



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date **Wednesday, 12 February 2020** Time **6.00 pm**
Venue **Meeting Rooms G3/4, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT**

Enquiries Regarding this Agenda

Democratic Services	Jayne Clarke / Maria Farley	01952 383205 / 380407
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Lead Officer	Valerie Hulme – Development Management Service Delivery Manager	01952 384130

Committee Membership: Councillors N A Dugmore, I T W Fletcher, A S Jhawar, J Jones, J Loveridge (Vice-Chair), K Middleton, P J Scott, C F Smith (Chair) and C R Turley

Substitutes: Councillors E M Callear, E A Clare, G H Cook, V A Fletcher, R T Kiernan, G L Offland, K S Sahota, W L Tomlinson and D R W White

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AGENDA

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Minutes of the Previous Meeting** Appendix A 3 - 8
To confirm the minutes of the previous meeting.
4. **Deferred/Withdrawn Applications**
5. **Site Visits**
6. **Planning Applications for Determination** Appendix B 9 - 10
Please note that the order in which applications are heard may be changed at the meeting. If Members have queries about any of the applications, they are requested to raise them with the relevant Planning Officer prior to the Committee meeting.
- 6.1. **TWC/2019/0840 - Land North East of Halesfield Roundabout,** Appendix C 11 - 34

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 15 January 2020 at 6.00 pm in Meeting Rooms G3/4, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT

Present: Councillors C F Smith (Chair), N A Dugmore, I T W Fletcher, A S Jhawar, J Jones, K Middleton, P J Scott, C R Turley and E M Callear (Reserve) (as substitute for J Loveridge)

In Attendance:

Apologies: Councillors J Loveridge

PC51 Declarations of Interest

None.

PC52 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on Wednesday 18th December 2019 be confirmed and signed by the Chairman

PC53 Deferred/Withdrawn Applications

None.

PC54 Site Visits

None.

PC55 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding TWC/2019/0753 and TWC/2019/0833.

PC56 TWC/2019/0753 - Land between Arleston Lane & Dawley Road, Arleston, Telford, Shropshire

This was an application for the Erection of an Extra Care Facility containing 70no. self-contained flats (Use Class C2) and associated communal/public facilities and erection of 103no. residential dwellings (Use Class C3) with associated access, landscaping and ancillary works.

This application was heard at a previous planning committee meeting on the 18th December 2019, whereby it was agreed by Members that the application

would be deferred in order to allow further negotiations to take place regarding density and overdevelopment, the cumulative effect of traffic, staff parking, highway safety, visibility splays and drainage and to allow a public consultation on the drainage update.

Councillor A McClements, Ward Councillor, spoke against the application. She was concerned that residents didn't receive consultation letters nor were English Heritage consulted on the application. She noted that although extra parking had been added, she raised concerns regarding the size of the proposed application, traffic increase and drainage issues.

Mr Glyn Davey, Member of the Public spoke against this application. He raised concerns regarding over development, density and environmental impact. The outline plan was approved in 2012, since then climate conditions changed and a large number of houses were built. He believed the application was weak and that viability was driving it rather than good design.

The Applicant Mr Justin Howell (Countryside Properties Ltd) and Ms Leanne Taylor (Housing 21 proposed providers of the Extra Care) , spoke in favour of the application. They stated that the density was similar to other developments in the area. Highway issues were addressed by a Travel Plan and bus stop improvements. Severn Trent were in agreeance with the scheme. There was a need in the area for high quality extra care for facilities.

During the debate, some members raised questions for clarification from Officers. Members requested information on parking figures relating to parking standards, location of a service bay and refuse collection, number of staff, the traffic levels on Dawley Road and some elaboration on why Historic England were not consulted on the application.

Members raised concerns that the existing sites used as comparisons were not comparative as the location proposed for the application was in a semi-rural area. There was a Grade 2 listed building in proximity and Telford's Local Plan stated that historic buildings needed to be protected. Concerns were raised regarding the foul drainage and Severn Trent's involvement.

A Member stated that the application had been brought to Committee previously and was deferred due to parking and drainage, these issues were then addressed.

The Planning Officer stated that the development satisfied policy. Officers didn't consult Historic England formally as they had no objection to the outline plan in 2012 and were not a statutory consultee. It was acknowledged there was slight harm to the setting due to the sighting of new dwellings, this was balanced with the benefits of the scheme which include the delivery of housing, an extra care facility provided by a registered provider and the opening up of public space. There was no specific category for extra care in regards to parking standards but there was a 64% parking provision and space which doubled up as a delivery, refuse collection, service and ambulance bay.

The Highways Officer explained the parking provision figures of similar sites were 63 rooms with a 32 space carpark. The Local Plan parking standards are one space per 2 units plus a provision for staff. The proposals are for 70 extra care units and 45 parking spaces are now shown. This allows 35 spaces for residents and their visitors and 10 remaining spaces for staff. Consideration was also given to the parking information provided by the extra care operator indicating that 45 spaces would be sufficient for the proposed use scenario. A full transport assessment was conducted in 2019 and an estimated seven percent rise in rush-hour traffic wouldn't have a severe impact on the area.

The Development Management Service Delivery Manager summarised the application for Members and explained that previous concerns for the application had been addressed. The proposed site would address the local need for an extra care unit without having a detrimental impact on the surrounding area.

Upon being put to the vote, it was by a majority;

RESOLVED – that in respect of planning application TWC/2019/0753 the updated recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to the following:

A.) The applicant together with Housing 21 entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to the following:

- i. Education - £340,720 towards nearby primary and secondary educational facilities
- ii. Open Space - provision of open space and an off-site play area contribution of £150,000 the Windsor Road play area, and / or John Broad Avenue play area, and / or Watling Community Centre play area
- iii. Highways - £10,000 towards improvements works to three bus stops along Kingsland, £5,000 provision of support and monitoring of the required Travel Plan, £7,000 towards re-location of the 40mph speed limit along Dawley Road covering the costs associated to the necessary amendments of associated signing and lining and amendments to the Traffic Regulation Order
- iv. Provision of a Landscape Management Plan and transfer to / appointment of a Management Company relating to the retained open space
- v. Marking out and safeguarding of the land to be used for the Extra Care Facility, the Owner entering into a contract with Housing 21 for the transfer of the Extra Care Land from the Owner to Housing 21 prior to commencement of development, prior to the Occupation of the 50th dwelling the transfer of the complete Extra Care Land to Housing 21, who following the transfer covenant that they shall provide the Extra Care Facility.

B.) The conditions set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager)

(a) TWC/2019/0833 - Site of The Dell, Cherrington, Newport, Shropshire

This was an Outline Planning Application for the erection of 1No. dwelling on land adjacent to The Dell, in Cherrington near Newport. The application site formed the domestic garden associated with 'The Dell,' with residential properties to the north and south, and the B5062 to the north. The site comprised of grassed area, with a border of soft landscaping.

Officer recommendation was to refuse the proposal as it was considered to be contrary to a number of planning policies.

Mr Adam Ray, Agent, spoke in favour of the Application. He explained his client was a member of the community and had been employed in the area for 40 years. The proposed dwelling would enable his large family home to be utilised by another family. He believed it was a sustainable plot for a dwelling and objections regarding trees and drainage could be addressed in finer detail if given approval.

Councillor Jim Berry, Parish Council Representative, spoke in favour of the application and stated there were no objections from the Parish Council or neighbours. He explained there was existing access for vehicles and a reservoir in close proximity to alleviate any issues regarding drainage.

During the debate, some Members spoke favourably about the application and suggested Outline Planning Permission should be granted to give opportunity for a more detailed plan that addressed the drainage and arboriculture concerns be drawn up and then brought back to planning at a later date.

Some Members spoke against the application and reminded others that the Council's planning policies should be adhered to and therefore the application should be refused on that basis.

The Legal Adviser advised members that, if members were minded to approve this application, they needed proper planning reasons to do so and that the Council's planning policies must be considered when determining this application. The applicant's personal circumstances as set out in the report are of little or no relevance in the consideration of this application which was for a permanent dwelling. It was pointed out that members needed to be satisfied that the site could be adequately drained before approving this application and that, because this had not been established, members could not conclude that conditions would properly address this concern.

The Development Management Service Delivery Manager explained that the Council's planning policies set out exceptional circumstances where approval for residential development in the rural area could be allowed but that the circumstances of this application were not exceptional to justify a departure from policy. The Applicant had previous opportunity to address policy but this application was resubmitted with no further information.

Upon being put to vote, Members voted by a majority to support the recommendation to refuse the application.

RESOLVED – that the application be refused on the following grounds:

1. The proposal is located in the rural area where residential development will be strictly controlled in line with the overall strategy to limit development outside existing urban areas and identified villages, of which Cherrington is not one. The proposal is therefore contrary to Policy HO10 of the TWLP 2011-2031.

2. The Applicant failed to demonstrate that the proposal would not cause any detrimental harm to the trees which are located on/adjacent to the application site. An Arboricultural Impact Assessment has not been supplied as part of this application and as such, the proposal is considered to be contrary to Policy NE2 of the TWLP 2011-2031.

3. The Applicant failed to demonstrate that the site can be adequately drained and would not cause significant detrimental impact upon the drainage systems in the immediately surrounding area. No drainage information has been submitted as part of this application and as a result the proposal is contrary to policies ER11 and ER12 of the TWLP 2011-2031.

The meeting ended at 7.30 pm

Chairman:

Date: Wednesday, 12 February 2020

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PLANNING COMMITTEE LIST OF BACKGROUND PAPERS

The Background Papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. Application: includes the application form, certificate under Section 65 of the Town and Country Planning Act, 1990, plans, and any further supporting information submitted with the application.
2. Further correspondence with applicant: includes any amendments to the application – including any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent, together with any revised details and/or plans.
3. Letters from Statutory Bodies: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.
4. Letters from Private Individuals: includes any relevant letters to and from members of the public with respect to the application, unless the writers have asked that their views are not reported publicly.
5. Statutory Plans and Informal Policy Documents: some or all of the following documents will comprise general background papers taken into account in considering planning applications in the administrative area of Telford and Wrekin (“Telford and Wrekin”)
 - a) Telford & Wrekin Local Plan 2011-2031 (adopted 11th January 2018) including any Neighbourhood Plans
 - b) Telford and Wrekin Supplementary Planning Documents:
 - Design for Community Safety SPD (adopted June 2008);
 - Telecommunications Development SPD (adopted May 2009); and
 - Shop Fronts, Signage and Design Guidance in Conservation Areas SPD (adopted April 2012)
 - c) Government Planning Guidance – National Planning Policy Framework (NPPF), Planning Practice Guidance and Circulars
 - d) Town and Country Planning legislation, case law and other planning decisions and articles
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-

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TWC/2019/0840

Land North East of Halesfield Roundabout, Halesfield 18, Halesfield, Telford, Shropshire

Erection of 3no. units with ancillary offices, associated parking, service yards and landscaping

APPLICANT

Redsun Projects Ltd

RECEIVED

11/10/2019

PARISH

Madeley

WARD

Madeley and Sutton Hill

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT CONTAINS A PLANNING OBLIGATION SECURING A FINANCIAL CONTRIBUTION

1.0 SUMMARY RECOMMENDATION

1.1 Grant approval subject to conditions, informatives, prior clarification regarding flood risk and a Unilateral Undertaking securing a strategic highways contribution.

2.0 SITE AND SURROUNDINGS

2.1 The application site extends to 2.05 hectares and is located in the Halesfield area, in the south west of the Telford urban area. The site is located within the Halesfield Strategic Employment area on land to the north east of Halesfield Roundabout and the junction with the A442. The site is contained on 3 sides by roads and a public right of way on the east side. Halesfield 18 extends along the north and west sides and the A4169 runs along the southern boundary. The site is currently covered in grass.

2.2 As would be expected within a strategic employment area, neighbouring uses are all commercial or industrial, however, only the unit to the north, WZ Packaging Ltd, overlooks the application site. West, south and east sides are contained by areas of mature woodland with commercial premises beyond.

3.0 PROPOSAL

3.1 This application seeks full planning permission for the erection of a three new industrial buildings containing a total of 7,565 sq metres (81,430 sq ft) within the B1, B2 and B8 use class, together with associated parking, access and landscaping.

3.2 The application is supported by the following documents:

- Design and Access Statement
- Tree Report
- Ecological Appraisal
- Flood Risk Assessment

- Ground Investigation Report
- Framework Travel Plan
- Transport Assessment

4.0 RELEVANT PLANNING HISTORY

4.1 None

5.0 PLANNING POLICY CONTEXT

5.1 National Guidance:

National Planning Policy Framework
Planning Practice Guidance

5.2 Local Development Plan:

Telford & Wrekin Local Plan
Madeley Neighbourhood Plan

6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES

6.1 Local Member & Town/Parish Council Responses:

6.1.1 Madeley Town Council: No comment received.

6.2 Standard consultation responses

6.2.1 Highways: Support subject to Conditions
Raises no objection subject to conditions and a financial contribution of £31,595.75 towards strategic highways improvements.

6.2.2 Drainage: Comment
Further clarification required to clarify specific flood risk to the site.

6.2.3 Ecology: Support subject to conditions

6.2.4 The Coal Authority: Comments
Confirms that the application site does not fall with the defined Development High Risk Area and there is no requirement for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

6.2.5 Shropshire Fire Service: Comment
Requests that early consideration is given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications"

7.0 NEIGHBOUR CONSULTATION RESPONSES

7.1 None received

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Layout and Design
- Highways Issues
- Drainage
- Trees and Ecology
- Other Matters
- Planning Obligations

8.2 Principle of Development

8.2.1 The application site sits within the Halesfield Strategic Employment Area where the principal of new employment development is supported by the local development plan. Policy EC1 confirms that strategic employment areas are expected to deliver B use classes along with sui generis uses associated with B use class activity. The proposed development will deliver B1, B2 and B8 use classes on the site which complies with Policy EC1 and is considered acceptable.

8.2.2 The site is also covered by the Madeley Neighbourhood Plan where Policy E1 confirms that existing employment land will be safeguarded for B1, B2 and B8 uses. The proposal also complies with these requirements.

8.2.3 Any relevant technical considerations are considered below.

8.3 Layout and Design

8.3.1 The proposed development consists of three industrial buildings with vehicular access to be obtained from Halesfield 18 to the west and a spine road running horizontally through the centre of the site. Landscaped areas will be provided around the perimeter of the site with some additional landscaping in the centre.

8.3.2 The proposal will provide a total of 7,565 sq metres (81,430 sq ft) of B1, B2 and B8 floorspace. Unit 3 will be the largest, located in the south west corner of the site, which will cover 3,713 sq metres (39,967 sq ft). Units 1 and 2 will be located to the north of the spine road, with Unit 1 covering 2,520 sq metres (27,125 sq ft) and Unit 2 covering 1,332 sq metres (14,338 sq ft). Each plot will contain dedicated car parking together with HGV parking and service yards.

8.3.3 The proposed units will be steel framed buildings with hipped roofs and low parapets to all elevations. The buildings will be clad in grey cladding with a dark grey band which extends around the bottom. The entrance corners will contain full height glazing interspersed with green metal cladding. At strategic

points within the elevations, full height green vertical strips have been introduced to further break up the massing of the elevations into smaller panels. A full palette of materials has been proposed as part of the application.

8.3.4 Unit 3 is the largest of the proposed units, with elevations rising to a height of 11 metres at the top of the parapet and 12.4 metres at the roof apex. This will also be the most prominently sited of the 3 units, given its location alongside the Halesfield Roundabout and highways to the west and south. It will, however, be set back from the highways behind a narrow band of landscape planting. Officers are mindful that the site is located within a strategic employment site where a number of substantial industrial buildings are located. In this instance, whilst the proposed units are all significant in terms of their massing and scale, effort has been made to provide a sympathetic design which includes a vibrant palette of colours and materials and utilises vertical and horizontal banding to reduce the perceived massing. As such, the design is considered to be of a high quality which respects the surroundings and responds positively to context, as required by local plan policy BE1.

8.3.5 Landscaping: The site layout plan indicates a narrow band of landscaping to be provided around the perimeter of the site, together with a limited amount within the centre of the site. The scheme seeks to retain the existing well-established trees to the north east and south east corners of the site which will also help to offer some cover for wildlife along the footpath to the east. New planting will be provided along the site frontage onto Halesfield 18 which provides an opportunity to soften the impact of the development. A detailed landscape proposal will follow in due course and this can be requested as a condition of any planning permission granted. From the information provided, officers are satisfied that the proposal meets the requirements of policy NE2 in terms of retaining trees, hedgerows and woodland.

8.4 Highways Issues

8.4.1 The proposal will result in the addition of further employment development within the Halesfield Strategic Employment Area. Whilst the principle of development of acceptable, it is necessary to consider the likely impact upon the surrounding highways network and a full Transport Assessment has been carried out by the applicant.

8.4.2 The submitted assessment identify that the site is located in an accessible location where it can be accessed by a range of sustainable modes of transport, including on foot, cycling and local bus routes. The site is therefore considered sustainable in transport terms. The assessment has considered impacts on nearby junctions and found these would continue to operate within capacity during AM and PM peaks in a 2024 development scenario. It was also found that the traffic from the proposal would have a low cumulative impact on queuing, delay and capacity within the area.

8.4.3 The site will be accessed by a simple priority junction on Halesfield 18 and details have been appended to the transport assessment. An assessment of

the proposed junction found it was also operate comfortably within capacity with minimal queuing.

- 8.4.4 The proposal and the findings of transport assessment have been considered by the Council's Highways Engineer who agrees with the findings and raises no objection. As required by local plan Policy C3, the proposal meets the trigger to make a financial contribution towards the strategic highways network. Based on the trip generation exercise within the submitted Transport Assessment, the proposal generates the need for a contribution of £31,595.75.
- 8.4.5 Parking: Each unit contains its own dedicated HGV parking, turning and servicing areas, together with staff parking. The proposals are for a mixed B2/B8 use, and as such the more onerous B2 Local Plan parking standards (1 space per 60m² GFA) must be utilised across the site. It appears that there was previously a shortfall from Local Plan parking standards which was not raised in the initial formal highways comments, however, following revised proposals to slightly increase the proposed floor area, this shortfall has been addressed, with 126 spaces provided across the site; each unit providing spaces commensurate with the Local Plan requirement based on their individual floor areas.
- 8.4.6 As a result, officers are satisfied that the proposed development has been designed and laid out satisfactorily and will not have a detrimental impact upon vehicular or highway safety, therefore meeting local plan Policies C3, C4 and C5.

8.5 Drainage

- 8.5.1 Assessment of Flood Risk: The application has been accompanied by an updated Flood Risk Assessment (FRA) produced by Waterco which considers the potential risk of flooding to the development. The FRA identifies that the site is predominantly located within Flood Zones 2 and 3 (as shown on the Environment Agency 'Flood Map For Planning') meaning that the site has a medium to high probability of flooding. The assessment confirms that the flood risk identified results from a flood flow route from the nearby Holmer Lake reservoir. An assessment of the potential risk to the development has been carried out using historic data which includes a consideration of current levels within the reservoir, management and maintenance regimes, and accurate modelling of flood flow routes. This includes a Water Balance Survey of Holmer Lake which seeks to establish whether the flooding and associated flood zone extents identified in the EA flood map would be realised. The survey found that for the reservoir to overflow, a number of blockages of the drainage outlets would need to occur, however, as Severn Trent carry out an inspection of the outlets on a weekly basis, a blockage scenario is highly unlikely. It is therefore considered that the risk of flooding to the site is low and no flood mitigation measures are proposed.
- 8.5.2 Whilst the findings and conclusions of the FRA are noted, the Council's Drainage Engineers have asked for further clarification on the findings of the

Water Balance Survey and FRA, in order to confirm that the potential flood risk to the development has been accurately assessed. At the time of writing the report, it has not been possible to provide this clarification, however, this can be provided as an update to members prior to the committee meeting.

- 8.5.3 Drainage Design: It is anticipated that surface water drainage will be managed and limited to greenfield rates by providing attenuation on site to accommodate the 1 in 100 year plus climate change event requirement. Details of drainage strategy, to include surface water drainage details, can be requested as a condition of any permission granted.

8.6 Trees and Ecology

- 8.6.1 Trees: The site is surrounded by a limited number of trees alongside its north west, north eastern and south eastern boundaries. A Tree Report has been submitted with the application which identifies those trees as moderate and low quality. The majority of trees identified are located outside of the development site and will need to be retained, however, a small number in the south east corner may be lost. Conditions can be added requiring tree protection fencing to be erected to protect those retained trees and officers note that the plans indicate a level of replacement planting to be provided as part of a landscaping scheme around the perimeter of the site. On this basis, the proposal is considered to comply with local plan Policy NE2.

- 8.6.2 Ecology: The application has been accompanied by an Updated Ecology Report by Shropshire Wildlife Surveys. The survey concludes that the proposed development would have no impact upon protected species found in the area but makes recommendations in terms of external lighting controls to prevent spillage into the surrounding areas of woodland. The Council's Planning Ecologist has assessed the proposal and submitted reports and raises no objections subject to conditions requiring details of landscaping and external lighting to be submitted. The proposal is considered to comply with local plan Policy NE1.

8.7 Other Matters

- 8.7.1 Ground Conditions: A Ground Investigation Report has been submitted with the application which considers potential risk from a number of sources. The report concludes that the site is at low risk from shallow mine workings, ground gas and slope stability, but does contain made ground which would need to be factored into foundation design.

- 8.7.2 Residential Amenity: The nearest residential properties are located approximately 260 metres to the west, beyond other industrial units, several areas of woodland and the A442. As such, it is not considered that the proposals would have any significant adverse impact upon the amenities of those residents. As a result, and taking into account the location within the strategic employment area, it is not proposed to impose any restrictions on operating hours, as this could be viewed as unreasonable, and therefore contrary to the tests set out in the NPPF.

8.7.3 Planning Benefits: The proposed erection of three commercial units on the Halesfield Industrial Estate provides significant benefits in terms of inward investment and job creation, therefore providing a boost to the local economy. No specific details are available as tenants are yet to be secured, however, the proposal will provide 7,565 sq metres (81,430 sq ft) of purpose built B1/B2/B8 floorspace, in a highly accessible location. The benefits of the scheme carry significant weight in the determination process.

8.8 Planning Obligations

8.8.1 The application generates the need to secure a financial contribution of £31,595.75 towards strategic highways improvements.

8.8.2 In identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits and that the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

8.8.3 It is considered that the requested contribution meets the above tests. In this instance, the applicant has submitted a Unilateral Undertaking agreeing to provide the requested contribution.

9.0 CONCLUSIONS

9.1 In conclusion, the erection of three new commercial/industrial units on land within the Halesfield Strategic Employment Area accords with local planning policy, the proposal is in a highly accessible location, can be accommodated by the local highway network, will be of a sympathetic, high quality design and will not present any technical issues in terms of trees, ecology or ground conditions. The proposal presents significant benefits to the local economy through inward investment and job creation and includes a financial contribution to strategic highways improvement works.

9.2 Accordingly, officers are satisfied that the proposal meets the requirements of the relevant policies within the local development plan, Madeley Neighbourhood and the NPPF and is recommended for approval subject to receiving satisfactory clarification regarding flood risk (paragraph 8.5.2 above) and to appropriate planning obligations and conditions.

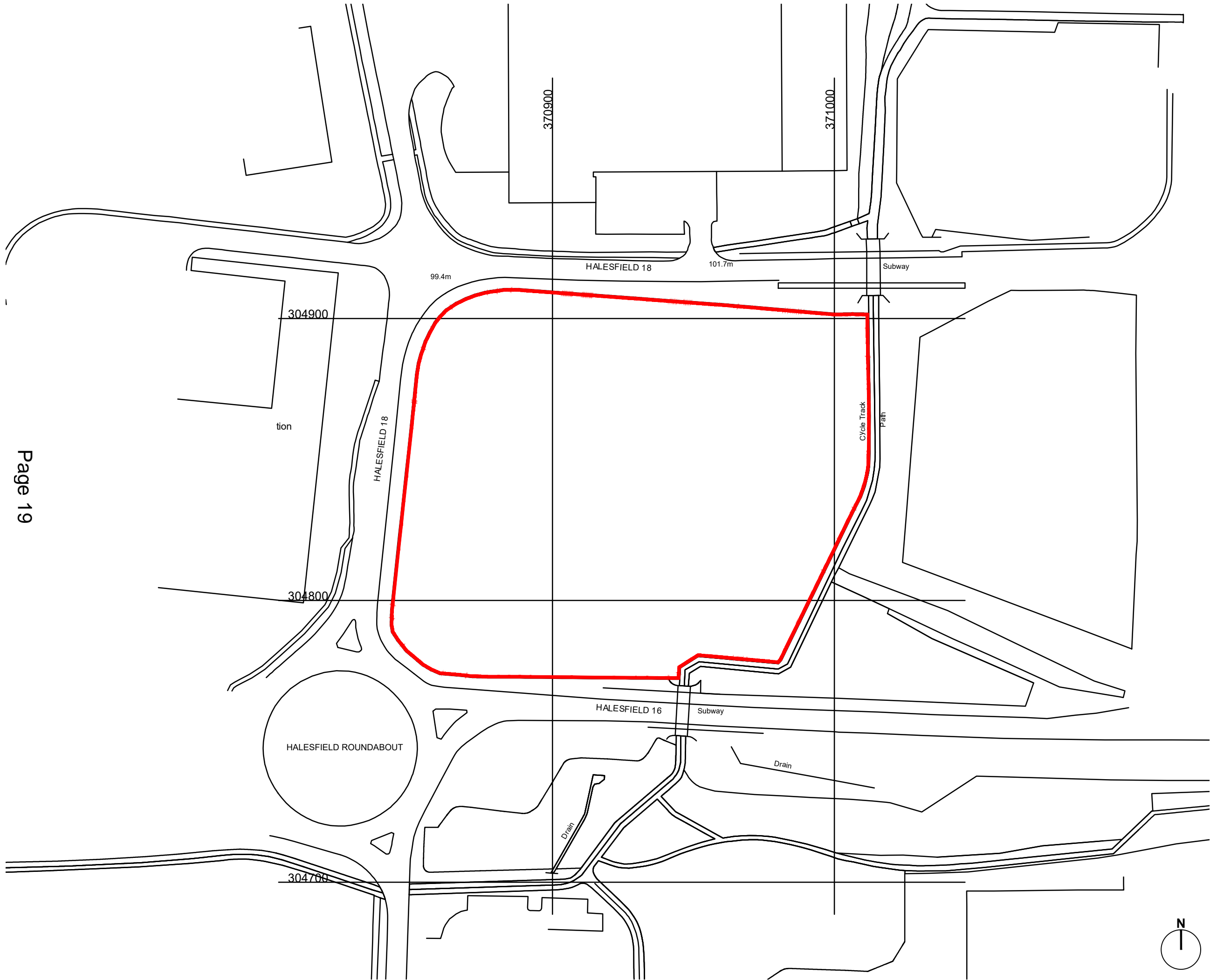
10.0 RECOMMENDATION

10.1 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 Development Management Service Delivery Manager, in consultation with the Chair of Planning Committee, being satisfied that the flood risk to the application site is such that all drainage issues and concerns can be adequately dealt with by way of condition.
- B.) The applicant/landowners submitting a Unilateral Undertaking or entering into a Section 106 agreement with the Local Planning Authority relating to:
- (i) A financial contribution of £31,595.75 towards strategic highways improvements with indexation calculated from the date of this committee.
- C.) The following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Conditions:

1. A04 Time limit
2. B150 SEMP
3. B042 Parking/Turning/Loading
4. B049 Offsite Highways Works
5. B061 Foul and Surface Water
6. B121 Landscaping details
7. B126 Landscape Management Plan
8. B145 External Lighting Strategy
9. C002 Materials
10. C013 Parking, unloading, loading and servicing areas
11. C014 Visibility Splays
12. C074 Tree Protection
13. B057 Land Contamination
14. C38 Approved Plans



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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Planning Boundary

Site Area:
5.06 Acres (2.05 Ha)

Revision

Scale 1:1250@A3
 Status Planning
 Drawn by CF
 Date 01.04.19
 Client

Redsun Projects Ltd

Project
Halesfield, Telford

Drawing Description
Site Location Plan

Drawing No. 18026_PL01

Rev.

fletcher|rae
 Architects | Master Planners | Designers

Hill Quays, 5 Jordan Street, Manchester, M15 4PY

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SCHEDULE OF AREAS

UNIT 1		
GF WAREHOUSE	2,520 sqm	27,125 sqft
TOTAL	2,520 sqm	27,125 sqft
UNIT 2		
GF WAREHOUSE	1,023 sqm	11,012 sqft
GF OFFICE	127 sqm	1,367 sqft
FF OFFICE	182 sqm	1,959 sqft
TOTAL	1,332 sqm	14,338 sqft
UNIT 3		
GF WAREHOUSE	3,484 sqm	37,502 sqft
GF OFFICE	58 sqm	624 sqft
FF OFFICE	171 sqm	1,841 sqft
TOTAL	3,713 sqm	39,967 sqft
OVERALL TOTAL	7,565 sqm	81,430 sqft
SITE AREA	20,485 sqm	5.06 Acres
DENSITY	36.93 %	

General Notes

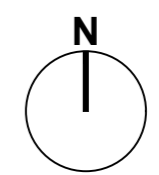
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Revision	A	Parking numbers increased to suit Highways Officer comments.	17.01.20	MW
Scale	1:500@A2			
Status	S			
Drawn by	AL			
Date	09.01.20			
Client	Redsun Projects Ltd			

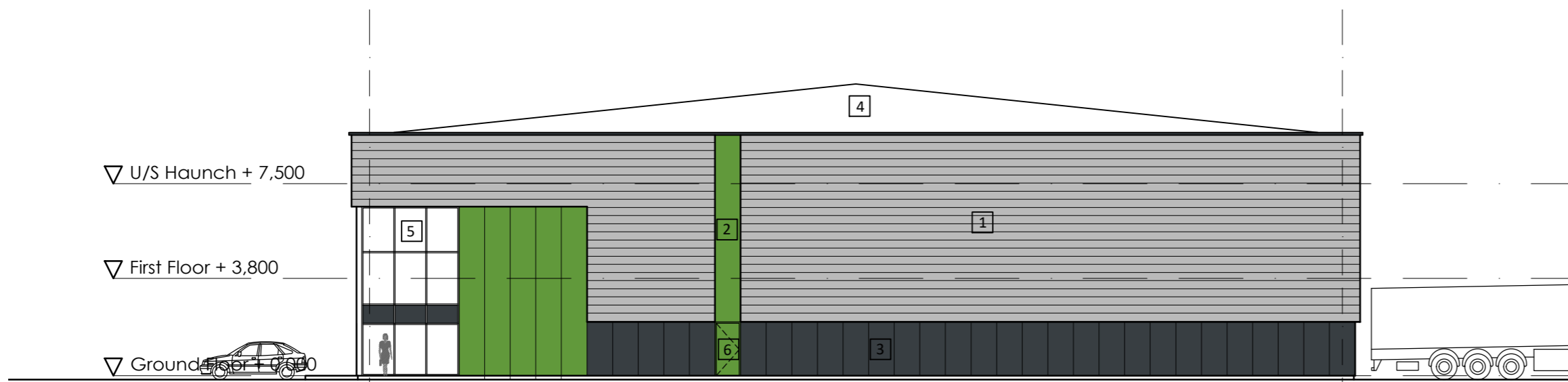
Project
Halesfield, Telford
 Drawing Description
Proposed Alternative Option 4

Drawing No. 18026_SK19 Rev. A

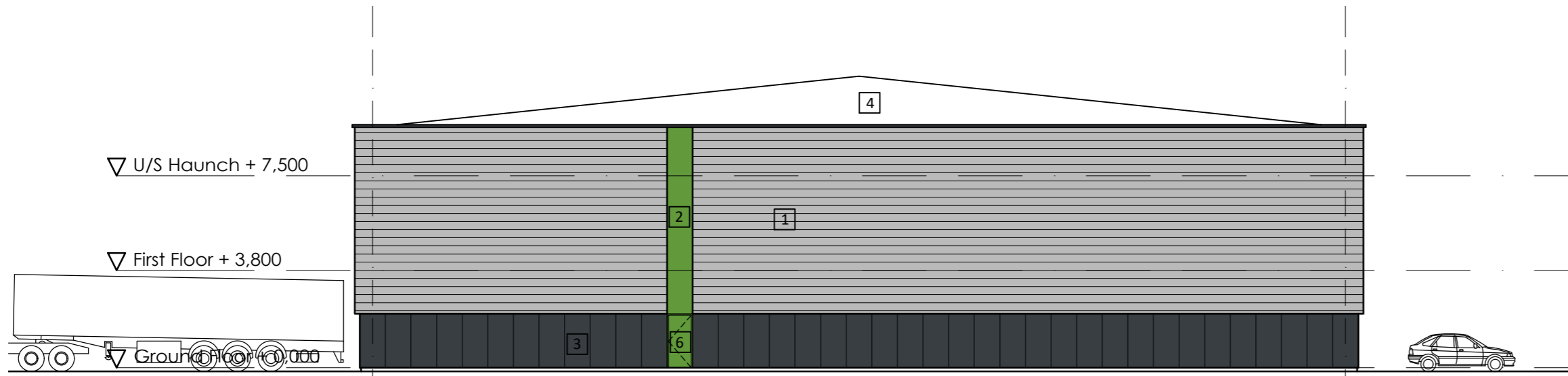
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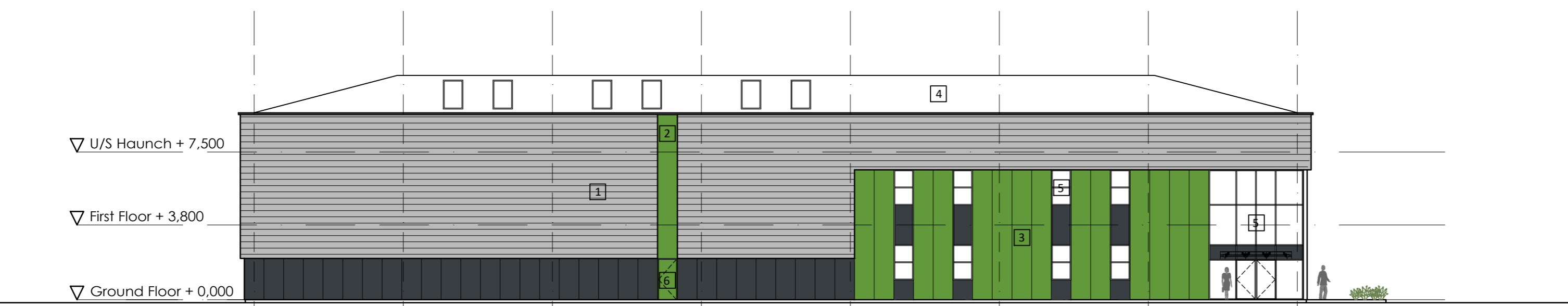
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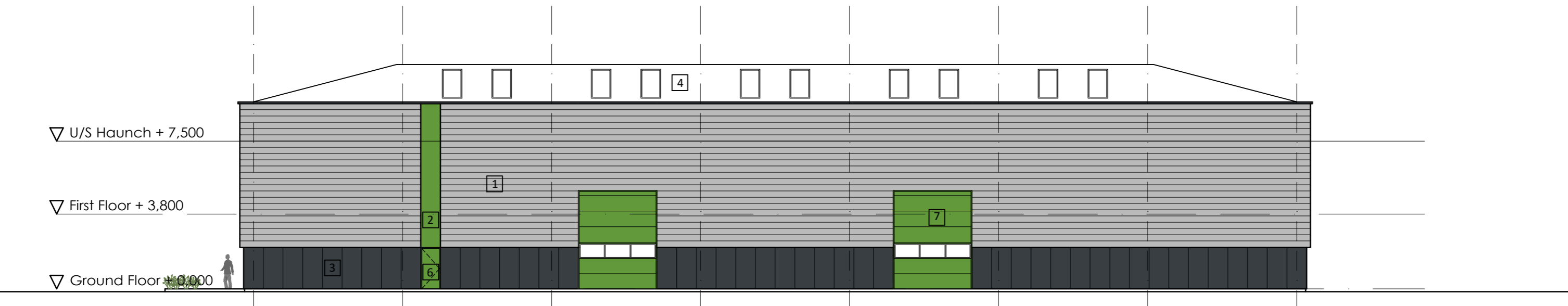
South Elevation



North Elevation



West Elevation



East Elevation

General Notes

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MATERIALS KEY

- 1 Standard Trapezoidal Wall Profile 'Built up' Cladding, Horizontally Laid
Colour: Pure Grey RAL 000 55 00
- 2 Composite Flat Metal Cladding, Vertical Laid
Colour: Green RAL 6018
- 3 Composite Flat Metal Cladding, Vertical Laid
Colour: Anthracite RAL 7016
- 4 Roof - Build Up / Composite metal profiled insulated panel or similar with 15% rooflight. Colour Goosewing Grey RAL 7038
- 5 PPC Aluminium Curtain Walling
Colour: Anthracite RAL 7016
- 6 Insulated Steel Personnel Door
Colour: Green RAL 6018 / Anthracite RAL 7016
- 7 Level Access Loading Door
Colour: Green RAL 6018

Revision

Scale 1:200@A2
 Status Planning
 Drawn by CF
 Date 10.05.19
 Client Redsun Projects Ltd

Project Halesfield, Telford

Drawing Description
 Proposed Elevations
 Unit 1

Drawing No. 18026_PL05

Rev.



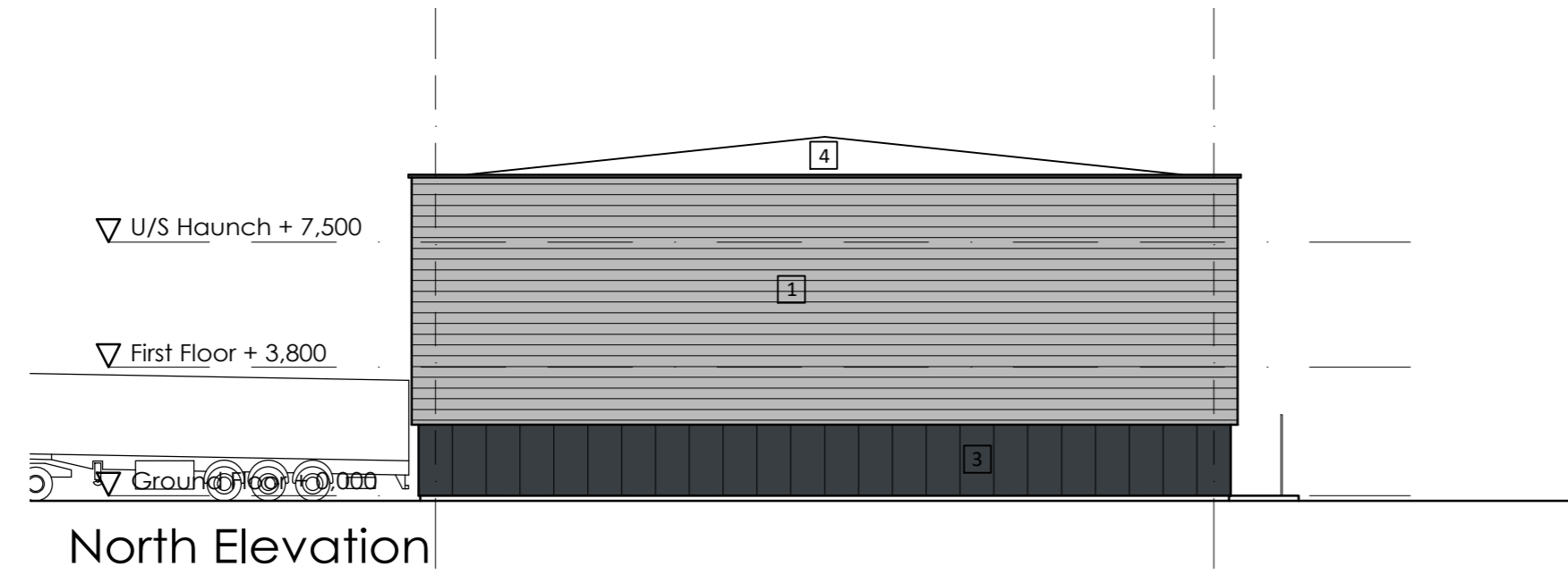
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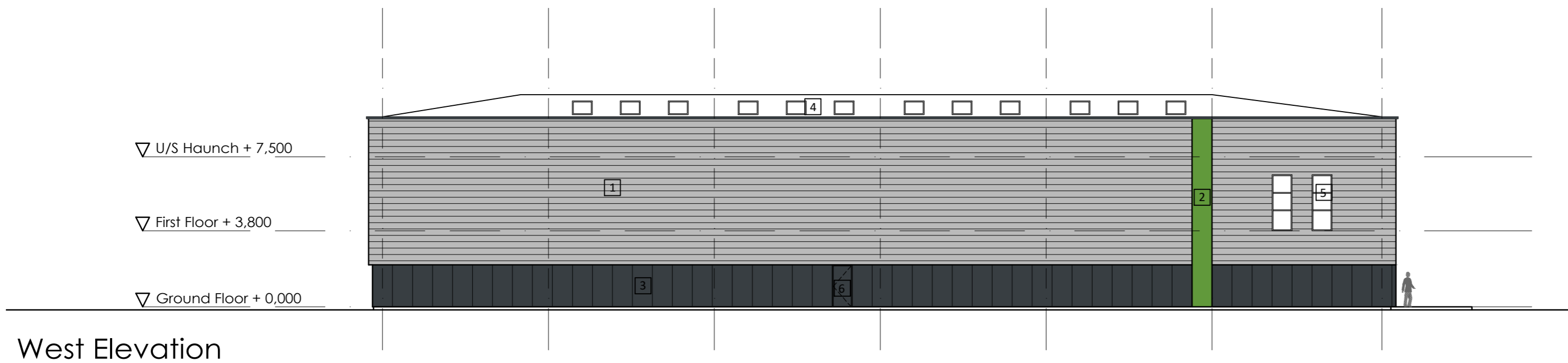
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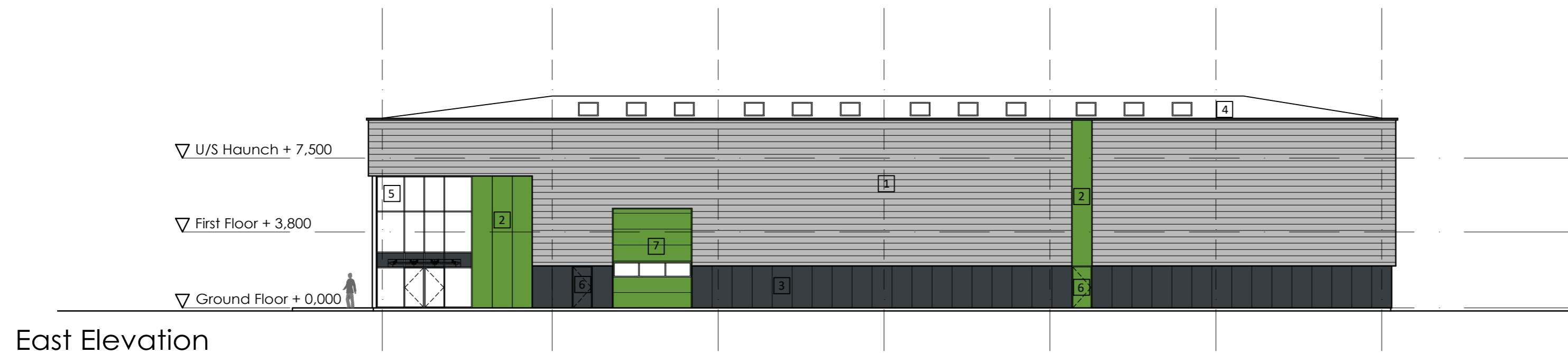
South Elevation



North Elevation



West Elevation



East Elevation

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- 6 Insulated Steel Personnel Door
Colour: Green RAL 6018 / Anthracite RAL 7016
- 7 Level Access Loading Door
Colour: Green RAL 6018

Revision

Scale 1:200@A2
 Status Planning
 Drawn by CF
 Date 10.05.19
 Client

Redsun Projects Ltd

Project
 Halesfield, Telford

Drawing Description
 Proposed Elevations
 Unit 2

Drawing No. 18026_PL10

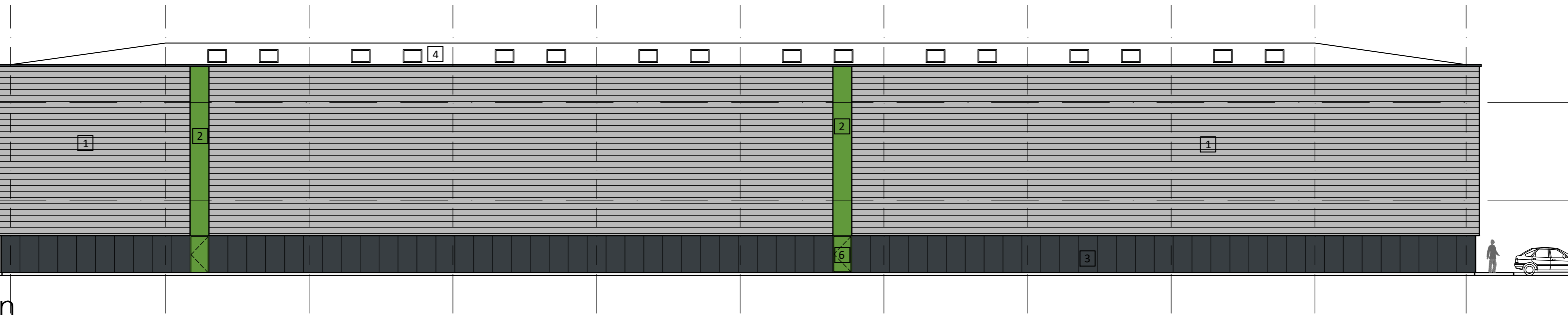
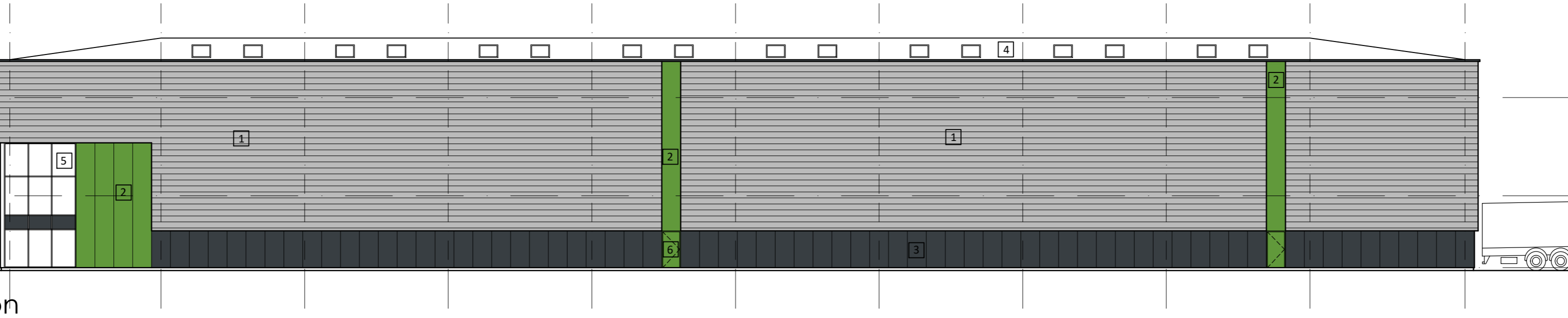
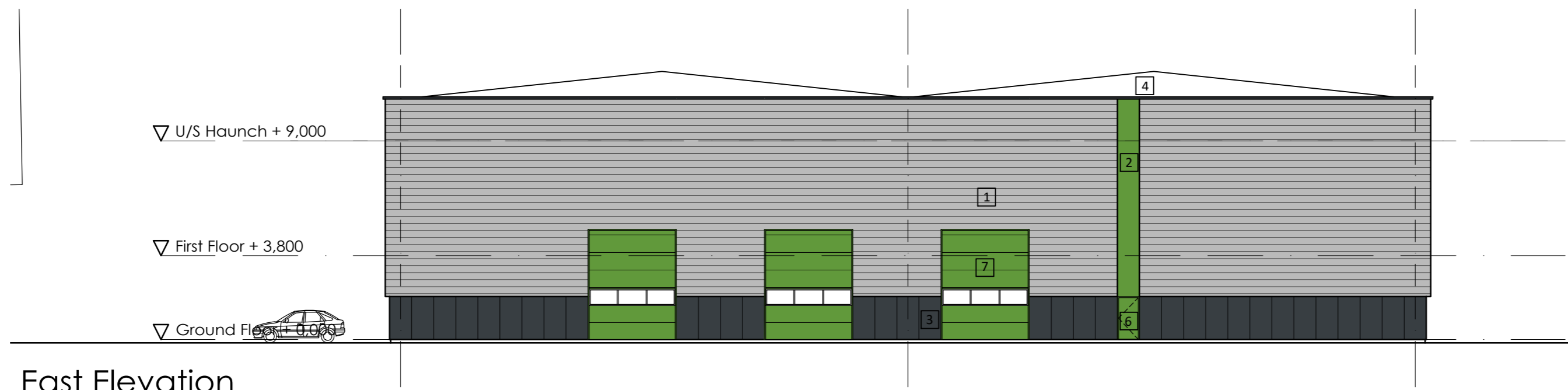
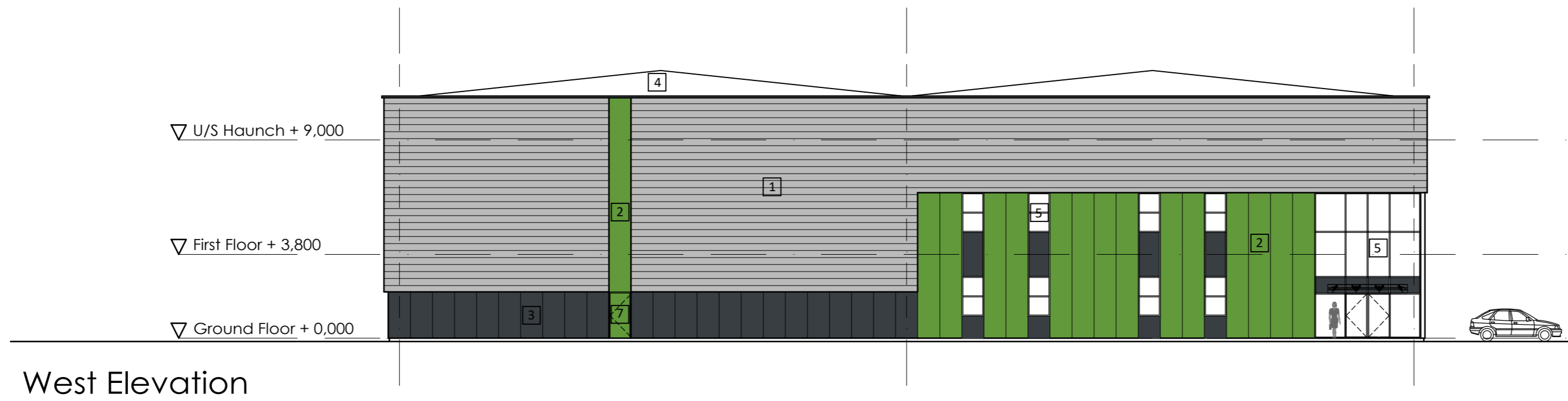
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Colour: Green RAL 6018 / Anthracite RAL 7016
- 7 Level Access Loading Door
Colour: Green RAL 6018

Revision

Scale 1:200@A2
 Status Planning
 Drawn by CF
 Date 10.05.19
 Client

Redsun Projects Ltd

Project
Halesfield, Telford

Drawing Description
**Proposed Elevations
 Unit 3**

Drawing No. 18026_PL15

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View East - Unit 1 Office Entrance



View North East - Unit 3 Office Entrance

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Revision

Scale NTS@A3
Status Planning
Drawn by CF
Date 10.05.19
Client

Redsun Projects Ltd

Project
Halesfield, Telford

Drawing Description
3D Visual - 1

Drawing No. 18026_PL18

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View East at development entrance



View North West - Unit 2 Office Entrance & Service Yard

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Revision

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Status Planning
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Date 10.05.19
Client

Redsun Projects Ltd

Project
Halesfield, Telford

Drawing Description
3D Visual - 2

Drawing No. 18026_PL19

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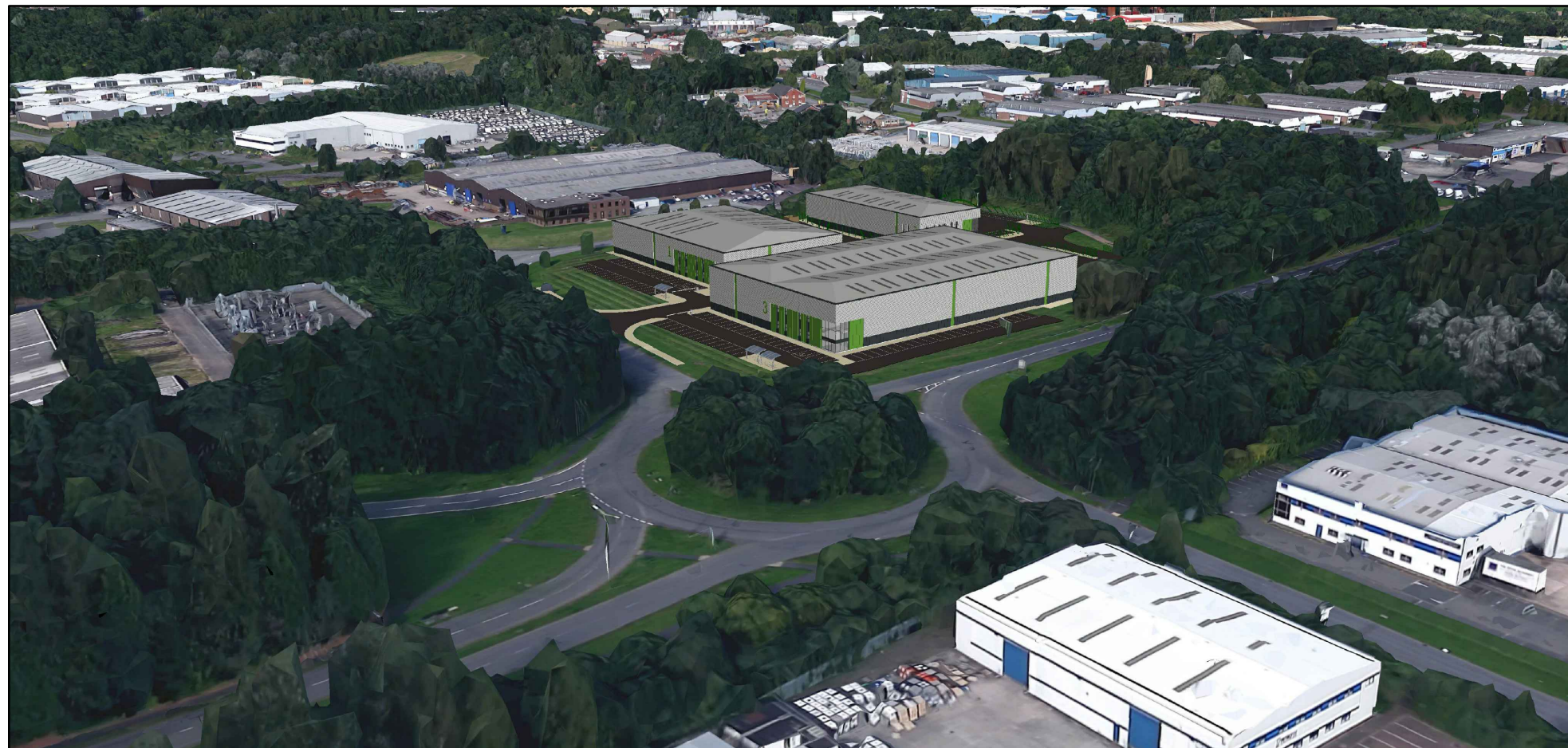
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South East aerial view across the development



North East aerial view across the development

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Date 10.05.19
Client

Redsun Projects Ltd

Project
Halesfield, Telford

Drawing Description
3D Visual - 3

Drawing No. 18026_PL20

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