



Borough of Telford and Wrekin

Planning Committee

Wednesday 16 November 2022

6.00 pm

Fourth Floor Meeting Room, Addenbrooke House, Ironmasters Way,
Telford TF3 4NT

Democratic Services: Kieran Robinson 01952 382061

Media Enquiries: Corporate Communications 01952 382406

Committee Members: Councillors C F Smith (Chair), G L Offland (Vice-Chair),
G H Cook, N A Dugmore, I T W Fletcher, A S Jhawar,
J Jones, J Loveridge and P J Scott
Substitutes Councillors V A Fletcher, E J Greenaway,
J E Lavery, I Preece, G C W Latham-Reynolds, K S Sahota,
W L Tomlinson, B Wennington and D R W White

Agenda

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6.2 TWC/2022/0573 - Former Woodside Social Club & land adjacent,
Woodside Avenue, Woodside, Telford, Shropshire

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INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0573
Site address	Former Woodside Social Club & land adjacent, Woodside Avenue, Woodside, Telford, Shropshire
Proposal	Erection of 33 no. unit care home with associated access, car parking and landscaping**Amended Plans and Reports**
Recommendation	Full Grant

1. ADDITIONAL INFORMATION RECEIVED

- 1.1 Since the publication of the Committee Report, the Local Planning Authority (LPA) has received written confirmation from the applicant to the Section 106 Contributions listed within the committee report (at paragraph 8.11.1).
- 1.2 The Council's Environmental Health Specialist has also provided comments on the applicant's updated noise impact assessment (dated 22/08/2022, ref NIA/10267/22/10443/v3/Proposed Care Home). They advise that the appropriate good noise standard for external amenity space is 50dB LAeq, 16hr. In noisier environments close to infrastructure where development is desirable guidance suggests a trade-off for desirability of site and other advantages, such as connectivity to the surrounding area and an acceptable noise level of 55dB LAeq, 16hr. The inclusion of an acoustic barrier provides some additional protection to external amenity areas. Small areas within the site will attain the good standard of less than 50dB LAeq, 16hr. Additional area is expected to achieve the 55dB LAeq, 16hr standard whilst some areas of the site are expected to exceed the guidance levels. However, overall the assessment suggests around 50% of the external amenity area which is conducive to relaxing activity will meet the desired noise level criteria. It is expected that without the acoustic barrier on the site frontage there would be an increase in noise levels in external amenity areas with direct line of site. This is considered acceptable with the assurance that the acoustic barrier will be in place around all ground floor external amenity spaces to promote a good noise environment.
- 1.3 The Applicant has also submitted the following amended plans:
 - (i) Proposed Site Plan Ref: 6653- SSA- 00-XX-DR-A- 004 –P12
 - (ii) Landscape and Planting Plan Ref ATC.22.1223.102r5

2. OFFICER COMMENTS

- 2.1 The submitted Planting and Proposed Site Plan, addresses the combined comments from the Healthy Spaces Officer, Arboricultural Officer and Environmental Health Officer.
- 2.2 The updated planting plan includes the following amendments:
- I. Changed holly trees to silver birch.
 - II. Changed cherry tree adjacent to hard surfacing to silver birch.
 - III. Added 1no. Oak. (Semi mature).
 - IV. Moved smoking shelter
 - V. Added note to frontage hedges (1&2) that they shall be maintained to a height of 900mm.
- 2.3 The submitted proposed site plan includes the location of the 2m acoustic fence (around the private amenity space at the rear of the site). The acoustic fence is positioned around external amenity areas where residents could be expected to use for outside relaxation purposes to enable a reasonable noise level to be achieved for future users of the site. A condition is recommended to be included on the permission to condition the detail of the 2m acoustic fence (with no gaps of a minimum density of 10kg/m²).
- 2.4 The LPA requested amendments to the hard works / boundary treatment plan at the front of the site to remove the close boarded fence and replace with more appropriate materials. A revised boundary treatment plan has not yet been received but it is requested that this matter is delegated.

3. RECOMMENDATION

- 3.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

a) The following Contributions to be agreed through a s.106 Agreement:

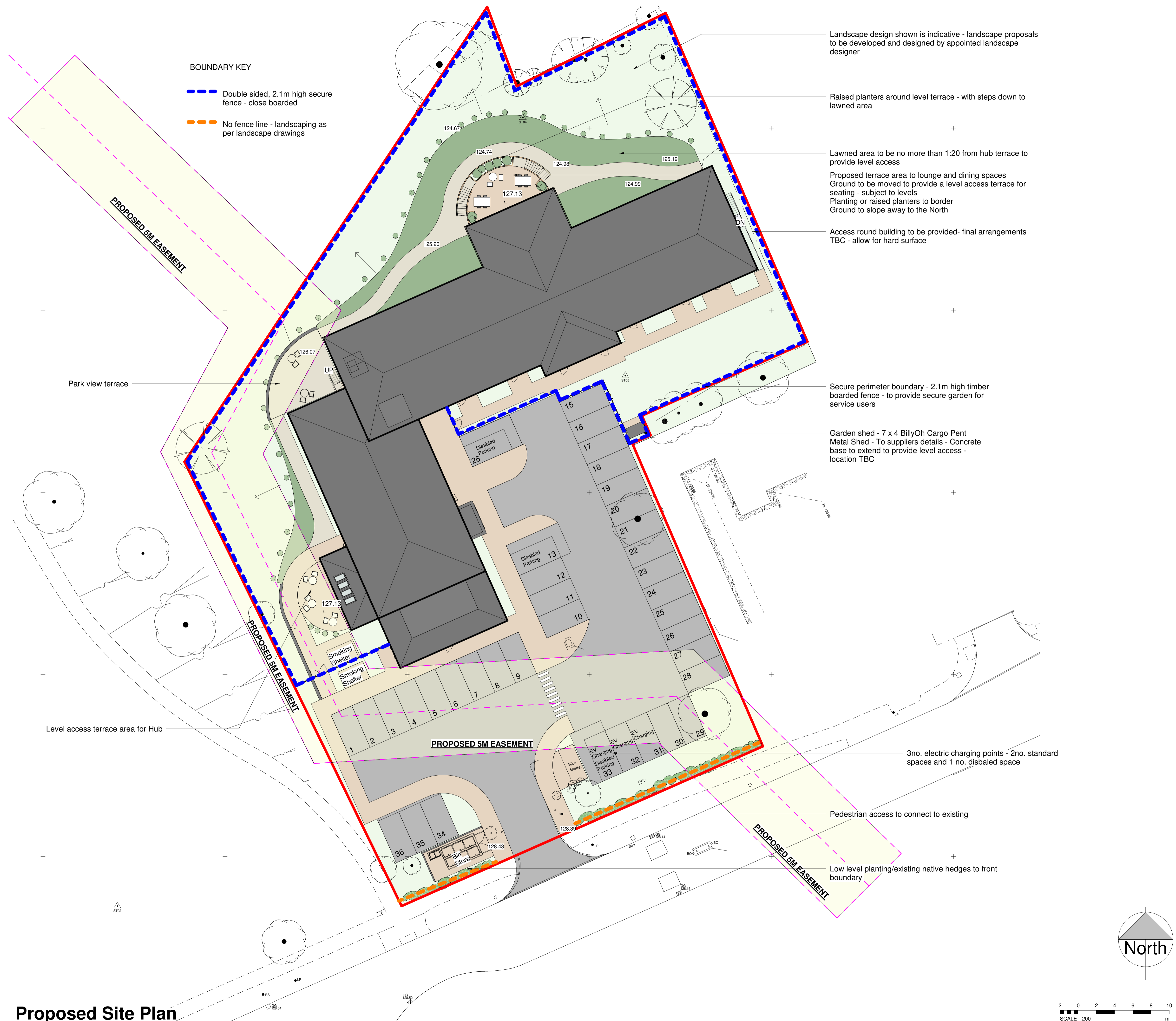
- Financial Contribution of £19,640 towards off-site bus stop improvements on the northern and southern side of Woodside Avenue to provide each stop with a new 3 bay shelter and lighting;
- Financial Contribution of £5,000 towards Travel Plan Monitoring;
- Financial Contribution of £25,650 towards off-site Biodiversity Net Gain;
- Financial Contribution of £14,400 towards off-site Tree Replacement Planting;

- Section 106 Monitoring Fee (1% of total value of contributions).
- b) Submission of a replacement boundary treatment scheme; in line with comments from the LPA.
- c) The following Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager):

Condition(s):

Time Limit
 Time Limit
 Full Site Environmental Management Plan (including on-site construction)
 Foul and Surface Water
 Surface Water Treatment Scheme
 Sewer Build over Agreement
 Landscape Management Plan
 Ground Conditions (Phase II)
 Ground Gas Monitoring
 Slope Stability
 Ecology Report Compliance
 Nesting/Roosting Boxes
 Lighting Plan
 Biodiversity Net Gain Management Plan
 Travel Plan
 Parking, Loading, Unloading and Turning
 Visibility Splays
 Access Drive and Material
 Cycle Parking Details
 Acoustic Barrier Detail
 Materials Details
 Ventilation Details
 Glazing Details
 EV Charging (Compliance)
 Tree Protection Plan
 Arboricultural Clerk of Works
 Tree Planting
 Approved Plans

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Architects are to be notified of any discrepancies. Contractors must check all dimensions on site. This drawing is subject to copyright laws and is for use on this project only. This drawing is to be used solely for the information as titled only. For other information refer to the latest revision of any cross referenced drawings. To be read in conjunction with relevant design standards/protocols

Rev	Date	Description	Drn	Cd
P12	14.11.22	Boundary treatment updated	AR	MF
P11	09.11.22	Boundary treatments added	AR	MF
P10	31.10.22	Smoking shelter moved, front boundary fence removed for planting, cycle provision increased	AR	MF
P9	26.08.22	Layout updated following highways comments to include more parking provision	AR	MF
P8	17.06.21	Planting updated	AR	MF
P7	15.06.22	Updated with updated design	AR	MF
P6	13.05.22	Proposed easement added	AR	MF
P5	12.05.22	Indicative landscape amended	AR	MF
P4	03.05.22	Indicative landscape updated to include path for access	AR	MF
P3	14.04.22	Indicative landscape updated	AR	MF
P2	11.04.22	Site plan updated for planning submission	AR	MF
P1	17.03.22	Bin store and cycle store relocated	AR	MF
P0	14.03.22	First Planning Issue	AR	MF

Status: Planning

Client: Exemplar HC

Project name: Woodside Ave, Telford

Project address: Woodside Ave, Telford

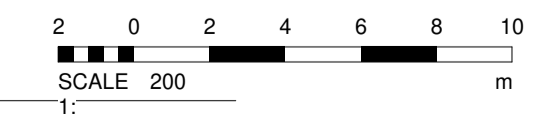
Drawing Title: Proposed Site Plan

Drg No: 6653- SSA- 00-XX-DR-A- 004 P12 Revision:

Date: March 22 Scale: 1 : 200 Sheet size: A1



1 CARDALE PARK, BECKWITH HEAD ROAD HARROGATE, N.YORKSHIRE, HG3 1RZ WWW.SSA-ARCHITECTS.CO.UK T: 01423 856999



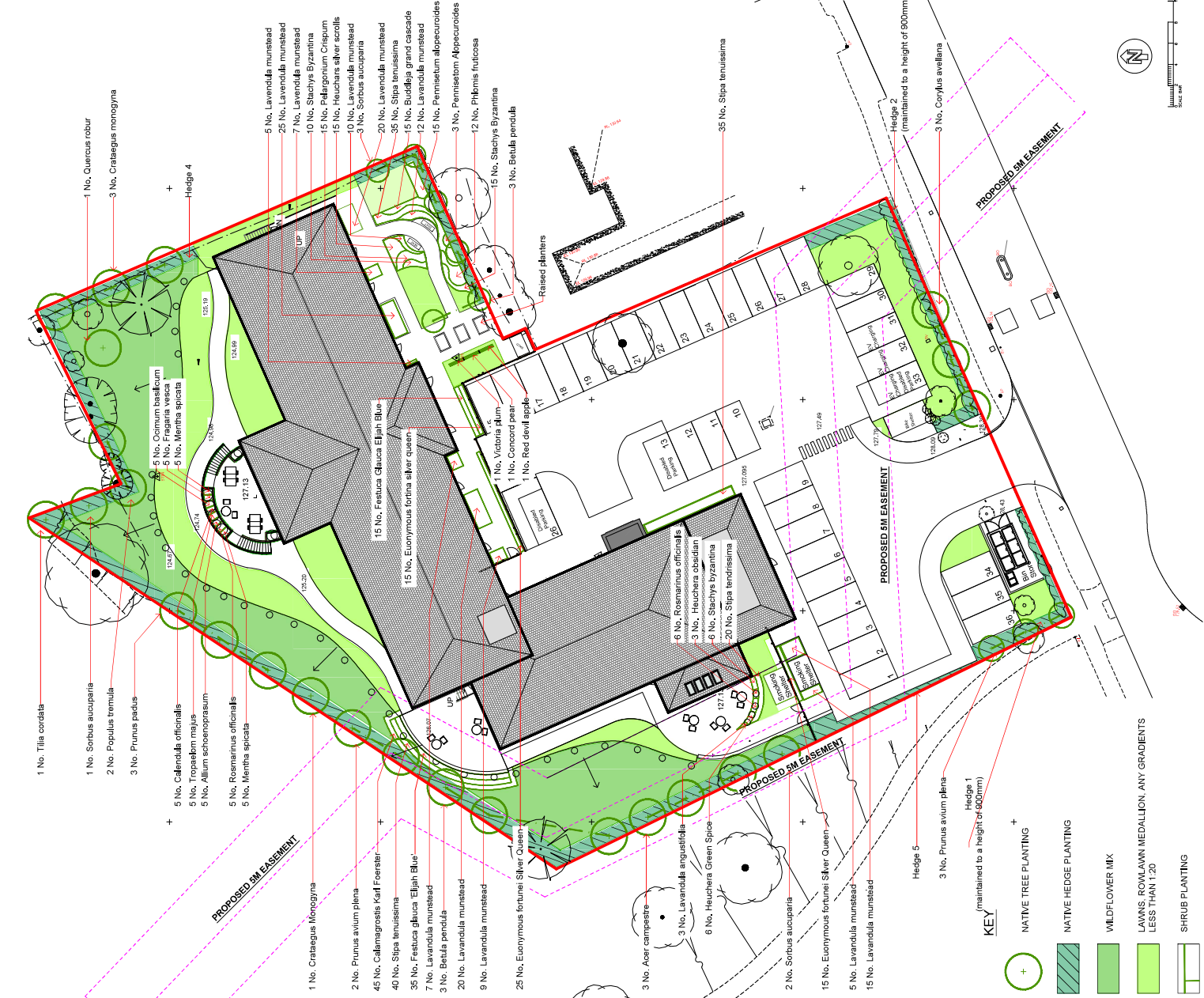
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NOTES

- 1. All to architects and engineer's details.
- 2. All works to be DDA compliant.

PLANTING SCHEDULE

REF	TYPE	NO.	DEPTH	%	HEIGHT	TYPE	DENSITY	PER M ²
1.0	PLANT SPECIES	3	100-120	100%	100	HRZ	100	100
1.1	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.2	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.3	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.4	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.5	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.6	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.7	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.8	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.9	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.10	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.11	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.12	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.13	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.14	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
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1.59	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100
1.60	PLANT SPECIES	1	100-120	100%	100	HRZ	100	100



PLANTING SPECIFICATION

1.0 GENERAL NOTES

1.1 All work to be DDA compliant.

1.2 All work to be in accordance with the contract documents.

1.3 All plantings to be installed in accordance with the manufacturer's instructions.

1.4 All plantings to be installed in accordance with the landscape architect's specifications.

1.5 All plantings to be installed in accordance with the relevant Australian standards.

1.6 All plantings to be installed in accordance with the relevant local government requirements.

1.7 All plantings to be installed in accordance with the relevant industry best practice.

1.8 All plantings to be installed in accordance with the relevant sustainability requirements.

1.9 All plantings to be installed in accordance with the relevant biodiversity requirements.

1.10 All plantings to be installed in accordance with the relevant social and cultural requirements.

1.11 All plantings to be installed in accordance with the relevant health and safety requirements.

1.12 All plantings to be installed in accordance with the relevant quality management requirements.

1.13 All plantings to be installed in accordance with the relevant risk management requirements.

1.14 All plantings to be installed in accordance with the relevant communication requirements.

1.15 All plantings to be installed in accordance with the relevant stakeholder engagement requirements.

1.16 All plantings to be installed in accordance with the relevant monitoring and evaluation requirements.

1.17 All plantings to be installed in accordance with the relevant reporting requirements.

1.18 All plantings to be installed in accordance with the relevant record keeping requirements.

1.19 All plantings to be installed in accordance with the relevant documentation requirements.

1.20 All plantings to be installed in accordance with the relevant archiving requirements.

1.21 All plantings to be installed in accordance with the relevant access and control requirements.

1.22 All plantings to be installed in accordance with the relevant security requirements.

1.23 All plantings to be installed in accordance with the relevant privacy requirements.

1.24 All plantings to be installed in accordance with the relevant data protection requirements.

1.25 All plantings to be installed in accordance with the relevant intellectual property requirements.

1.26 All plantings to be installed in accordance with the relevant liability requirements.

1.27 All plantings to be installed in accordance with the relevant insurance requirements.

1.28 All plantings to be installed in accordance with the relevant indemnification requirements.

1.29 All plantings to be installed in accordance with the relevant limitation of liability requirements.

1.30 All plantings to be installed in accordance with the relevant dispute resolution requirements.

1.31 All plantings to be installed in accordance with the relevant arbitration requirements.

1.32 All plantings to be installed in accordance with the relevant mediation requirements.

1.33 All plantings to be installed in accordance with the relevant conciliation requirements.

1.34 All plantings to be installed in accordance with the relevant negotiation requirements.

1.35 All plantings to be installed in accordance with the relevant settlement requirements.

1.36 All plantings to be installed in accordance with the relevant release of liability requirements.

1.37 All plantings to be installed in accordance with the relevant assignment requirements.

1.38 All plantings to be installed in accordance with the relevant sub-licensing requirements.

1.39 All plantings to be installed in accordance with the relevant non-transferability requirements.

1.40 All plantings to be installed in accordance with the relevant non-assignment requirements.

1.41 All plantings to be installed in accordance with the relevant non-sub-licensing requirements.

1.42 All plantings to be installed in accordance with the relevant non-transferability and non-assignment requirements.

1.43 All plantings to be installed in accordance with the relevant non-transferability, non-assignment and non-sub-licensing requirements.

1.44 All plantings to be installed in accordance with the relevant non-transferability, non-assignment, non-sub-licensing and non-transferability requirements.

1.45 All plantings to be installed in accordance with the relevant non-transferability, non-assignment, non-sub-licensing, non-transferability and non-assignment requirements.

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AMENITYTREE

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Planting Plan
WOODSIDES AVENUE TELFORD
JUNE 2022 | Scale: A1
ATC.22.1223-10215

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