Control.
- (h) TWC/2011/0686 Newport Girls High School, Wellington Road, Newport, Shropshire, TF10 7HL

This application related to the erection of four permanent classrooms and a multi-purpose hall, and the temporary erection of a demountable classroom unit, at the Newport Girls High School, Wellington Road, Newport. The application, which was fully detailed in the report, formed part of the Building Schools for the Future programme. Members were referred to the update report which had been tabled with respect to this application, seeking flexibility with regard to the use of the school hall for parents evenings and cross-school sporting competitions.

RESOLVED – that with respect to planning application TWC/2011/0686 planning permission be granted subject to the conditions as set out in the report with additional flexibility to condition 7 to allow the use of the hall for school purposes.

- (i) TWC/2011/0738 Shortwood Primary School, Limekiln Lane, Wellington, Telford, Shropshire, TF1 2JA

This proposal related to the erection of a detached modular timber-clad single storey classroom building within the school grounds. The proposed eco-friendly construction would have a “footprint” of approximately 18.5 metres by 5 metres with

an overall height of 2.5 metres and included timber-clad external walls, a sedum roof and hardwood timber deck on the south elevation. Full details were set out in the main report and the update report tabled at the meeting.

RESOLVED – that with respect to planning application TWC/2011/0738 planning permission be granted subject to the conditions as set out in the report and the informatives set out in the update report.

(j) TWC/2011/0745 St Christophers Hall, Station Road, Admaston, Telford, Shropshire, TF5 0AL

This application sought outline planning permission for the demolition of the existing disused St Christophers Hall, along with alterations to the existing access and the erection of 2 no. detached dwellings at the rear of the site served off a private drive from Station Road. Full details of the application were set out in the main report and further comments received were set out in the update report tabled at the meeting.

Councillor R T Kiernan, Ward Member, had requested that the application be determined by the Plans Board.

Mr B Langford, a local resident, spoke against the proposals primarily regarding positioning and orientation. Concerns were raised with regard to residential amenities on surrounding properties with regard to the levels of the site which would be exacerbated by dormer windows. Issues of traffic congestion were also raised. Mr Langford also questioned the publication of the application and failure to display a site notice.

The Applicant's Agent Mr A Williams, spoke in favour of the application setting out the reasons for the application, in particular the extant use of the existing building which could be used for community facilities. Issues with regard to siting can be addressed at a later stage now that all matters bar access were reserved for later approval.

The officer expressed to members the extant consent of the site which could be used for community use, and thereby be intensified without planning consent. Subsequently the proposed two dwellings would reduce and control the use of the site and its access point. The officer also highlighted the planning approvals on surrounding land, expressing how the proposal would relate to other developments.

Members were satisfied that concerns regarding the proximity of buildings and overlook would be addressed when an application for reserved matters came forward.

RESOLVED – that with respect to planning application TWC/2011/0745 planning permission be granted subject to the conditions as set out in the report.

- (k) TWC/2011/0748 45 Dawley Road, Arleston, Telford, Shropshire, TF1 2HW

This application, considered in conjunction with application TWC/2011/0666, sought planning permission for a change of use of the existing retail unit from a delicatessen (Use Class A1) to a combined delicatessen and hot food take away (Use Class A1 & A5) within the row of shops in Arleston. The application was a resubmission of the previous application TWC/2010/0314, which was refused at Plans Board, with a reduction in the proposed opening hours and the recommendations made by the Police incorporated into the amended scheme regarding CCTV and no gaming machines. In addition, further information had been submitted to emphasise that the takeaway would provide Halal meat in its meals. An update report, tabled at the meeting, reported on additional consultation responses received and suggested that such a wide origination of supporters from throughout and beyond the Borough pointed to a need for such a facility at an alternative location which would be better able to meet demand without adverse impact on neighbours.

Councillor A McClements, Ward Member, had requested that the application be determined by the Plans Board.

Councillor McClements addressed the Board, expressing her concerns regarding the application. Whilst she recognised the service that would be provided to the local Muslim community, she noted that issues of anti-social behaviour in the immediate area were frequently raised at her surgeries and she expressed residents' fears that a takeaway at this location may increase the propensity for people to gather in the neighbourhood and increase anti-social behaviour. She also noted the likely increase in noise and litter that would ensue from the change of use.

Ms J Deakin, spoke on behalf of local residents in opposition to the application on the grounds of anti-social behaviour, the growth of a night-time economy in a predominantly residential area, noise, litter and car parking.

Mrs S K Fikeis, the Connecting Community and Asian Business Chair, spoke on behalf of the Applicant, addressing issues surrounding proliferation of takeaways in the area, community need, and the impact of noise, odours and traffic.

Whilst Members recognised the need for a facility serving Halal food to the local Muslim community, questions were raised as to whether this was a suitable location. Members also considered that the current application had changed very little since the previous application and the reasons for refusal, therefore, remained.

RESOLVED – that planning application TWC/2011/0748 be refused for the following reasons:

- (a) **The Local Planning Authority considers the proposed change of use to a take-away facility is unacceptable as it would result in the loss of a retail unit, leading to a proliferation of take-away establishments within the Arleston locality, and consequently would be detrimental to the character of the predominantly residential area. Subsequently the**

proposal would be contrary to Policies CS5, CS9 and CS15 of the Core Strategy; and

- (b) The Local Planning Authority considers the proposed change of use is inappropriate in this location as it would result in an unacceptable level of noise and disturbance caused by customers and vehicle movements, to the detriment of residents in the flats above the shops, Dawley Road and the surrounding properties in a predominantly residential area. Accordingly it is contrary to Policy CS9 & CS15 of the Core Strategy and national guidance contained in PPG24 Planning and Noise; and
- (c) The Local Planning Authority considers that the proposed development will have an adverse impact on highway safety caused by the increase in traffic and the existing parking inadequacies which are shared by residents and retail users. Therefore the proposal would be contrary to Policy CS15 of the Core Strategy and PPG13 Transport.
- (l) TWC/2011/0788 Mount Gilbert School, Hinkshay Road, Dawley, Telford, Shropshire, TF4 3PP

This planning application related to the erection of a skills centre and the construction of external raised terraces at Mount Gilbert School, Hinkshay Road, Dawley. Full details of the application were set out in the main report and in the update report tabled at the meeting.

RESOLVED – that with respect to planning application TWC/2011/0788 planning permission be granted subject to the conditions as set out in the report.

- (m) TWC/2011/0799 Portico House, 22 Vineyard Road, Wellington, Telford, Shropshire, TF1 1HB

This was a Council application for Listed Building consent to carry out internal alterations to Portico House in Vineyard Road Wellington. No alterations or works to the exterior of the building were proposed.

RESOLVED – that with respect to planning application TWC/2011/0799 listed building consent be granted subject to the conditions as set out in the report.

- (n) TWC/2011/0807 Donnington Recreation Ground, School Road, Donnington, Telford, Shropshire, TF2 8HT

This Council application formed part of a management plan that was commissioned in 2009 following consultation with the public to improve Donnington Recreation Ground. The site had already benefited from a revamp of the children's play area and a new ball court. This application related to the provision of new play/recreational facilities for skateboarding, In-Line skating, BMX freestyle and freestyle scootering intended to be used predominantly by local children and young people aged between 3 and 18 years. It was considered that the proposed enhanced

recreational venue could also provide opportunities for occasional small localised events to promote positive healthy activities.

RESOLVED – that with respect to planning application TWC/2011/0807 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 8.57pm

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANS BOARD

16/11/2011

Schedule 1 - Planning applications for determination by Board

TWC/2011/0343 The Coddon Sports & Social Club, Wellington Road, Donnington, Telford, Shropshire, TF2 8AB Redevelopment of site to provide up to 25 houses with associated access and landscaping (outline).2

TWC/2011/0474 40 Castle Street, Hadley, Telford, TF1 5RA Erection of 6No. flats and change of use of existing building to hot food takeaway (Use Class A5) with living accommodation above and erection of single storey rear extension (Outline)8

TWC/2011/0658 53, Newport Road, Edgmond, Newport, Shropshire, TF10 8HG Erection of a single storey rear extension *****Amended Plans Received***** 13

TWC/2011/0719 Burnthall Lodge, Burnt Hall Lane, Madeley, Telford, Shropshire, TF7 5ER Erection of a single storey, self-contained unit associated with the dwelling house 17

TWC/2011/0804 Crudgington Primary School, Cold Hatton, Telford, Shropshire, TF6 6JF Erection of a detached single storey, timber-clad boiler room with external flue, and provision of 3No. car parking spaces following removal of existing fuel oil tank (Retrospective)21

TWC/2011/0824 Traffic Roundabout, Colliers Way, Telford, Shropshire, TF3 4PA Display of 3no. non illuminated 1200mm x 550mm advertising boards24

TWC/2011/0834 Plowmans, Dale Road, Coalbrookdale, Telford, Shropshire, TF8 7DT Erection of a detached single garage and retrospective replacement of timber effect UPVC windows26

TWC/2011/0864 12 Church Croft, Lawley Village, Shropshire, TF4 2FJ Erection of conservatory to rear elevation30

TWC/2011/0343 The Coddon Sports & Social Club, Wellington Road, Donnington, Telford, Shropshire, TF2 8AB
Redevelopment of site to provide up to 25 houses with associated access and landscaping (outline)

APPLICANT

Planning Prospects Ltd

RECEIVED

28/04/2011

PARISH

Lilleshall, Donnington and Muxton

WARD

Donnington

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Principle of residential development, Loss of community facilities, Affordable housing, Green Network, Access

THE PROPOSAL:

This outline application relates to the redevelopment of the Coddon Sports and Social Club site, Wellington Road, Donnington, to provide up to 25 houses.

Approval is also being sought for the access into the site, with all the other matters reserved for subsequent approval at the reserved matters stage.

Although this is only an outline application an indicative masterplan was submitted to illustrate how the site could be laid out. This layout showed 1 detached house, 6 semi-detached houses, and 18 terraced townhouses, all two-storey with three bedrooms, and with one access point onto Wellington Road.

Your officers considered that this illustrative masterplan contained several fundamental problems and they were not convinced that the site could accommodate 25 dwellings. However, after two revisions, the applicants have now produced an amended layout that overcomes most of the original objections. This shows 1 detached property, 12 semi-detached houses, and 12 terraced townhouses, and an improved estate road layout, with better parking provision, removal of dwellings from the small area of Green Network, and repositioning of the site access adjacent to the western boundary (originally it was shown in the middle of the site).

The scheme originally proposed 8 affordable houses (32%). However, as part of lengthy negotiations to secure a greater financial contribution for replacement bowling facilities, the scheme now includes 4 affordable dwellings (16%).

SITE AND SURROUNDINGS:

The application site covers an area of 0.7 hectare and is located on the northern side of Wellington Road in Donnington. The area is predominantly

residential in character, with existing housing development to the east and west of the site, and also on the opposite side of Wellington Road. However, there is a car showroom/garage in close proximity and a Territorial Army Centre adjacent to the north west of the site. To the north of the site is the A518 Wellington to Newport road, beyond which lies COD Donnington.

The application site is presently occupied by two bowling greens, a club house, two pavilions, and a large car park at the front of the site. There is a line of tall poplar trees close to the northern boundary of the site, and other mature trees just beyond the eastern and western site boundaries.

PLANNING HISTORY:

W83/0245 – Erection of new front entrance toilets and snooker room - approved

W87/0475 – Alterations and extensions to existing sports pavilion - approved

W88/0717 – Erection of weather enclosures - approved

W89/0663 – Erection of pavilion for use as a bowling pavilion - approved

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS 1 –Delivering Sustainable Development

PPS3 – Housing

Draft National Planning Policy Framework

Saved Wrekin Local Plan Policies

Policy H6 – Windfall sites in Telford and Newport

Policy OL4 – Development in the Green Network

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

Policy UD2 – Design Criteria

LDF Core Strategy

Policy CS5 – District and Local Centres in Telford

Policy CS10 – Community facilities

Policy CS15 – Urban design

CONSULTATION RESPONSES:

5 letters/e-mails have been received from local residents. The points they raise can be summarised as follows:-

- The houses would be built next to elderly persons bungalows, and the occupants of the new houses would disturb the old people who value their peace and quiet
- The development should comprise more elderly persons sheltered dwellings
- The access road should be moved to the western side of the site (the amended indicative layout now shows the road in this position)
- Increase in noise and disturbance

- Loss of light, sunlight, and privacy
- Dust, dirt, and noise during the construction period
- No mention of the location of street lighting
- The recycling bank should be moved further away from the boundary
- A mains water pipeline and a satellite dish would need to be relocated

The Parish Council has no objection to this application as it does not wish to see this site become derelict and thus attract anti-social behaviour. Whilst this option is not ideal it will provide extra housing. The Parish Council, however, is disappointed as to what has happened to this local facility.

Sport England has no objections to the application. If the Council is minded to approve the application with an agreed bowling compensatory package of £100,000, this sum should be secured in a Section 106 Agreement which 'ring fences' the sum to be spent on new or improved bowling facilities in the locality.

The Council's Strategic Housing Officer supports the application. He requested a viability appraisal of the affordable housing provision, and has accepted 4 affordable units.

The Council's Leisure Services Officer has no objections to the application providing that the Council receives a contribution of £100,000 towards replacement bowling facilities.

The Council's Drainage Engineer has no objections subject to conditions relating to foul and surface water drainage, and surface water run-off rates.

The Council's Arboricultural Officer has no objections subject to conditions relating to protective fencing and tree replacements.

The Council's Ecologist has no objections subject to conditions relating to bat and bird boxes and a replanting scheme, and other wildlife informatives.

The Council's Development Plans Officer has objected to the application on the grounds that (a) two of the houses shown on the submitted notional layout lay within the Council's Green Network, and (b) the lack of replacement bowling green facilities. (The revised illustrative layout plan shows the small area of Green Network as remaining as open space. The 106 Agreement includes a financial contribution of £100,000 which will be earmarked for replacement bowling facilities)

The Council's Education Officer has no objections to the application and is willing to accept a sum of £12,500 towards primary education facilities in the area.

PLANNING CONSIDERATIONS:

The applicants have stated that rising costs and increasing deficits made it increasingly difficult to viably maintain the sports and social club, and

following lengthy consideration the Local Area Committee announced that the club would close at the end of March 2011.

Most of this site is shown as 'white land' on the Wrekin Local Plan where residential development is acceptable in principle. With the odd exception the surrounding built-up area is predominantly residential in nature, and therefore it is considered that new residential development would be acceptable on this site.

The applicants have produced an indicative masterplan to illustrate how the site could be laid out. This masterplan has been amended and now satisfactorily shows how 25 dwellings can be accommodated on the site, with adequate garden and parking provision for each property. The small area of Green Network within the site is now shown remaining as open space in the amended layout. Furthermore, there is no objection to the amended access point onto Wellington Road, which the application specifically wanted to see approved at the outline stage. However, it is acknowledged that further work would need to be done at the reserved matters stage to refine the details of the proposed development.

The Council's Open Space Assessment (2008), undertaken as part of PPG17 requirements, stated that there was a general dissatisfaction with the provision of (amongst others) bowling greens in North East Telford, and that this part of Telford displayed significant deficiencies against the recommended quantity standards. Recommendation OFS2 of the Assessment states that the Council should protect existing outdoor sports facilities, especially those serving residents in North East Telford, and that where a facility is lost to development (and not found to be surplus to requirements), a replacement of equivalent quality and accessibility should be provided. Core Strategy Policy CS10 also seeks to resist the loss of community facilities unless acceptable alternative provision can be provided.

When the application was originally submitted the applicants offered to contribute a sum of £50,000 towards a replacement bowling facility, as well as an affordable housing contribution of eight dwellings. The Council's Leisure Services Officer considered that £50,000 was a totally inadequate amount to compensate for the loss of two bowling greens and to provide their replacements.

The applicants subsequently offered a contribution of £75,000 but with a reduced affordable housing contribution of four units. Again this was deemed to be an insufficient amount, and the Council's Leisure Services Officer stated that £100,000 was the absolute minimum that would be acceptable to provide an equivalent replacement facility.

The applicants accordingly assessed the viability of the whole project and came back with an offer of £100,000 towards replacement bowling facilities. In exchange the Council agreed to forego the usual contributions towards new or extended play facilities in the area, and to accept a reduced contribution of £12,500 towards primary education provision.

At the moment it is not known where the replacement bowling facilities would be located. The Council's Leisure Services Officer will be developing a Council Bowls Strategy, in association with Sport England and local bowling leagues, to determine the location of future bowling greens in the Borough.

The Council's Strategic Housing Officer requested the applicants to undertake a viability appraisal of the affordable housing provision. This appraisal confirmed that four affordable units is a reasonable number to accept in this development. Based on the proposed financial contributions of £112,500 towards new replacement bowling and education facilities it is considered that the applicants are achieving the maximum affordable provision, given the viability presented to the Council.

It is considered that residential development on this site would be acceptable, and would make a positive contribution towards the character and appearance of the site and the surrounding area. Moreover, the proposed development, as shown in the illustrative masterplan layout, would not have a detrimental impact on the residential amenities presently enjoyed by the occupants of adjoining and existing development.

RECOMMENDATION: Subject to the applicants entering into a Section 106 Agreement relating to (a) a contribution of £100,000 towards replacement bowling facilities, (b) a contribution of £12,500 towards primary education facilities, and (c) the provision of 4 affordable dwellings, then **GRANT PLANNING PERMISSION** subject to the following conditions:

1. A01 Time limit outline
2. A03 Submission of reserved matters
3. B02 Outline – some matters reserved
4. B03 General details required
5. B33 Foul and surface water
6. B41c Surface water run-off rates
7. B25 Highway details
8. B73 Protective fencing
9. B76 Replacement trees
10. B13 Boundary treatments
11. B23 On-site construction
12. B24 Mud on road
Bat and bird boxes
Replanting scheme
Development shall be broadly in accordance with the submitted indicative layout

REASON FOR APPROVAL:

Most of this site is shown as 'white land' on the Wrekin Local Plan where residential development is acceptable in principle. The surrounding built-up

area is predominantly residential in nature, and therefore new residential development would be acceptable on this site.

The applicants have shown how 25 dwellings can be accommodated on the site with adequate garden and parking provision for each property. The small area of Green Network is shown remaining as open space.

Residential development on this site would be acceptable, and would make a positive contribution towards the character and appearance of the site and the surrounding area. Moreover, the proposed development would not have a detrimental impact on the residential amenities presently enjoyed by the occupants of adjoining and existing development.

TWC/2011/0474 40 Castle Street, Hadley, Telford, TF1 5RA
Erection of 6No. flats and change of use of existing building to hot food
takeaway (Use Class A5) with living accommodation above and erection of
single storey rear extension (Outline)

APPLICANT
, Sunny Khaira

RECEIVED
07/06/2011

PARISH
Hadley and Leegomery

WARD
Hadley and Leegomery

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: Location of hot food takeaway outlet, Principle of residential
development, Access, Parking provision

THE PROPOSAL:

This outline application relates to the change of use of 40 Castle Street,
Hadley, to a hot food takeaway (with living accommodation above and the
erection of a single storey rear extension), and the erection of six flats at the
rear of the site.

When the application was originally submitted all the reserved matters were
reserved for subsequent approval, and ten flats were being proposed.
However, subsequently, approval is now being sought for the access into the
site, and the number of flats has been reduced to six units.

The six residential flats would be accommodated in a two storey building, with
three on each floor. They would have a floor area of approximately 60 sqm
and are envisaged as being open plan studio apartments. They would be
allocated one parking space each but would not have any private amenity
area.

The single storey extension to the main building, measuring 36sqm, would
form part of the proposed kitchen for the hot food takeaway, and the first floor
accommodation would be solely occupied by the operator of the takeaway
business.

16 car parking spaces would be provided within the site. 12 spaces would be
accessed from Castle Street, with 6 allocated to the residents of the flats, 1
visitor space, and 5 for the hot food takeaway customers. 4 spaces would be
accessed from Union Street, comprising 2 spaces for visitors to the flats and 2
for the hot food takeaway operator. There would no access from Union Street
into the main car parking area.

The application also seeks permission to move the vehicular access to the
western end of the site in order to overcome the conflict with traffic opposite
the site entering and leaving Castle Lane. Off-site works would require the
'splitter island' in the middle of Castle Street, and one streetlight, to be moved.

SITE AND SURROUNDINGS:

The site lies near to the centre of Hadley, on the corner of Castle Street and Union Street, in an area that is predominantly residential in character. To the south of the site is a communal car park for the residents of Castle Court, to the west is a large detached bungalow, and to the east (on the opposite side of Union Street) are other residential dwellings. On the northern side of Castle Street is Castle Lane and a relatively new Lidl supermarket.

Castle Street is the main east-west road running through Hadley, and was formerly the A518 Wellington to Stafford road. Union Street is a cul-de-sac: a line of bollards at its northern end prevents vehicular access to and from Castle Street. The existing entrance into the site lies midway along the Castle Street frontage.

The only substantial building on the site is situated at the north east corner and comprises a two storey brick and tile building, with boarded up shop fronts on both elevations. Most of the remainder of the site is a large flat derelict expanse of concrete and tarmac.

There is a high hedgerow along the back of the site, a number of tall trees along the road frontage, and wooden fence along the western boundary.

PLANNING HISTORY:

W85/1080 – Change of use from residential to retail on part of ground floor – approved

W87/0613 – Erection of building for the preparation of poultry – approved

W91/1037 – Erection of food preparation unit – approved

W97/0178 – Change of use to hot food takeaway – approved

TWC/2010/0595 – Lawful Development Certificate for the change of use of premises to hot-food takeaway - refused

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS 1 – Delivering Sustainable Development

PPS3 – Housing

Draft National Planning Policy Framework

Saved Wrekin Local Plan Policies

Policy H6 – Windfall sites in Telford and Newport

Policy UD2 – Design Criteria

LDF Core Strategy

Policy CS5 – District and Local Centres in Telford

Policy CS15 – Urban Design

CONSULTATION RESPONSES:

5 letters/e-mails of objection have been received from local residents. The objections can be summarised as follows:-

- There is an adequate number of hot food takeaways in Hadley already
- Customers will park on Castle Street, causing congestion at peak times, and leading to an increase in accidents
- Problems of noise, disruption, smells, cooking fumes, litter, pests, rats, loitering, and anti-social behaviour
- Inadequate number of parking spaces for the takeaway customers
- Car parking in Union Street will inhibit residents from accessing their properties
- Increase in sewerage and drainage problems in the area
- The whole site should be used for residential development
- If approved, the residential flats will be delayed or never started

The Parish Council has no objections to the application.

The Council's Drainage Engineer has no objections subject to conditions relating to foul and surface water drainage, and surface water run-off rates.

The Council's Geotechnical Engineer has no objections subject to an informative relating to locating and treating a well on the site.

The Council's Environmental Health Officer has no objections on contamination issues.

The Council's Highways Engineer has no objections subject to conditions relating to visibility splays, gates, and off-site highway works.

The Council's Ecologist has no objections subject to wildlife informatives.

PLANNING CONSIDERATIONS:

The premises at 40 Castle Street were formerly used as a butchers, an abattoir, and a chicken plucking and processing business, but for the past five years the whole site has been vacant and has become rather a derelict eyesore.

Up to the late 1990's a small separate single storey building in Union Street was used as a fish and chip shop. In 1997 a planning application (W97/0178) was submitted and approved to demolish this shop and an adjoining abattoir, and to change the use of the main two storey building on the corner of Castle Street and Union Street to a hot food takeaway establishment – the same one now being proposed.

The meat processing business operating on the site at this time in 1997 had generated a number of complaints from local residents relating to noise, offensive smells, and dangerous traffic manoeuvres in Castle Street, and it was considered that the extinguishment of the meat processing uses, with all their inherent problems, would be a welcome move.

Therefore, although the site lay outside the boundary of Hadley District Centre, it was considered that the proposal for a hot food takeaway outlet at 40 Castle Street could be supported because (a) there was an existing hot food takeaway outlet on the adjacent site, which was poorly located at the end of Union Street, a residential cul-de-sac, and (b) the demolition of the existing hot food takeaway and abattoir premises represented a positive rationalisation of the land uses on this site, and the removal of a number of operational problems with them.

The planning application was taken to the Council's Plans Board on 28th May 1997 with a recommendation of approval and it was duly granted permission.

It is considered that the 1997 planning permission has set a precedent for allowing a hot food takeaway establishment at 40 Castle Street. However, there is another reason for supporting the current application, namely that if this application was not successful the site could probably revert back to being used for meat processing, with all the afore-mentioned problems commencing once again.

It is considered that the provision of five parking spaces, with vehicular access from Castle Street, is sufficient for the hot food takeaway outlet.

When the application was originally submitted the proposal included the provision of 10 flats within the site – eight in a two storey building at the rear of the site and two on the first floor of a two storey building at the front of the site (with four parking spaces underneath). At the same time only two parking spaces were being provided for the hot food takeaway, and these could only be accessed from Union Street. It was considered that this constituted serious overdevelopment of the site, and that as parking for the takeaway was not accessible off Castle Street, that there would be highway safety issues.

However, now that four flats have been deleted from the application it is considered that the site can satisfactorily accommodate the hot food takeaway business, six residential flats, and all the associated parking arrangements.

The following conditions will be imposed to safeguard and protect the residential amenities of the surrounding area:-

- (a) the fume extraction system will need to be agreed with the Council before it is installed and brought into use
- (b) Air conditioning units and other ventilation systems must not be audible beyond the boundaries of the site
- (c) Opening hours will be restricted so that the shop closes by 11.00pm each evening, and the premises completely cleared by 11.30pm

Overall, it is considered that the proposed development is acceptable and would positively enhance the character and appearance of a site that has been neglected over recent years and has become rather an eyesore.

It is believed that the proposed development would not have a detrimental impact on the residential amenities presently enjoyed by the occupants of neighbouring dwellings, and that the development would be far more compatible within a predominantly residential area than the former meat processing business.

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

1. A01 Time limit outline
2. A03 Submission of reserved matters
3. B02 Outline – some matters reserved
4. B03 General details required
5. B33 Foul and surface water
6. B41c Surface water run-off rates
7. B21 Visibility splays
8. C21 Off-site highway works
9. C23 Gates
10. B13 Boundary treatments
11. B23 On-site construction
12. B24 Mud on road
13. B46 Details of fume extraction equipment
14. D11 Hours of opening – closure by 11.00pm each evening
15. Air conditioning units – not to be audible beyond the site boundaries
16. Development shall be broadly in accordance with the submitted indicative layout

REASON FOR APPROVAL:

The site can satisfactorily accommodate the hot food takeaway business, six residential flats, and all the associated parking arrangements. The proposed development would positively enhance the character and appearance of a site that has been neglected over recent years and has become rather an eyesore.

The proposed development would not have a detrimental impact on the residential amenities presently enjoyed by the occupants of neighbouring dwellings, and the development would be far more compatible within a predominantly residential area than the former meat processing business.

TWC/2011/0658 53, Newport Road, Edgmond, Newport, Shropshire, TF10
8HG
Erection of a single storey rear extension *****Amended Plans Received*****

APPLICANT

C Snaith

RECEIVED

09/08/2011

PARISH

Edgmond

WARD

Edgmond

EDGMOND PARISH COUNCIL HAVE REQUESTED THIS APPLICATION BE
DETERMINED BY PLANS BOARD

OBJECTIONS RECEIVED: Yes

MAIN ISSUES:

Principle of development and affect on amenity.

THE PROPOSAL:

This is a full application for the erection of a single storey rear extension to a semi detached bungalow. The extension extends 3.1 metres out from the rear and is the full width of the existing dwelling.

Amended plans have been received indicating reduction in height.

SITE AND SURROUNDINGS:

This is a mature semi-detached bungalow located within a residential area of similar properties in terms of size, design and appearance. Both bungalows have a hipped roof rear outrigger (as originally built). The dwelling is constructed from a mixed red brick with the extension being built from a buff coloured alternative. Windows are white timber casements. The rear garden is mainly paved with evidence of several previous hard standings.

The West boundary is bounded by a 0.7m high post and wire and the East boundary (with the adjoining semi No 55) comprises an approx 1.5 metre high close boarded fence. The rear boundary is mainly hedging.

From the rear garden the property looks out onto open views of the field adjacent. Number 53 and both its neighbours are at similar ground levels.

PLANNING HISTORY:

No Previous history

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS 1 –Delivering Sustainable Development
Draft National Planning Policy Framework

Saved Wrekin Local Plan Policies
Policy UD2 – Design Criteria

CONSULTATION RESPONSES:

Ecology: Object. There is a pond approx 200m to the west and another 300m to the south (over a road). It is possible that great crested newts are present in the ponds and using the surrounding habitats to forage. Therefore an ecological appraisal should be undertaken to determine whether any protected species are present within the development site, what impacts the development will have on these species and what mitigation/compensation is required to offset the damage. The results will inform the planning decision.

Edgmond Parish Council: Wish to endorse the objections submitted by neighbours to the site, relating to the size of the proposed extension, the loss of light and the fact that as a 'property available for small lets' there will be more vehicles and as such there will be issues regarding the access to the property.

2 letters of objection were received (from No. 55 and No.57); the comments were concerned with:-

- Area that the property covers
- The use of the property
- Loss of light to neighbouring property
- Drainage

PLANNING CONSIDERATIONS:

The proposed extension itself is relatively modest and will provide additional living space. The plot can comfortably accommodate this size of extension leaving a sufficient amount of garden space and therefore it is considered that the principle of development and the overall size are acceptable.

The extension would be satisfactory in overall appearance and roof design. Proposed external materials consist of matching facing bricks, felting material to the flat roof and white upvc windows to match and a condition will be placed to ensure this. The proposal will therefore not be of detriment to the character and appearance of the dwelling or the surrounding area.

Officers consider that any loss of light associated with the new extension would not have a significant impact on the amenity of number 55 due to the proposed being single storey and flat roofed and there being no windows on the side elevation of next door. Under permitted development the existing infill extension already breaches the 45 degree code, but officers do not consider the proposed extension will exacerbate the effect to a significant degree. To try and overcome the neighbour's concerns about loss of light, the applicant has amended the scheme to reduce the height of the extension by 150mm to an overall height of 2.4m.

It is worth considering what development could be installed at the property under permitted development. A 2m high fence could be erected along the garden boundary between the application property and No.55, and the proposed extension would project 400mm above this with a flat roof. Instead of an extension the applicant could also erect a large free-standing structure up to 2.5m in height which could extend along the boundary much further than the proposed extension. When considering these scenarios, officers consider that on balance any loss of light or overbearing effect in this instance would not be significant. The neighbour at number 57, which is next but one along, would not be affected by any loss of light because of the separation distance between the properties.

The proposed extension does not contain any windows which overlook number 55. There is a kitchen window in the existing extension that faces No.55, but this would have been permitted development and the location of windows would not be something the Council would have had any say in. As already mentioned the boundary fence could be replaced with a higher 2m high fence would virtually conceal the window.

The proposed window on the west of the extension partially overlooks an obscurely glazed window and a solid brick wall of the neighbouring property (No.51) and there are two driveway widths separation of 5m between the proposed window to the extension and next door's obscure glazed window. Officers are satisfied that the proposed extension does not cause any overlooking to either neighbouring property.

Ecology states that an initial assessment of the site for great crested newts needed to be performed as the hard standing in the rear garden and other debris can create a potential habitat. The assessment has been carried out and the ecologist is satisfied that the garden is not inhabited by any endangered species.

It is noted that the adjoining neighbour at number 55 has concerns with the use of the property for students, but planning legislation does allow this type of use without needing planning permission if there is no material change of use, and therefore there would be little control in this instance. The drainage to the flat roof is not a material planning consideration and can be dealt with via Building regulations approval.

On balance, the proposed development is considered to be acceptable. There will not be a significant impact on the neighbouring properties by virtue of any undue overlooking or loss of light. The proposed development will not have a significant detrimental impact on residential amenity and is appropriate in terms of scale and appearance.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following

Conditions

A04	Time limit
C01	Finishing materials to match existing building
C38	Development in accordance with plan Nos
D09	No windows or other openings shall be formed in the side elevations without the prior written consent of the Local Planning Authority.

Informatives

I40	Conditions
I41	Reasons for Grant of permission
124a	Great Crested Newts

REASON FOR APPROVAL:

The proposed extension would not adversely affect the character and appearance of the dwelling and the surrounding area due to the scale, design and the use of the materials to match the existing dwelling.

The proposed development will not have a significant detrimental effect on the amenity to any of the neighbouring properties amenities through loss of light, nor will there be significant overlooking.

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

TWC/2011/0719 Burnthall Lodge, Burnt Hall Lane, Madeley, Telford,
Shropshire, TF7 5ER
Erection of a single storey, self-contained unit associated with the dwelling
house

APPLICANT
Mr Kenneth Hill

RECEIVED
06/10/2011

PARISH
Madeley

WARD
Madeley

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Scale and design, Character and appearance, Impact on
adjoining residential amenities, Parking provision

THE PROPOSAL:

The application seeks planning permission for the erection of a single storey self-contained dwelling to replace the existing garage at the rear of Burnt Hall Lodge. It is to be used as an integral part of the existing dwelling house, Burnt Hall Lodge and will be occupied by members of the Applicant's extended family.

SITE AND SURROUNDINGS:

The application site comprises Burnt Hall Lodge, a modern detached brick and tile two-storey property with conservatory and terraced garden area to the rear. There is a gated access drive and paved parking area to the side and rear leading to the existing garage and outbuildings. The property is accessed off Burnt Hall Lane and faces the rear garden areas and garaging to properties on Court Street. The application site is located just outside the Conservation Area and World Heritage Site, and Madeley District Centre.

The application site slopes down to the east and there is an existing red brick and timber garage/outbuilding with upvc doors and windows located to the eastern end of the amenity area of Burnt Hall Lodge. The existing garage measures 5.5m by 5.5m with an eaves height of 2m and ridge height of 4.4m, with a flat-roofed attached element measuring 1.75m by 4m to the rear. There are further brick and timber outbuildings on the adjacent area of land. There are trees and shrubs located on the rear and side boundaries of the application site, along with mesh, timber and trellis-style fencing; however the site is more open towards the west, with the rear elevation of the row of terraced houses 81 to 83 Burnt Hall Lane visible. These properties are located approx. 25 metres from the existing garage. The garage is not overly visible or prominent in the streetscene.

To the east (rear) of the application site is a footpath providing pedestrian access to the two-storey flats in Hanover Court. The front elevation of the flats face the rear of the existing garage, and are located approx. 8 metres from the application site. The footpath is secured by metal gates and fencing adjacent to Parkway, (Madeley bypass).

PLANNING HISTORY:

W94/0307 Demolition of Existing Prefab Bungalow and Erection of Two Semi-Detached Houses with Alteration to the Existing Access, Outline granted

W98/0457 Demolition of Existing Prefab Bungalow and Erection of Two Storey Dwelling, Full granted

PLANNING POLICY CONTEXT:

National Planning Guidance
PPS1 Delivering Sustainable Development

Saved Wrekin Local Plan Policies
UD2 Design Criteria

LDF Core Strategy
CS15 Urban Design

CONSULTATION RESPONSES:

Madeley Parish Council: Supports the proposal subject to conditions and makes the following comments:

- Proposed self-contained flat ancillary to existing dwelling, but there is some concern about backland development, impact on character and possible consequences
- It is considered essential that condition is applied to the proposed new development to tie its occupancy/use to the existing property
- Proximity of proposed development to properties at Hanover Court, as well as the boundary of no 83 Burnt Hall Lane (understood to be land currently within extended family ownership), means boundary treatment and landscaping needs to be properly and sensitively addressed to avoid possible disturbance to the amenity of neighbours and potential for overlooking of the flat
- Plans indicate the removal of three trees without provision for replacement –their loss will have small but influential impact on local biodiversity when taken into account with the extent of hard landscaping that is part of current site

Highways: no objection

Geotechs: Support subject to informatives I17 and I20

Drainage: Support subject to condition B35 (Soakaway test)

Ecology: Support subject to informatives regarding Bats and Birds, Nesting Birds (Vegetation), Replacement planting, Trenches, and Bat, bird and invertebrate boxes

Shropshire Fire Service: Support subject to informative regarding Access

PLANNING CONSIDERATIONS:

The proposed dwelling would be built on the footprint of the existing garage and outbuilding and is intended to be used for members of the extended family. It would be a self-contained unit comprising a living room with kitchen area, bedroom and en-suite bathroom.

The proposed dwelling would measure 6.2m by 7m, with an eaves height of 2.1m and ridge height of 4.4m. The proposed building will be slightly larger than the existing garage; however it will be the same height and located in the same position. Whilst the Local Planning Authority would have reservations about the creation of new buildings outside the established building line and the creation of backland development, as there are existing structures in this location, it is considered that a building of a similar size to the garage would be acceptable. Amended plans have been submitted which now indicates the red line site area around Burnt Hall Lodge as well as the existing garage/site of the proposed dwelling to ensure that the proposal does not lead to subdivision of the plot and to ensure the self-contained flat has sufficient shared amenity space and parking provision. The Design & Access Statement outlines the dwelling has been designed to be accessible for wheelchair users.

The building has been designed with principle windows facing Burnt Hall Lodge and small obscure glazed windows on the east elevation facing the boundary with properties in Hanover Court. It is considered that with suitable details regarding replacement landscaping following removal of some of the existing trees, the proposal will not have an adverse impact on residential amenity, in terms of light, outlook, privacy and overlooking. It is suggested that a condition regarding landscaping details is imposed. Materials are proposed to match the existing buildings – red/brown brick, slate roof and timber windows and doors.

The development will not be overly visible or prominent in the streetscene, being located at the rear of the existing buildings on site and partly screened by the existing boundary treatments at the sides and rear. The proposal would not adversely affect the adjoining properties, nor the character and appearance of the area. The dwelling will be located on the footprint of the existing outbuildings; therefore the proposal will not result in a loss of amenity or parking space.

The loss of the garage would not have an adverse impact on parking provision, as the site has sufficient space within the existing parking and turning area to accommodate vehicles for the main dwelling and self-contained flat.

Officers propose the imposition of a restrictive condition and a legal agreement to ensure that the Local Planning Authority can control the use of the development and the proposal will not lead to the creation of a separate dwelling, only annexe accommodation to be used in association with the existing dwelling. The Applicants have agreed to this. Furthermore, officers

propose to impose condition to remove permitted development rights in order to control the development (e.g. further windows) to the building to protect neighbouring amenity and to ensure sufficient parking and amenity space at Burnt Hall Lodge is retained.

In conclusion, the proposal to create a self-contained dwelling in place of the existing garage, to be occupied as ancillary accommodation to the main dwelling Burnt Hall Lodge is considered acceptable and would not result in a detrimental impact on the character and amenities of the surrounding residential area, subject to a legal agreement to prevent the new dwelling from being sold or let as a separate unit of accommodation. The scale, design and form of the dwelling will not have a detrimental impact on adjoining residential amenities, and the proposal will not adversely affect parking provision and highway safety.

RECOMMENDATION: Subject to the Applicants entering into a Section 106 Agreement that the development shall be retained as ancillary accommodation to the main dwelling and not sold as a separate unit or let as a separate unit, to be delegated to the Head of Housing and Planning to **GRANT PLANNING PERMISSION** subject to the following conditions:

1. A04 Time limit
2. B06 Details of materials to be submitted
3. B14 Landscaping design
4. B35 Soakaway test
5. C38 Development in accordance with plans
6. D01 Removal of all permitted development rights
7. D08 Windows on east (rear) elevation to be obscure glazed
8. DCustom Ancillary accommodation only - restriction on separate residential use

REASON FOR APPROVAL:

The replacement of the garage by a self-contained dwelling and its occupation ancillary to the house by a member of the Applicant's family is considered acceptable and would not result in a detrimental impact on the character and amenities of the surrounding residential area, subject to a legal agreement to prevent the new dwelling from being sold or let as a separate unit of accommodation. The scale, design and form of the dwelling will not have a detrimental impact on adjoining residential amenities, and the proposal will not adversely affect highway safety.

TWC/2011/0804 Crudgington Primary School, Cold Hatton, Telford, Shropshire, TF6 6JF
Erection of a detached single storey, timber-clad boiler room with external flue, and provision of 3No. car parking spaces following removal of existing fuel oil tank (Retrospective)

APPLICANT

Telford and Wrekin Council

RECEIVED

21/09/2011

PARISH

Waters Upton

WARD

Ercall Magna

OBJECTIONS RECEIVED: No

MAIN ISSUES: The main issues are the siting and appearance of the new boiler room building and its impact on the character of the surrounding area.

THE PROPOSAL:

This is a retrospective application by the Council for the siting of a replacement boiler room building at Crudgington Primary School. The building contains a 'BioMass' boiler and integral fuel store. The application is retrospective as the boiler room has now been installed within the school grounds. The building has a 'footprint' of approximately 10.3 metres by 2.4 metres with an overall height of 2.65 metres. The building is of durable timber construction with the external walls timber-clad. The BioMass boiler will use wood pellets for fuel. The new heating system and boiler room is required because the existing oil-fired boilers are in need of replacement. The demountable classrooms use night storage electric heaters which are inefficient and expensive to run.

SITE AND SURROUNDINGS:

Crudgington Primary School is situated in a relatively isolated rural location, surrounded by open fields. The school is located between Crudgington and Waters Upton, adjacent to the A442 main road. There is one adjoining property - 'The Old School House' - which adjoins the small playground area on the south side of the school buildings. There is a lane to the south which provides vehicular access to an unsurfaced car park and the adjoining playing field to the east. The school is comprised of the original red brick Victorian building which has been extended in recent years with a flat-roofed brick extension to the north and a substantial single storey timber clad demountable style classroom extension which makes up a large part of the school building 'footprint'. The site for the boiler room is to the rear of the timber clad classrooms and adjoins the rear playground area.

PLANNING HISTORY:

W2002/0611 Siting of a single storey demountable building (FG)

W2001/0799 Cycle shed (FG)

PLANNING POLICY CONTEXT:

LDF Core Strategy:

CS10 Community Facilities
CS15 Urban design

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

National planning guidance:
PPS1 Delivering Sustainable Development

CONSULTATION RESPONSES:

Waters Upton Parish Council support the proposal.

Highways have no objections but point out that one of the proposed car-parking spaces would not be useable, accordingly in the interests of good design an amended plan is to be requested to show two car-parking spaces only.

Ecology have no comments to make on the application.

No responses have been received from the neighbour consultations.

PLANNING CONSIDERATIONS:

The main issue is the impact of the boiler room on the character and amenities of the area.

The new boiler room is in situ, and has timber-clad side elevations. A metal flue extends above the flat roof, but is not visually intrusive in the surrounding area. The height of the boiler room does not exceed that of adjacent structures, and there is an adjacent large blockwork shelter, opposite the playing field, which effectively screens the boiler room from the east. The boiler room is suited to the rear of the school site and therefore is set back from the main road and public views. Accordingly, the siting of the boiler room has little effect on the overall appearance of the school site.

The siting of the boiler room does not affect existing parking arrangements, nor reduce any play area provision. The removal of the existing oil tank and its fenced compound would facilitate the provision of two additional car-parking spaces and would remove clutter from this area to the front of the main school building.

The BioMass boiler would allow savings to be made in energy costs over the lifespan of the building. The siting and appearance of the building will have little adverse effect on the character and amenities of the surrounding area. Therefore the development accords with the general design and amenity objectives of the relevant local and national planning policies listed above.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. C38: Development to be carried out in accordance with approved plans
2. C01a: Materials as detailed in the application forms

REASONS FOR APPROVAL:

The boiler room building is a satisfactory addition to the school site, where its siting is unobtrusive and its appearance harmonises with the existing timber clad building on the site. The building is of a satisfactory appearance and by virtue of its siting to the rear of the main buildings on the school site, it is not visually intrusive in the surrounding area and does not have an adverse impact on the character and amenities of the locality.

TWC/2011/0824 Traffic Roundabout, Colliers Way, Telford, Shropshire, TF3 4PA

Display of 3no. non illuminated 1200mm x 550mm advertising boards

APPLICANT
Mark Cadman

RECEIVED
06/10/2011

PARISH
Lawley and Overdale

WARD
Lawley and Overdale

OBJECTIONS RECEIVED: No

MAIN ISSUES: Visual amenity and highway safety

THE PROPOSAL:

It is proposed to display three non-illuminated advertisement signs on the traffic roundabout at Colliers Way, adjacent to the Forge Retail Park in Telford.

SITE AND SURROUNDINGS:

The roundabout is situated at the junction between Colliers Way and Caledonian Way, adjacent to the Forge Retail Park in Telford. This area is a predominantly retail area and is close by to the 'Thomas Telford School'. The existing roundabout has a concrete base centre with the usual highway signs on the edges. Traffic levels can be high during peak times but not unusually so for this type of area. There is no existing advertising on this roundabout.

PLANNING POLICY CONTEXT:

Wrekin Local Plan
S31 Shopfronts, advertisements and hoardings

PPG19 Outdoor Advertisement Control

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council: No comments

Highways: The Council's Highways officer brought attention to the proposed location of the signs; which might compromise the clear view of the existing roundabout chevrons. An amended plan was recommended and has been agreed with the agent.

Two neighbour letters publicised this application however no comments have been received.

PLANNING CONSIDERATIONS:

The proposed signs would be 1200mm across with a total height of 550mm, and this is considered an acceptable size which would not detract from highway safety. Similar sized signs which are intended to promote local businesses are already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship Scheme.

The proposed signs would be fixed to steel posts and the height from the ground to the base of the advertisement would measure 400mm. Whilst the advertisement will be made of aluminium face the colouring will be varied.

The signs would be non-illuminated and would not result in an unacceptable amount of visual clutter. Therefore the proposed signs are considered acceptable in this location and would not have a significant impact on existing highway safety.

RECOMMENDATION : GRANT ADVERTISEMENT CONSENT subject to the following conditions:

Conditions

E01	Advertisement Standard
C38	Development in accordance with plan Nos.
Custom	Signs to be set back a minimum of 500mm from the carriageway edge

Informatives

I40	Conditions
I41	Reasons for Grant of Permission
Custom	Informative: Further consent from the Council's Highways Officer will be required for the advertising text which is to be displayed within the signs.

REASON FOR APPROVAL:

The signs would be non-illuminated and would not result in an unacceptable amount of visual clutter therefore the proposed signs are considered acceptable in this location and would not have a significant impact on existing highway safety.

TWC/2011/0834 Plowmans, Dale Road, Coalbrookdale, Telford, Shropshire, TF8 7DT
Erection of a detached single garage and retrospective replacement of timber effect UPVC windows

APPLICANT
Mr Randall Taft

RECEIVED
30/09/2011

PARISH
The Gorge

WARD
Ironbridge Gorge

THIS APPLICATION HAS BEEN REQUESTED TO BE CONSIDERED BY PLANS BOARD BY COUNCILLOR DAVID DAVIES

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: The impact of the proposed development on the historic character and interest of the Severn Gorge Conservation Area and the World Heritage Site.

THE PROPOSAL:

It is proposed to erect a detached garage on the frontage of the property, and retrospective permission is sought for the installation of replacement upvc windows to the dwelling. This application is a resubmission of a similar application (Ref: TWC/2010/0725) which was refused under delegated powers in February 2011. A planning appeal was made against the previous refusal, however the Planning Inspectorate would not determine the appeal because a Design and Access Statement was not submitted as part of the original application.

SITE AND SURROUNDINGS:

'Plowmans' is a semi-detached two-storey dwelling situated on Dale Road. The house is set back from the highway and there is an un-surfaced parking area within the curtilage, in front of the house. A small river, the Coal Brook, runs to the front of the house, between the front garden and the parking area. The road frontage to dwellings on this side of Dale Road is characterised by maturing planting and trees which contribute to the character of the area. Dale Road is predominantly residential with a mix of dwellings although there is a more formal row of inter-war semi-detached houses opposite the site.

PLANNING HISTORY:

TWC/2010/0725 Erection of garage and retrospective application for replacement upvc windows – refused planning permission in February 2011, on the grounds that the garage would be detrimental to the character of the area, due to its siting and appearance, and the upvc windows installed are of an unacceptable design and appearance, which neither preserve nor enhance the character or appearance of the Severn Gorge Conservation Area or the Ironbridge World Heritage Site. The subsequent appeal deemed invalid, due to lack of a Design and Access statement.

PLANNING POLICY CONTEXT:

LDF Core Strategy:

CS14 Cultural, Historic and Built Environment

CS15 Urban Design

Wrekin Local Plan:

UD2 Design Criteria

HE3 New Development in Conservation Areas

SG1 World Heritage Site

National planning guidance:

PPS1 Delivering Sustainable Development

PPS5 Planning for the Historic Environment

PPS25 Development and flood risk

CONSULTATION RESPONSES:

The Gorge Parish Council objects to the application. The application states the garage will not be subject to flooding. This would not have been the case in the last flooding event in 2008. The proposed garage is also close to Dale Road. Turning into the site and garage will be virtually impossible, there does not appear to be a suitable turning circle inside the curtilage of the property. The Parish Council does not like UPVC windows in properties within the conservation area. However evidence within the application makes it very difficult to object in this case.

Highways have no objections.

Geotechs have no objections.

Comments awaited from drainage and the Environment Agency, however it should be noted that there were no objections raised to the previous application, subject to conditions.

Shropshire Council comment that the proposed development site is on the line of a former tramway of 18th to 20th century date serving the Coalbrookdale Works (Shropshire Historic Environment Record No, 00673). Archaeological remains relating to this tramway may therefore be impacted on by the proposed development. In view of this and in accordance with PPS5, it is recommended that a programme of further archaeological work be made a condition of any planning permission for the proposed development.

Built Heritage Conservation: comments are awaited and will be reported to Plans Board, however it should be noted that the Conservation Officer objected to the previous application.

One letter received from the neighbouring property objecting on the grounds that the boundary is incorrect, shared footbridge not to scale, question whether there is adequate turning circle for a car, proposed site is within flood plain.

PLANNING CONSIDERATIONS

The property is situated within the Severn Gorge Conservation Area and the Ironbridge World Heritage Site where proposals for new development should demonstrate a high quality of design in order to protect and enhance the character and interest of the area.

The proposal is for a detached single garage with a hipped tiled roof. The garage would be sited to the front of the dwelling, immediately adjacent to the highway, where it would be visually intrusive and out of character on this part of the road. The Design and Access Statement says that the applicants are willing to use brick for construction rather than render, however it is considered that the siting of the garage would be unacceptable, and detrimental to the street scene. The planting of Leylandii on the roadside boundary would do little to mitigate the appearance of the garage in the street scene, and the siting of the building could affect the existing larger tree on the boundary adjoining the highway, further denuding the character of the street scene.

The submitted Flood Risk Assessment identifies that the site is within Flood Risk Zone 2, where there is medium probability of flooding. Therefore in accordance with the guidance contained in PPS25 the area is suitable for development which is classed as 'less vulnerable', accordingly the site is suitable for a garage.

The replacement windows on the dwelling are of an unsatisfactory appearance due to the use of upvc frames of inappropriate section and size, as well as the chosen colour. The windows that have been installed are 'timber effect' and are finished in a mid-brown colour which does not appear to relate to the original character of the house.

The overall effect of the new windows detracts from the vernacular and appearance of what is a traditional inter-war dwelling. It is accepted that there are other dwellings in the area which have been modernised with plastic/upvc windows, however, many of these windows will have been installed before the Article 4 Direction, or without consent, and this should not set a precedent for the approval of similar works. Approval has been given for upvc windows only where they are not visible in the street scene and have little or no impact on the character of the designated Conservation Area. However, planning permission was refused recently under Ref: TWC/2011/0747, for the white upvc windows installed in the extension to No.12 Dale View, opposite. The Design and Access Statement also claims that UPVC windows "...are part and parcel of the character and appearance of the area". This statement clearly expresses little respect for, or recognition of, the historical character and interest of the World Heritage Site. Furthermore, Members will be aware that the Council, as Local Planning Authority for the World Heritage Site, have an obligation to identify opportunities to enhance or better reveal the significance of a heritage asset (advice contained in PPS5), reinforcing the Article 4 Direction which removes permitted development rights for the installation of windows to front elevations.

The proposed garage, together with the windows already installed, are therefore considered to be contrary to the established objectives of the above policies for protecting and enhancing the environment in the Severn Gorge Conservation Area and the World Heritage Site. Accordingly, planning permission should again be refused for the proposals.

Therefore subject to comments from the Council's Conservation Officer, but bearing in mind that the application is essentially the same as that previously refused under TWC/2010/0725 to which the Conservation Officer objected, it is considered appropriate to once again resist the proposals, as they fail to preserve or enhance the designated Conservation Area and World Heritage Site, contrary to established local and national planning policies..

RECOMMENDATION: REFUSE PLANNING PERMISSION for the proposals for the following reasons:-

1. The Local Planning Authority considers that the proposed garage represents an unacceptable development by reason of its siting and appearance forward of the house and adjacent to the highway where the building would be a visually intrusive element in the street scene, detrimental to the character and amenity of the surrounding area in this part of Dale Road. Therefore the development would neither preserve nor enhance the character or appearance of the Severn Gorge Conservation Area or the Ironbridge World Heritage Site. Accordingly the proposal is contrary to Policy CS14 in the LDF Core Strategy, 'saved' Policies UD2, SG1 and HE3 of the Wrekin Local Plan and national guidance contained in PPS5.

2. The Local Planning Authority seeks to control the installation of replacement windows in the World Heritage Site, in the interests of protecting the special historical character of the area. The Local Planning Authority considers that the upvc windows installed in the dwelling are of an unacceptable design and appearance which fail to enhance the dwelling and therefore neither preserve nor enhance the character or appearance of the Severn Gorge Conservation Area or the Ironbridge World Heritage Site. Accordingly, the alterations are contrary to the objectives of Policy CS14 in the LDF Core Strategy, 'saved' Policies UD2, SG1 and HE3 of the Wrekin Local Plan and national guidance contained in PPS5.

TWC/2011/0864 12 Church Croft, Lawley Village, Shropshire, TF4 2FJ
Erection of conservatory to rear elevation

APPLICANT
Heather Howes

RECEIVED
18/10/2011

PARISH
Lawley and Overdale

WARD
Wrockwardine

OBJECTIONS RECEIVED: No

MAIN ISSUES: Visual impact

THE PROPOSAL:

This application relates to the erection of a conservatory to the rear of the property measuring 4m x 3.3 and 3m in height. The structure is to be constructed using matching facing bricks and beige coloured upvc.

SITE AND SURROUNDINGS:

This is a modern detached property situated on the new Lawley Village residential estate. External materials consist of red facing bricks, grey slate roof tiles and hardwood windows. An attached garage sits to the west side of the property which is attached to the garage of the neighbouring dwelling, No.10.

There is a small garden to the rear bounded by 1.8m high close boarded timber fencing. Beyond the rear garden, land slopes steeply downwards to properties situated to the north of the site. Neighbouring properties are all of similar age and size, each having a slightly different design.

PLANNING POLICY CONTEXT:

Core Strategy:
CS15 Urban Design

Wrekin Local Plan:
UD2 Design Criteria

National planning guidance:
PPS1 Delivering Sustainable Development
Draft National Planning Policy Framework

CONSULTATION RESPONSES:

Lawley & Overdale Parish Council : Comment : We are concerned that this application as with another recent one are deviating from the original planning concept and is altering the aesthetic view of the development

5 direct neighbour letters publicised this application - no comments were received

Geotechs: Comments awaited following submission of mining report.

PLANNING CONSIDERATIONS:

This application relates to the erection of a conservatory to the rear of the property measuring 4m x 3.3 and 3m in height. The structure is to be constructed using matching facing bricks and beige coloured upvc.

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

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

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

The erection of this relatively small conservatory is considered to be a standard addition to this type of modern dwelling and its size is not disproportionate to the existing building. The proposed materials of the brick base will match existing materials and the simple design with a pitched roof will not detract from the character of the existing property.

The existing 1.8m high close boarded fencing is to be retained and will therefore screen the majority of the proposed structure, maintaining privacy for all neighbouring properties. As there will be a 10m distance from the conservatory to the neighbouring property to the west, it is considered there will be no loss of light or any overbearing effect. The properties to the east will also be largely unaffected as the existing fencing, located along the boundary will help screen the majority of the proposed conservatory.

It is considered therefore that the application is acceptable as it complies with all relevant policies. The extension is not disproportionate in relation to the existing dwelling and the design and appearance of the structure will relate positively to its context in terms of scale, form, details and materials.

The proposed conservatory is a modest extension which would not adversely affect the character and appearance of the existing property or the surrounding area. The development would not have a detrimental impact on the residential amenities presently enjoyed by the occupants of existing and adjoining properties by virtue of any undue overlooking, loss of light or any overbearing effect. The street scene will remain unaffected.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

A04	Time limit
C02	Conservatory brick to match
C38	Development in accordance with plan Nos.

Informatives

I40	Conditions
I41	Reasons for Grant of permission

REASONS FOR APPROVAL

The proposed conservatory is a modest extension which would not adversely affect the character and appearance of the existing property or the surrounding area. The development would not have a detrimental impact on the residential amenities presently enjoyed by the occupants of existing and adjoining properties by virtue of any undue overlooking, loss of light or any overbearing effect. The street scene will remain unaffected.

TELFORD & WREKIN COUNCIL

PLANS BOARD

16TH NOVEMBER 2011

LATE ITEM

Schedule 1 - Planning applications for determination by Board

**TWC/2011/0815 St Georges C of E Primary School, London Road, St
Georges, Telford, Shropshire, TF2 9LJ Erection of a new classroom block 2**

TWC/2011/0815 St Georges C of E Primary School, London Road, St Georges, Telford, Shropshire, TF2 9LJ

Erection of a new classroom block

APPLICANT

Telford & Wrekin Council

RECEIVED

30/09/2011

PARISH

St. Georges and Priorslee

WARD

St. Georges

OBJECTIONS RECEIVED: Yes

MAIN ISSUES: loss of playing field, character and appearance

THE PROPOSAL:

This is a Council application for the erection of one new permanent classroom block to replace the existing two timber demountable structures. The proposed building will be located at the rear of the main school building to provide three classrooms. The proposed building will be constructed of brickwork with a duo-pitch roof with concrete interlocking tiles and will include triple glazed windows.

The new building is proposed adjacent to the existing demountables and will be located closer to the main sports field on land that is currently grassed and which forms part of the periphery of the playing fields.

SITE AND SURROUNDINGS:

St George's Church of England Primary School is located on Grove Street, off Stafford Street, the main approach road into St George's, in a predominantly residential area with residential development on all boundaries. The school site is partly screened by trees, hedging and fencing.

The application site comprises a traditional school premises originally built in the early 1960's with various extensions and demountables being added over time. The roofs are a combination of a flat and pitched roof construction. Pedestrian and vehicular access is off Grove Street. Car parking is to the northern boundary and a large sports field is located to the south of the school buildings.

PLANNING HISTORY:

W2004/0475 Siting of two demountable classroom units, creation of a new access road and erection of new fencing - Full Granted

PLANNING POLICY CONTEXT:

National Planning Guidance

PPS 1 - Delivering Sustainable Development

PPS17 - Planning for Open Space, Sport & Recreation

Draft National Planning Policy Framework

Saved Wrekin Local Plan Policies

Policy UD2 - Design Criteria

LDF Core Strategy
Policy CS10 - Community Facilities
Policy CS15 - Urban Design

CONSULTATION RESPONSES:

A site notice and 69 direct neighbour letters publicised the application

A single letter of objection was received from 4, London Road concerned about possible increased traffic

St Georges & Priorslee Parish Council - Support

Drainage - Support subject to conditions: B33 – Foul & Surface Water

Geotechs - Add I17 Minerals Area and I20 Contaminated Land

Highways - No Objection

Sport England - Sport England have stated their intention to lodge a formal objection unless current issues with the application can be resolved. Their objection relates to the impact the proposed development will have on the potential of the playing field to be used for different sporting activities, now and in the future. Sport England would like to see a more suitable location for the proposed building; preferably where the existing demountables stand.

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. Moreover, policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment. National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness.

The proposed building will be located at the rear of the main school building; the design is sympathetic to the 'original' style of the building and includes matching brickwork detailing and a duo-pitched roof design to help give a uniform appearance across the site.

A permanent building will allow the removal of two demountable buildings which is considered an enhancement to the visual amenity of the area and the existing car parking arrangements are unaffected. This accords with policies UD2, CS15 and PPS1.

Policy CS10 inter alia, asserts that new community facilities or improvements to existing community facilities to meet the needs of local residents will be supported. The enhanced provision of these community facilities is therefore compliant with policy CS10.

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

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

Sport England also has guidance and criteria for considering applications against.

The proposed extension will result in the loss of a small part of the playing field however the agent has advised that the area does not form part of a useable pitch due to the topography of the site which is slightly sloping. Therefore, he considers that the loss will not be significant and adequate provision of external hard and soft pitches is retained.

However, Sport England have raised a statutory objection. They do not agree with the agent's view that the school's sports pitch facilities would not be adversely affected by the proposed extension. They consider the proposed development will have an impact on the potential of the playing field to be used for different sporting activities and will have a detrimental impact on the flexible use of the playing field to meet changing sporting needs, now and in the future.

Officers consider that the existing demountable structures have been sited with regard to the adjacent playing field whilst the proposed building has not. Whilst there may be a demonstrable need for additional school accommodation, they conclude that an appropriate, comprehensive scheme could consider the replacement of the demountable structures and deliver all the required provision in a far more efficient manner in terms of the impact on the playing field. The ultimate concern is that sporting use of the playing field is curtailed due to the proposed new building. The athletics track can be repositioned some 2.5m away from the proposed extension to give more room. However this has not overcome Sport England's objection.

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

Nevertheless, it is considered that the proposed development is an improvement to the facilities currently provided at the school; the proposed development is

sympathetic to the original style of the school and therefore will have on adverse impact upon the character and appearance of the school or the wider landscape.

With regards to the objection received by a neighbour, this application essentially relates to the replacement of three classrooms within demountable structures to three classrooms under one permanent structure and therefore it is unlikely that significant increase in traffic levels will occur.

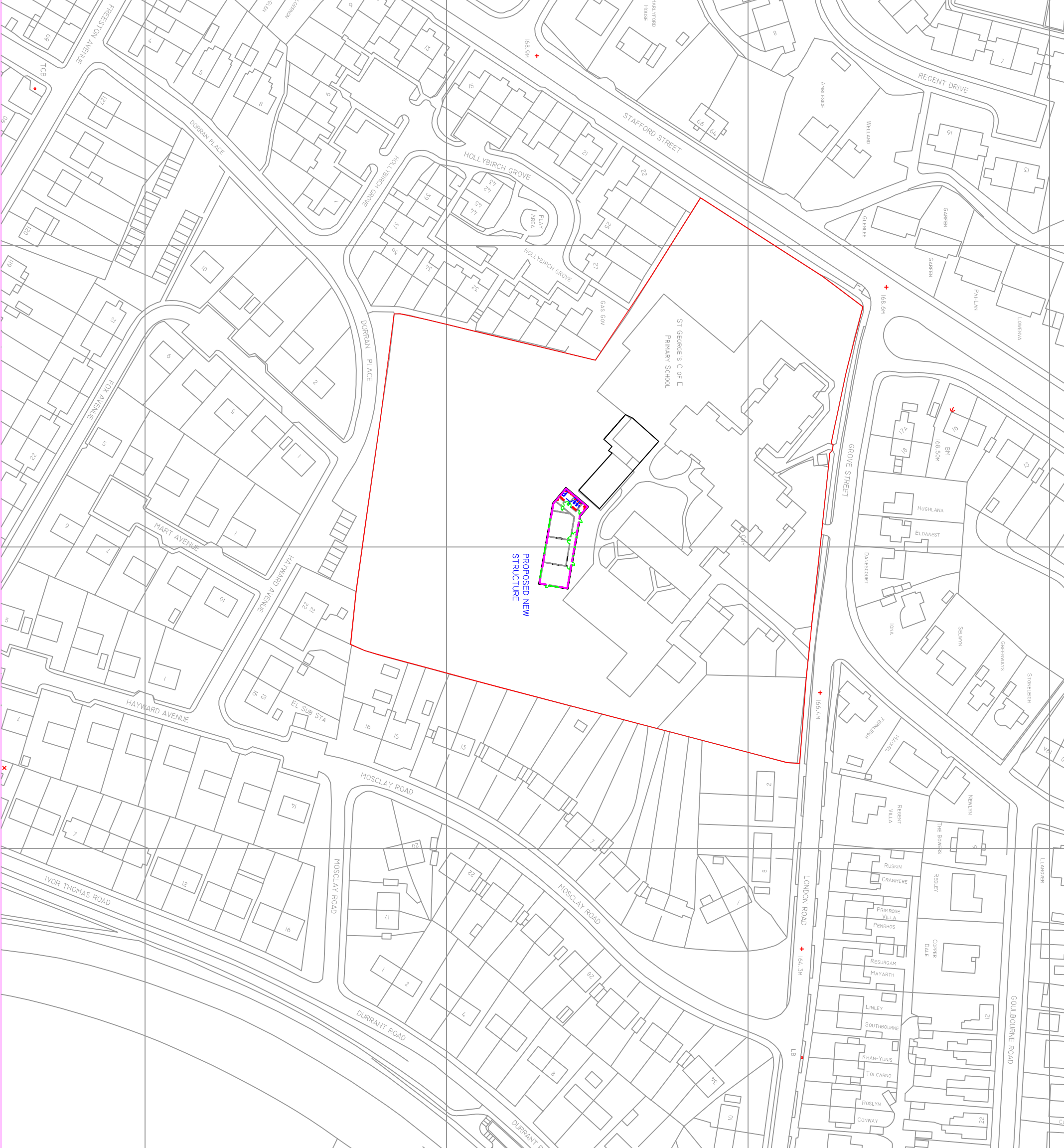
If the Local Planning Authority is minded to grant planning permission despite Sport England's objections then the LPA must notify the Secretary of State. Officers consider that providing the concerns raised by Sport England, over the loss of the area of the playing field are satisfied and overcome, then it is recommended that delegated authority to the Head of Housing & Planning is given to grant planning permission subject to conditions.

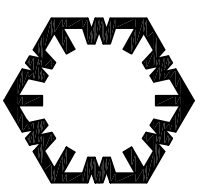
RECOMMENDATION : Subject to Sport England withdrawing their objection with regards to the loss of an area of the sports pitch, delegated authority is given to the Head of Housing & Planning to **GRANT PLANNING PERMISSION** subject to the following conditions:

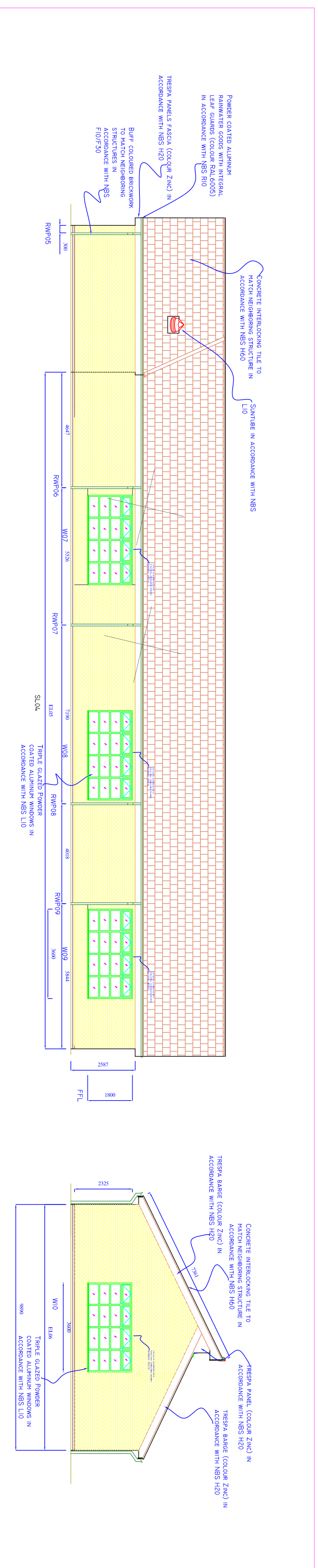
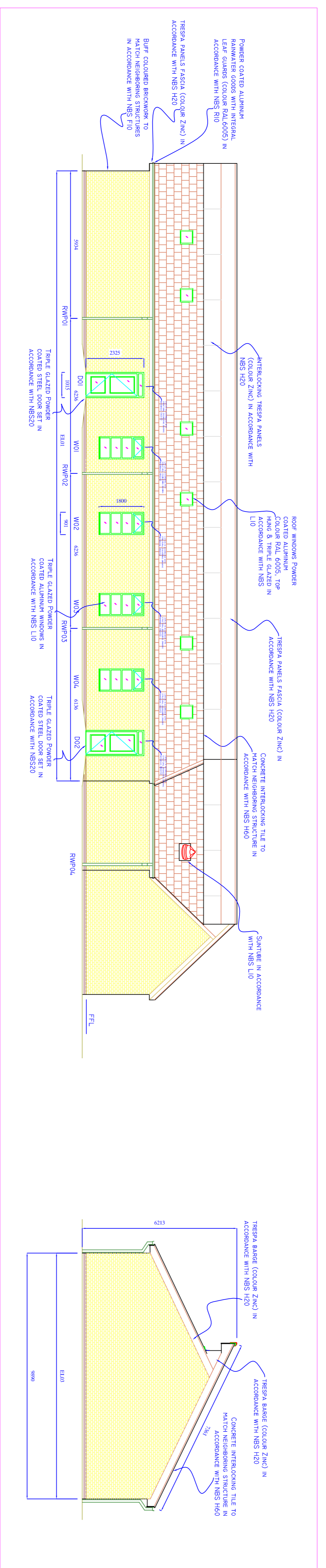
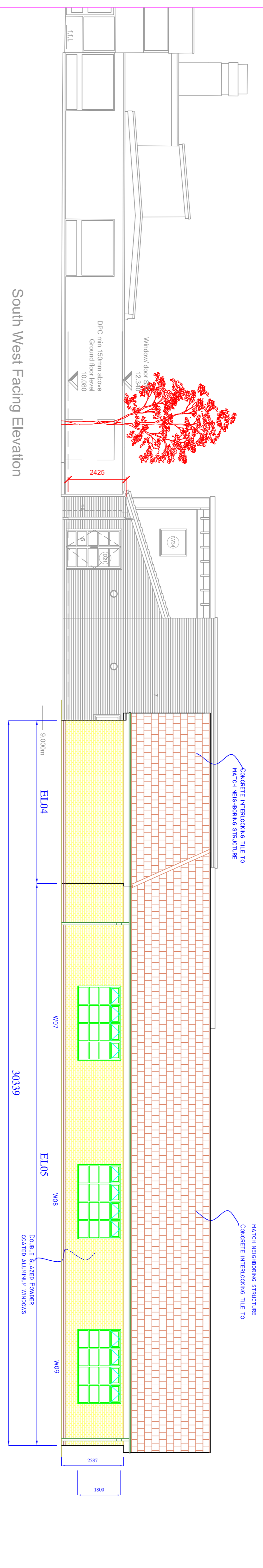
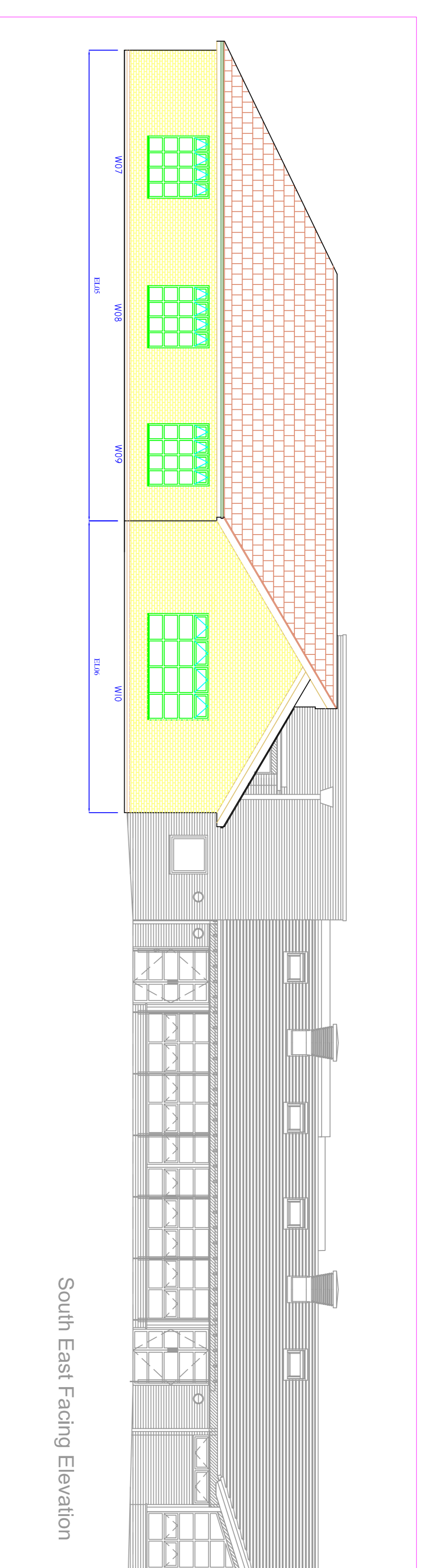
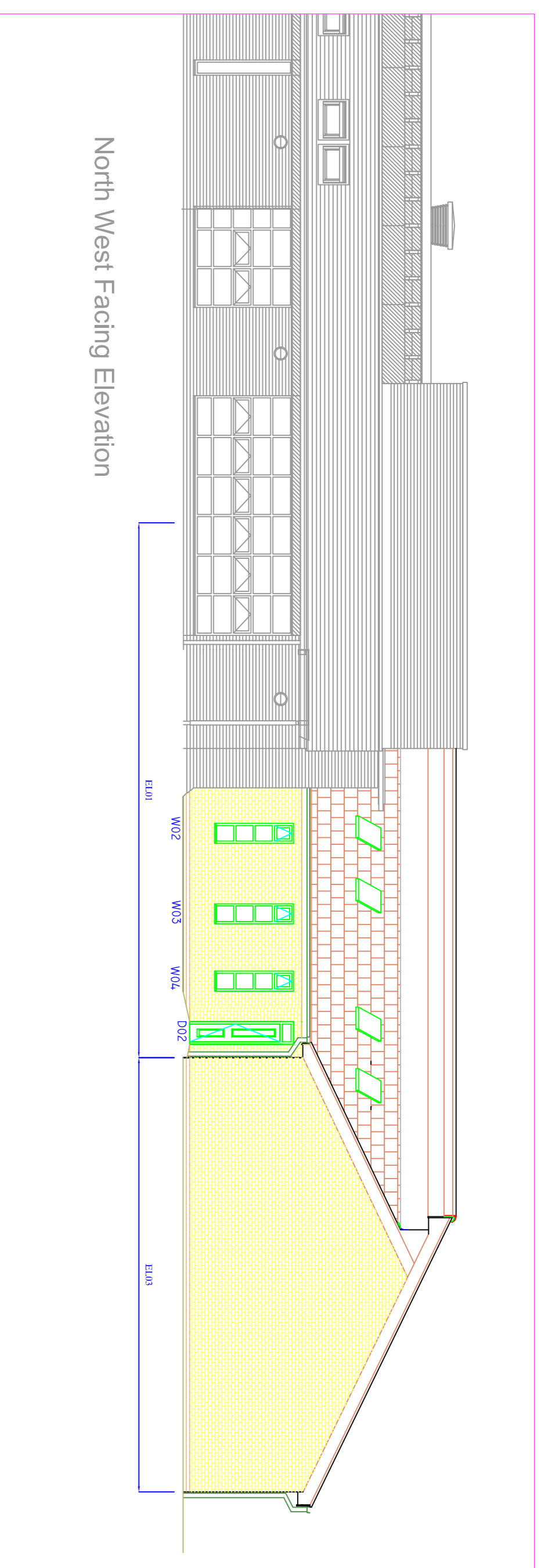
1. A04 Time limit
2. C38 Development in accordance with plans
3. B06 Samples of Materials
4. B33 Foul & Surface Water
I17 Minerals Area
I20 Contaminated Land

REASON FOR APPROVAL:

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



APPROVED BY		DATE	
 Telford & Wrekin C O U N C I L			
David Sidaway Head of Property & Design			
Dabry House, PO Box 212, Lawn Central, Telford, Shropshire, TF3 4LB DX 712121 Telford 5 Telephone +44(0)1952 384800 Facsimile +44(0)1952 384554 Web site http://www.telford.gov.uk Email env.economy.telford.gov.uk			
PROJECT			
ST GEORGES PRIMARY SCHOOL REPLACEMENT CLASSROOMS			
DWG. TITLE			
LOCATION PLAN			
SCALE	DRAWN		
1:1250@A3	David B Tomlinson, Bsc (Hons) ABEng ICIQB		
DATE	DWG. NO.		
19.09.11	11BC040.71.2.P.02		



NOTES:-

- DEMOLITION OF EXISTING TIMBER STRUCTURES TO BE IN ACCORDANCE WITH NBS C20
- EXCAVATION AND BACK FILLING TO BE IN ACCORDANCE WITH NBS D20
- RADON AND METHANE BARRIER AND PIPEWORK TO BE IN ACCORDANCE WITH NBS D21
- EXTERNAL BRICKWORK TO BE IN ACCORDANCE WITH NBS F10
- EXTERNAL WALLING TO BE IN ACCORDANCE WITH NBS F30
- FIRST FIX TIMBER WORK AND STUD WORK TO BE IN ACCORDANCE WITH NBS G20
- FASCIAE BARGEES AND HIGH LEVEL PANELING TO BE IN ACCORDANCE WITH NBS H20
- ROOF COVERING TO BE IN ACCORDANCE WITH NBS H30
- PLASTER BOARDING TO BE IN ACCORDANCE WITH NBS H40
- TOILET CARBIDES AND JPS TO BE IN ACCORDANCE WITH NBS H32
- WINDOWS AND ROOF LIGHTS TO BE IN ACCORDANCE WITH NBS L10
- DOORS TO BE IN ACCORDANCE WITH NBS L20
- FLOOR SCREED TO BE IN ACCORDANCE WITH NBS M10
- PLASTER SKIN TO BE IN ACCORDANCE WITH NBS M20
- CARPETS, BARRIER MATTING AND VINYL TO BE IN ACCORDANCE WITH NBS M50
- DECORATION TO BE IN ACCORDANCE WITH NBS M60
- VANITY UNITS, MIRRORS AND BLINDS TO BE IN ACCORDANCE WITH NBS N10
- WC, U/W/B, URINALS, CISTERNS, SINKS, MIRRORS, TOILET ROLL HOLDERS, PAPER TOWEL HOLDERS AND SOAP DISPENSERS TO BE IN ACCORDANCE WITH NBS N13
- FIRE SIGNAGE TO BE IN ACCORDANCE WITH NBS N15
- CAVITY BARRIERS, FLOOR INSULATION, CEILING INSULATION, LOFT HATCH INSULATION AND MINERAL FIBRE INSULATION TO BE IN ACCORDANCE WITH NBS P10
- FIRE STOPPING TO BE IN ACCORDANCE WITH NBS P12
- SHUTTERS AND ARCHITRAVES TO BE IN ACCORDANCE WITH NBS P20
- RAKENOVERSEY FOR WINDOWS AND DOORS TO BE IN ACCORDANCE WITH NBS P22
- CONCRETE EDGING CURBS TO BE IN ACCORDANCE WITH NBS Q10
- FOOTPATHS AND ACCESS TO DOORS TO BE IN ACCORDANCE WITH NBS Q22
- GRASS AREAS WHERE DEMOLITION HAS TAKEN PLACE AND REINSTATEMENT OF TURF TO SPORTS FIELD TO BE IN ACCORDANCE WITH NBS Q30
- TIMBER FENCING AND METAL FENCING REINSTATEMENT IN ACCORDANCE WITH NBS Q40
- TIMBER TREATMENT IN ACCORDANCE WITH NBS Z12
- FIXING AND ADHESIVES IN ACCORDANCE WITH NBS Z20
- CEMENTS AND PORTLANDS IN ACCORDANCE WITH NBS Z21
- SEALANTS IN ACCORDANCE WITH NBS Z22

NO. 1	REMOVAL OF EXTERNAL DOOR SET	DATE	27/01/2021
NO. 2	REMOVAL OF EXTERNAL DOOR SET	DATE	27/01/2021

APPROVED BY: [Signature]

DATE: 27/01/2021

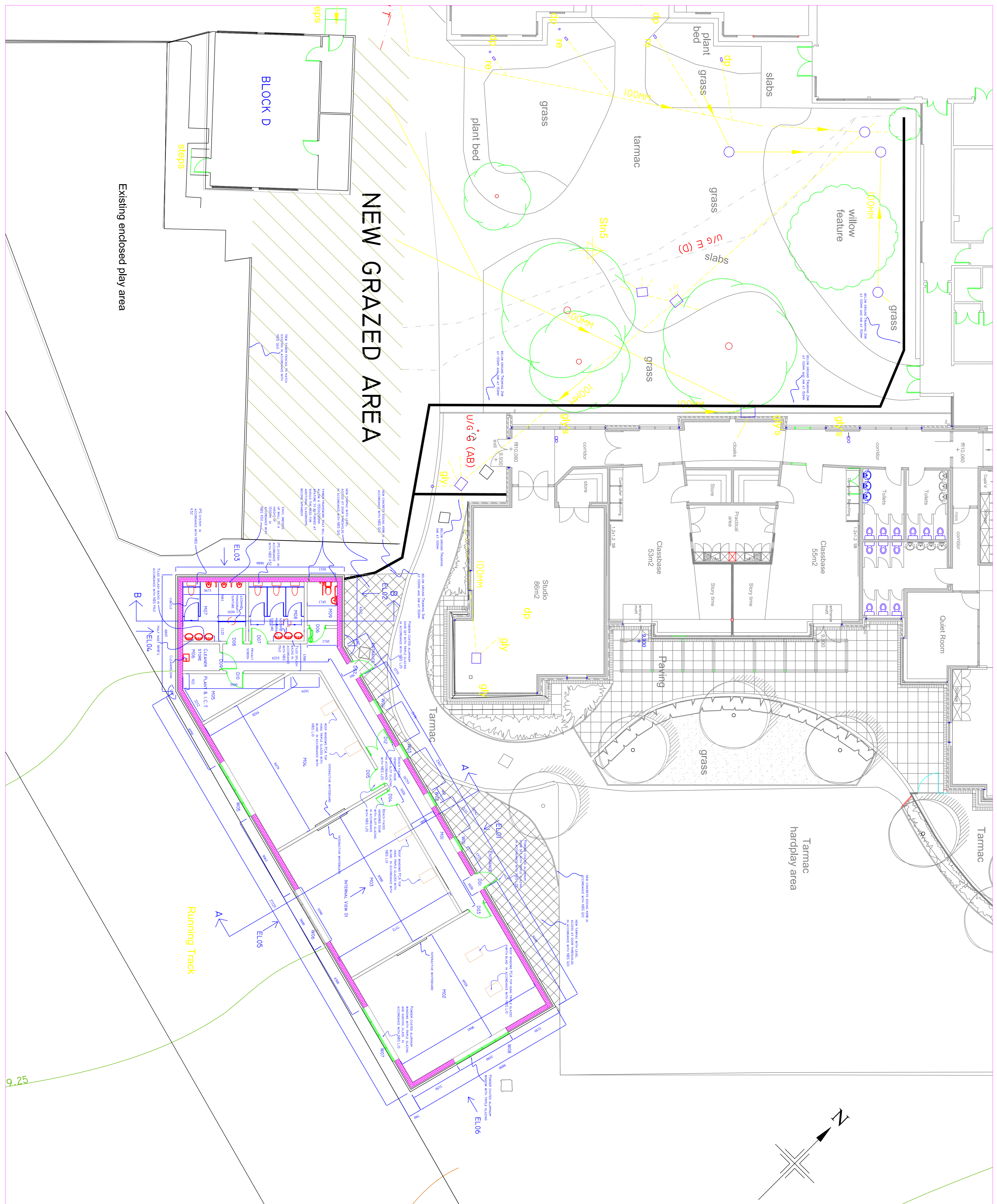
Telford & Wrekin
C O U N C I L

David Siskaway
Head of Property & Design
Dunlop House, PO Box 312, Lamport, Telford, Shropshire, TF9 4LB
01779 727274, Telford 51963000 & 44101952 384600 / Fax: 44101952 384604
Email: david.siskaway@telford.gov.uk, david.siskaway@telford.gov.uk

St Georges Primary School
REPLACEMENT CLASSROOMS

DWG TITLE
PROPOSED ELEVATIONS

SCALE	DATE	DESIGNER	David B Tomlinson
1:100@A1	DATE	CHKD BY	Bsc (Hons) ABEING IJOB
DATE	04.08.11	ISSUED BY	118C040.71.2.01.REVA



NOTES:-

- DEMOLITION OF EXISTING TIMBER STRUCTURES TO BE IN ACCORDANCE WITH NBS C20
- EXCAVATION AND BACK FILLING TO BE IN ACCORDANCE WITH NBS D20
- RADON AND METHANE BARRIER AND PIPEWORK TO BE IN ACCORDANCE WITH NBS D21
- EXTERNAL BRICKWORK TO BE IN ACCORDANCE WITH NBS F10
- EXTERNAL WALLING TO BE IN ACCORDANCE WITH NBS F30
- FIRST FIX TIMBER WORK AND STUD WORK TO BE IN ACCORDANCE WITH NBS G20
- FASCIAS, BARGES AND HIGH LEVEL PANELING TO BE IN ACCORDANCE WITH NBS H20
- ROOF COVERING TO BE IN ACCORDANCE WITH NBS H60
- PLASTER BOARDING TO BE IN ACCORDANCE WITH NBS K10
- TOILET CUBICLES AND IPS TO BE IN ACCORDANCE WITH NBS K32
- WINDOWS AND ROOF LIGHTS TO BE IN ACCORDANCE WITH NBS L10
- DOORS TO BE IN ACCORDANCE WITH NBS L20
- L10
- FLOOR SCREED TO BE IN ACCORDANCE WITH NBS M10
- PLASTER SKIN TO BE IN ACCORDANCE WITH NBS M20
- CARPETS, BARRIER FLOORING AND VINYL TO BE IN ACCORDANCE WITH NBS M50
- DECORATION TO BE IN ACCORDANCE WITH NBS M60
- VANITY UNITS, MIRRORS AND BLUNDS TO BE IN ACCORDANCE WITH NBS N10
- W.C.'S, W.B., URINALS, CISTERNS, SINKS, MIRRORS, TOILET ROLL HOLDERS, PAPER TOWEL HOLDERS AND SOAP DISPENSERS TO BE IN ACCORDANCE WITH NBS N15
- FIRE SIGNAGE TO BE IN ACCORDANCE WITH NBS N15
- CAVITY BARRIERS, FLOOR INSULATION CEILING INSULATION, LOFT HATCH INSULATION AND MINERAL FIBRE INSULATION TO BE IN ACCORDANCE WITH NBS P10
- FIRE STOPPING TO BE IN ACCORDANCE WITH NBS P12
- SKIRTINGS AND ARCHITRAVES TO BE IN ACCORDANCE WITH NBS P20
- IRONmongery FOR WINDOWS AND DOORS TO BE IN ACCORDANCE WITH NBS P21
- CONCRETE EDGING KERBS TO BE IN ACCORDANCE WITH NBS Q10
- FOOTPATHS AND ACCESS TO DOORS TO BE IN ACCORDANCE WITH NBS Q22
- GRASS AREAS WHERE DEMOLITION HAS TAKEN PLACE AND REINSTATEMENT OF TURF TO SPORTS FIELD TO BE IN ACCORDANCE WITH NBS Q30
- TIMBER FENCING AND METAL FENCING REINSTATEMENT IN ACCORDANCE WITH NBS Q40
- TIMBER TREATMENT IN ACCORDANCE WITH NBS Z12
- FIXING AND ADHESIVES IN ACCORDANCE WITH NBS Z20
- CEMENTS AND MORTARS IN ACCORDANCE WITH NBS Z21
- SEALANTS IN ACCORDANCE WITH NBS Z22

<p>David Stacey Head of Property & Design</p> <p>0207 7496000 0207 7496001 www.telford.gov.uk www.telford.gov.uk</p>	
<p>ST GEORGES PRIMARY SCHOOL REPLACEMENT CLASSROOMS</p>	
<p>Proposed Plan</p>	
<p>DATE: 04.08.11</p>	<p>ISSUED BY: David B Tomlinson PROJECT NO: NBS040.712.P.06-REV.A</p>





Application Site