**Application for Outline Planning Permission with all matters reserved.**  
**Town and Country Planning Act 1990**

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### Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority’s website. If you require any further clarification, please contact the Authority’s planning department.

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#### 1. Applicant Name, Address and Contact Details

<table>
<thead>
<tr>
<th>Title</th>
<th>Mr</th>
</tr>
</thead>
<tbody>
<tr>
<td>First name</td>
<td>JOHN</td>
</tr>
<tr>
<td>Surname</td>
<td>ESPLEY WOODRUFF</td>
</tr>
<tr>
<td>Company name</td>
<td></td>
</tr>
<tr>
<td>Street address</td>
<td>SHRUBBERY ROAD</td>
</tr>
<tr>
<td></td>
<td>RED LAKE</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Town/City</td>
<td>TELFORD</td>
</tr>
<tr>
<td>County</td>
<td>SHROPSHIRE</td>
</tr>
<tr>
<td>Country</td>
<td>UK</td>
</tr>
<tr>
<td>Postcode</td>
<td>TF1 5EQ</td>
</tr>
</tbody>
</table>

Are you an agent acting on behalf of the applicant?  
○ Yes  ○ No

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#### 2. Agent Name, Address and Contact Details

<table>
<thead>
<tr>
<th>Title</th>
<th>Mr</th>
</tr>
</thead>
<tbody>
<tr>
<td>First name</td>
<td>George</td>
</tr>
<tr>
<td>Surname</td>
<td>Nutter</td>
</tr>
<tr>
<td>Company name</td>
<td>Copthorne Architectural Services</td>
</tr>
<tr>
<td>Street address</td>
<td>20wellmeadow gardens copthome</td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td>Town/City</td>
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<td>County</td>
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<td>Country</td>
<td>United Kingdom</td>
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<tr>
<td>Postcode</td>
<td>SY3 8UP</td>
</tr>
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</table>

Country Code: 01743  National Number: 365165

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#### 3. Description of the Proposal

Please describe the proposal:

**PROPOSED REPLACEMENT SUSTAINABLE DWELLING**

Has the building or works already been carried out?  
○ Yes  ○ No
4. Site Address Details

Full postal address of the site (including full postcode where available)

House: RIDGE HOUSE  
Suffix:  
Street address: LIGHTMOOR ROAD  
LIGHTMOOR  
Town/City: TELFORD  
County:  
Postcode: TF4 3QW

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 367840  
Northing: 305514

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes ☐  No ☐

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes ☐  No ☐

Will the proposal increase the flood risk elsewhere?

Yes ☐  No ☐

How will surface water be disposed of?

☐ Sustainable drainage system  ☐ Main sewer  ☐ Pond/lake  ☐ Soakaway  ☐ Existing watercourse

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes ☐  No ☐

7. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?

Yes ☐  No ☐

8. Site Area

What is the site area? 0.11 hectares

9. Residential Units

Does your proposal include the gain or loss of residential units?

Yes ☐  No ☐

### Market Housing - Proposed

<table>
<thead>
<tr>
<th>Market Housing - Proposed</th>
<th>Number of bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 2 3 4+ Unknown</td>
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<tr>
<td>Houses</td>
<td></td>
</tr>
<tr>
<td>Flats/Maisonettes</td>
<td></td>
</tr>
<tr>
<td>Live-Work units</td>
<td></td>
</tr>
<tr>
<td>Cluster flats</td>
<td></td>
</tr>
<tr>
<td>Sheltered housing</td>
<td></td>
</tr>
<tr>
<td>Bedsit/Studios</td>
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</tr>
<tr>
<td>Unknown</td>
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<tr>
<td>Proposed Market Housing Total</td>
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</table>

### Market Housing - Existing

<table>
<thead>
<tr>
<th>Market Housing - Existing</th>
<th>Number of bedrooms</th>
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</thead>
<tbody>
<tr>
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<td>1 2 3 4+ Unknown</td>
</tr>
<tr>
<td>Houses</td>
<td></td>
</tr>
<tr>
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<tr>
<td>Bedsit/Studios</td>
<td></td>
</tr>
<tr>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Existing Market Housing Total</td>
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</tr>
</tbody>
</table>
9. Residential Units (continued)

<table>
<thead>
<tr>
<th>Overall Residential Unit Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total proposed residential units</td>
</tr>
<tr>
<td>Total existing residential units</td>
</tr>
</tbody>
</table>

10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
☐ Yes  ☐ No  ☐ Unknown

11. Employment

If known, please complete the following information regarding employees:

<table>
<thead>
<tr>
<th></th>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing employees</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Proposed employees</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

12. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Monday to Friday</th>
<th>Saturday</th>
<th>Sunday and Bank Holidays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Start Time</td>
<td>End Time</td>
<td>Start Time</td>
<td>End Time</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Start Time</td>
<td>End Time</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Not Known</td>
<td>Known</td>
</tr>
</tbody>
</table>

13. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NONE

Is the proposal for a waste management development?  
☐ Yes  ☐ No

14. Existing Use

Please describe the current use of the site:

CURRENTLY DERELICT FORMER 3 STOREY HOUSE

Is the site currently vacant?  
☐ Yes  ☐ No

If Yes, please describe the last use of the site:

DWELLING

When did this use end (if known) (DD/MM/YYYY)?  
01/01/2010

Does the proposal involve any of the following?  
☐ Yes  ☐ No

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?  
☐ Yes  ☐ No

Land where contamination is suspected for all or part of the site?  
☐ Yes  ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination?  
☐ Yes  ☐ No

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  
☐ Yes  ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent  ☐ The applicant  ☐ Other person

16. Certificates (Certificate A)

Certificate of Ownership - Certificate A


I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr  First name: GEORGE  Surname: NUTTER

Person role: Agent  Declaration date: 15/12/2010  ☒ Declaration made
16. Certificates (Agricultural Land Declaration)


Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below.

<table>
<thead>
<tr>
<th>Title</th>
<th>First Name</th>
<th>Surname</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr</td>
<td>GEORGE</td>
<td>NUTTER</td>
</tr>
</tbody>
</table>

Person role: Agent  Declaration date: 15/12/2010  Declaration Made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date 15/12/2010
DESIGN AND ACCESS STATEMENT

FOR

OUTLINE PLANNING APPROVAL FOR

DETACHED SUSTAINABLE DWELLING

AT

THE FINNEY

LIGHTMOOR

TELFORD

SHROPSHIRE

TF4 3QW

ORDNANACE MAP REF: SJ6705NE

Produced by: Copthorne Architectural Services
HISTORY

Lightmoor is a medieval landscape which formed the farm land for the town of Little Dawley. In the seventeenth century the area was opened up for mining, and by the eighteenth century, it included the mining settlement Holywell Lane 'squatting' on marginal land. The Shropshire Union Canal was built through the area in 1797. The Lightmoor Fumaces were built in the south eastern corner of the area, transforming it into a large scale industrial landscape with tramways, mines, pools and buildings. Subsequently brick and tile manufacture became an important industry with the construction of the Shutfield and Lightmoor tile works.

The area lies on the margin of the Ironbridge Gorge World Heritage site, within the buffer zone between the development of Telford and the Gorge Conservation area. It includes many eighteenth century buildings, and a large number of archaeological features. It is a green area, much used by local people for walking and amenity purposes.

The area includes an extraordinary range of buildings, many of them early nineteenth century or earlier. These building types are relatively rare in the area.

The Squatter Cottage

On Woodlands Lane stands a so-called "Squatter Cottage" built in 1797. This is the only complete example of a once important building type in the area. Its setting is also unique.

In April 1797, Robert Bayley paid a 6d fine to the Earl of Craven for a cottage on a small triangle of wasteland between the Shropshire Union Canal and Woodlands Lane, just above Stocking Bridge. The site was known as Beggarly Bank. Many of the later occupants of the cottage were colliers, miners or labourers.

It was owned by the tilemaker William Taylor in the 1850s who may have installed some of the tiled features.

Squatter cottages were built on unregulated wasteland, by individuals who paid an annual fine at the Manorial court. Such communities housed a substantial part of the working population of the CoalbrookdaleCoalfield during the Industrial Revolution.

Until the early 1970s, a squatter community survived along Holywell Lane nearby, although the houses have since been demolished or modernised. A single squatter cottage from Burroughs Bank has been re-erected at the Blists Hill Museum.

The Woodlands Lane cottage is unusual in the Telford area because it has not been modernised. Few changes have taken place to the building since the 1850s

Initial Inventory of Archaeological and Historical Features
Note: This is a partial inventory which is set out as an initial evaluation. There are likely to be other features. It includes sites close to the margin of the affected area.

**The Finney**

Substantial three storey Georgian house, brick and tile, now in poor condition. Located on the margin of the development area. Shown in 1772. Owned by Earl of Craven, and leased by William Ferriday, mine owner. By 1800 it was leased by the Lightmoor Furnace Company, possibly as a managers house.

1839 leased by Harriet Davies from the Shutfield Brick and tile works

1853 Coalbrookdale Company

1889 Divided into 3 tenements

1934 Sold by Earl of Craven to J.N.Stewart

The Finney now stands alone on the site with the former squatters cottages long since demolished.

The house is bounded by a metal rail fence erected by Telford and Wrekin Council during there tenure and is currently retained by our client to prevent further vandalism and to retain site safety.

The site has suffered over recent years with Gypsy style encampments and general vandalism and anti social behavior with scrap vehicles being left and abandoned on the site with the open aspect of the site access as a whole.

**THE AMOUNT**

Our proposal is to construct a replacement dwelling of a sustainable nature on the footprint of the former dwelling known as The Finney.

We have enclosed as part of this application a topographical survey of the dwelling footprint as was safe to do so and the immediate adjacent land.

The existing dwelling is large in form and covered some three floors and we wish to replicate a similar sized dwelling but using modern sustainable materials which would compliment the Green Network Area which the plot sits.
THE LAYOUT

The former dwelling sits within a very large predominantly woodland area with an approach road off the A4169 passing a factory unit on the right and eventually emerging from the trees onto what was the large three storey front elevation of the former dwelling.

We wish to retain the approach and the orientation of the proposed dwelling to have its principle elevation facing in a South Easterly direction.

The existing house site on a level area on the site which we wish to utilize as the remainder of the site is sloping Easterly to the approach lane and is wooded heavily in places.

We are aware of the need to take notice of PPS1 and in the orientation of the dwelling to the front and retaining the only access on the site we feel we can achieve the objectives laid out in PPS1.

Our client wishes to use the footprint of the existing dwelling to construct the proposed new Eco friendly sustainable dwelling but not being more than two storey in height.

The layout will be family orientated with the front looking towards the approach from the lane.

LANDSCAPING

This would be a reserved matter but we wish to outline our thought sat this stage.

- The existing stoned drive would be retained with new stone
- The hard landscaping would be kept to a minimum with perhaps the principle entrance and the side doors having hard paving only in order to preserve the historic nature of the site
- Soft landscaping is already in place with some good mature trees located all over the site which will be managed as part of Policy OL4 section 8.3.15 –improvement or management of existing habitats
- Any formal gardens will be laid to lawns with a mixture of semi mature shrubs ad specimen trees subject to Landscape Officer approval.
- Edges to both the formal garden and the hard landscape area would be delineated using a cobble stone edge.

APPEARANCE

The appearance we feel would be a reserved matter and we would welcome a detailed discussion with Telford and Wrekin Council not only with regard the design but the materials to be used.
We have stated that our client wishes to construct a sustainable dwelling using solar panels, water harvesting etc as part of the Green Network Ethos.

The dwelling will be two storey in height which is a large reduction on the former dwelling which was some 3-4 stories in height. The roof will be hipped to reflect the former dwelling with Georgian style sliding sash style windows to Local Authority Approval.

The design will also encompass the technology of today in order to provide a sustainable dwelling.

APPRAISING THE CONTEXT

ASSESSMENT

We are fully aware the site sits within the Wrekin Local Plan Green Network and would seek to alleviate some of the concerns that maybe expressed within Policy OL4 Development in Green Network.

The policy does not normally allow the construction of new dwelling s within the area but we feel that this is a replacement and will certainly be no bigger than the existing dwelling footprint known as “The Finney”.

We feel that the presents of a dwelling footprint is an exceptional circumstance as dwelling usage on the site is well documented.

The green building techniques proposed contribute to the aims of the green network.

The presence of a dwelling on the site will help manage to woodland area and prevent the type of fly tipping and general anti social behavior associated with the site.

Our client intends to manage the existing woodland under the direction of the Wildlife Trust and other such interested bodies and would enter into a formal agreement to this.

We would also welcome this land within the community forest scheme.

Our client is interested in the history of this site and would welcome an opportunity to erect a history board on the boundary of the site detailing the houses that once stood on the site around “The Finney” and the works within the wooded area.

We would also offer limited access to the site for interested party strictly on a limited basis and by appointment only to parties interested in the historical nature of the site and the woodland area.

IN Volvement
Our client has had numerous discussions with Telford and Wrekin Council prior to purchase and after purchase and informal comments have been favorable to the prospect of a replacement dwelling on this site.

We have been in contact with English Partnership “Lightmoor Area Team” who produced the document “Lightmoor Wildlife” and they are in support of our proposals.

Also we have discussed our proposals with the Lightmoor Action Group who would be in favour of this former housing site being re-used for a family dwelling.

**EVALUATION**

We are fully aware of the importance of this site and more widely the local area’s historic nature being close to Ironbridge.

The site itself has an important history and we feel we can contribute to that history and develop it further to the wider public.

**DESIGN**

Whilst we don’t have a formal design in mind at this stage we seek to allow for continued discussion with the local authority to develop a suitable design for the site which compliments and enhances the local area.

We have stated elsewhere within this document that the original dwelling on the site was substantial but we envisage ours being around 2 storey and having around 5 – 6 bedrooms for use by a large family who are local to the area.

The formal approach would be from the existing lane into a Georgian style pilaster entrance with Georgian door and fanlight over. The windows would be Georgian in style to reflect some of the character of the original dwelling and the cottages which also existed on the site.

The roof would be slate covering with brickwork corbel eaves detail and a formal chimney stacks with brickwork detailing to add character to the dwelling.

Our client is eager to reflect the character of the former dwellings on the whilst not wanting to fully replicate them as often this never really works fully.

The site cannot be viewed from the road and is wholly secluded in nature.

**ACCESS COMPONENT**
We will be retaining the existing access road albeit with surfacing and edging improvements and lopping some branches off trees to afford access to larger vehicles such as the fire service.

The frontage to the house will be left open to afford sufficient running circles for refuse wagons and again the fire service etc.

The vehicular movements on the site will be no greater than for any family dwelling and the site will be serving one family home.

**CONCLUSION**

Our client is fully aware of the importance of the site and the site within the green network but looks to find a suitable site to provide a sustainable dwelling within a unique landscape area.

We would ask the council respectfully to look at all the potential benefits of the proposed development and consider the need to provide local housing for local people who wish to stay within the area.

We are open to discussions with any interested party and would be willing to meet on site or within Council Offices to establish a suitable scheme for the site.

The site is located off the A4169 and is approached along a rough track up into the woodland into a clearing.

The site was once a flourishing community of small workers cottages and The Finney which was a much larger house of some standing within the area of Lightmoor at the time.

In total the site had 16 dwelling units comprising 10 workers cottages and the remainder made up of flats within The Finney itself.