



Telford & Wrekin  
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

## PLANNING COMMITTEE

Date **Wednesday, 20 May 2020** Time **2.00 pm**  
Venue **Remote Meeting**

### Enquiries Regarding this Agenda

Democratic Services	Jayne Clarke / Maria Altunel	01952 383205 / 380407
Media Enquiries	Corporate Communications	01952 382406
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, K Middleton, P J Scott, C F Smith (Chair) and C R Turley

**Substitutes:** Councillors G H Cook, V A Fletcher, R T Kiernan, R Mehta, 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 - 6  
To confirm the minutes of the previous meeting.
4. **Deferred/Withdrawn Applications**
5. **Site Visits**
6. **Planning Applications for Determination** Appendix B 7 - 8  
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/2020/0116 - Land Adjacent to Yew Tree Manor, Pave Lane,** Appendix C 9 - 24

6.2.	<b>Chetwynd Aston, Newport, Shropshire</b> <b>TWC/2020/0210 - Sunnycroft View, 209 Holyhead Road,</b> <b>Wellington, Telford TF1 2DP</b>	Appendix D 25 - 38
6.3.	<b>TWC/2020/0218 - Former Dairy Crest Ltd, Crudgington, Telford,</b> <b>Shropshire</b>	Appendix E 39 - 58

# Public Document Pack Agenda Item 3

## PLANNING COMMITTEE

### Minutes of a meeting of the Planning Committee held on Tuesday, 28 April 2020 at 10.00 am in Audio Conference Meeting

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

**In Attendance:** A Gittins (Area Team Planning Manager - West), V Hulme (Development Management Service Delivery Manager), I Ross (Legal Adviser) and M Turner (Area Team Planning Manager - East)

**Apologies:** Councillors J Loveridge

#### **PC73      Declarations of Interest**

Cllr A. Jhawar informed committee members that application TWC/2020/0087 was within his ward, although he had not taken part in any discussions regarding the application.

#### **PC74      Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 11 March 2020 be confirmed and signed by the Chairman

#### **PC75      Appointment of Vice-Chair**

**RESOLVED:** That Councillor C Turley was elected as Vice Chair of the Planning Committee during the absence of Councillor J Loveridge

#### **PC76      Deferred/Withdrawn Applications**

None.

#### **PC77      Planning Applications for Determination**

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report.

#### **PC78      TWC/2019/1031 - Site of Royston, 68 Rosecroft, 9 & 70 Park Road/St Leonards Road, Malinslee, Telford, Shropshire**

This was an application for full planning permission for the erection of 38No. dwellings following the demolition of the existing 3No. residential dwellings. The proposed development will deliver a fully affordable scheme (100%). The application was referred to the planning committee as it entailed a s.106 agreement.

Democratic Services Officer dialled in Mr Luke Webb, Applicant for the proposed development to join the audio conference.

The Planning Officer presented the report to committee members

Mr Luke Webb, Applicant, spoke in favour of the application. He stated that initially 44 dwellings were proposed but was then adapted to 38 in order to make the application acceptable and viable. Two further bungalows had been added which brought it to 4 in total to address the local need. The scheme was comprised of 100% affordable housing and a S.106 agreement ensured education and recreation contributions. The Proposed development was compliant with parking standards and highways regulations.

Mr Luke Webb then muted his microphone and continued to listen to the end of the application via telephone.

Some members raised concerns relating to additional school places, doctor appointment availability, woodland maintenance within the local area, the education contribution and access to the site.

The Planning Officer informed members of the committee that there would be a long term management plan for ecological enhancements.

The previous outline permission given for the proposed site had much higher numbers proposed and was still considered viable in terms of school places and impact on Doctor's Surgeries. The current application would therefore have less impact than the application previous.

The development was compliant with standards as it was providing 100% affordable housing and therefore flexibility had to be applied to make the scheme viable. There was a marginal shortfall with regards to Policy h04 relating to a small number of apartments. The number of bungalows had increased to 4 to address a significant need so balance had to be applied.

Highways were satisfied that the site had a safe point of entry and had no objections.

On being put to the vote it was, by a majority

**RESOLVED** – that in respect of planning application TWC/2019/1031 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

**A) The applicant/landowners entering into a Section 106 Agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to**

- i) Primary Education Contribution of £94,140**
- ii) Secondary Education Contribution of £40,356**
- iii) Children's Play/Recreation contribution of £20,400**
- iv) Affordable Housing to be provided at 100%**

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

Mr Luke Webb, Applicant, left the audio conference.

**PC79      TWC/2020/0087 - Site of former Rose and Crown PH, Sunnyside Road, Ketley Bank, Telford, Shropshire**

This was a full planning application for the erection of 1No. Dwelling in the form of a dormer bungalow. The site was situated between the property Sunny Bungalow and the site of the former Rose & Crown Public House. The bungalow had been designed to be in keeping with the other properties within the vicinity.

Democratic Services Officer dialled in Cllr Andy Bennett, Parish Council representative and Mr Steven Locke, Applicant for the proposed development as registered public speakers to join the audio conference.

The Planning Officer presented the report to the Planning Committee Members.

Cllr Andy Bennett, Parish Council representative spoke against this application. He shared that it was very rare to get public to a Parish Town Council Meetings but due to this application they had received double figures, thus showing the level of concern for over development. Cllr Bennett encouraged the Committee to look at public concerns. He noted that Sunnyside Road had narrow access and therefore conditions need to be applied to make the application viable.

Cllr Andy Bennett then muted his microphone and continued to listen to the end of the application via telephone.

Mr Steven Locke, Planning Agent speaking on behalf of the applicant, spoke in favour of the application. He shared that the current application was for a bungalow and was in keeping with other properties. The site had plenty of parking and had received no objections from highways. The bungalow would address a local need. The land was previously used for dumping and tipping and therefore failed to contribute to the Green Network. A landscaping scheme would ensure new trees and shrubs were planted. Mr Locke believed that it was a sustainable development and would contribute to local housing.

Mr Steven Locke then muted his microphone and continued to listen to the rest of the application via telephone.

During the debate, some members raised questions and concerns regarding the estimated footfall relating to the footpath on site, the boundary issues, access for emergency vehicles and the premature removal of trees prior to planning permission.

The Planning Officer informed members that the ownership dispute was between the applicant and the owner of a neighbouring property and any land ownership disputes would be a civil matter between the parties involved. With regards to access for emergency vehicles, the road was already in existence and provided access to a number of properties. As a result it was considered to be of a suitable size to accommodate access for emergency vehicles.

The Planning Officer informed members that there had been objections received from Oakengates Town Council highlighting over development of the site and loss of green network. He explained that the erection of a bungalow would not be considered over development. As the land was in private ownership and the trees on site were not subject to Tree Preservation Orders the LPA could not prevent the felling of any trees on site. The application proposes replacement trees and landscaping and would be an enhancement to the site as it currently stands.

Some members welcomed the application and stated that in theory that there should be less traffic if the site is used as a bungalow rather than public house and believed the current condition of the previous Rose and Crown Public House was an eyesore.

Upon being put to the vote, it was unanimously;

**RESOLVED: That in respect of planning application TWC/2020/0087 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) set out in the report.**

Cllr Andy Bennett, Parish Council Representative and Mr Steven Locke, Planning Agent for applicant left the audio conference.

The meeting ended at 11.15 am

**Chairman:** .....

**Date:** Wednesday, 20 May 2020

## 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 11<sup>th</sup> 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/2020/0116

Land Adjacent to Yew Tree Manor, Pave Lane, Chetwynd Aston, Newport, Shropshire  
Change of use and creation of a Ménage including the erection of a fence \*\*\*\*\*additional  
information and amended plans received\*\*\*\*\*

**APPLICANT**

Will Askin

**RECEIVED**

06/02/2020

**PARISH**

Chetwynd Aston and Woodcote

**WARD**

Church Aston and Lilleshall

**THIS APPLICATION HAS BEEN CALLED IN TO BE DETERMINED BY PLANNING  
COMMITTEE AT THE REQUEST OF CLLR. ANDREW EADE**

On-line Application File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2020/0116>

**1. SUMMARY RECOMMENDATION**

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).

**2. SITE AND SURROUNDINGS**

- 2.1 Chetwynd Aston is a Parish that sits in close proximity to the Market Town of Newport. The application site is located on Pave Lane, within the rural area of the borough.
- 2.2 The application site is currently a field to the rear of Yew Tree Manor and Yew Tree Barn. It has trees bordering the site to the north and west, with open fields to the east. Whilst it is noted that both buildings previously were within the same curtilage, Yew Tree Barn is now a separate property to Yew Tree Manor after obtaining Planning Permission in 2017. The Yew Tree Barn site has a Stable Block where the Applicant keeps their horses adjacent to the application site field.

**3. PROPOSAL**

- 3.1 Full Planning Permission is sought for the creation of a ménage on an existing field adjacent to Yew Tree Barns and Yew Tree Manor. The ménage would measure 20 metres in width by 40 metres in length, and be constructed from a non-woven membrane with a riding surface on top. The ménage would have a 1.3 metre high timber fence around the border to keep the horses contained. The ménage would be accessed from the south, from the entrance to Yew Tree Barn.
- 3.2 Along with a duly completed Application Form, the applicant has supplied the Local Planning Authority with Location Plan, Block Plan, Section Plan and a Statement of Use.
- 3.3 During the course of the current submission, a series Amended Plans have been submitted to provide further details, and a Statement of Use has been provided. As a result, two further rounds of re-consultation have taken place during the application process.

#### 4. RELEVANT PLANNING HISTORY

- 4.1 Pending Associated Applications: TWC/2020/0304 - Erection of a timber structure to be used as a glamping pod utilising existing access off Pave Lane; and TWC/2020/0306 - Erection of a timber structured outdoor classroom including a toilet for purposes of alternative provision schooling.
- 4.2 TWC/2017/0047 - Part conversion and extension of existing coach house into 1No. 3-bed dwelling, erection of detached double garage and the erection of a stable block utilising existing access \*\*\* AMENDED DESCRIPTION, PLANS AND SITE BOUNDARY \*\*\* Full Granted: 14 February 2017
- 4.3 TWC/2018/0678 - Variation of Condition 11 of planning permission TWC/2017/0047 (Part conversion and extension of existing coach house into 1No. 3-bed dwelling, erection of detached double garage and the erection of a stable block utilising existing access) to increase the height of the proposed garage and minor alterations to design of stables \*\*\* Amended description \*\*\* Full Granted: 30 November 2018

#### 5. PLANNING POLICY CONTEXT

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031 (TWLP):

SP3 Rural Area  
SP4 Presumption in Favour of Sustainable Development  
NE1 Biodiversity and Geodiversity  
NE2 Trees, Hedgerows and Woodlands  
C3 Impact of Development on Highways  
BE1 Design Criteria  
ER11 Sewerage Systems and Water Quality  
ER12 Flood Risk Management

#### 6. CONSULTATION RESPONSES SUMMARY

As a result of the submission of a series of Amended Plans and Additional Information, the comments below have been summarised from across three consultation periods.

##### 6.1 Standard Consultation Responses

##### 6.1.1 Chetwynd Aston & Woodcote Parish Council: Object:

- Concern regarding neighbour amenity due to the location of the ménage;
- Insufficient information having been provided and landscape plans require further details;
- Concern regarding the character of the area;
- The Applicant's reference to the use of lighting is open-ended and may result in lighting being installed in the future;
- Suitable boundary screening being necessary.

##### 6.1.2 Cllr Andrew Eade: Object:

- Requested the application be determined by the Council's Planning Committee should it be recommended for approval;

- Considers the scheme will impact upon neighbouring properties and the landscape and is contrary to Policy BE1.
- 6.1.3 **Highways: No objection** subject to the site only being used ancillary to the Applicant's property and no business use on the site.
- 6.1.4 **Drainage: Support subject to Condition(s):**
- Recommend inclusion of standard Foul and Surface Water Drainage Condition, with details to be submitted prior to the commencement of development.
- 6.1.5 **Ecology: Support subject to Condition(s) and Informative(s).**
- 6.1.6 **Shropshire Fire Service: Comment:**
- Consideration should be given to information contained with Shropshire Fire & Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications' document.
- 6.2 **Neighbour Consultation Responses**
- 6.2.1 The application has been advertised through neighbour notification letters. Several letters of objection have been received from neighbouring properties raising the following concerns:
- The siting and location of the ménage close to properties where there is an alternative location available;
  - Negative impact upon the natural environment by changing the topography. The scheme would not comply with Policy BE1 and respect the landscape character;
  - Concerns for additional traffic accessing the site using a hazardous access and general concerns for highway safety;
  - Reference to previous planning permission TWC/2017/0047 where the Conservation Officer made comments in support of the conversion of the barn – neighbours consider the scheme would impact on the heritage of the site;
  - Using the ménage commercially would lead to problems with neighbour amenity. Concerns the riding/jumping of horses would impact on neighbour amenity in terms of noise and loss of privacy;
  - Close proximity to the property 'Yew Tree Manor' and would cause impacts as the built up part of the ménage would be adjacent to their rear amenity space and windows;
  - Inaccuracies in the plans submitted with regards to the site levels;
  - Reference to other applications submitted recently by the Applicant on an adjacent parcel of land which have not yet been determined;
  - Lack of justification for the need for the ménage – the needs of one individual who would use the ménage would not outweigh the harm.

## **7. PLANNING CONSIDERATIONS**

- 7.1 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
  - Scale and Design of the Proposal
  - Impact on Neighbour Amenity

- Response to Consultation Comments

Principle of Development

- 7.2.1 Section 38(6) of the Planning and Compulsory Act (2004) states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2.2 The site is located in the rural area, where the principle of erecting a ménage is considered to be acceptable as it would facilitate activities typically expected to take place within the rural area.
- 7.2.3 With regards to the operation of the ménage, the Applicant has confirmed the ménage would only be for the ancillary use of the occupiers of Yew Tree Barn and would not at any time be used for business purposes. The Local Planning Authority would secure this by including a Condition to restrict the land from being used for business purposes. The LPA does not consider the site would be suitable for business use as this would increase the intensity of the access arrangements, and therefore the Condition imposed would secure the site for the ancillary use of the occupiers only.
- 7.2.4 The Applicant has confirmed that no lighting will be installed on site, and the LPA also proposes a Condition to restrict this.
- 7.2.5 The principle of erecting a ménage in this area is therefore considered to be acceptable and would be suitable for its location in the rural area. The proposal is considered to accord with Policy SP3 of the TWLP.

Scale and Design of the Proposal

- 7.3.1 The site is a large field located at the rear of the Applicant's property, Yew Tree Barn and neighbouring property Yew Tree Manor. The land is relatively flat with a gentle slope from east to west. To the north of the site, the land slopes down quite significantly, away from the location of the proposed ménage. The site is enclosed to the north and west by woodland owned by the Applicant. It is open to the east, sitting adjacent to other fields outside of the Applicant's ownership. The Applicant's property and Yew Tree Manor sit to the south of the application site.
- 7.3.2 It is acknowledged the ménage would be a large addition to the site however it is considered this scale is necessary for the ménage to fulfil its purpose. The ménage would be in-keeping with its rural context as it is a location where you would typically expect these types of activities, and as a result it is considered the creation of the ménage would have no significant detrimental impact upon the character of the area.
- 7.3.3 The scheme would introduce a hard surface to an existing field with some levelling work to be done to the land in order to make the land flat. This is highlighted on the proposed section plans; as the site is on a steady slope, some cutting away of the land will be required where the land is at its highest point, and some building up of the land on the lower level will be required to make the ground flat enough to accommodate the ménage; the plans indicate the land would need to be raised, or lowered by less than 1 metre in order to flatten it.

- 7.3.4 It is acknowledged that the changing of levels would result in a change in the landscape character of the immediate site, however as the site is secluded and does not contribute to the wider area in terms of visual amenity, it is considered the changing of the levels would not result in any significant harm to the wider rural context or the character of the wider area and on balance, the alterations to the landscape are considered to be acceptable.
- 7.3.5 The cutting in of 0.9 metre will remove earth from the east of the site, and then this earth will be used to infill the 0.7 metre at the western end of the ménage. This cutting and infilling method will ensure natural material is used from within the site. The built up section of earth will be retained with a timber fence which will surround the ménage. This will result in some earth on either side of the ménage being retained at a higher height than the ménage itself which will soften its visual appearance.
- 7.3.6 In addition, the proposal originally showed a 1.8 metre high fence to surround the ménage. In order to soften the visual appearance, Officers requested this to be reduced in height. The fence shown on the plans now would be 1.3 metres in height which is considered to be a suitable compromise and would be more in-keeping with the site's rural setting. Overall, the proposal is therefore considered to be compliant with TWLP Policy BE1.

#### Impact on Neighbour Amenity

- 7.4.1 Policy BE1 of the TWLP states that development should not prejudice existing properties or uses. The ménage proposed would be sited on the land adjacent to the property Yew Tree Manor. No other residential properties are in the immediate vicinity of the site. From the plans submitted, the ménage would be situated approximately 27.5 metres from the rear wall of Yew Tree Manor, and 13 metres from the rear boundary of this property.
- 7.4.2 It is acknowledged that the occupants of Yew Tree Manor will experience a change in outlook with regards to overlooking a ménage opposed to the current field, however the development is proposed to be a suitable distance from this property to ensure no immediate impacts would occur in terms of loss of privacy or overlooking. Whilst Officers acknowledge some works will be undertaken to the land to alter the gradient to facilitate the ménage, the raising and lowering of the land in the areas shown on the plans is considered to be minor, and the ménage would not significantly increase the height of the land level where it would create impacts of overlooking. Given the significant separation distance of 27 metres, Officers are confident the proposal would not result in loss of privacy to this property. The Applicant has also stated that no lighting will be erected on the site and a Condition will be included to prevent lighting being installed, which would also remove any adverse impacts that could arise by lighting on the site.
- 7.4.3 A concern was also raised regarding the usage of the ménage and that the jumping and riding of horses would impact Yew Tree Manor in terms of noise. As the field is already used by the Applicants for riding horses, the usage would not significantly increase as a result of the application, other than the land would be suitable for use more often during the winter months and in bad weather. Therefore, whilst the amount of time spent on the land may increase throughout the year, Officers consider that the usage would not harm neighbouring amenity as it would not be significantly different to how the site is used at present.
- 7.4.4 Furthermore, in order to alleviate concerns the Applicant has amended the plans to show a hedge to be planted along the border of Yew Tree Manor. Although this may

take some time to grow, once established it would create a boundary treatment which would assist in softening the outlook from ground floor windows of Yew Tree Manor. A Condition is proposed to be included to ensure that the proposed hedge be planted during the first planting season following the grant of permission to ensure it is planted in good time in order to become established.

- 7.4.5 As a result, it is considered the proposal would not result in any significant detrimental impacts upon the property Yew Tree Manor or any other neighbouring properties nearby to the site. The scheme is considered to be compliant with Policy BE1 in this respect.

#### Response to Consultation Comments

- 7.5.1 With regards to the comments raised regarding the impact on the character of the area, these concerns have been addressed above. The Lilleshall Hall Park has been raised which is within close proximity to the site, however there is a field, woodland and Pave Lane separating the site from the Lilleshall Hall Park and as a result there would be no impact on this designated area as a result of the proposal. With regards to the comments regarding residential amenity, these have also been addressed.
- 7.5.2 With regard to the concerns raised regarding additional traffic entering and exiting the site and highway safety, the Council's Highways Officer has been consulted on the scheme and concluded they have no objection subject to the site only being used for the ancillary use of the Applicant's and not for commercial purposes. As the Applicant has confirmed the site will only be used by those in their household and will not be used for business purposes, Officers have no object to the scheme on highways grounds as there would be no increase pressure on the existing access. A Condition will be placed upon the consent to restrict the use of the ménage.
- 7.5.3 A comment was raised regarding the heritage of the group of buildings including Yew Tree Barns and Yew Tree Manor and how the proposal would impact upon the heritage of these buildings. Officers consider that the site is located outside of the curtilage of both properties, and due to the nature of the proposal it would have no significant detrimental impact upon the character of either property.
- 7.5.4 Concern has been raised regarding the accuracy of the plans and whether these truly reflect land levels. Officers have assessed the plans and consider the plans submitted are accurate to represent the level of development taking place, and Officers have visited the site to check the accuracy of the plans.
- 7.5.5 A pair of further pending planning applications have been submitted by the Applicant to the LPA for consideration. The first relates to a glamping pod, and the latter for an outdoor classroom. Both applications are proposed to be located on the adjacent field to the east on the other side of the woodland which is also owned by the Applicant. Whilst Officers are aware of these application, as these applications have not yet been determined and are in the early stages of the application stage, it is considered the two new applications are not relevant to this scheme and Officers must assess each scheme on its own merits at the time of determination.
- 7.5.6 It has been suggested that the justification put forward in the Statement of Use is not sufficient to justify the need for a ménage in this location. The ménage would allow the Applicant's daughter and family to ride on the field during all weathers and during the winter months, and given the Applicant has stated the site will only be used for ancillary use, Officers have no objection to the scheme on this basis.

7.5.7 Finally, comments have been raised regarding the installation of lighting on the site and how this would have the potential to impact wildlife and nearby properties. The Applicant has confirmed in writing that no lighting will be installed on the site and no details of lighting have been included as part of this application. Officers will include a Condition on any consent granted that no lighting should be erected on the site and the Applicant would need to apply for formal permission should they wish to erect lighting in the future.

## 8. CONCLUSIONS

8.1 The principle of erecting a ménage is considered to be acceptable given its location within the rural area. The ménage would be for the ancillary use of the Applicants and the works proposed are considered to be acceptable. The proposal would not result in significant detrimental harm to neighbouring properties and would accord with Telford & Wrekin Local Plan Policies SP3, SP4 and BE1 and National Guidance contained within the NPPF.

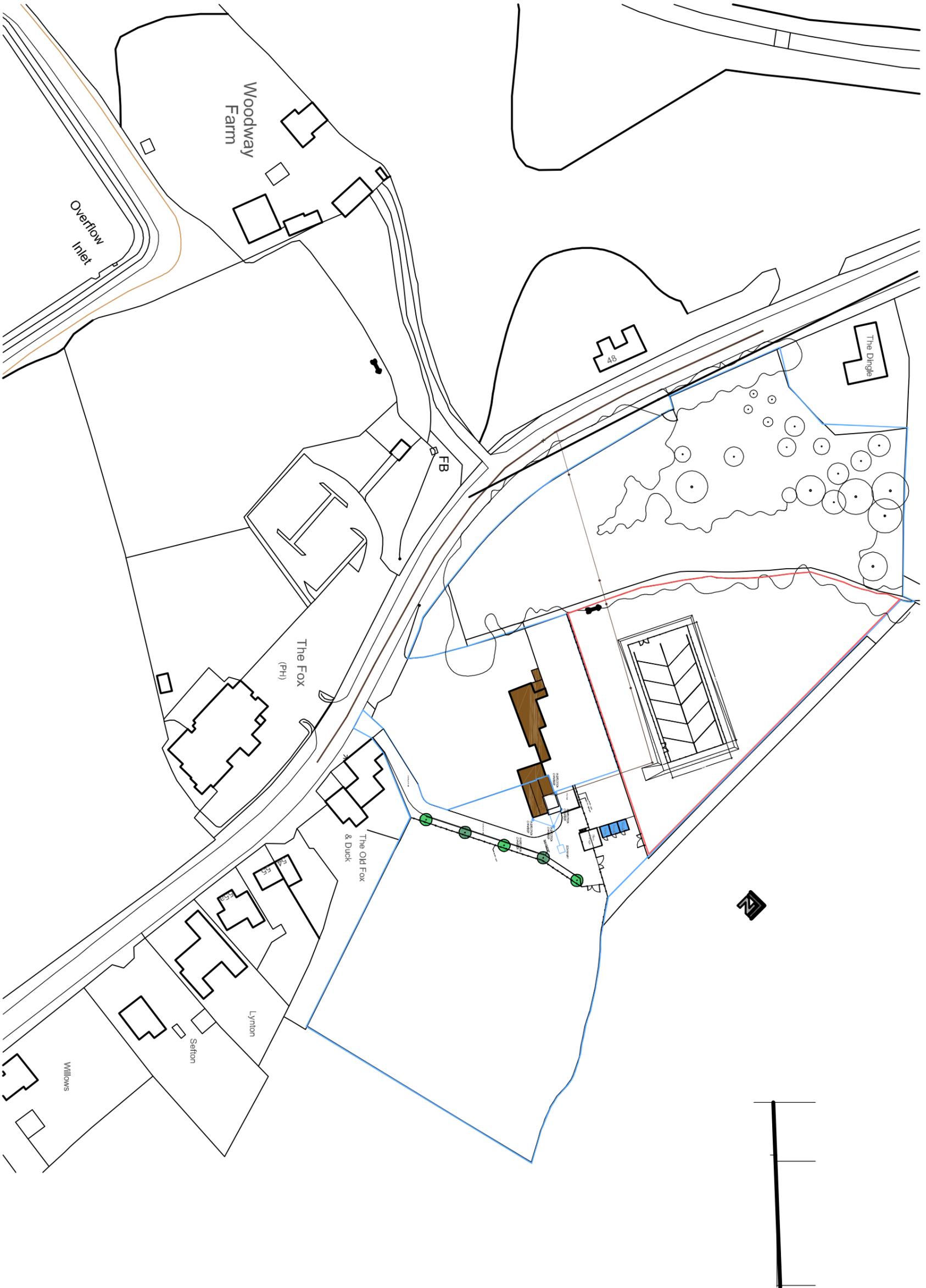
## 9. RECOMMENDATION

9.1 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 Condition(s):

A04	Time Limit
B061	Foul and Surface Water Drainage
C00	Materials as Submitted
B12	Hedgerow Planting
C073	Tree & Hedge Protection
C38	Works in Accordance with the Approved Plans
Custom	No Lighting to be Erected
Custom	No Business Use

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 All structural elements including drainage are to structural engineers details and specification.  
 All Drainage is to be agreed with Building Control and the appropriate water board where required.



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Location Plan 1:1250 scale

	An INDEPENDENT FIN. APPROVED 1407008 0101
	<b>TESHA LIMITED</b> The Old Chapel Stratton Westwood Much Wenlock Tel: 0845 2697006 Email: info@tesha.co.uk
Mr & Mrs Aslin The Ball Pave Lana Newport Shropshire, TF10 9LQ	client
Formation of New menage	project
Location Plan	
Date: Jan 2020 Scale: 1:1250	
<b>8280-001</b>	

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**Hedging trench**

The Contractor shall set out the line of the hedge trenches and spray out all existing grass vegetation with a contact herbicide if required, avoiding any drift onto adjacent grass areas at least two weeks prior to planting.

A trench shall be dug 1000mm wide (minimum) x 450mm depth and the backfill mixed with one 80-litre bag of compost and 100g of fertiliser per 4 linear metres. Hedging plants shall be set out in two staggered lines to form a density of 5 plants per linear meter.

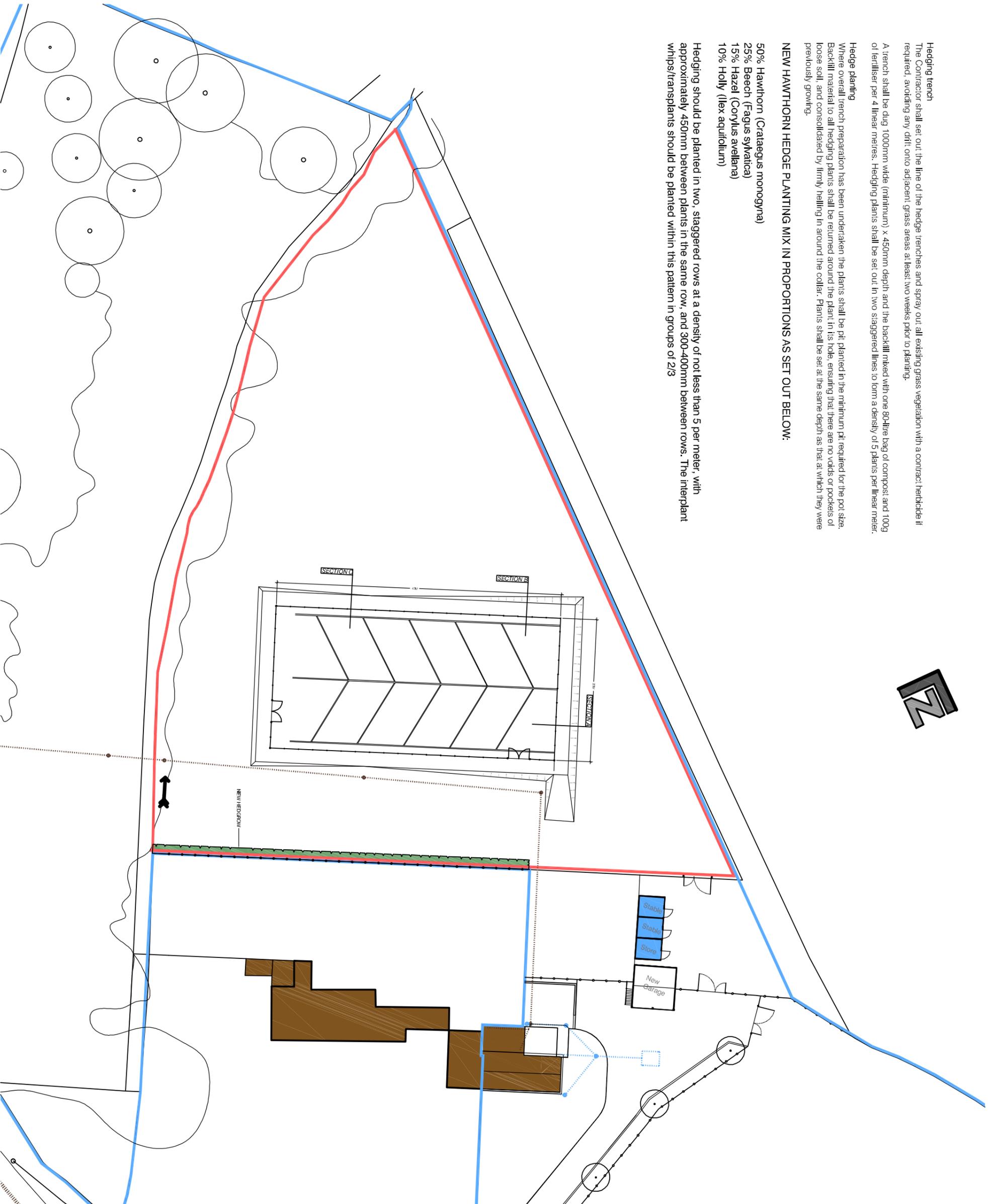
**Hedge planting**

Where overall trench preparation has been undertaken the plants shall be pit planted in the minimum pit required for the pot size. Backfill material to all hedging plants shall be returned around the plant in its hole, ensuring that there are no voids or pockets of loose soil and consolidated by firmly tamping in around the collar. Plants shall be set at the same depth as that at which they were previously growing.

**NEW HAWTHORN HEDGE PLANTING MIX IN PROPORTIONS AS SET OUT BELOW:**

- 50% Hawthorn (Crataegus monogyna)
- 25% Beech (Fagus sylvatica)
- 15% Hazel (Corylus avellana)
- 10% Holly (Ilex aquifolium)

Hedging should be planted in two, staggered rows at a density of not less than 5 per meter, with approximately 450mm between plants in the same row, and 300-400mm between rows. The interplant whips/transplants should be planted within this pattern in groups of 2/3



**Notes:**

Do not scale from this drawing. All dimensions to be confirmed by contractor on site. This drawing remains the property of TESH A LIMITED and may not be passed on or altered without the prior permission of TESH A LIMITED.  
The production of these drawings does not convey that party wall agreements have been sought or agreed to. Party wall issues are to be dealt with separately. If in any doubt you are advised to consult with your solicitor or legal advisor.

Compliance with the construction design and management regulations (CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

All structural elements including drainage are to structural engineers details and specification.  
All Drainage is to be agreed with Building Control and the appropriate water board where required.



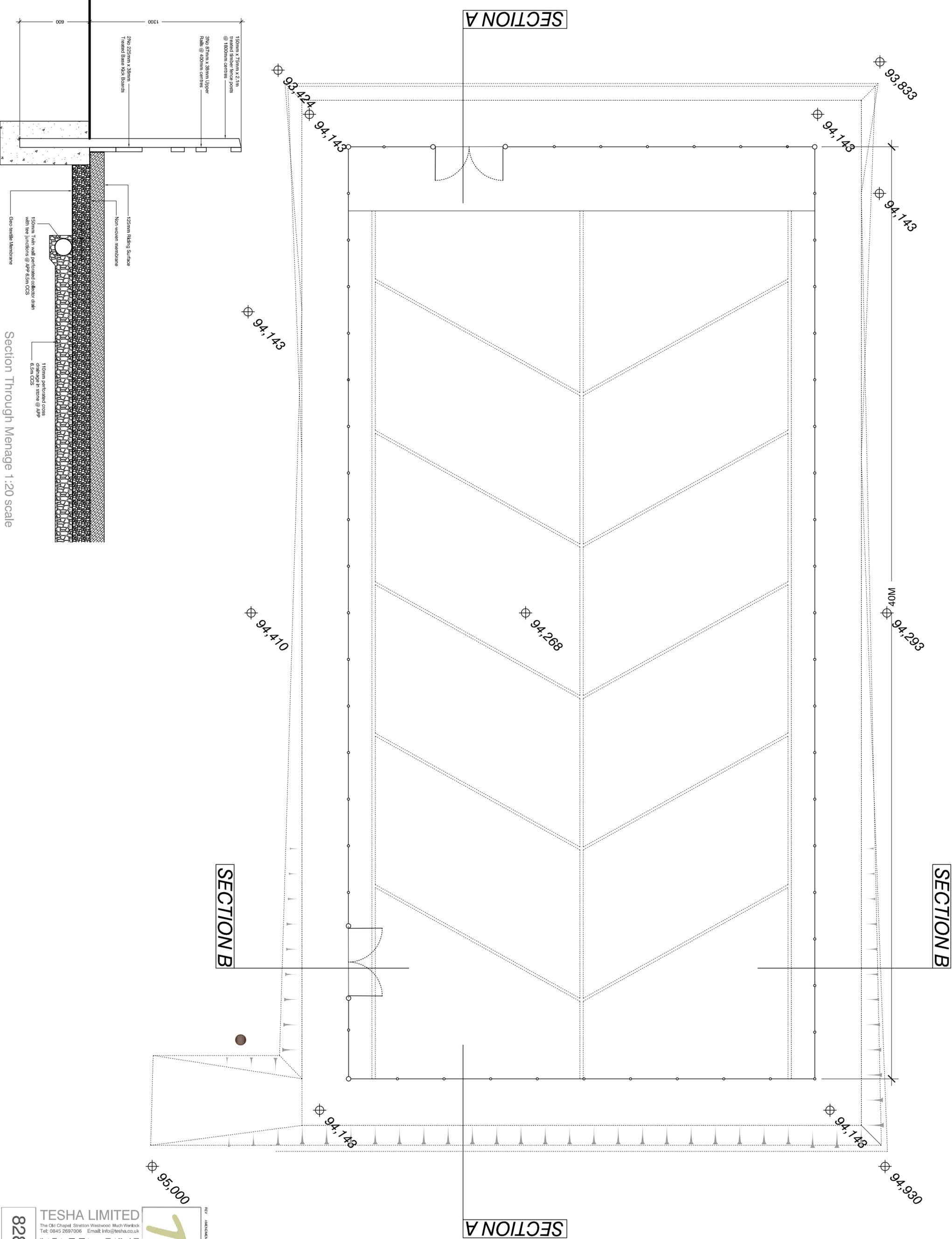
Mr & Mrs Aslin  
The Ball Pave Lane Newport  
Shropshire, TF10 9LQ

Formation of New Menage

client  
project  
Date: Jan 2020  
Scale: 1:500

TESHA LIMITED  
The Old Chapel Stratton Westwood Much Wenlock  
Tel: 0845 2697006 Email: info@tesha.co.uk  
8280-002 E

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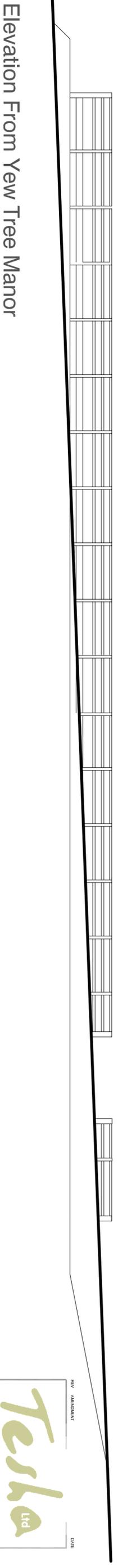
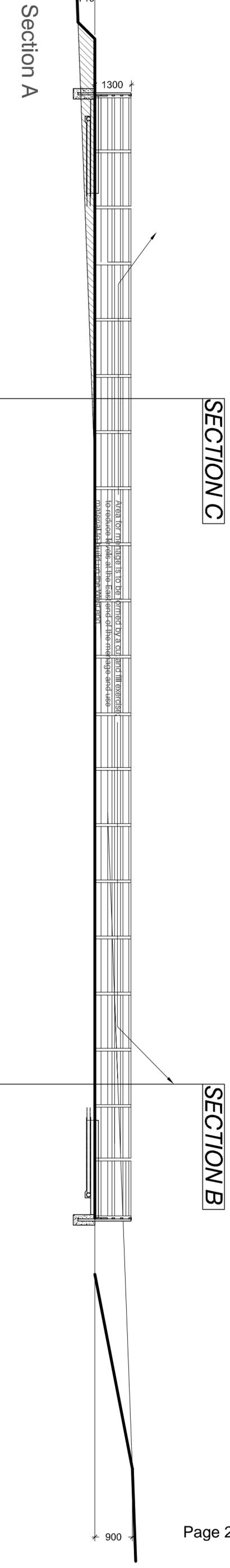
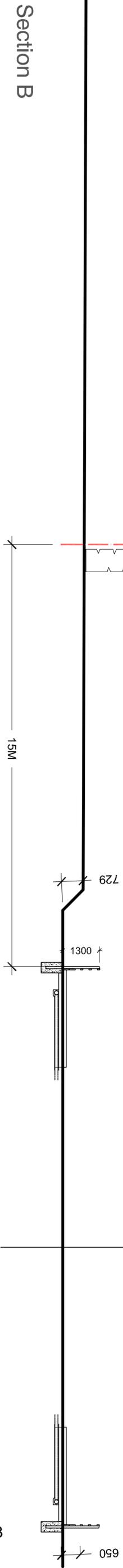
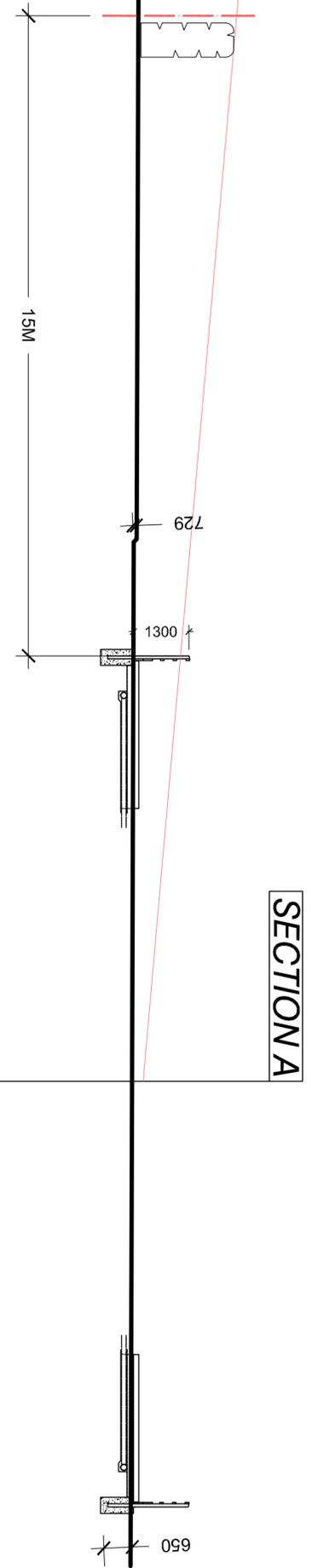


Section Through Manage 1:20 scale

<p><b>TESHA LIMITED</b>  <small>The Old Chapel, Stretton Westwood, Much Wenlock          Tel: 0845 2697006 Email: info@tesha.co.uk</small></p>	<p><b>Mr &amp; Mrs Askin</b>          The Bell, Pavé Lane, Newport,          Shropshire, TF10 9LQ</p>	<p>Formation of New Manage</p>	<p>project</p>	<p>client</p>
<p><b>8280-003A</b></p>	<p><b>Tesha Ltd</b></p>			

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Yew Tree Manor  
Section C



REV. AMENDMENT

DATE

Mr & Mrs Askin  
The Bell, Pavé Lane Newport,  
Shropshire, TF10 9LQ  
Formation of New Menage

client

Menage Sections

project

TESHA LIMITED  
The Old Chapel, Stretton Westwood, Much Wenlock  
Tel: 0845 2697006 Email: info@tesha.co.uk

**Tesha Ltd**

Date: Jan 2020  
scale: 1:100

8280-004B

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TWC/2020/0210

Sunnycroft View, 209 Holyhead Road, Wellington, Telford, Shropshire, TF1 2DP  
Change of use from dwelling house (use class C3) to residential institution (use class C2)

**APPLICANT**

Unity Residential Care Facilities

**RECEIVED**

06/03/2020

**PARISH**

Wellington

**WARD**

Ercall

**THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR MILES HOSKEN.**

Online application file:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2020/0210>

## 1. Summary Recommendations

1.1 Full Grant subject to conditions and informatives.

## 2. APPLICATION SITE

2.1 No.209 is a new build dwelling located on Holyhead Road, Wellington within access of shops, schools and doctors surgeries; there is a public transport system which serves Wellington so that other areas of Telford are accessible.

2.2 Dwellings within the immediate vicinity tend to be detached or semi-detached and built to a similar design. The application site is located opposite Sunnycroft, which is a Grade II Listed Building under the ownership of the National Trust. There is however no direct impact upon this property or its setting due to trees and planting along the front boundary.

## 3. Application Details

3.1 This full planning application seeks permission for the change of use of a dwelling (Use Class C3) to a residential institution (Use Class C2). There are no external or internal alterations proposed as part of this scheme.

3.2 A Business Plan supports the application and outlines that the application seeks to use the existing dwelling to accommodate 3 children aged between 7 and 17 years of age.

- 3.3 Staff will operate on a shift basis, with two full time carers being on duty each day working a 48 hour shift. They will operate on a 2 day on, 4 day off rota.
- 3.4 The changeover for full time staff members will occur every 48 hours between 8:00am and 10:00am and will be controlled by condition in accordance with the submitted Business Plan.
- 3.5 Alongside the two overnight carers there will typically be a third carer joining them in the afternoon, starting between 2:00pm-3:00pm and finishing around 10:00pm-11:00pm.
- 3.6 Additionally, the care home has a full time manager; the manager is generally based at head office carrying out meetings and visiting a variety of different care homes but will visit the care home between 9am and 5pm on an ad hoc basis.
- 3.7 The children receiving care will do all the activities that any other child would do including going to school and other family based activities.

#### **4. Planning History**

- 4.1 TWC/2016/0828 – Outline application for the erection of 1no. dwelling with all matters reserved – Outline granted 22.11.2016
- 4.2 TWC/2017/0451 – Outline application for the erection of 1no. dwelling with detached garage and associated access – Outline granted 11.07.2017
- 4.3 TWC/2017/0920 – Reserved matters application for the erection of 1no. dwelling with detached garage including details for appearance, landscaping, layout and scale pursuant to outline application TWC/2017/0451 – Reserved Matters Granted 10.01.2018

#### **5. Relevant Policy Documents**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

#### **6. Neighbour Representations**

- 6.1 Five neighbouring properties have been formally consulted on the proposed and the Local Planning Authority have received two letters of objection. The letters of objection raise the following comments/concerns:

#### Drainage and flooding

- The property was built over a pond that was fed by a water culvert. This culvert still runs through the ground of the house, consequently, a watercourse does run within 20 metres of the property.
- In 2016 Groundsure identified the plot as an area at risk of pluvial / fluvial flooding. This has been compounded by the Taylor Wimpey development.
- Flooding makes the back garden continually unusable.
- Most recently, flooding occurred from the road overflow.
- Currently unresolved flooding issues and ground conditions that remain on-going at both 209 and 211 Holyhead Road.

#### Suitability of property for use as a C2 Residential Institution

- Unsuitable application to convert 209 Holyhead Road into a busy commercial business, bringing unnecessary additional noise and disturbance to an important quiet and well-established residential area of Wellington.
- The previously approved application was only approved for use as a residential dwelling. Whilst the supporting document to the application outlines a traditional family environment, it is devoid of any safeguarding assurances to neighbours

#### Highway safety

- Highway issues relating to vehicles both arriving and departing from the property of 209 Holyhead Road onto a busy main road with restricted visibility and blind spots from the incline towards and beyond the National Trust property opposite.

## **7. Statutory Representations**

7.1 Wellington Town Council – No comment received.

7.2 Cllr Miles Hosken – Object:

- Unresolved flooding issue and issues with the development at the rear of the neighbouring properties.
- Proposed use is incompatible with the immediate locality, the property is a traditional residential property which is being converted into a business.
- Adverse highway safety issues, particularly the access/egress onto the main Holyhead Road. These issues will increase due to the more regular visits to the property.
- National Trust property is located opposite the site, as such this area of Holyhead Road will be very busy.

7.3 Highways – No objections

7.4 Shropshire Fire Service – Comment:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service’s “Fire Safety Guidance for Commercial and Domestic Planning Applications” document.

## **8. Appraisal**

### Principle of use

8.1 The main issues in this case are whether the proposed change of use would result in an unacceptable impact on nearby residential amenities, and whether the residential institution would be out of character with the area. Cumulatively, the nature of the change involved and how material it would be is a fundamental factor.

8.2 Policy HO7 of the Telford & Wrekin Local Plan 2011-2031 outlines that the Council will support proposals within the Use Class C2 and other forms of residential accommodation including retirement homes to address specialist housing needs, providing that;

- The proposed development is designed to meet the specific needs of residents, including requirements for disabled people where appropriate;
- The location of the development is in close proximity to community and support facilities, shops and services, and public transport connections;
- The proposed development related well to the local context in design, scale and form.

8.3 The application site is located within Wellington, which is a highly suitable location with good access to local facilities, shops and to public transport connections. The overall scale and design of the application site is not changing as part of this proposed scheme, it therefore relates well to the local context in respect of scale, design and form. The proposal is therefore deemed to be compliant with Policy HO7 of the Telford & Wrekin Local Plan 2011-2031.

### Impact upon the living conditions of neighbouring properties

8.4 Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which respects and responds positively to its context and enhances the quality of the local built and natural environment. The proposal would not result in any changes to the external appearance of the fabric of the building. The proposal will not introduce windows which would overlook adjacent properties, similarly it will not introduce any extensions which would cause a loss of light or dominance to the streetscene.

8.5 Policy BE1 of the Telford & Wrekin Local Plan also states that the Council will

support development which demonstrates that there is no significant adverse impact on nearby properties by noise or that new development does not prejudice or undermine existing surrounding uses. With regards to the impact caused by noise and disturbance, the proposal will comprise of 2 full time, overnight carers, 1 additional carer during the afternoon and evenings and 1 on site manager, who will generally be based at head office rather than in the institution itself. There will also be the 3 children living in the accommodation at any one time.

- 8.6 As a result of the level of care required the maximum number of staff that are likely to be within the institution at one time is 4. This is considered to be equivalent to the scale of a large family, reflecting the character of the surrounding area; any possible noise disruption is likely to be limited due to their being only 3 children there at one time and the staff on site would provide both supervision and care. In addition to this, the changeover times have been scheduled to correspond with a normal working day, being between 8:00am to 10:00am for overnight carers; at this time the afternoon care worker will not be on site so again the maximum number of care workers during this changeover period will be 4. With regards to the afternoon care worker, the finishing time for this shift is generally between 10:00pm – 11:00 pm, however as this not a changeover between staff and will simply involve the afternoon care worker leaving the premises this is considered acceptable. As previously mentioned, the onsite manager generally works between 9:00am and 5:00pm, however the majority of this time is spent between head office, meetings and other residential institutions. Subsequently, this level of staff and care in not considered to harm the amenities of the surrounding area any more than a C3 residential dwelling would.
- 8.7 Alongside the staff working hours and change over times the applicant has confirmed that the children living within this residential institution will not require any medical care other than in emergencies; similar to that required for a typical family home. All children will have yearly medical assessments however these generally take place away from the application site. Additional visits do take place from a social worker every 6 weeks for the children living in the home.
- 8.8 Whilst it has been noted that there is concern with regard to children who could be accommodated here, planning cannot distinguish between one child to another; it is not within the realms of planning to directly control behaviour. In this instance, it is considered that the proposed use would not have a significantly detrimental impact on the surrounding amenity than if the property were in use as a large family dwelling. As such, the proposal complies with Policy BE1 of the Telford & Wrekin Local Plan.

## Highways Impacts

- 8.9 Based on the parking standards in the Telford & Wrekin Local Plan, the unit should provide 1 parking space per every 4 bed spaces and 1 parking space per 1 member of staff. As such, the minimum number of parking spaces that would be required as per the parking standards outlined within the Telford & Wrekin Local Plan is 5 at any one time. Alongside this, within the supporting statement submitted the agent has confirmed that there will be two pool cars used to transport the children to school and for other activities. It is therefore considered, by looking at the parking plan provided, the level of parking required can be easily accommodated on the drive. The proposed scheme is therefore considered acceptable and would not result in any on street parking.
- 8.10 In this instance the access onto the site is existing and was assessed during the previously approved applications TWC/2017/0451 and TWC/2017/0920 which granted consent for the dwelling to be constructed.
- 8.11 Comings and goings proposed would not be any different in this instance than if a family was living in the application dwelling. Following on from the formal consultation period, the Council's Highways specialist has raised no objection to the proposed scheme. As such, officers consider the proposed scheme will not result in any highway concerns.

### Flooding:

- 8.12 Concern has been raised in this instance in relation to flooding on the application site, which was caused by a previously approved development to the rear of the application dwelling. However, measures have been put in place to rectify this issue which would need to be resolved regardless of this application which has no impact on flooding as there are no extensions or external alterations proposed. As such flooding is not a material planning considerations in this instance.

## **9. CONCLUSIONS**

- 9.1 The proposed scheme is considered to be acceptable in this instance. Despite a material change of use being evident by virtue of the level of care being provided, including the number of staff and children and staff change over times proposed, this is not considered to result in any significantly detrimental harm upon the amenity of neighbouring dwellings. There is adequate provision for on-site car parking as well as adequate garden space to cater for the proposed use. The proposed scheme is therefore considered to be compliant with the policies HO7, C3 and BE1 of the Telford & Wrekin Local Plan 2011-2031 and the NPPF and is acceptable subject to relevant conditions and informatives.

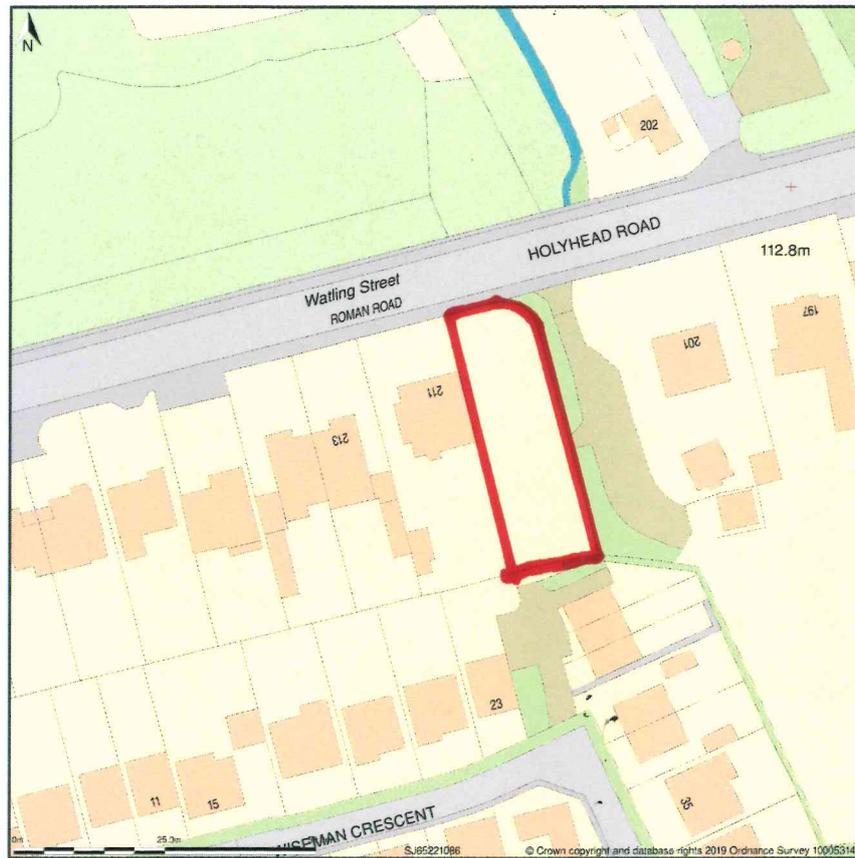
## 10. Detailed recommendation

Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to the following conditions:

1. A04                      Time Limit
2. CCustom                Development in accordance with business plan approved
3. C38                      Development in accordance with approved plans
4. D06                      Restriction on use as C2 Residential Institution
5. DCustom                Restriction on the number of children within the Residential Institution

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209, Holyhead Road, Wellington, Telford, Telford And Wrekin, TF1 2DP



Site Plan shows area bounded by: 365152.16, 310794.18 365293.58, 310935.6 (at a scale of 1:1250), OSGridRef: SJ65221086. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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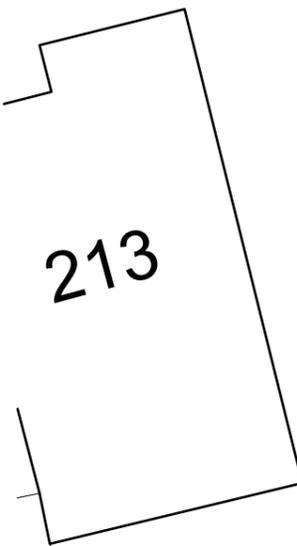
All Dimensions & Levels to be checked and verified by the contractor prior to works commencing. Do not scale this drawing  
Any errors to be reported to the Architect immediately  
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# HOLYHEAD ROAD

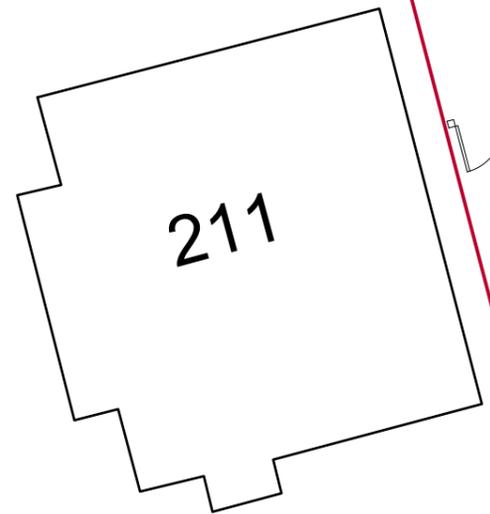
# ROMAN ROAD



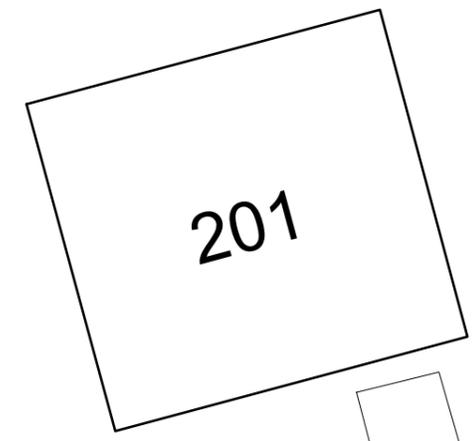
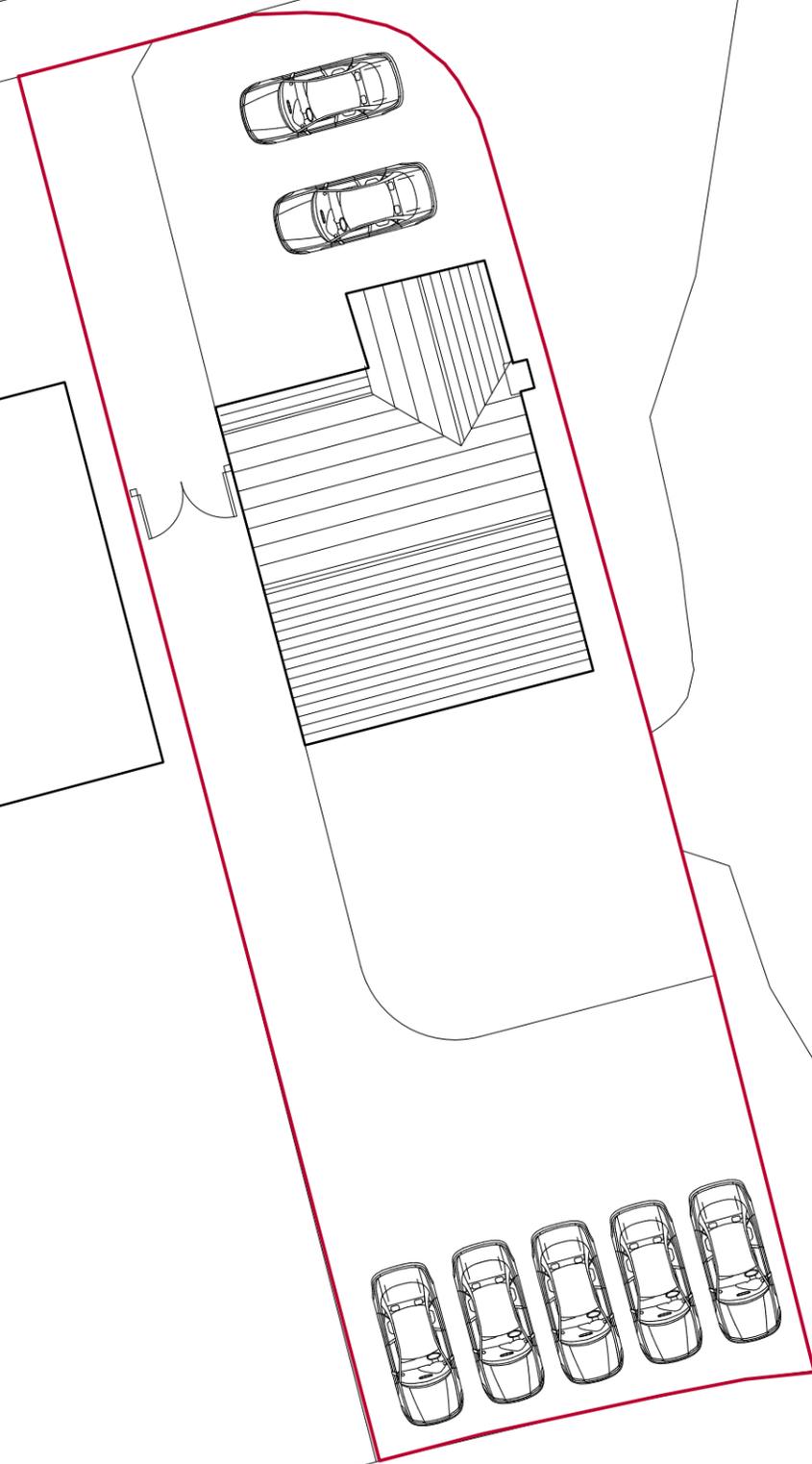
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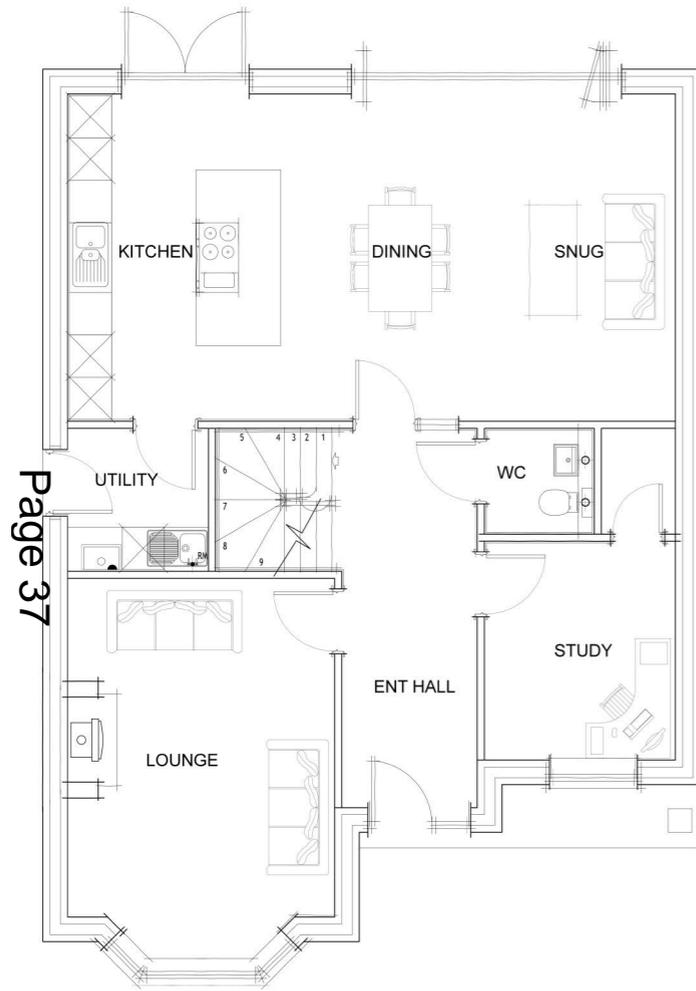
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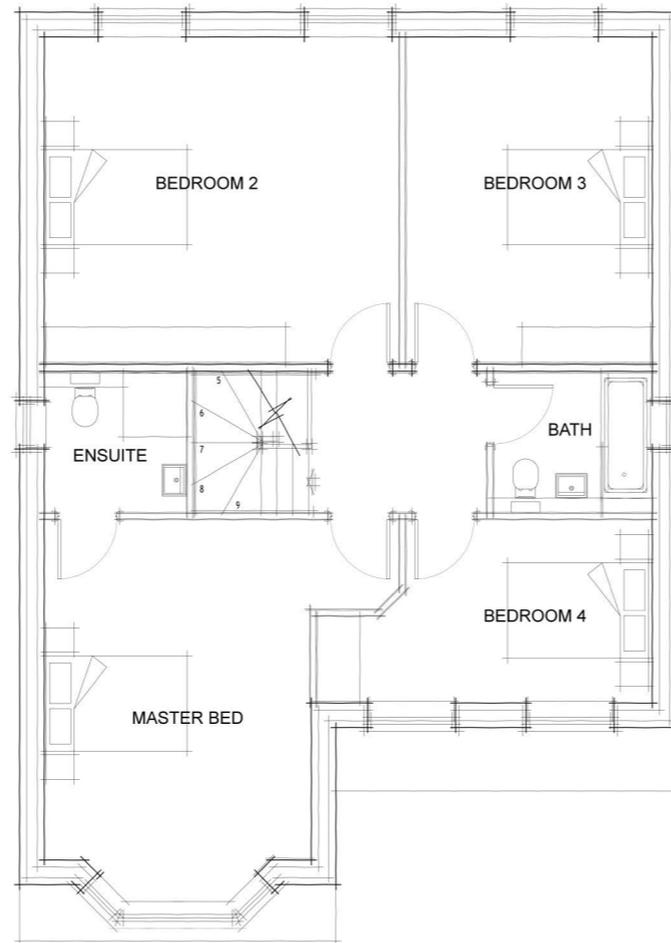
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Page 37

GROUND FLOOR



FIRST FLOOR

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drawing 30-01 revision

client UNITY CARE

project CHANGE OF USE

location 209 HOLYHEAD ROAD, TF1 2DP

title FLOOR PLANS

issue PLANNING

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TWC/2020/0218

Former Dairy Crest Ltd, Crudgington, Telford, Shropshire  
Erection of 7no. dwellings with associated parking and roads

**APPLICANT**

Shropshire Homes Ltd

**RECEIVED**

06/03/2020

**PARISH**

Waters Upton

**WARD**

Edgmond and Ercall Magna

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT  
ENTAILS A S106 AGREEMENT**

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2020/0218>

**1. SUMMARY RECOMMENDATION**

- 1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to conditions, informatives and the applicant entering in to a S106 agreement to secure financial contributions and affordable housing.

**2. SITE AND SURROUNDINGS**

- 2.1 The site is located to the west of Crudgington village and approximately 5 miles north of the Telford urban boundary. The site forms part of the former Crudgington Creamery which in total extends to approximately 6.08 hectares of commercial brownfield land.
- 2.2 The site is located to the north side of the B5062 and to the west of the A442 which is a busy arterial route linking north Telford with the A53 trunk road to the north. Approximately 70 metres to the south east of the site is a busy crossroads junction of the B5062 and the A442. The site is separate from the village of Crudgington which is located beyond the crossroads. Crudgington Primary School is located approximately 500 metres to the north alongside the A442. The nearest residential properties to the site consist of Station House, approximately 80 metres to the south, Manor House located 100 metres to the south east and Crudgington Manor located 125 metres to the east of the site.
- 2.3 The site has a fairly rural character given its location away from the settlement and being adjacent fields on 3 sides. The River Tern flows along the west side boundary and part of the site therefore falls within Flood Zones 2 and 3. The north boundary contains a dense row of trees with a number protected by Tree Preservation Orders. The west boundary also contains intermittent clusters of trees. The south of the site is bound by the B5062 from which it is separated by a mature hedgerow with intermittent trees. A dismantled railway line previously travelled through the west side of the site and a disused railway bridge is located to the south west of the site which carries the B5062 over the former line.

**3. PROPOSAL**

- 3.1 The application seeks full planning permission for the erection of 7no. dwellings which are to be located on a parcel of land previously designated under the original

permission for rural workshops. The developer has acquired a separate parcel of land to the south of the site and a separate planning application (Ref. TWC/2020/0288) has been submitted to relocate these workshops.

- 3.2 The proposed additional 7 dwellings will comprise 5no. 4 bed and 2no. 3 bed dwellings and shown as plot no's 112-118 on the accompanying site plan. Vehicular access has already been established through the approval of previous outline and reserved matters approvals with a new priority junction provided and pedestrian footway provided along the north side of the B5062 and the west side of the A442, together with a signalised Toucan crossing facility on the A442.
- 3.3 The proposed layout represents a density which is reflective of the wider development. Each house will either an integral single garage or an attached double garage with on-plot parking that achieves the standards as set out in the Telford & Wrekin Local Plan (TWLP).
- 3.4 Soft landscaping will take the form of low level shrubs and trees whilst hardstanding will be a combination of tarmac and block paving which will help distinguish areas of adopted highway and privately managed roads. Boundary treatment is proposed as garden walls where visible from the highway and elsewhere close boarded timber fencing.
- 3.5 The original outline secure financial contributions towards a range of local infrastructure (education, highways, play and recreation etc.). Some of these, such as play and recreation will be not need to be increased to accommodate these additional units, however others such as education and potentially highways may need to be increased proportionately. Officers are currently awaiting confirmation on the necessity and level of additional contribution and these will be reported to Members via a Written Update in advance of the meeting. This will also take into account any contributions required by a current application (TWC/2020/0219) which seeks permission for one additional dwellings following amendments to one dwellings and repositioning of three further plots.

#### **4. PLANNING HISTORY**

- 4.1 TWC/2015/0157 - Outline application for the demolition of existing commercial buildings and erection of 111no. dwellings with associated amenity space and car parking and erection of commercial units, creation of public open space with attenuation ponds, play space, landscaping and highway improvements. Outline Granted (13/11/2015)
- 4.2 TWC/2018/0472 - Variation of conditions 4 and 22 of planning permission TWC/2015/0157 (Outline application for the demolition of existing commercial buildings and erection of 111no. dwellings with associated amenity space and car parking and erection of commercial units, creation of public open space with attenuation ponds, play space, landscaping and highway improvements) to relocate the commercial units to the north east part of the site. Full Granted (14/09/2018)
- 4.3 TWC/2018/0760 - Reserved matters application for the erection of 111no. dwellings with associated garages, 16no. commercial workshop units with associated parking, creation of public open space with an attenuation pond, play space and landscaping including details for appearance, landscaping and scale pursuant to outline application TWC/2018/0472. Reserved Matters Granted (20/12/2019)

- 4.4 TWC/2020/0219 - Erection of 1no. two storey dwelling, amendments to plot 1 plans and elevations and repositioning of the plots 3, 4 and 5 and their parking arrangements. Currently under consideration.
- 4.5 TWC/2020/0288 - Development of 800 square metres of rural workshops with associated parking spaces and roads. Currently under consideration.

## **5. RELEVANT POLICY DOCUMENTS**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (TWLP) 2011-2031
- 5.3 Waters Upton Neighbourhood Plan (2016)

## **6. NEIGHBOUR REPRESENTATIONS**

- 6.1 No representations received following public consultation.

## **7. STATUTORY REPRESENTATIONS**

- 7.1 Waters Upton Parish Council: Support
- The Parish Council continues to support the provision of residential and rural workshops. The current proposals raise further questions regarding the close proximity of the access points to Crudgington Crossroads. The Parish Council is looking for funding that will enable the proposals for Crudgington Crossroads to be brought forward to ensure a safer road junction is in place prior to occupancy of the dwellings. It is also necessary to support the reintroduction of a rural bus route to link this site with Shrewsbury and Newport and further financial contributions are required to enable this to be possible.
- 7.2 Highways: Support subject to conditions and previous secured contributions
- The conditions imposed to the previous permissions are still applicable and will be required to be discharged.
- 7.3 Drainage: Comment
- The conditions imposed to the previous permissions are still applicable and will be required to be discharged.
- 7.4 Archaeology: No Comment
- 7.5 Ecology: Support subject to conditions
- The conditions imposed to the previous permissions are still applicable and will be required to be discharged.
- 7.6 Arboriculture: No comments
- 7.7 Shropshire Fire Service: Comment
- Include Fire Authority informative

## 8. APPRAISAL

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

- Principle of the development;
- Access, Scale and Layout;
- Character & Appearance;
- Ecology and Trees;
- Flood Risk and drainage;
- Planning obligations

### Principle of development

8.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP) and the Waters Upton Neighbourhood Plan. The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

8.3 The principle of residential development on this site has previously been established through the approval of outline consent Ref. TWC/2015/0157 and subsequent approval of Reserved Matters Ref. TWC/2018/0760. The principle of development remains acceptable subject to overcoming all relevant technical considerations.

### Access, Scale and Layout

8.4 The proposed development will be served by the new vehicular and pedestrian access onto the B5062 through provision of new priority T- junction. The existing access will be closed as part of the works and will effectively be relocated 15 metres to the east. Additional improvements will see a new pedestrian footway provided either side of the access road which will extend along the north side of the B5062 to the crossroads junction to the east of the site. A pedestrian footway will also be provided along the west side of the A442 linking with a new signalised Toucan pedestrian crossing in order to provide an enhanced pedestrian and cycle link to Crudginton Primary School, the amenities of Waters Upton and the bus stops located to the east of the Crudginton Crossroads.

8.5 The Council's Highways Officer has assessed the proposal in the respect of access provision and is satisfied that the provisions are acceptable and will not be harmful to highway or pedestrian safety. Officers are satisfied that sufficient provisions have been made for on-plot parking with a total of 28 car parking spaces being provided which exceeds the requirements as set out in the TWLP.

### Character and appearance

8.6 Policy BE1 of the TWLP 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. The Council will support development which seeks to

respect and respond positively to its context, demonstrating an integrated design approach and respecting its landscape setting.

- 8.7 The original scheme allowed the development of 111 dwellings which represented a density of approximately 18.25 dwellings per hectare (dph). The current proposal equates to an overall density of approximately 19.4dph which is considered appropriate for this site and is in accordance with 'Density and net site area study' of the TWLP. Para. 122 of the NPPF requires planning decisions to make 'efficient use of land' and therefore taking the above in to consideration, the scale of development is considered to be acceptable and compliant with planning policy.
- 8.8 The housetypes submitted for approval include the 'Grasmere', 'Earlsdale', 'Carrisbrooke' and 'Rydal'. All four housetypes have previously been considered as part of the earlier Reserved Matters approval which was approved in December 2019. At this time officers considered that the design and appearance of the proposed dwellings would 'respect the character and appearance of the surrounding area, with the use of sympathetic materials and treatment'. The proposals therefore remain compliant with planning policy.

#### Ecology and Trees

- 8.9 The application is supported by an Ecological Assessment (dated August 2019). The report has been assessed by the Councils Ecology team who are satisfied that the proposal can be carried out without harming local wildlife habitats or European Protected Species subject to suitable mitigation measures being delivered as proposed. No objection is therefore raised subject to the developer applying to discharge the conditions previously imposed to the outline permission. These conditions include development to be carried out in accordance with the recommendations of the previously submitted Ecological Assessment, submission of a Habitat Management Plan and landscaping plan, provision of artificial nesting and roosting boxes and details being provided in relation to external lighting. In this regard the proposals remain compliant with policy NE1 of the TWLP.
- 8.10 An Arboricultural Impact Assessment also accompanies the application which has previously been reviewed by officers. The report confirms that the site contains significant tree coverage along the west and north sides together with intermittent tree coverage along the south and east boundaries. A number of trees along the west and north boundaries are protected by TPO's. The accompanying site plan demonstrates that a significant proportion of trees along the northern boundary to plots 112 and 113 will be retained. The Council's Tree Officer did not raise any objection in principle to the previously approved scheme and no objections have been raised for this new application. The condition imposed to the original permission relating to replacement planting will need to be satisfied prior to commencement of development. Officers are therefore satisfied that the development complies with policy NE2 of the TWLP.

#### Flood Risk & Drainage

- 8.11 Drainage proposals for the site have previously been agreed with the Drainage Authority with regard to the provisions for foul and surface water drainage. In terms of surface water drainage, the proposal will result in a reduction in the amount of hard surfacing on site following the removal of buildings and hardstanding and replacement with areas of landscaping and open space. The wider scheme will provide an attenuation pond which will store surface water runoff from the site which will then be discharged into the River Tern. Foul drainage will be provided via a

connection to the mains sewer. The Council's Drainage Engineer has assessed the proposal and rises no objection to the development in line with the previously imposed conditions.

#### Planning Obligations

- 8.12 The proposed development meets the requirement to provide developer contributions as detailed below.
- 8.13 *Education* – Local Plan policy COM1 recognises that new housing development will generate additional demands upon existing levels of education provision. The application meets the trigger to provide a financial contribution towards education facilities in the vicinity of the development. Officers will confirm the necessity and level of contribution towards primary and secondary education through a Written Update to Members.
- 8.14 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2019), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development;
  - c) fairly and reasonably related in scale and kind to the development.
- 8.15 In addition account has to be taken of the changes to the CIL Regulations (2019) that removes the previously imposed “pooling” of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the financial contributions required for this application meet the relevant tests. The applicant has agreed to enter in to a Deed of Variation to the S106 agreement with the Council to secure these contributions.

#### Other Matters

- 8.16 *Affordable Housing* – the developer is proposing the provision of an additional 2 affordable housing units albeit these will be provided outside of the red edged boundary of this application. The additional 2 affordable units will be provided elsewhere within the wider development site with details to be agreed with the Council's Affordable Housing officer. This will be secured by way of a variation to the S106 agreement originally secured as part of the outline permission.
- 8.17 *Representations* – Officers acknowledges the comments received by the Parish Council. Due to the scale of the proposed development there is no requirement for further contributions towards improvements to the Local Highway Network and monies have previously been secured as part of the original outline permission and S106 agreement. Further contributions towards education facilities may be deemed necessary and will be secured by way of a S106 agreement.

### **9. CONCLUSIONS**

- 9.1 The application site is located within the rural area of Telford & Wrekin. The principle of residential development on this site has previously been established through the granting of outline permission in 2015 and subsequent approval of reserved matters in 2019. In accordance with policies HO10, SP3 and SP4 of the TWLP and the Waters Upton Neighbourhood Plan, the principle of residential development on this site remains acceptable.

9.2 The proposal has been designed to a high standard using a mixed palette of materials, has been laid out satisfactorily and can be accommodated by the surrounding highways network. The proposal will not adversely affect European Protected Species or wildlife habitats and enhancement can be provided through conditions.

9.3 There are no technical issues that would prevent the development from proceeding and no issues that cannot be mitigated against through the use of conditions. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

## 10. 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:

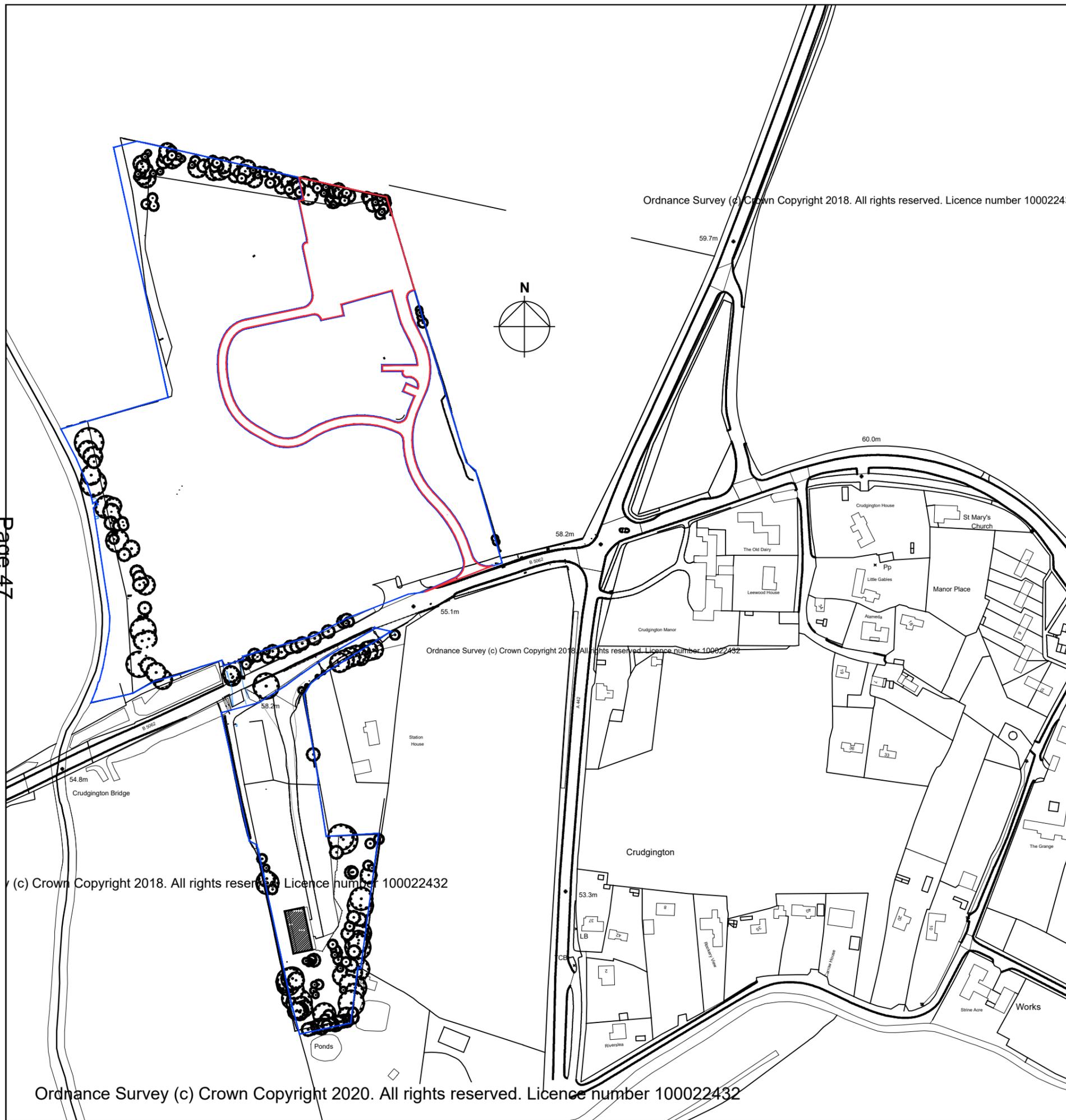
A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to:

- i) The provision of two additional affordable dwellings
- ii) Primary Education contribution of £TBC via a written update
- iii) Secondary Education contribution of £TBC via a written update

B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

1. Time Limit – 3 years
2. Development in accordance with (including conditions) outline and reserved matters consent (TWC/2015/0157 and TWC/2018/0760)
3. Development in accordance with plans

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REVISION	DATE	Rev. By
A Proposed development and surrounding development removed from drawing as requested by TWC.	06.03.2020	SC



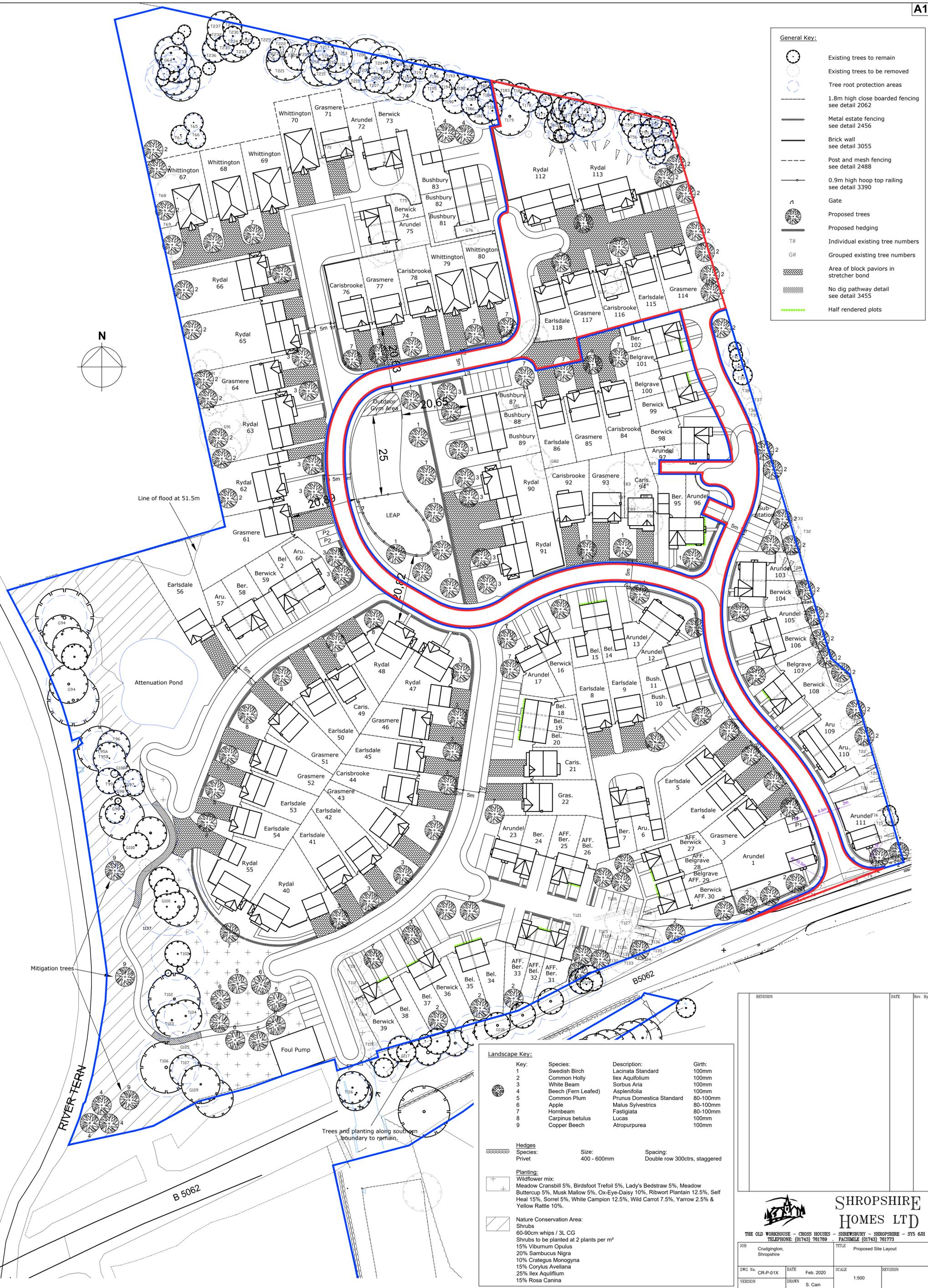
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THE OLD WORKHOUSE - CROSS HOUSES - SHREWSBURY - SHROPSHIRE - SY5 6JH  
 TELEPHONE: (01743) 761789 . FACSIMILE (01743) 761773

JOB Crudgington, Shropshire		TITLE Location Plan	
DWG No. CR-P-02X	DATE Feb. 2020	SCALE 1:2500	REVISION A
VERSION	DRAWN S. Cain		

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**General Key:**

- Existing trees to remain
- Existing trees to be removed
- Tree root protection areas
- 1.8m high close boarded fencing see detail 2062
- Metal estate fencing see detail 2456
- Brick wall see detail 3055
- Post and mesh fencing see detail 2488
- 0.9m high hoop top railing see detail 3390
- Gate
- Proposed trees
- Proposed hedging
- Individual existing tree numbers
- Grouped existing tree numbers
- Area of block paviors in stretcher bond
- No dig pathway detail see detail 3455
- Half rendered plots

**Landscape Key:**

Key:	Species:	Description:	Girth:
1	Swedish Birch	Lacinata Standard	100mm
2	Common Holly	Ilex Aquifolium	100mm
3	White Beam	Sorbus Aria	100mm
4	Beech (Fern Leaved)	Asplenifolia	100mm
5	Common Plum	Prunus Domestica Standard	80-100mm
6	Apple	Malus Sylvestris	80-100mm
7	Hornbeam	Fastigiata	80-100mm
8	Carpinus betulus	Lucas	100mm
9	Copper Beech	Atropurpurea	100mm

Hedges  
Species: Privet      Size: 400 - 600mm      Spacing: Double row 300ctrs, staggered

Planting:  
Wildflower mix:  
Meadow Cransbill 5%, Birdfoot Trefoil 5%, Lady's Bedstraw 5%, Meadow Buttercup 5%, Musk Mallow 5%, Ox-Eye-Daisy 10%, Ribwort Plantain 12.5%, Self Heal 15%, Sorrel 5%, White Campion 12.5%, Wild Carrot 7.5%, Yarrow 2.5% & Yellow Rattle 10%.

Nature Conservation Area:  
Shrubs  
60-90cm whips / 3L CG  
Shrubs to be planted at 2 plants per m<sup>2</sup>  
15% Viburnum Opulus  
20% Sambucus Nigra  
10% Crataegus Monogyna  
15% Corylus Avellana  
25% Ilex Aquifolium  
15% Rosa Canina

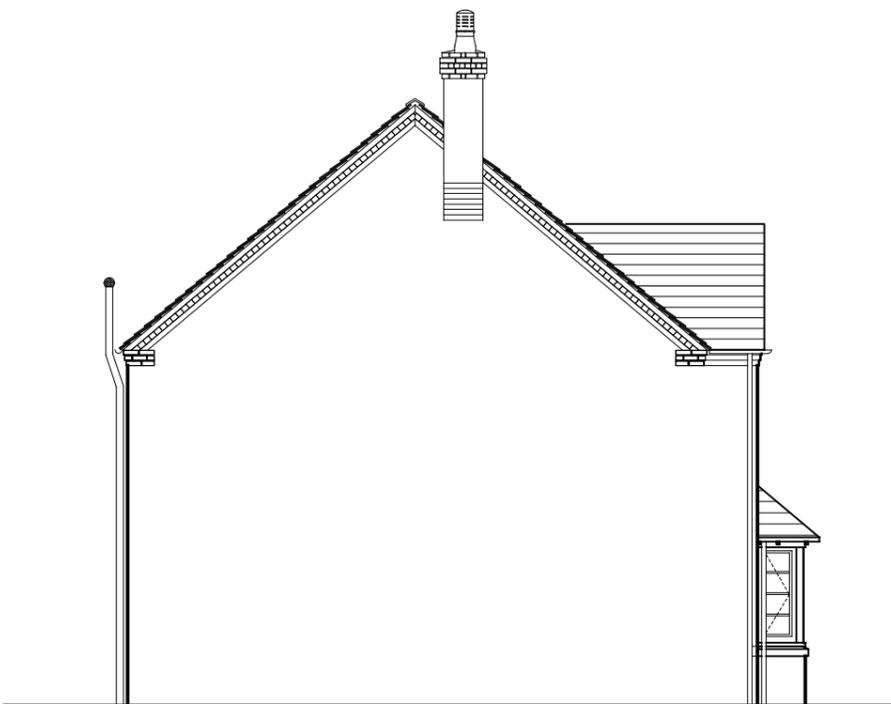
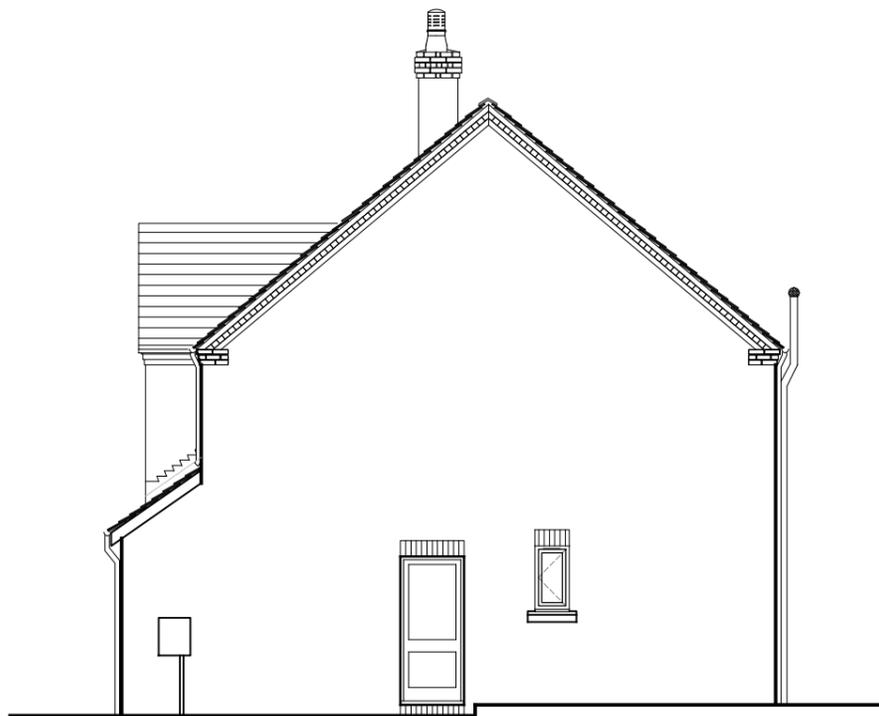
REVISION	DATE	Rev	By

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JOB: Crudington, Shropshire	TITLE: Proposed Site Layout		
DWG No: CR-P-01X	DATE: Feb. 2020	SCALE: 1:500	REVISION:
VERSION:	DRAWN: S. Cain		

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Applies to plot:  
114

REVISION	DATE	Rev. By

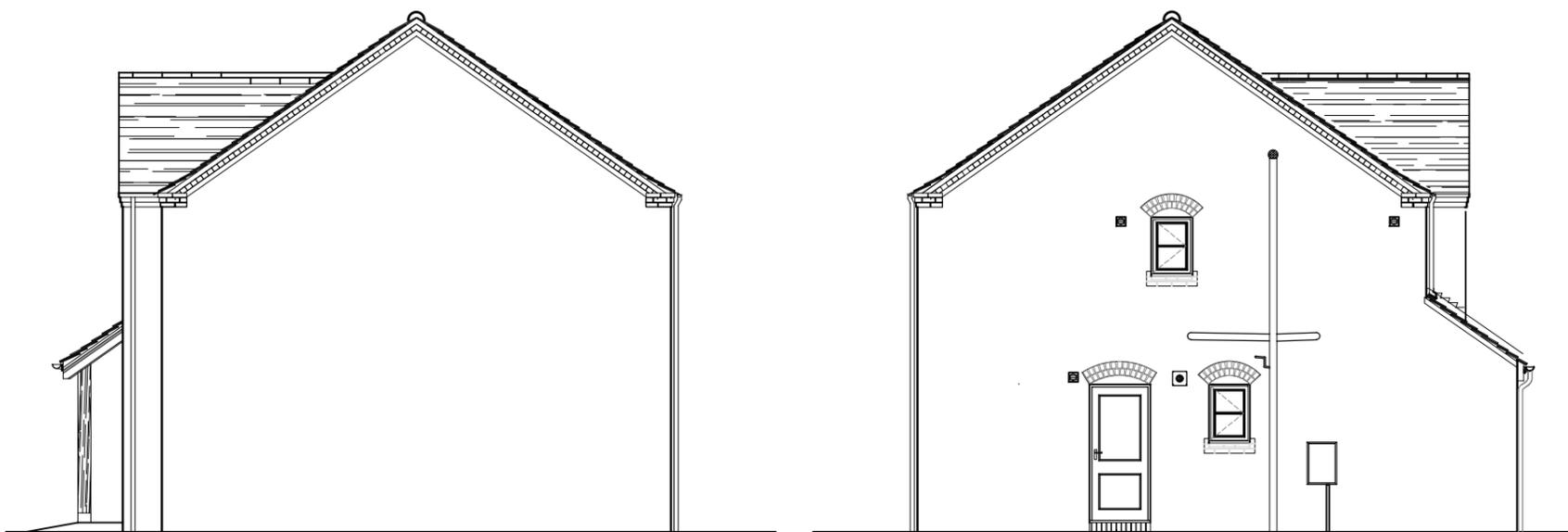


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JOB Crudgington, Shropshire		TITLE Grasmere House Type (handed) Elevations	
DWG No. CR-P-69X	DATE Feb. 2020	SCALE 1:100	REVISION
VERSION	DRAWN S. Cain		

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Applies to plots:  
115 & 118

REVISION	DATE	Rev. By



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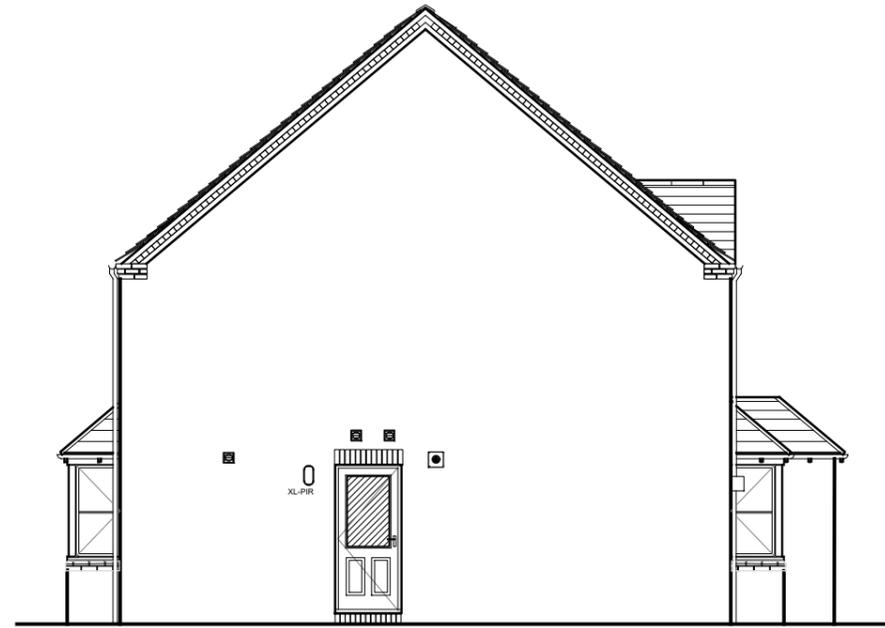
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JOB Crudgington, Shropshire		TITLE Earlsdale House Type Elevations	
DWG No. CR-P-41X	DATE Aug. 2018	SCALE 1:100	REVISION
VERSION	DRAWN S. Cain		

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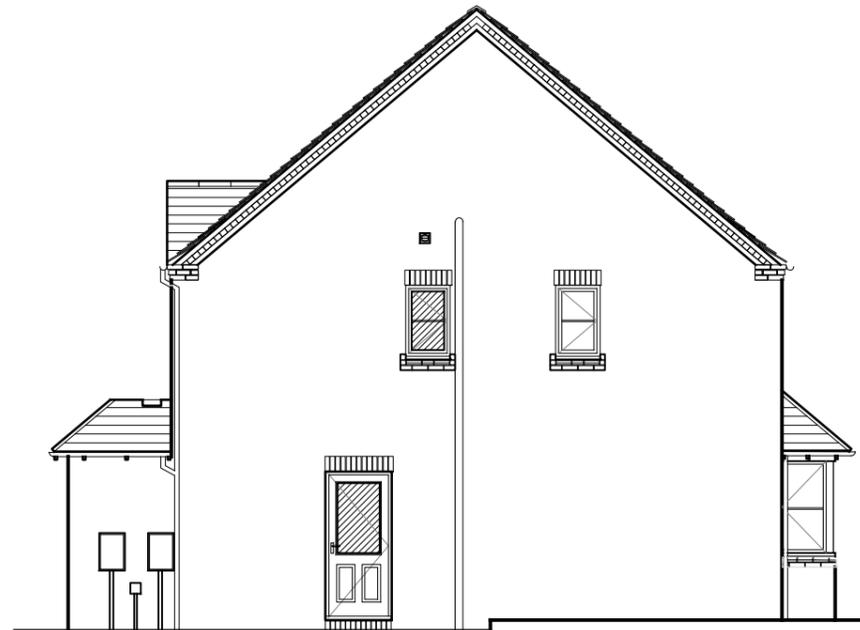
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Applies to plot:  
116

REVISION	DATE	Rev. By

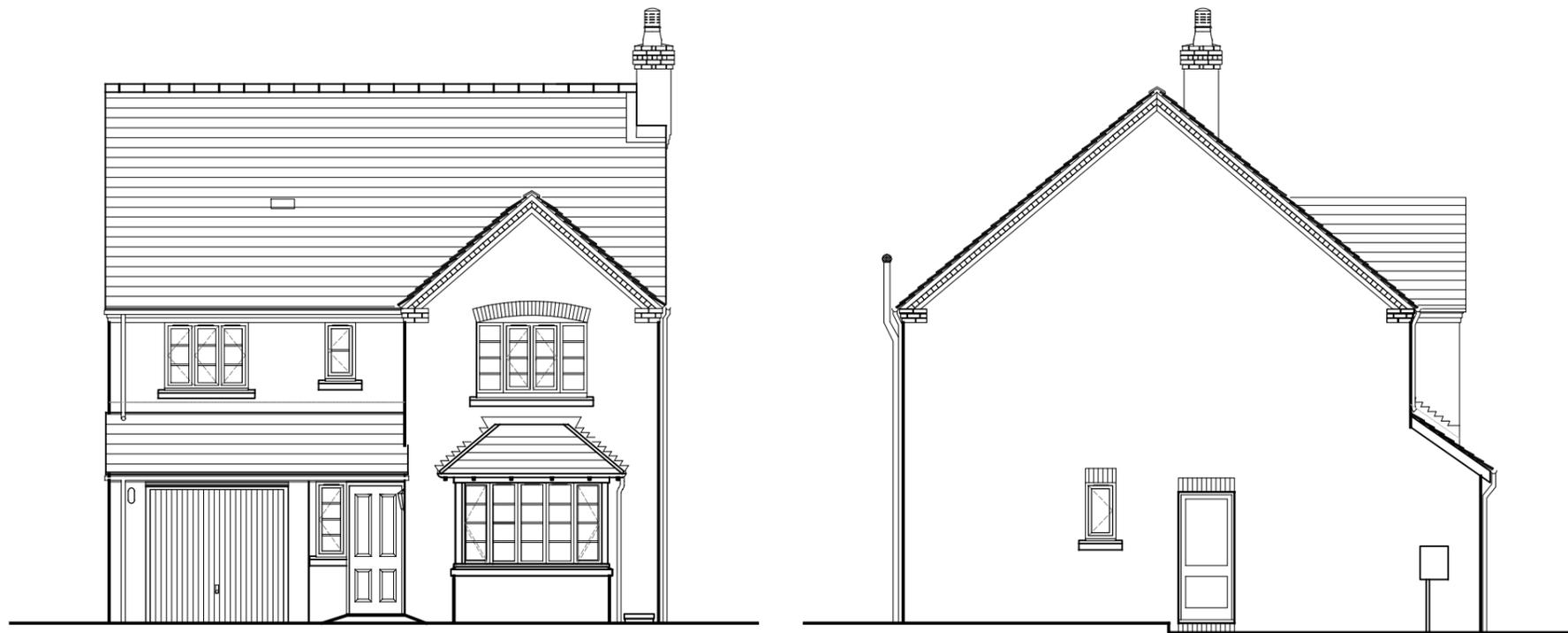


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JOB Crudgington, Shropshire	TITLE Carisbrooke House Type (as) Elevations
DWG No. CR-P-39X	DATE Aug. 2018
VERSION	DRAWN S. Cain
SCALE 1:100	REVISION

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Applies to plot:  
117

REVISION	DATE	Rev. By



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JOB Crudgington, Shropshire		TITLE Grasmere House Type (as) Elevations	
DWG No. CR-P-43X	DATE Aug. 2018	SCALE 1:100	REVISION
VERSION	DRAWN S. Cain		

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