



Borough of Telford and Wrekin

Planning Committee

Wednesday 22 November 2023

6.00 pm

West Stand, AFC Telford United, Watling Street, Wellington,
Telford, TF1 2TU

Democratic Services: Sam Yarnall 01952 382193

Media Enquiries: Corporate Communications 01952 382406

Committee Members: Councillors S J Reynolds (Chair), G Luter (Vice-Chair), S Bentley, G H Cook, N A Dugmore, T L B Janke, J Jones, G L Offland and P J Scott
Substitutes Councillors K T Blundell, F Doran, S Handley, Z Hannington, A S Jhawar, T J Nelson, L Parker, R Sahota and P Thomas

	Agenda	Page
1.0	Apologies for Absence	
2.0	Declarations of Interest	
3.0	Minutes of the Previous Meeting	3 - 6
	To confirm the minutes of the previous meeting.	
4.0	Deferred/Withdrawn Applications	
5.0	Site Visits	

6.0 Planning Applications for Determination

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/2023/0058 - Site of Ridgeways, Hem Lane, Halesfield, Telford, Shropshire 7 - 40

7.0 Scheme of Delegation 41 - 48

8.0 Exclusion of Press and Public

It is recommended that the press and public be excluded from the meeting for the remaining item of business on the grounds that it may involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

9.0 The Former Royal Victoria Hotel Compulsory Purchase 49 - 92

If you are reading these papers on an electronic device you have saved the Council £15.22 and saved 6.1kg of CO₂, based on average agenda printing costs for the 2022/23 municipal year.

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 18 October 2023 at 6.00 pm in Third Floor, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG

Present: Councillors S J Reynolds (Chair), G Luter (Vice-Chair), S Bentley, G H Cook, F Doran (as substitute for G L Offland), N A Dugmore, T L B Janke and P J Scott

In Attendance: S Hardwick (Lead Lawyer: Litigation & Regulatory), V Hulme (Development Management Service Delivery Manager) A Gittins (Area Team Planning Manager - West), M Turner (Area Team Planning Manager - East), and S Yarnall (Democracy Officer (Scrutiny))

Apologies: Councillors J Jones and G L Offland

PC26 Declarations of Interest

None.

PC27 Minutes of the Previous Meeting

Regarding the attendance of the previous meeting, a committee Member stated that they were in attendance at the last meeting and requested for the minutes to reflect this.

RESOLVED – that the minutes, subject to the above amendments, of the meeting of the Planning Committee held on 6 September 2023 be confirmed and signed by the Chair.

PC28 Deferred/Withdrawn Applications

None.

PC29 Site Visits

None.

PC30 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/2022/0972 and TWC/2023/0058.

PC31 **TWC/2022/0972 - Land fronting units A1 - A2 Stafford Park 11, Stafford Park, Telford, Shropshire**

This was an application for the erection of 4 industrial units, Use Classes B2/B8 and E(g), with associated parking, bin stores, landscaping, and access on land fronting Units A1-A2 Stafford Park 11. Amended plans had been submitted and circulated that noted the provision of PV panels on the roof of each of the units and an additional condition was proposed that required details.

Members expressed their pleasure with the inclusion of solar panels as part of the development. Members also commented on the proposal to plant trees to replace the removal of an established tree line to offset the carbon emissions. Members queried the monitoring of S106 monies with officers commenting that this was already available online and was updated annually.

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

RESOLVED – that **DELEGATED AUTHORITY** be granted to the **Development Management Service Delivery Manager** to **GRANT FULL PLANNING PERMISSION** subject to **Condition(s) and Informative(s)**

PC32 **TWC/2023/0058 - Site of Ridgeways, Hem Lane, Halesfield, Telford, Shropshire**

This was a Full Planning Application for the erection of 31 dwellings with garages, landscaping and means of access. The application was being determined by Members as a major development subject to a Section 106 Agreement. The site was located on Hem Lane, a semi-rural location which was positioned between Halesfield and the boundary of the Borough. The application site measured in excess of 3 hectares and there was one existing dwelling on the site, which will be retained.

The application site was within the Telford urban boundary where the principle of development was acceptable. The site was well-contained with mature boundary treatments and was currently utilised as private amenity space for the existing dwelling.

Members commented on the location of development and highlighted concerns. The main concern related to the sustainability of the site, noting the development would be close to fast roads and appeared to not be near public transportation infrastructure; concerns were also raised over health care facilities. There was a request for further detailed information on the mitigation measures that would be delivered, if the development was approved. Officers commented that this would be part of the S278 Agreement (of the Highways Act) and confirmed that matters such as healthcare are strategically planned considering the local plan, and there was regular dialogue with the ICB.

A motion to defer the application pending a site visit was proposed and seconded. This motion entailed a site visit of the application and further

detailed information for the proposed highway mitigation to be presented to members before a decision would be made.

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

RESOLVED – that determination of planning application TWC/2023/0058 be deferred to allow the Committee Members to make a Site Visit and to allow for the provision of further clarification on highways matters.

The meeting ended at 6.47 pm

Chairman:

Date: Wednesday 22 November 2023

This page is intentionally left blank

TWC/2023/0058

Site of Ridgeways, Hem Lane, Halesfield, Telford, Shropshire

Erection of 31no dwellings, garages, landscaping and means of access ****AMENDED PLANS SUBMITTED****

APPLICANT

Wain Homes & Felicity Jane Annan

RECEIVED

31/01/2023

PARISH

Madeley, Stirchley and Brookside

WARD

The Nedge, Madeley and Sutton Hill

THIS APPLICATION WAS DEFERRED AT PLANNING COMMITTEE ON THE 18TH OCTOBER 2023 TO ALLOW MEMBERS TO UNDERTAKE A SITE VISIT AND TO ALLOW OFFICERS TO GATHER FURTHER INFORMATION RELATING TO HIGHWAY IMPACTS

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2023/0058>

1.0 CONSULTATION RESPONSES

1.1 Following the previous planning committee, a further four letters of response have been received from members of the public which raise the following matters. These comments can be viewed in full on the online file (linked above):

- Although the proposal includes works to widen a portion of Hem Lane which leads on to Halesfield 1, it would be more convenient for car users to travel to access facilities within Shifnal. There are no pedestrian provisions to the East of the site and the road is single track, with no passing points;
- The proposal will result in a detrimental increase of vehicles using the highway network when assessed alongside adjacent approvals for development;
- It has been requested that Hem Lane is made subject to a TRO enforcing that it is a no through road with bollards installed on the road to prevent access;
- Hem Lane is currently 60mph and is considered to be dangerous;
- The junction of Hem Lane and Halesfield is considered to be dangerous and its increased use would cause accidents.

2.0 HIGHWAY IMPACTS

2.1 In response to the above comments and following on from the concerns raised by members at the previous planning committee, further discussions have taken place between the Applicant, Officers and the Local Highways Authority (LHA).

2.2 In respect of concerns relating to Hem Lane being unsuitable for an increase of traffic, the traffic calming and highway improvement works that the LHA have agreed with the applicant (Offsite Arrangement – Drawing No 21281-PL-17 Rev B) are considered to substantially improve, not only vehicular access along Hem Lane up to the proposed new development access, but also pedestrian facilities on this stretch of road. The carriageway (road) will be widened to approximately 5m and a 1.2m wide footpath will be implemented on the southern side of Hem Lane, linking the sites pedestrian facilities to a new dropped kerb crossing point located at the Hem Lane/Halesfield 1 junction. A traffic calming scheme of a buildout/give-way feature will also be implemented, which will considerably reduce the speed of vehicles travelling along Hem Lane. In addition to this, the Local Highways Authority have

requested a S106 contribution from the applicant in order to change the speed limit along Hem Lane from a derestricted speed limit to a 30mph speed limit, which is considered to significantly improve the safety for both motorists and pedestrians. Whilst the LHA appreciate that the proposals would bring with it an increase in vehicular movements along Hem Lane, the proposed scheme of off-site highway works are considered sufficient to fully mitigate the proposals in both capacity and highway safety terms. In respect of the implementation of a reduced speed limit (30mph), it is noted that Hem Lane falls within the boundary of both Telford & Wrekin Council and Shropshire Council. Shropshire Council were formally consulted on this proposal and raised no Highways objections to the proposal. However, the LHA will liaise with Shropshire Council during the Section 184 application process, to ascertain whether they would request that the portion of Hem Lane which falls within their borough is also reduced to a 30mph speed.

- 2.3 In regards to the previously raised concerns in respect of pedestrian connectivity to Stirchley, it is considered that pedestrian connectivity from the proposed new development to the existing pedestrian facilities along Halesfield 1 would be significantly improved via the installation of a new footpath along Hem Lane. A tactile crossing point would then be implemented in the vicinity of the Hem Lane/Halesfield 1 junction, allowing pedestrians to safely cross onto the existing pedestrian facilities along Halesfield 1.
- 2.4 An existing all weather walking route between Halesfield 1 and local facilities including catchment schools is currently available via the Stirchley Interchange Junction (1.5km). The walking route exceeds 'walkable neighbourhood' recommendations (up to 800 metres) as set out in National Manual for Streets Guidance therefore the Highway Authority consider journeys, particularly to school are likely to be undertaken by private vehicle. The Highway Authority would also highlight that substantial improvements to pedestrian/cyclist facilities within this area were secured as part of applications TWC/2020/1056 and TWC/2022/0796 (On '*Land Northeast of Stirchley Interchange, Nedge Hill*'), therefore offering an opportunity to connect the site to Stirchley centre without interacting with the grade separated junction.
- 2.5 A new roundabout on Halesfield 1 has been agreed as part of the above consents, which will also provide safe pedestrian crossing points within this area. Furthermore, the above consents also include a series of pedestrian/cyclist routes linking the site onto Nedge Lane, where a scheme to completely pedestrianise the lane and restrict vehicles travelling along it, was agreed via the planning process (Condition 7 on TWC/2020/1056). Once these works have been completed, the scheme will take pedestrians/cyclists directly towards Stirchley Centre. The aim of pedestrianising Nedge Lane was to provide a safe route for pedestrians and cyclists who wish to travel towards Stirchley centre instead of navigating across Stirchley Interchange. Whilst it is noted that these works relate to a separate planning application, the Local Planning Authority can confirm that works have commenced on this adjacent site and once fully implemented, pedestrians and cyclists associated with this application site will be able to utilise these facilities once the works are completed as this site will sit approximately 300m from the adjacent development.
- 2.6 In respect of pedestrians crossing Halesfield 1, the LHA consider that a tactile crossing at the junction of Hem Lane/Halesfield 1 would provide a safe crossing point for pedestrians associated with the proposed development, as visibility at this location is very good in both directions. This arrangement is also in keeping with the other crossing points that are located along Halesfield 1 and are appropriate for a development of this size and the number of pedestrian movements that it would

generate. The highway improvement works along Hem Lane are not finalised and there will be other elements of works involved, such as improvements to the signage and street lighting in the vicinity (where the LHA will ensure that the arrangements are appropriate for the works undertaken). The LHA are likely to request additional signage along Halesfield 1, from both directions approaching the crossing, informing motorists of pedestrians crossing in that area. Whilst the LHA appreciate that the proposals would bring with it an increase in pedestrians crossing Halesfield 1, it is considered that the above works would provide appropriate pedestrian facilities for a development of this scale and mitigate the proposals in highway safety terms.

- 2.7 Whilst the concerns raised by neighbouring properties in respect of home-owners being more likely to use the facilities within Shifnal and therefore turning right out of the application site are acknowledged, it is noted that this portion of Hem Lane is not within the Borough of Telford & Wrekin Council and falls under Shropshire Council. The Local Planning Authority have engaged with Shropshire Council as part of this application, who have raised no objections or concerns in relation to highway impacts. Notwithstanding this, it is acknowledged that the LHA will further liaise with Shropshire Council during the Section 184 application process, to ascertain whether they would require the portion of Hem Lane which falls within their borough to be reduced to a 30mph speed.
- 2.8 A number of the public responses since the previous committee meeting request that gates/bollards are installed on Hem Lane to physically prevent it from being used as a through road. Officers do not consider that the requirement for a physical barrier on the road (such as bollards or a gate) have been sufficiently justified or are demonstrably required, especially noting that the proposed scheme is only for 31no. dwellings.
- 2.9 In light of the above, it remains that the Local Highways Authority are supportive of the scheme, subject to a Section 106 contribution, conditions and informatives. The scheme is considered to comply with Policies C3 and C5 of the Telford & Wrekin Local Plan 2011-2031.

3.0 CONCLUSION

- 3.1 Whilst the additional concerns raised by the public representations are acknowledged, Officers are satisfied that the proposal remains in accordance with Local Plan Policies C3 and C5 and the national guidance contained within the NPPF. The proposal is not considered to have a significantly detrimental impact in respect of highway capacity and highway safety terms. The recommendation remains as per the original Committee Report and set out below.

4.0 RECOMMENDATION

- 4.1 Based on the conclusions above and the information detailed within the previous report, it is recommended that **Delegated Authority** be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) 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 terms to be agreed by the Development Management Service Delivery Manager) relating to:

- i. Provision of off-site Affordable Housing (Total of £693,879.98).
- ii. Education provision (Total of £88,532).

- iii. Highway Works (£7,000).
- iv. Enhancements/Upgrade to offsite play and sports provisions (£40,300).

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

Condition(s):

A04	Time limit
B011	Samples of materials
B036	Off-Site Highway Details (details to be approved)
B046	On-Site Construction
B049Custom	Highway Construction Details
B049Custom	Details of Public Rights of Way Works
B061a	Foul and Surface Water Drainage
B076	SUDS Management Plan
B077	Interim/construction drainage measures
B078c	Exceedance Flow Routing
B079	Foul Water Discharge
B111	HE: Watching Brief
B121	Landscaping details
B126	Landscape Management Plan
B141a	Erection of artificial nesting/roosting boxes
B145	Lighting Plan
B150	Site Environmental Management Plan
B158	Biodiversity Net Gain Monitoring Plan
B159Custom	Details of solar panels
C013	Parking, Loading, Unloading and Turning
C014	Visibility Splays
C38	Development in accordance with deposited plans
C091	Works in accordance with Protected Species Survey
C091	Works in accordance with Arboricultural Impact Assessment
C091	Works in accordance with Acoustic and Overheating Assessment

Informative(s):

I06	Section 106 Agreement
I17B	Coal Authority Low Risk Area
I25m	Nesting Wild Birds
I32	Fire Authority
I35Custom	Trenches and Pipework
I35Custom	S278 Agreement
I38	Cadent Gas
I40	Conditions
I41	Reasons for grant of approval
RANPPF2	Approval Following Amendments

*****ORIGINAL COMMITTEE REPORT*****

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE SCHEME IS A MAJOR DEVELOPMENT AND SUBJECT TO A S106 AGREEMENT

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2023/0058>

1.0 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 a Section 106 Agreement, conditions and informatives.

2.0 SITE AND SURROUNDINGS

2.1 The site subject to this application is located on the edge of Halesfield and lies on the border of Telford & Wrekin Council and Shropshire Council. There are a mix of industrial and residential uses within the immediate location. The site is currently occupied by 1 no. dwelling named 'Ridgeways', and is set on a much larger than average plot. The site is within close proximity of the junction of 'Halesfield 1' and 'Hem Lane' and is largely bound by soft landscaping.

3.0 APPLICATION DETAILS

3.1 This application seeks Full Planning Permission for erection of 31 no. dwellings together with associated access, roads, parking, landscaping and public open space.

3.2 The dwellings will be open market dwellings and will consist of a mixture of three, four and five bedroomed properties. The dwellings will all be two-storey and will be constructed in a varying pallet of materials, with the details to be agreed with the LPA via an appropriately worded condition. All dwellings are NDSS compliant and adequate private amenity space is provided for each dwelling.

4.0 RELEVANT HISTORY

4.1 W2003/1145 – Proposed residential development – Outline refused on 19/11/2003

5.0 RELEVANT POLICY DOCUMENTS

National Guidance:

National Planning Policy Framework (NPPF)

Local Development Plan:

Telford & Wrekin Local Plan (TWLP)

Homes for All SPD

First Homes Policy Position Statement

Climate Change SPD

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town/Parish Council Responses:

Comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

6.1.1 Madeley Town Council – No comment

6.2 Standard Consultation Responses

6.2.1 Affordable Housing: Comment:

In summary, the proposed development is for a total of 31 dwellings and therefore triggers the need for affordable housing. However, in line with Policy HO6 and based on previous discussions with the Council, it is considered that providing affordable

housing on site would not be acceptable due to the location of the development and this is echoed in this response. However, a financial contribution, secured through a planning obligation, equating to the 8 dwellings that would have been provided on site is required with 25% of this (2 units) to First Homes.

6.2.2 Education – Comment

Confirmed that an educational contribution towards secondary places within the area is required – totalling £88,532.

6.2.3 Ecology - Support subject to conditions

6.2.4 Highways – Support subject to conditions:

Requested a £7,000 S106 contribution towards the change of the speed limit along Hem Lane, which will cover the costs associated to the necessary amendments of the associated signing and lining and the amendments to the Traffic Regulation Order.

6.2.5 Drainage: Support subject to conditions

6.2.6 Healthy Spaces: Comment

There are few community infrastructure nearby (within the recommended walking distance) including children's play facilities. A trim trail and orchard is not a replacement for these essential services and access to these type of facilities may not be able to be achieved without use of a vehicle. The alternative would be to secure offsite contributions of £650 per dwelling to provide an upgrade towards the nearest children's play facilities. In addition to this, there are no sports provision being provided on site and as such I would request an offsite contribution of £650 per dwelling towards improving outdoor sports nearby. There is a lot of proposed Public Open Space with no management proposals. A Landscape Management Plan condition would be needed. This would need to state who is to manage this area and also how this is financed. The boundary treatment plan does not include the actual boundary of the site so this is not clear how the area is separated from the countryside. The planting plans appear to show some encroachment of proposed buildings on the crowns of trees (some of which may be part of ancient woodland).

6.2.7 Shropshire Fire Service: Comment

Confirmed that a Swept Path Analysis will be required as part of any formal application. Consideration should be given to advice provided in Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document. It is vital a robust Swept Path Analysis is undertaken throughout this development, in order to accurately track the suitability of access for fire appliances. This access must be fully compliant with the Building Regulations Approved Document B, Volume 1- Dwelling houses.

6.2.8 Cadent Gas – No objection

6.2.9 West Mercia Police – Comment

Provided general advice on how the scheme could be designed in order to lower the possibility of crime.

6.2.10 Natural England – No comment

6.2.11 Shropshire Council - Comment:

The application site borders the boundary of Shropshire and the designated Green Belt in south-eastern Shropshire. Although outside of the Green Belt, due

consideration should be given to this designation and any potential landscape impact on the openness of the Green Belt and wider rural views, particular along the eastern boundary of the site. Please note further east of the application site is a Grade II listed building, Hem Manor Farmhouse, it is understood that this has been considered within the submitted Heritage Assessment.

6.2.12 Shropshire Council Archaeology – Comment:

In view of the above and in relation to Paragraph 205 of the National Planning Policy Framework [NPPF] (July 2021), a phased programme of archaeological work should be conditioned. Phase 1 of this programme of archaeological work should comprise a field evaluation in the form of a geophysical survey followed by targeted trial trenching. Dependent on the results of the geophysical survey and trial trenching, further archaeological mitigation may be deemed necessary thereafter.

6.2.13 Pollution Control – Comment:

Questioned whether an Air Quality Assessment is required in order to determine the potential impact of adjacent local industry on the proposed dwelling occupants. Asked that the management & maintenance of the proposed package treatment plant does not impact surrounding land or local water courses. Requested that the integration of cycle pathways and public walkways are made into the open spaces around the dwellings and that the impact of 31no. new dwellings on local GP's/Emergency medical services are taken into account. Outlined that sufficient off-road parking for house occupants and visitors are provided, along with adequate waste & recycling provision.

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 One letter from a resident in Randlay has been received, which is available in full on the planning file, but key points have been summarised as follows:

- Inadequate access arrangements are proposed;
- There will be an increase in traffic and highway safety;
- There is limited public transport to/from the site and occupiers will be reliant on the use of a car;
- The site is isolated and away from local services;
- The proposal will have a detrimental impact upon air pollution;
- The proposal includes limited sustainable features to improve energy efficiency and conflicts with climate change aims of the TWLP;
- The site is located close to industrial units and will be negatively affected by noise and odour;
- The proposal will result in the loss of agricultural land;
- The application is setting a precedent for building in remote locations on greenfield land.

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
- Site layout, scale and design
- Impact on residential amenity
- Other matters

8.1.1 Principle of development

- 8.1.2 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. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018. The National Planning Policy Framework (NPPF) is also a material planning consideration.
- 8.1.3 It is noted that a previous application for residential development on the site was refused (W2003/1145 – Proposed residential development – Outline refused on 19/11/2003). This was refused on the basis that the site was not a ‘windfall site’, would represent an isolated development, was designated as Green Network; did not constitute an appropriate large scale regeneration of the site which would meet the needs of the local community and due to the assessment that the proposal would have a detrimental impact upon the highway network.
- 8.1.4 Whilst this refusal is noted, twenty-years have elapsed since this refusal, where there have been a vast number of updates to national and local planning policy. The land is no longer designated as Green Network and now lies within the urban boundary of Telford.
- 8.1.5 In respect of the relevant planning policy at the time of determining this application, Policy SP1 supports development within the urban boundary of Telford. The application site is located within the Telford urban boundary and therefore the principle of development is acceptable. Whilst it is acknowledged that the site is located on the edge of the boundary adjacent to open countryside, the site itself is contained within the built up area boundary and would not result in any encroachment into open countryside. The site is well contained with soft landscaping around all boundaries which would remain, ensuring that the site is physically separated from the open countryside following the proposals.
- 8.1.6 Therefore, the principle of developing the site can be supported in principle, subject to all technical constraints being addressed.

8.2 Site layout, scale and design

- 8.2.1 Policy BE1 of the TWLP outlines that developments should respect and respond positively to its context and should enhance the quality of the local built and natural environment.
- 8.2.2 The layout of the site has been designed in a linear format, with generous plot sizes and would not result in an overdevelopment of the site. The site is considered to comfortably accommodate the 31no. dwellings proposed and each dwelling has been provided with private secure amenity space and driveway/garage parking for each plot. The properties would include a mix of three, four and five bedroom properties which is considered to be appropriate for the site’s location.
- 8.2.3 The existing property ‘Ridgeway’ is to be retained at the front of the site in its own contained plot with parking and private amenity space. This dwelling would be sensitively separated from the proposed development by the community orchard which is proposed on the application site.
- 8.2.4 The proposed dwellings are all two-storey, which is considered to be appropriate within this location. The dwellings have been designed to take reference from similar residential areas nearby, and incorporate design features from the locality such as chimneys, stone cills and bay windows as well as utilising an appropriate mix of materials, which respect and respond positively to the site’s semi-rural location.

Material samples will be viewed and agreed with the Applicant prior to works commencing to ensure the materials will be sympathetic to the overriding character of the area.

- 8.2.5 A Landscaping Plan and Planting Plans have been submitted, which also take reference from the wider character of the area. The Applicant has proposed to construct brick walls where boundary treatments are visible from the highway to ensure the appearance is sympathetic to the character of the area, and the materials are of a higher quality. Close board fencing is proposed for the majority of the rear gardens however these will be placed discreetly within the site and are unlikely to be largely visible from nearby vantage points. Samples of materials for these boundary treatments will be viewed prior to works commencing to ensure they are sympathetic. Appropriate conditions will be included to ensure that any plans which die within a 5 year period, are replaced. A Landscape Management Plan will also be conditioned to ensure the long term maintenance of the landscaping. All of the above ensures that the proposal pays regard to the Green Belt to the east, with the scheme having a limited potential landscape impact or impact on the openness or wider rural views. Similarly, the impact on the Grade II listed Hem Manor Farm situated 800m to the east is limited due to the distance and the presence to vegetation bounding the site which prevents visibility between the site and the listed building.
- 8.2.6 In respect of the green credentials of the scheme, the Climate Change Checklist provided by the Applicant highlights the inclusion of a number of features, such as solar panels, air or ground source heat pumps and vehicle charging points, as well as biodiversity features to increase the net gain on site. The LPA consider the inclusion of such features to be favourable to improve the energy efficiency of the site overall and details of the proposed solar panels will be conditioned accordingly.
- 8.2.7 In terms of the NDSS, all units meet the internal floor space required under Policy HO4, with the vast majority of dwellings exceeding these standards. Furthermore, all dwellings have been provided with private amenity spaces which exceed the Council's standards.
- 8.2.8 In respect of the Homes for All SPD, this document sets out a basis for the provision of category M4(2) and M4(3) units which requires a 20% provision of M4(2) properties and 3.5% M4(3) properties on the site. This would equate to 6 M4(2) and 1 M4(3) properties. The applicant has outlined to the LPA that there are difficulties in achieving the M4(3) standard in a satisfactory way with the proposed house-types, as it would require the installation of lifts which is cost prohibitive. In order to address this, the applicants have proposed a total of 8no. dwellings which would comply with M4(2) standards – an over provision of two dwellings. The Council's Affordable Housing Officer has confirmed that on balance, this is acceptable.
- 8.2.9 In light of the above, it is considered that the dwellings will respect the local built environment and as such, the layout, scale and designs proposed are considered to be acceptable and compliant with Local Plan Policy BE1.

8.3 Impact on residential amenity

- 8.3.1 With regard to residential amenity, there are no residential properties in close proximity to the site apart from the existing dwelling at the front of the site 'Ridgeway'. This property is to be retained as part of the application and will have its own parking and amenity space. It will also be separated from the development by the proposed community orchard, which will ensure that the new dwellings have no significant detrimental impact upon the living conditions of the occupants of 'Ridgeway'.

8.3.2 When assessing the Proposed Site Plan, Officers are satisfied that given the site layout, the appropriate scale and design of the proposal and the boundary treatments proposed, it is not considered that the proposal would result in any significant harm to the amenities of residents.

8.3.3 Concerns have been raised by a resident from Randlay in relation to noise and odour pollution from the Halesfield Industrial Estate adjacent to the site. The Applicants have carried out an Acoustic Report which assesses various elements that have the potential to impact the site. The report concludes that provided the suggested mitigation measures are carried out (Adequate glazing within dwellings and recommended boundary treatments), the scheme would not be impacted on a significant adverse level by the neighbouring industrial estate. An established tree buffer is also in place to the South and West of the site which would further assist with mitigation, which is proposed to remain in place as part of the scheme.

8.4 Technical constraints

8.4.1 The Local Highways Authority have been consulted and have raised no objections subject to a £7,000 Section 106 contribution towards the change of the speed limit along Hem Lane, conditions and informatives. Noting the location of the site, a total number of 115no. parking spaces have been provided (either as on-plot parking or via garages on each individual plot). The Local Plan standards require a total of 98no. spaces (based on suburban standards) to be provided. As such, there is an over-provision of 17 spaces being provided. EV charging points will be provided on all properties, in accordance with Building Regulations. The proposal is therefore deemed to be compliant with policies C3 and C5.

8.4.2 The Council's Drainage Team initially objected to the proposal however, additional information has been submitted throughout the application process which is considered to be acceptable. As such, the Drainage team now supports subject to conditions and informatives.

8.4.3 The Council's Ecology Team have supported the scheme subject to conditions and informatives. As part of this proposal biodiversity unit values have been calculated, and a proposal for an overall gain has been reached. The proposal increases biodiversity on site by 5.21 units, or 77.33% from the calculated baseline value. This includes the establishment of an area of wild flower meadow and planting of trees. The LPA are satisfied that this complies with Policy NE1.

8.4.4 In relation to the existing trees on the site, none are protected by a Tree Preservation Order and as the site is not located within the Conservation Area, permission would not be required for the removal of any trees on the site. Notwithstanding this, the applicant has submitted an Arboricultural Impact Assessment as part of this application which demonstrates that the vast number of existing trees on the site are to remain. A small number of Cypress, Conifers, Red Horse Chestnut and one Silver Birch Tree are to be removed, either because they are dead, in very poor condition or required in order to widen the access to the site. These trees have been categorised as a mix of 'U', and 'C' quality and are either dead or of very poor quality. A Tree Protection Plan has been submitted as part of the AIA and will be conditioned accordingly to ensure that the retained trees will be adequately protected.

8.5 Financial contributions

- 8.5.1 The proposal represents a major development, which meets the trigger for financial contributions to be sought via a S106 Agreement.
- 8.5.2 In order to deliver the required affordable housing provision off-site, the Council's Affordable Housing Team have requested a financial contribution of £693,879.98. The provision of affordable housing off-site is considered to be acceptable, given the location of the development being unsuitable for affordable housing. 25% of the affordable housing contribution (2 dwelling) will be first homes in accordance with the Council's Policy Position Statement.
- 8.5.3 The Council's Education Team have requested a financial contribution of £88,532 towards secondary places within the area.
- 8.5.4 The Local Highways Authority have requested a £7,000 financial contribution towards the change of the speed limit along Hem Lane, which will cover the costs associated to the necessary amendments of the associated signing and lining and the amendments to the Traffic Regulation Order. This will be paid prior to works commencing on site.
- 8.5.5 The Council's Healthy Spaces Officer has requested a sum of £1,300 per dwelling towards the enhancing/upgrading of offsite play and sports provisions. LEAP and existing sport and recreation facilities nearby.
- 8.5.6 As per the NPPF, the LPA are only able to request financial contributions if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development. Officers consider that the above financial contributions meet the above tests and have been agreed with the applicant(s) for the application.

9.0 CONCLUSIONS

The proposed development is considered to be acceptable, given that the site falls within the urban boundary of Telford and all technical constraints have been adequately addressed. The dwellings are considered to be acceptable in regards to scale and design and would preserve the character and appearance of the area including the Green Belt to the east located within the Shropshire Council boundary and the setting of the Grade II listed Hem Manor Farm. The proposed works will not have a significantly detrimental impact upon the amenity of neighbouring residential properties and there are no technical issues that would warrant the refusal of the application. 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, subject to a Section 106 Agreement, conditions and informatives.

10.0 RECOMMENDATION

- 10.1 Based on the conclusions above, it is recommended that **Delegated Authority** be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) 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:

- v. Provision of off-site Affordable Housing (Total of £693,879.98).
- vi. Education provision (Total of £88,532).
- vii. Highway Works (£7,000).
- viii. Enhancements/Upgrade to offsite play and sports provisions (£40,300).

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

Condition(s):

A04	Time limit
B011	Samples of materials
B036	Off-Site Highway Details (details to be approved)
B046	On-Site Construction
B049Custom	Highway Construction Details
B049Custom	Details of Public Rights of Way Works
B061a	Foul and Surface Water Drainage
B076	SUDS Management Plan
B077	Interim/construction drainage measures
B078c	Exceedance Flow Routing
B079	Foul Water Discharge
B111	HE: Watching Brief
B121	Landscaping details
B126	Landscape Management Plan
B141a	Erection of artificial nesting/roosting boxes
B145	Lighting Plan
B150	Site Environmental Management Plan
B158	Biodiversity Net Gain Monitoring Plan
B159Custom	Details of solar panels
C013	Parking, Loading, Unloading and Turning
C014	Visibility Splays
C38	Development in accordance with deposited plans
C091	Works in accordance with Protected Species Survey
C091	Works in accordance with Arboricultural Impact Assessment
C091	Works in accordance with Acoustic and Overheating Assessment

Informative(s):

I06	Section 106 Agreement
I17B	Coal Authority Low Risk Area
I25m	Nesting Wild Birds
I32	Fire Authority
I35Custom	Trenches and Pipework
I35Csutom	S278 Agreement
I38	Cadent Gas
I40	Conditions
I41	Reasons for grant of approval
RANPPF2	Approval Following Amendments



Notes
All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

This drawing may not be reproduced in any part or form without written consent.

All copyrights reserved.

Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Job title
**Hem Lane
 Shifnal**

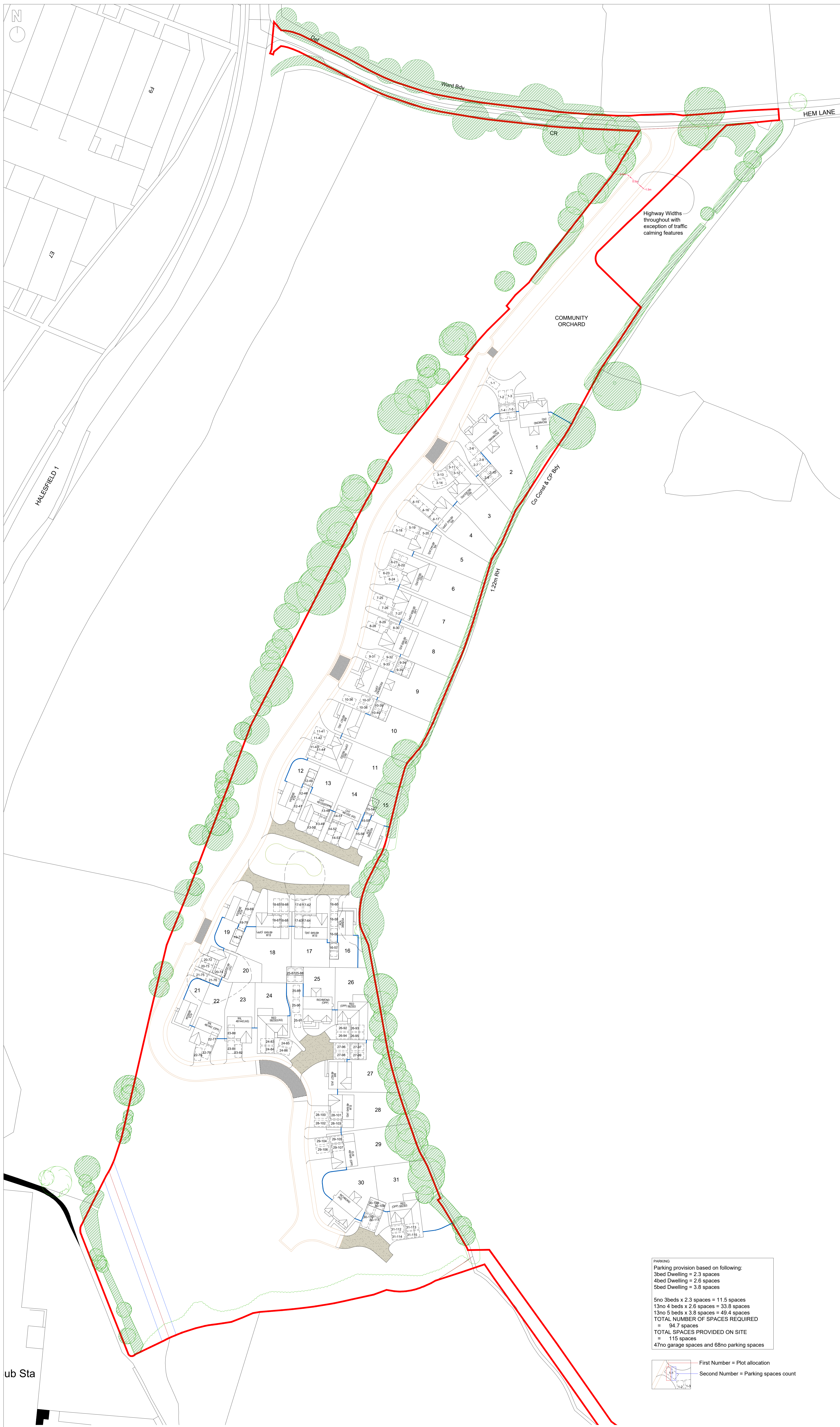
Drawing title
Site Location Plan

Scale Bar 1 : 2500 @ A2

Scale 1:2500 @ A2	Date 25.01.23	Drawn LW
-------------------	---------------	----------

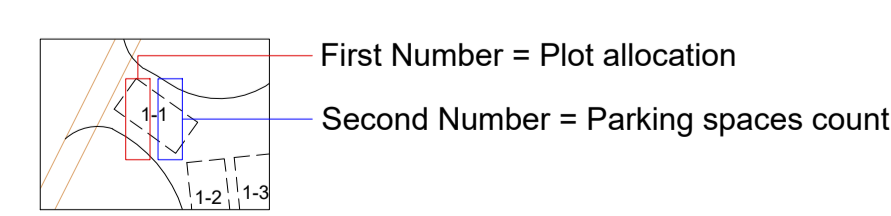
Dwg No. PL/001	Rev.
-----------------------	------

This page is intentionally left blank



PARKING
 Parking provision based on following:
 3bed Dwelling = 2.3 spaces
 4bed Dwelling = 2.6 spaces
 5bed Dwelling = 3.8 spaces

5no 3beds x 2.3 spaces = 11.5 spaces
 13no 4 beds x 2.6 spaces = 33.8 spaces
 13no 5 beds x 3.8 spaces = 49.4 spaces
TOTAL NUMBER OF SPACES REQUIRED = 94.7 spaces
TOTAL SPACES PROVIDED ON SITE = 115 spaces
 47no garage spaces and 68no parking spaces

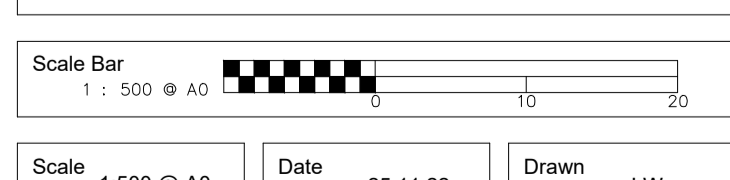


Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Job title
Hem Lane Shifnal

Drawing title
Site Plan



Scale: 1:500 @ A0 Date: 25.11.22 Drawn: LW
 Drawn No.: PL/002 Rev: 6

This page is intentionally left blank



Front Elevation



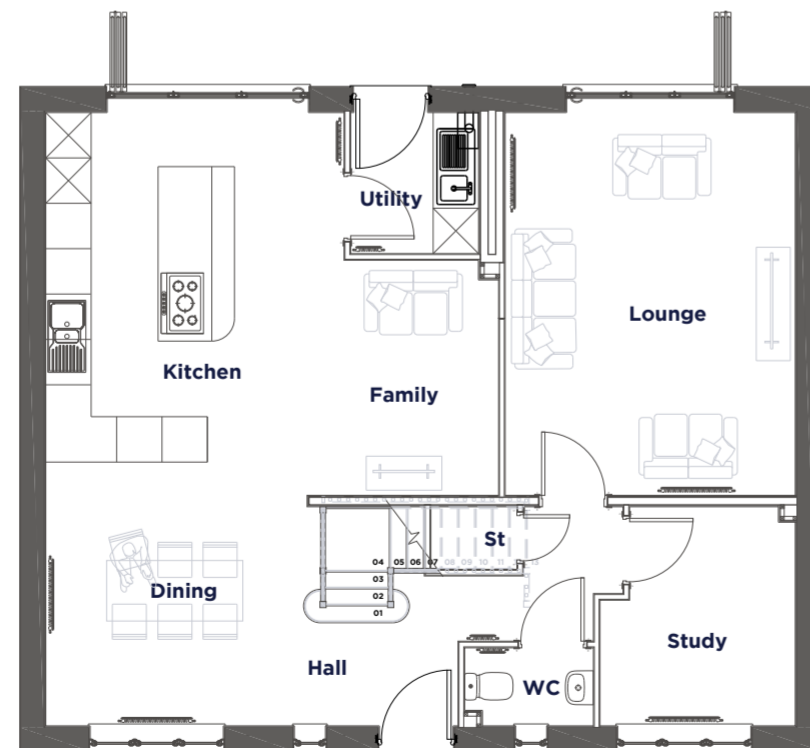
Side Elevation



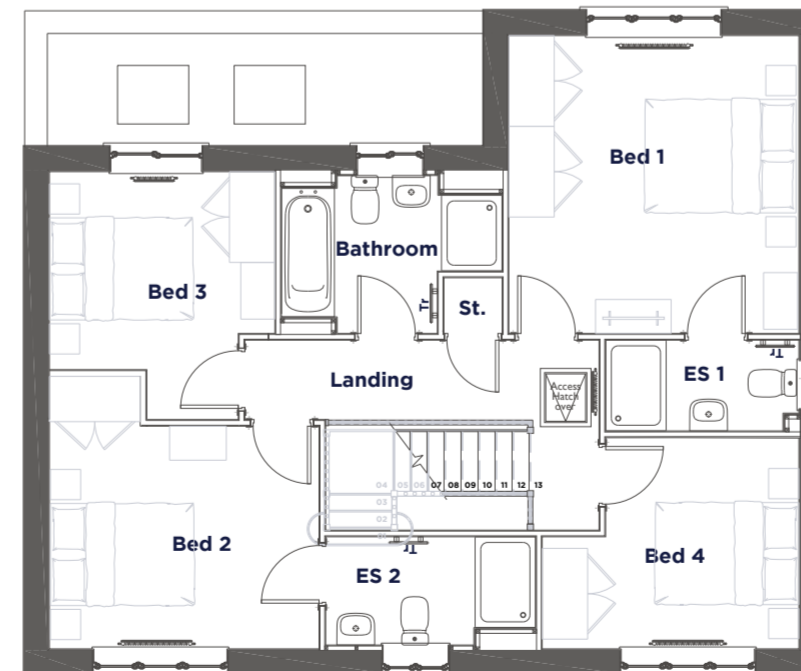
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Job title
**Hem Lane
 Shifnal**

Drawing title
**Birch
 Floor Plans and
 Elevations**



Scale: 1:100 @ A2 Date: 25.11.22 Drawn: LW

Dwg No. **PL/012** Rev.

This page is intentionally left blank



Front Elevation



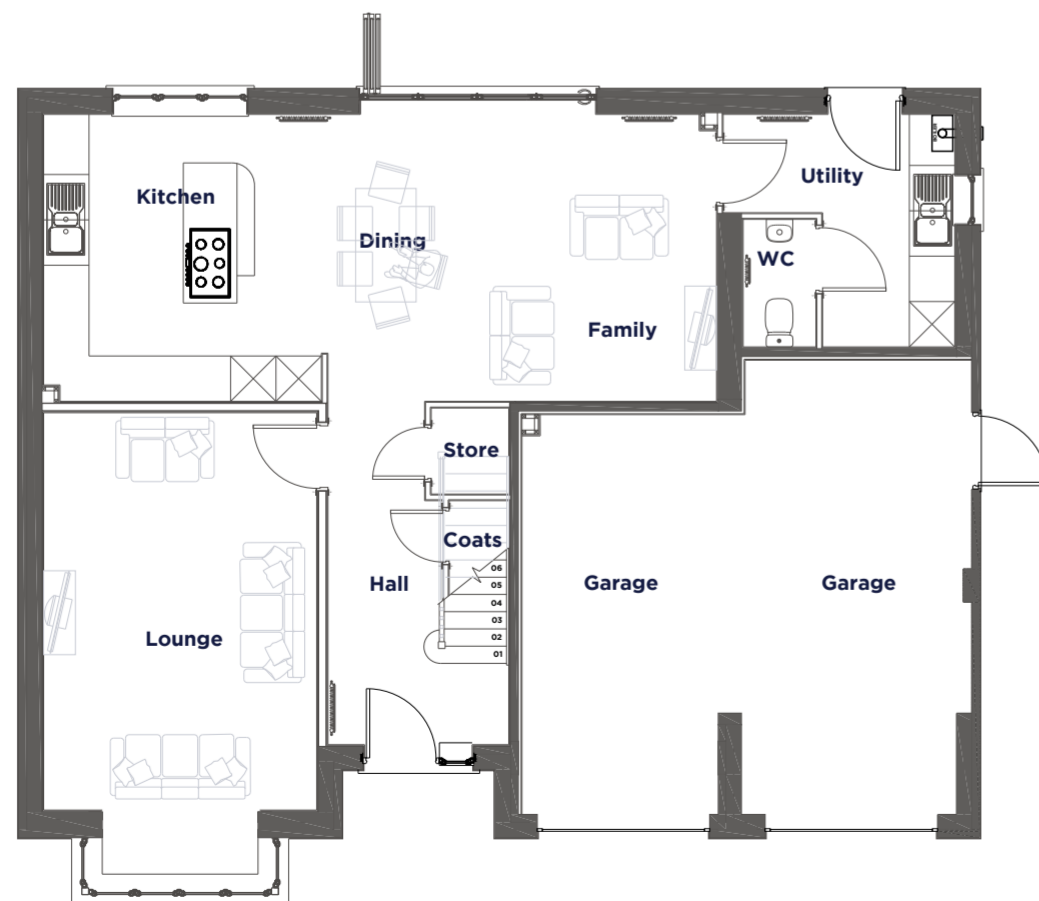
Side Elevation



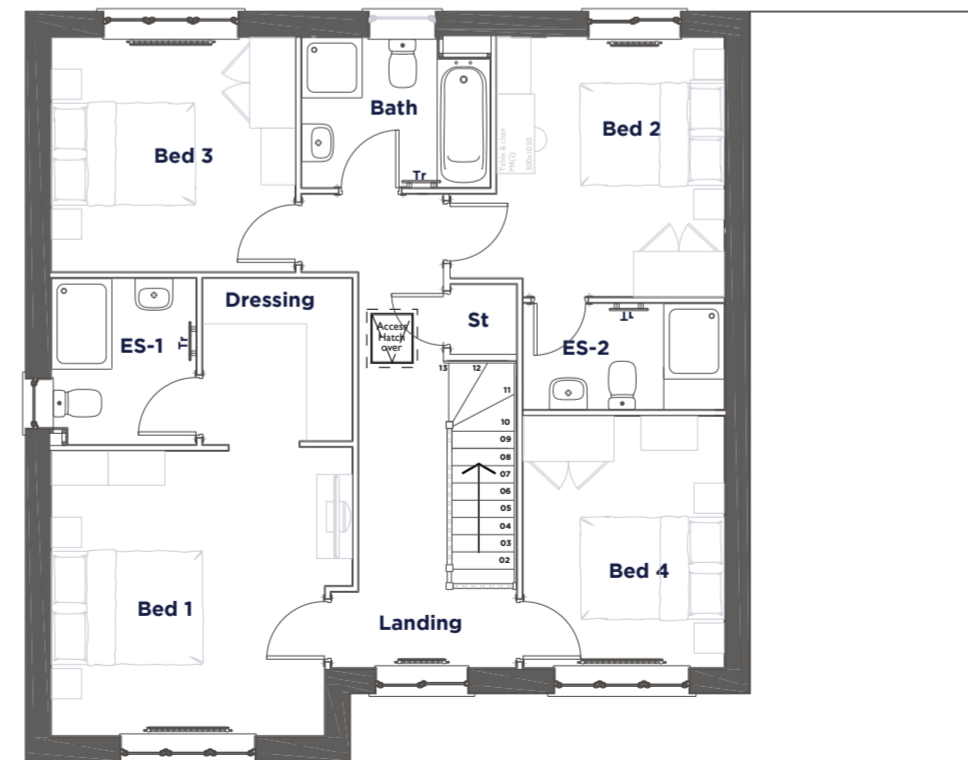
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Job title
**Hem Lane
 Shifnal**

Drawing title
**Elm
 Floor Plans and
 Elevations**



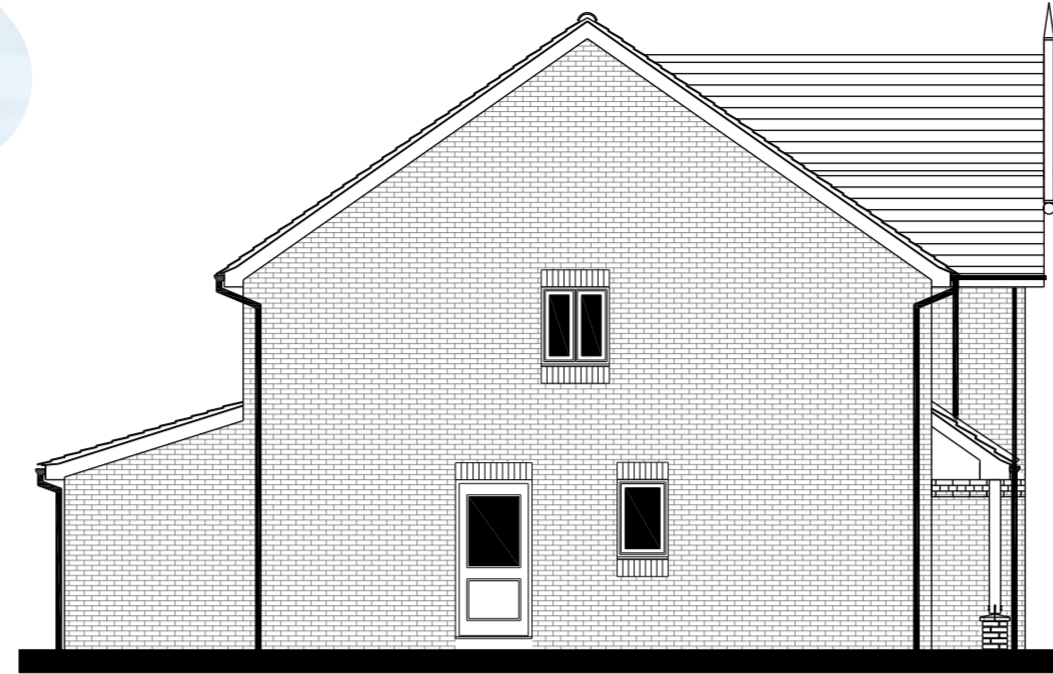
Scale 1:100 @ A2 Date 25.11.22 Drawn LW

Dwg No. **PL/014** Rev.

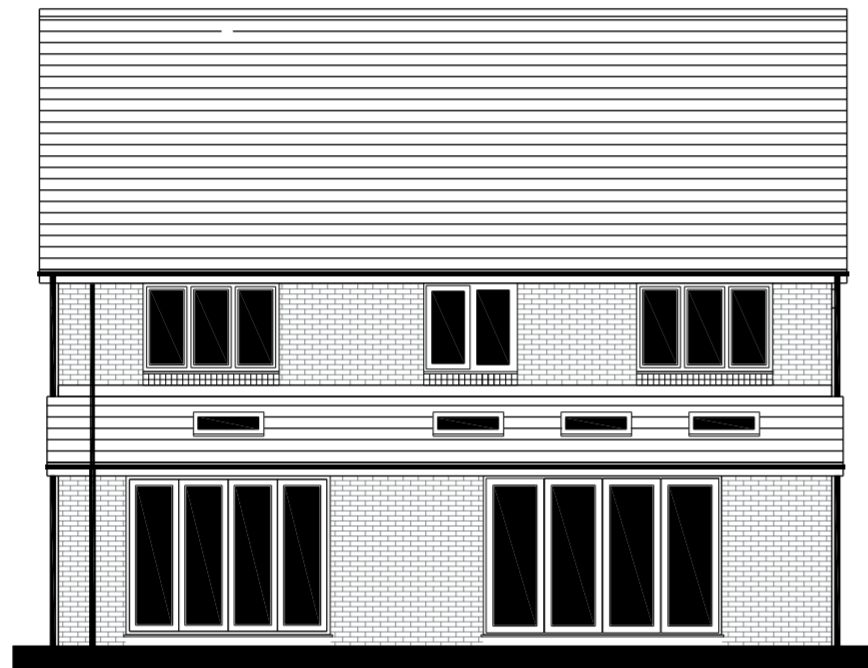
This page is intentionally left blank



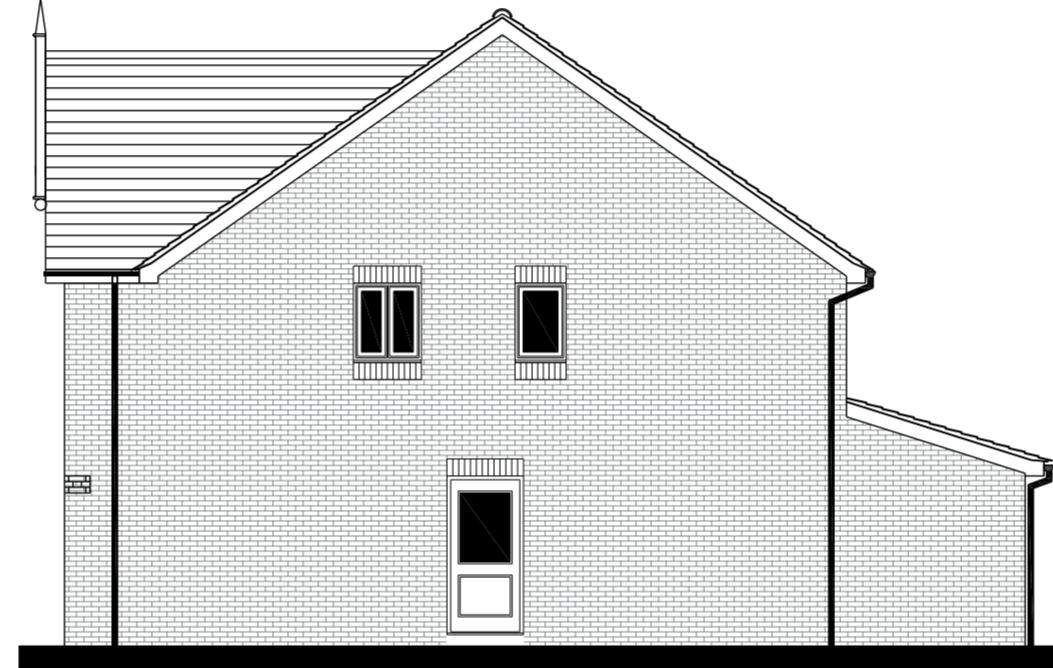
Front Elevation



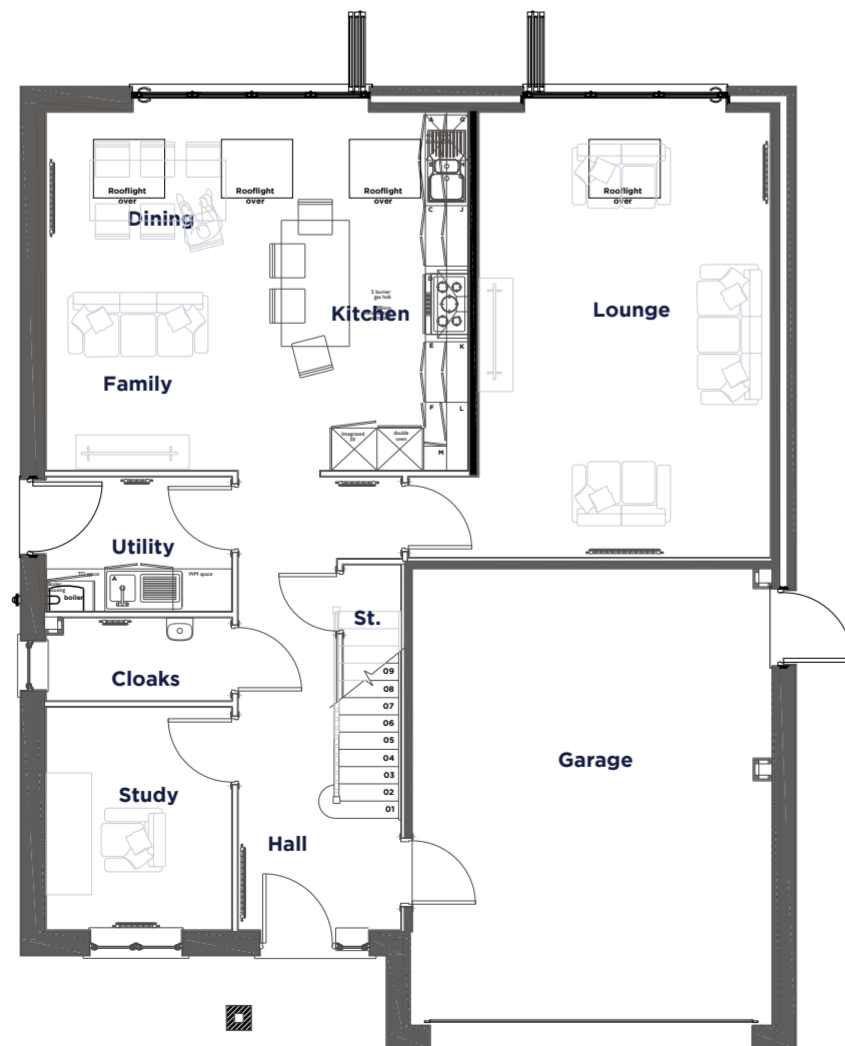
Side Elevation



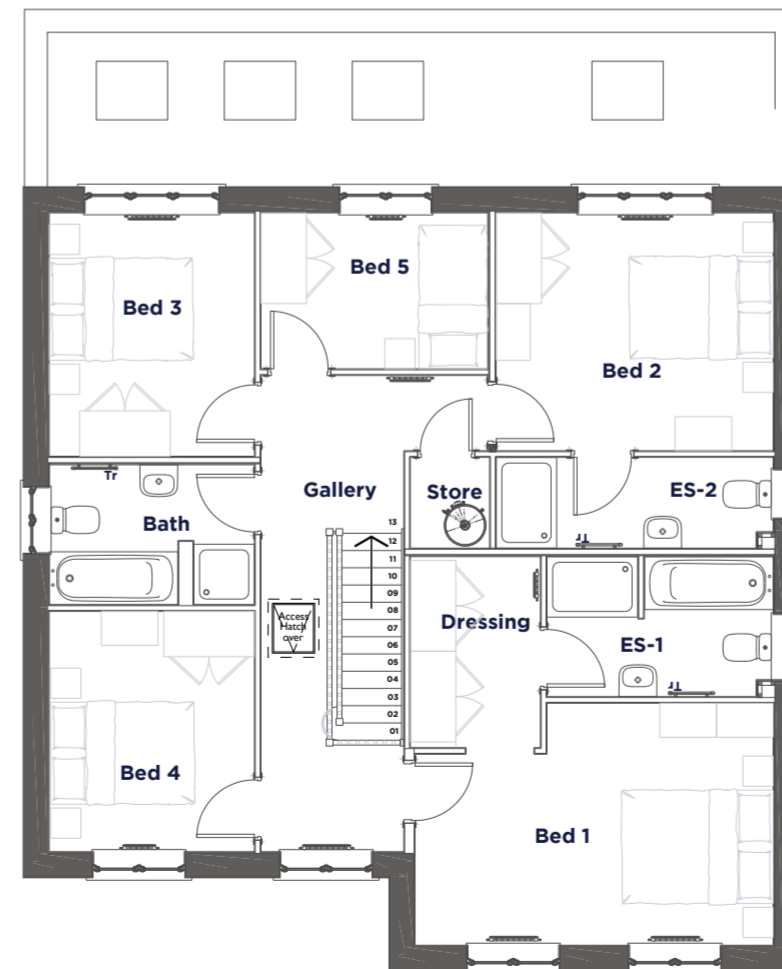
Rear Elevation



Side Elevation



Ground Floor Plan



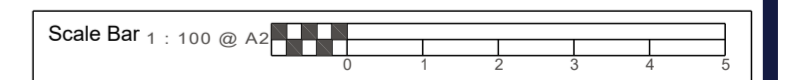
First Floor Plan

Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Job title
**Hem Lane
 Shifnal**

Drawing title
**Larch
 Floor Plans and
 Elevations**



Scale 1:100 @ A2	Date 25.11.22	Drawn LW
---------------------	------------------	-------------

Dwg No. PL/015	Rev.
--------------------------	------

This page is intentionally left blank



Front Elevation



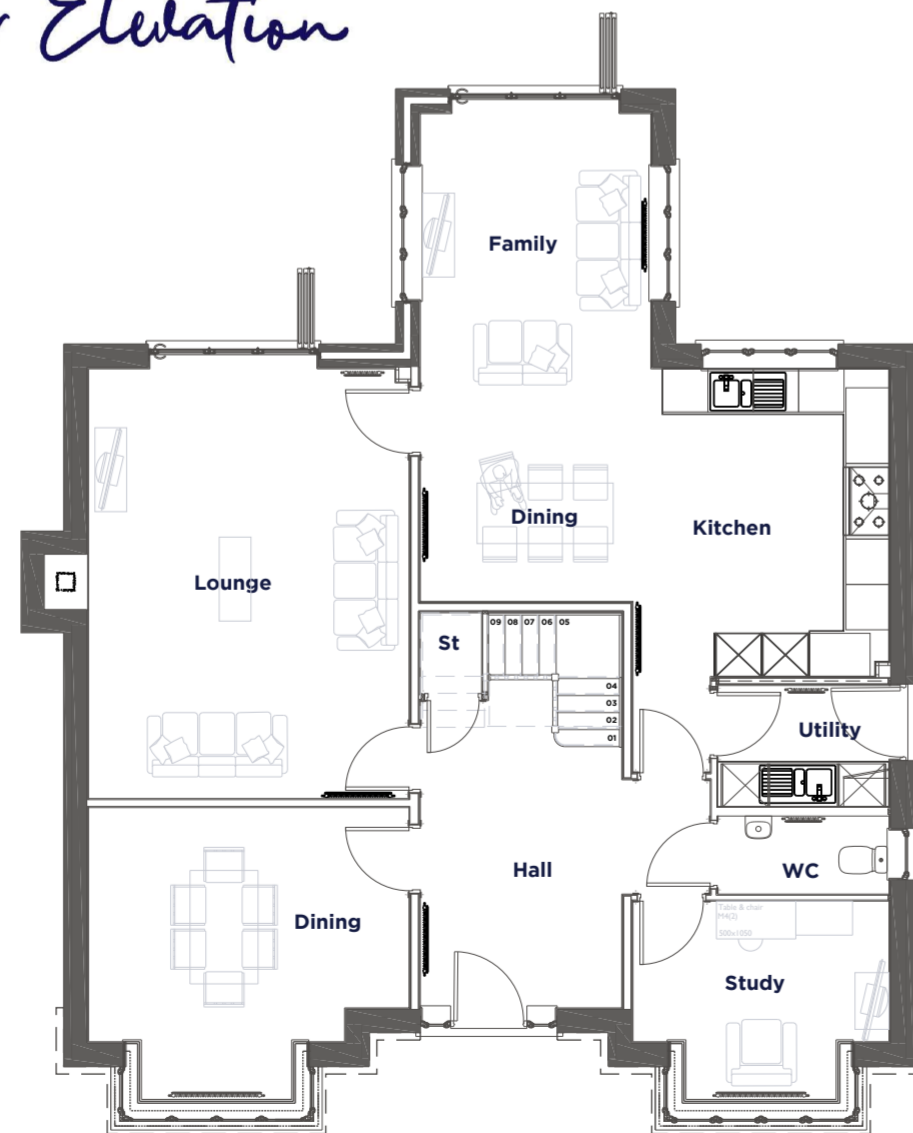
Side Elevation



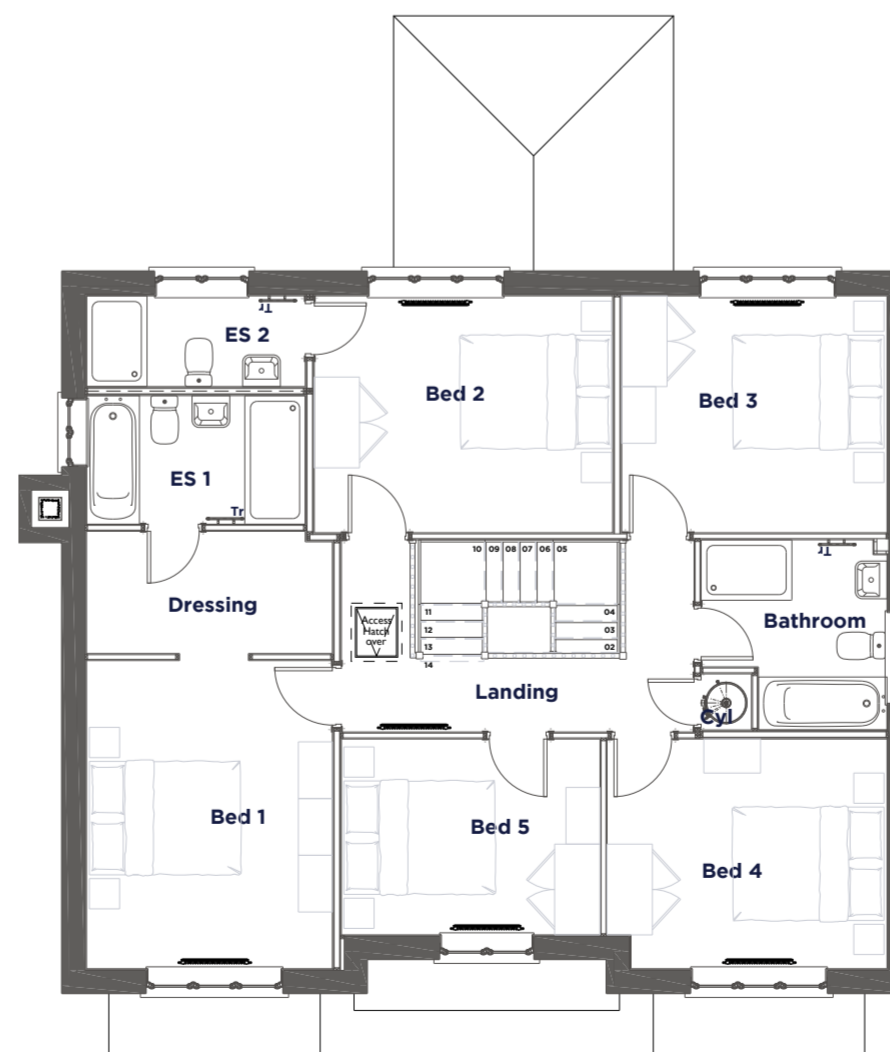
Rear Elevation



Side Elevation



Ground Floor Plan



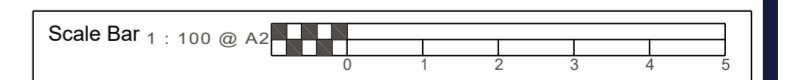
First Floor Plan

Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Job title
**Hem Lane
 Shifnal**

Drawing title
**Richmond
 Floor Plans and
 Elevations**



Scale 1:100 @ A2 Date 25.11.22 Drawn LW

Dwg No. **PL/016** Rev.

This page is intentionally left blank



Front Elevation



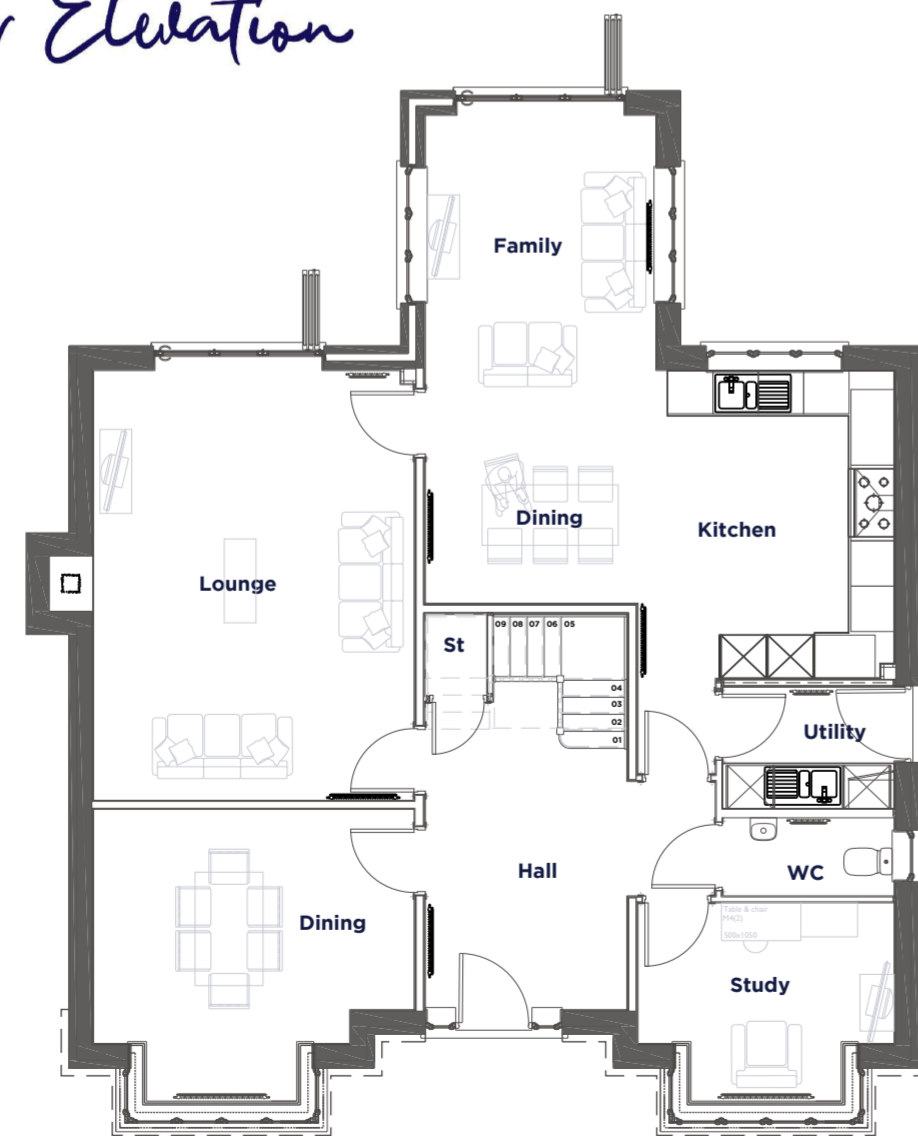
Side Elevation



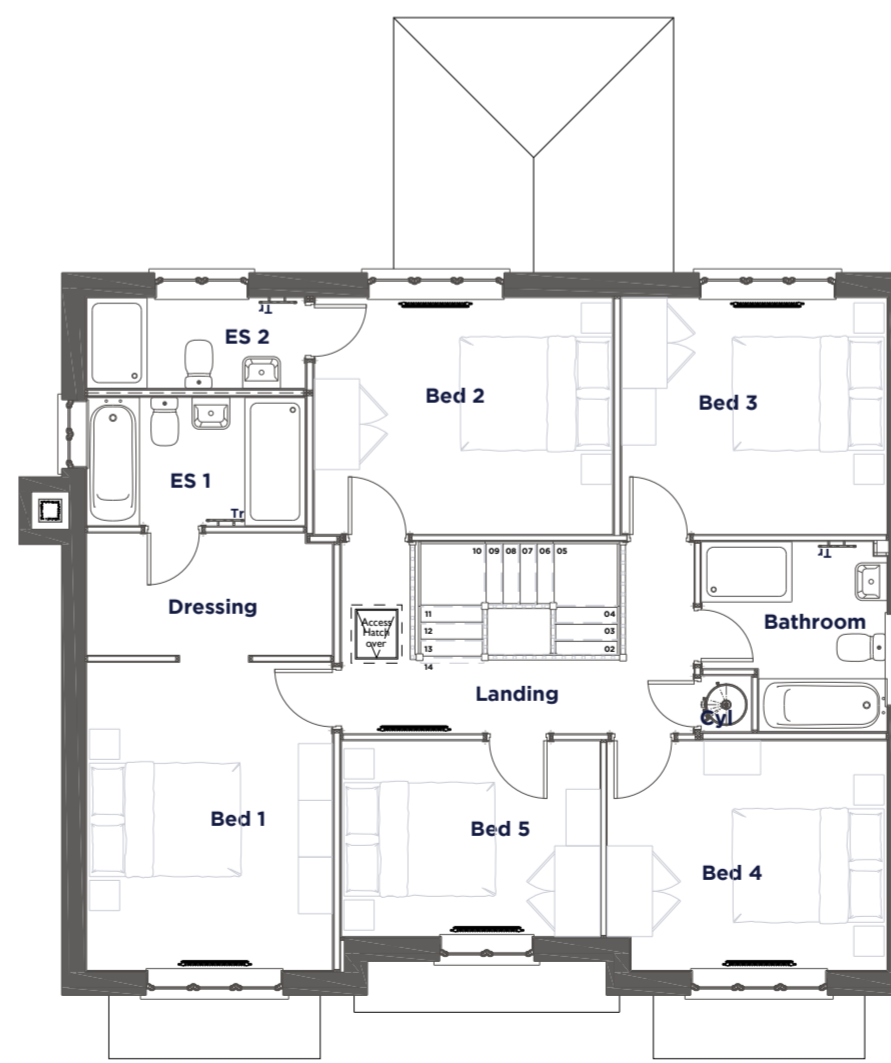
Rear Elevation



Side Elevation



Ground Floor Plan



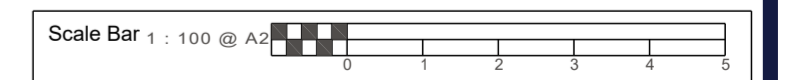
First Floor Plan

Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.

Wain
 HOMES

Job title
**Hem Lane
 Shifnal**

Drawing title
**Richmond
 Floor Plans and
 Elevations**



Scale 1:100 @ A2	Date 25.11.22	Drawn LW
---------------------	------------------	-------------

Dwg No. PL/017	Rev.
--------------------------	------

This page is intentionally left blank

Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Plot 1

Plot 2

Plot 3



Plot 4

Plot 5

Plot 6



Plot 7

Plot 8

Plot 9



Plot 14

Plot 15

Plot 16

Plot 17



Plot 10

Plot 11

Plot 12

Plot 13

Plot 14



Plot 18

Plot 19

Plot 20

Plot 21

Wain
 HOMES

Job title
**Hem Lane
 Shifnal**

Drawing title
Street Scenes

Scale Bar: 1:100 @ A0
 Scale: 1:100 @ A0 Date: 25.11.22 Drawn: LW
 Dwg No.: **PL/020** Rev:

This page is intentionally left blank

Notes
 All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
 This drawing may not be reproduced in any part or form without written consent.
 All copyrights reserved.
 Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.



Plot 22

Plot 23

Plot 24

Plot 25

Plot 26

Plot 27



Plot 28

Plot 29

Plot 30

Plot 31



Plot 21

Plot 22

Wain
 HOMES

Job title
**Hem Lane
 Shifnal**

Drawing title
Street Scenes

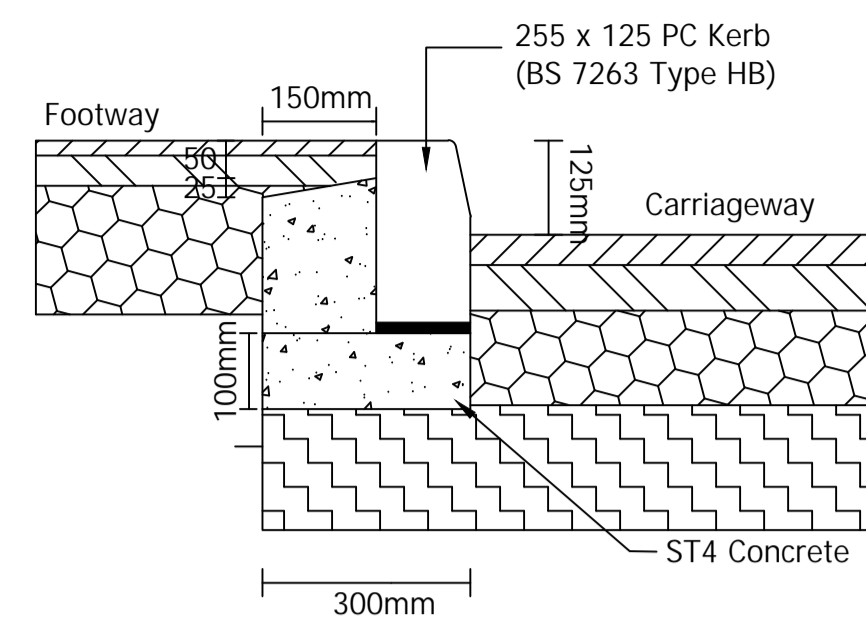
Scale Bar 1:100 @ A1

Scale 1:100 @ A1 Date 25.11.22 Drawn LW

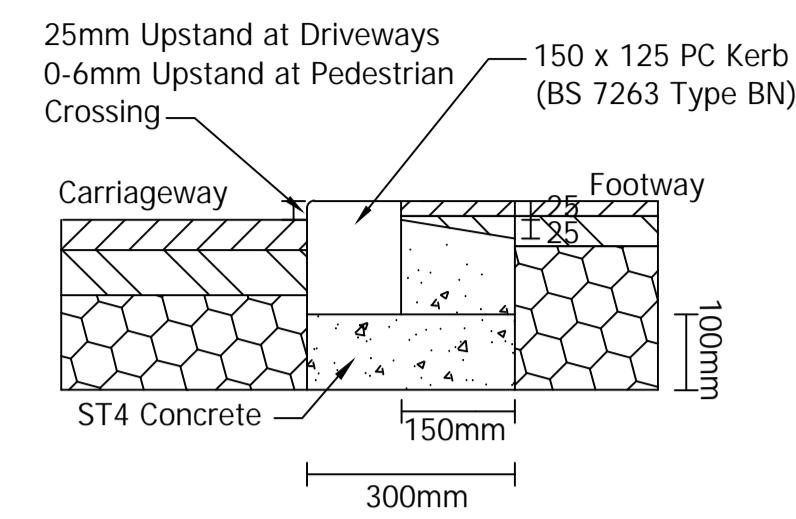
Dwg No. **PL/021** Rev.

This page is intentionally left blank

TYPICAL KERB DETAIL

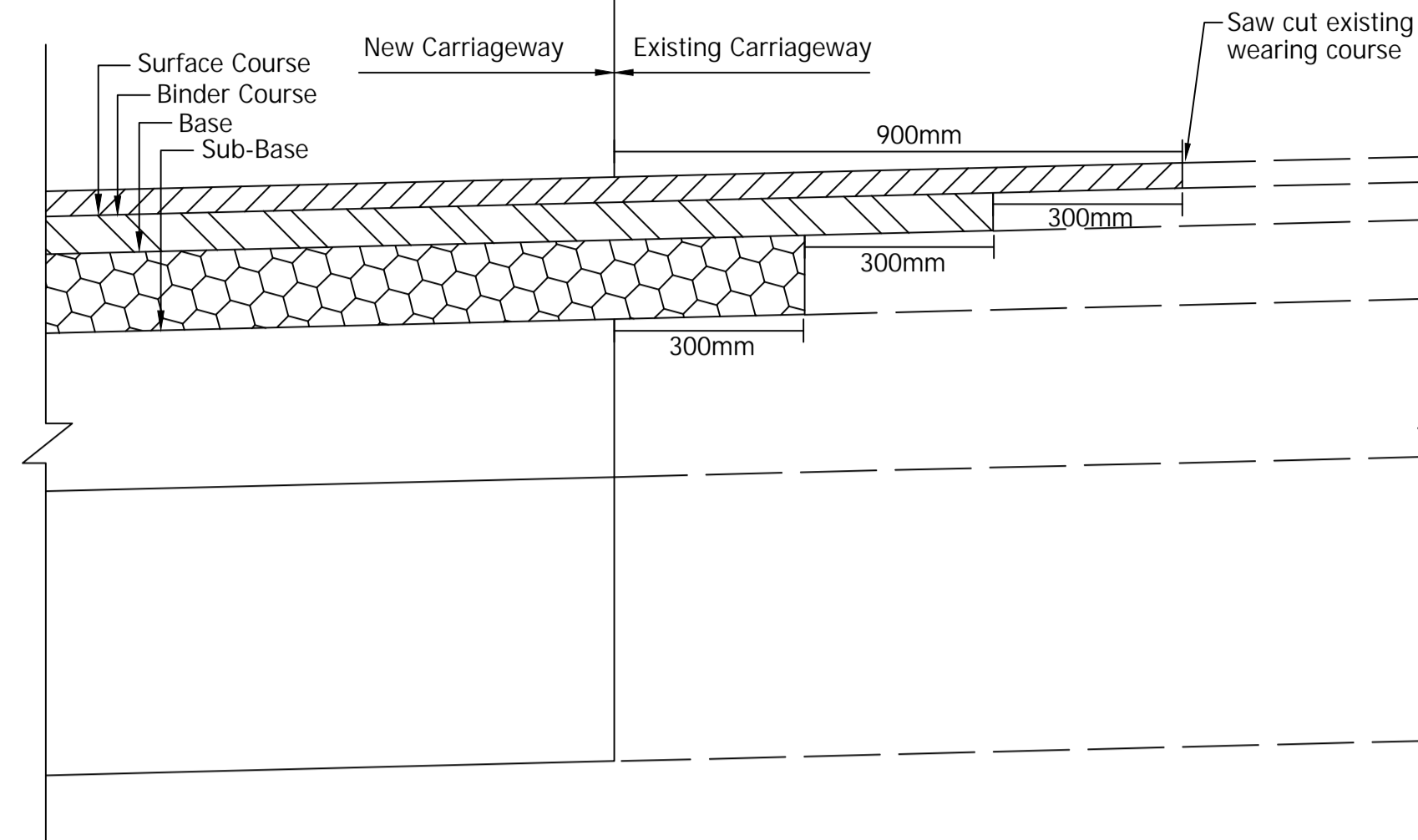


TYPICAL DROP KERB DETAIL



SCALE 1:10

TYPICAL TIE-IN DETAIL BETWEEN NEW & EXISTING CARRIAGEWAY



1. DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT CONTACT TRAVIS BAKER LIMITED.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THIS PROJECT.
4. ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE IMMEDIATELY NOTIFIED IN WRITING TO TRAVIS BAKER LIMITED.
5. THE CONTRACTOR SHALL PRIOR TO CONSTRUCTION CHECK AND VERIFY THAT THE DETAILS SHOWN ON THIS DRAWING ARE FULLY COMPATIBLE WITH ANY AS CONSTRUCTED DIMENSIONS OR LEVELS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY IN WRITING TO TRAVIS BAKER LIMITED.
6. THIS DRAWING HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE COMMISSIONING PARTY AND UNLESS AGREED IN WRITING BY TRAVIS BAKER LIMITED NO OTHER PARTY MAY USE OR RELY ON ITS CONTENTS. NO LIABILITY IS ACCEPTED BY TRAVIS BAKER LIMITED FOR ANY USE OF THIS DRAWING OTHER THAN FOR THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.
7. IT SHOULD BE NOTED THAT THIS DRAWING MAY INCLUDE DATA PROVIDED BY THIRD PARTIES. NO LIABILITY IS ACCEPTED BY TRAVIS BAKER LIMITED AS TO THE ACCURACY OF THIS DATA.
8. THIS DRAWING SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF TRAVIS BAKER LIMITED.

- KEY:**
- PROPOSED CARRIAGEWAY
 - JUNCTION VISIBILITY SPLAY
 - PROPOSED BLACK DOME TOP BOLLARD

PRELIMINARY AND SUBJECT TO DETAILED DESIGN



SCALE 1:500

REV	DESCRIPTION	DATE	BY	AUTH
B	AMENDED TO APPROVED PLANNING LAYOUT	31.03.23	MN	NB
A	AMENDED TO CLIENT COMMENTS	24.11.22	MN	NB

Travis Baker
Trinity House
New Road
Halesowen
West Midlands
B63 3HY

Tel: 0121 550 8037
Fax: 0121 550 8047
info@travisbaker.co.uk
www.travisbaker.co.uk

CLIENT
**WAIN HOMES,
WEST MIDLANDS**

PROJECT
**HEM LANE,
TELFORD**

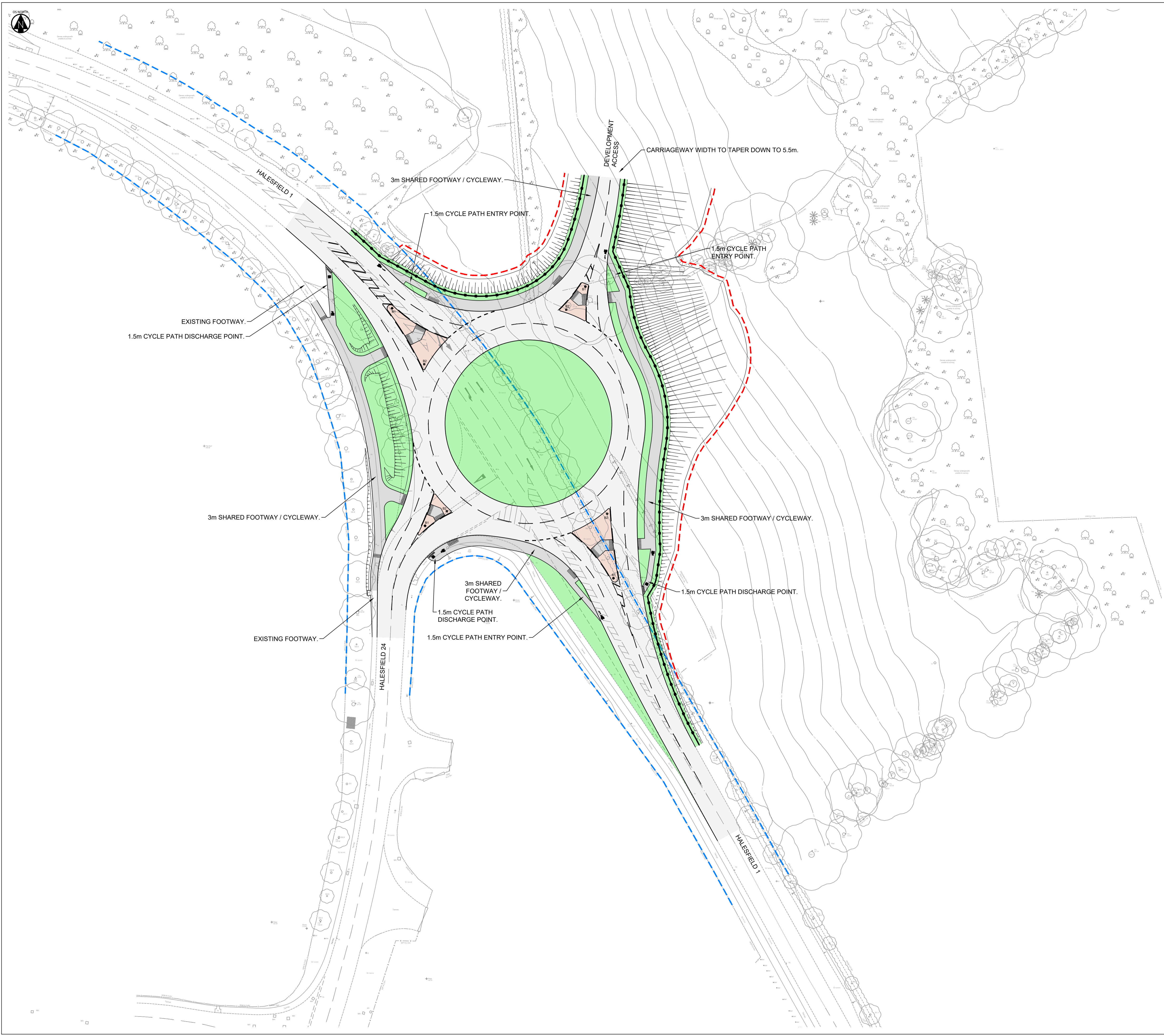
TITLE
OFFSITE ARRANGEMENT

DRAWN MN	AUTHORISED NB	SCALE AS SHOWN@A1	DATE 15.11.22
-------------	------------------	----------------------	------------------

PROJECT NO. 21281	DRAWING NO. 21281-PL-17	REV B
----------------------	----------------------------	----------

STATUS:
PRELIMINARY

This page is intentionally left blank



- NOTES:**
- TOPOGRAPHICAL SURVEY TAKEN FROM MAPMATIC PROJECT NUMBER 5018, DATED APRIL 2022.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL CURRENT HYDROCK CONSULTANTS DRAWINGS.
 - THE ROUNDABOUT IMPROVEMENTS IS BASED ON PLANNING LAYOUT DRAWING NUMBER P1618/22A BY BANNERS GATE.
 - DESIGN SPEED FOR HALESFIELD 1 IS 40MPH / 70AKPH (DMRB CD 109). DESIGN SPEED FOR HALESFIELD 24 IS 30MPH (MIS).
 - ALL WORKS WITHIN THE PUBLIC HIGHWAY TO BE IN ACCORDANCE WITH THE LOCAL HIGHWAY AUTHORITY'S SPECIFICATION REQUIREMENTS FOR ADOPTABLE ROADS.
 - TACTILE LAYOUTS HAVE BEEN DESIGNED IN ACCORDANCE WITH GUIDANCE ON THE USE OF TACTILE PAVING SURFACES AND LTN 2/95 THE DESIGN OF PEDESTRIAN CROSSINGS.
 - STREET LIGHTING DETAILS TO BE PROVIDED AT LATER STAGE.

- KEY:**
- EXISTING HIGHWAY BOUNDARY
 - PROPOSED LIMIT OF HIGHWAY ADOPTION
 - PROPOSED CARRIAGEWAY.
 - PROPOSED SHARED FOOTWAY / CYCLEWAY AND CYCLE PATH.
 - PROPOSED REFUGE ISLAND.
 - PROPOSED VERGE.
 - PROPOSED UNCONTROLLED CROSSING. BUFF COLOURED TACTILE BLISTER PAVING, 400mm x 400mm.
 - PROPOSED BUFF CORDUROY (CYCLE) PAVING, 2NO. ROWS OF 400mm X 400mm.
 - KEEP LEFT BOLLARD.
 - BLANK FACE BOLLARD.
 - VEHICLE RESTRAINT BARRIER.

REVISIONS

Rev	Date	Description	By	Ckd	App
P02	31/08/2022	FOLLOWING RSA 1 COMMENTS, SPLITTER ISLANDS ELONGATED ALONG LEADING EDGE AND APPROACH ANGLE OF CYCLE DISCHARGE SLIP INCREASED ADJACENT HALESFIELD 1 SOUTHBOUND EXIT.	JLD	GOJ	GOJ
P01	11/08/2022	FIRST ISSUE.	JLD	GOJ	GOJ

Hydrock
 OVER COURT BARN
 OVER LANE
 ALMONDSBURY
 BRISTOL
 BS32 4DF
 T: +44 (0) 1454 619533
 e: bristol@hydrock.com

CLIENT
 VISTRY PARTNERSHIPS

PROJECT
 THE HEM, TELFORD

TITLE
 SITE ACCESS 65m ICD ROUNDABOUT,
 GENERAL ARRANGEMENT

HYDROCK PROJECT NO. C-21955-C	SCALE @ A1 1 : 500	STATUS S2
STATUS DESCRIPTION PLANNING	DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) 21955-HYD-XX-XX-DR-D-0001	REVISION P02

This page is intentionally left blank



Borough of Telford and Wrekin

Planning Committee

22nd November 2023

Planning Scheme of Delegation

Cabinet Member: Cllr Richard Overton – Cabinet Member: for Homes and Enforcement

Lead Director: James Dunn – Director: Prosperity and Investment

Service Area: Development Management

Report Author: Valerie Hulme – Development Management Service Delivery Manager

Officer Contact

Details: **Tel:** 01952 380380 **Email:** valerie.hulme@telford.gov.uk

Wards Affected: All Wards

Key Decision: Not Key Decision

Forward Plan: Not Applicable

Report considered by: SMT 26th September 2023

Planning Committee - 22nd November 2023

1.0 Recommendations for decision/noting:

Planning Committee is recommended to:

1.1 Review and agree the Scheme of Delegation as set out below in section 4.5.

1.2 Review and agree the procedures for call in as set out in Appendix 1.

2.0 Purpose of Report

2.1 To set out the Scheme of Delegation for the Planning Committee.

3.0 Background

3.1 In accordance with the Councils Constitution, Planning Committee has the responsibility and delegated powers to act on behalf of the Council in respect of the Town and Country Planning matters and other associated functions in the Borough. It is for this Committee to determine the basis on which delegated powers may be given to the Development Management Service Delivery Manager, Area Team Leaders and Principal Officers.

3.2 The planning scheme of delegation was last updated in July 2013. The current scheme of delegation requires applications to be brought to Planning Committee in the following circumstances:

- A proposal that involves the Council as either applicant or landowner (or has a financial interest) and the proposal is a Major application (i.e., residential – 10 or more units / development over 0.5 ha and non-residential - creation of 1,000m² gross floor area/ development over 1ha excluding reserved matters applications)
- If submitted by or on behalf of Assistant Director or above or an Elected member
- If formally requested by the relevant Ward Member or relevant Parish Council
- If a departure from policy and officers are recommending approval
- If a S106 relating to new financial contributions/ affordable housing provision
- The number and nature of representations from the public against officer recommendation is, in the opinion of the Service Delivery Manager: Development Management and/or Area Planning Officer, sufficient to require that the application should be determined by Board

3.3 National guidance advises that such schemes should be reviewed and updated to take account of any changes to legislation, national and/or local planning policies and to allow for the delivery of decisions as efficiently as possible, particularly having regard to performance improvement and best value. It is also considered best practice to do so.

4.0 Summary of main proposals

4.1 The Government is committed to delivering an effective planning system, and has announced a number of reforms and funding to support the planning system. In addition, Government is committed to expediting the decision process, to comply with statutory determination periods (Major applications should be determined in 13 weeks / EIA development within 16 weeks / all other applications determined in 8 weeks); and the emerging fee regulations reduces the period in which a refund for the application fee can be sought if a decision has not been determined within the statutory determination period.

4.2 The Environment Act 2021, places new burdens on the LPA to consider Biodiversity Net Gain (BNG) on most developments and/or land management, which aims to leave the natural environment in a measurably better state than it was before. BNG delivers measurable improvements for biodiversity by

creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. BNG requires most non-householder planning applications which have more than a small impact to provide a legal minimum of 10% net gain in biodiversity; this is parallel to protected species and Local Plan requirements. In January 2024 this will become a statutory requirement, that all new planning applications of large developments, with non-exempt smaller ones from April 2024. In meeting these requirements planning applications will be required to demonstrate 10% Biodiversity Net Gain on site, and how any shortfalls will be offset either by buying units from landowners/suppliers or via a central Government Conservation Credit scheme. These units will also require maintenance for a 30 year period.

- 4.3 The requirement for BNG will be provided through S106 agreements associated with any planning decision and will include financial obligations to monitor on site delivery, or purchase and maintain off site delivery. Consequently, the number of S106 agreements will significantly increase and under the current regime would need to be considered by Planning Committee, increasing the size of Committee agendas and the length of meetings when these simple applications can be determined by officers, within the statutory 8/13/16 week period. Furthermore, combined with the current timings of committee every 4-6 weeks, decisions are likely to be delayed, and increase the risks of applications being determined after the statutory determination period affecting the LPA's performance which is reported to central government, and risks returning planning application fees. It is therefore recommended that the scheme of delegation is amended to ensure the Planning Committee's focus is directed to schemes that are important/have the greatest impact on our communities.
- 4.4 Elected Members and Town and Parish Councils play a vital role in voicing local feelings and addressing community needs. The established call-in process remains in place, enabling these stakeholders to request that planning applications are individually assessed by the Planning Committee. This approach guarantees that contentious matters receive the attention of the Planning Committee, allowing for public oversight of planning decisions. Simultaneously, it allows for the review of other matters, particularly non-contentious ones, including those initiated by the Council. Importantly, the call-in procedures have been updated as set out in Appendix 1 and are designed to adhere to statutory timeframes.
- 4.5 It is therefore proposed that the following applications will be considered by Planning Committee:
- A proposal that involves the Council as either applicant or landowner (or has a financial interest) and the proposal is a Strategic Major application defined as a residential scheme of 300 or more units, and non-residential –creating more than 10,000m² gross floor area/ development over 5ha excluding reserved matters applications
 - If submitted by or on behalf of a Director or above or an Elected member
 - If formally requested by the relevant Ward Member or relevant Parish Council within the consultation period.

- The number and nature of representations from the public against officer recommendation is, in the opinion of the Service Delivery Manager: Development Management and/or Area Planning Officer, sufficient to require that the application should be determined by Committee.

And all other applications are delegated to the Service Delivery Manager, Area Planning Managers and Principal Planning Officers.

- 4.6 Alongside the review of the Scheme of Delegation, the procedures for the 'Call In request' have been revised, and a copy is attached.

5.0 Alternative Options

- 5.1 The existing Scheme of Delegation may remain unchanged, however the number of applications determined by committee will increase. Consequently additional committees may need to be established to ensure the quality of decisions are made in a timely manner.

- 5.2 Alternatively, the scheme of delegation could undergo further modifications; for example excluding the applications which are submitted by the Council, and personnel of the Council; these applications could still be determined by Planning Committee if requested by the Ward Member, Town and Parish Council, or if the public volume and nature of feedback is significant enough for the SMD/ Area Planning Managers with delegated authority consider that the application should be determined by Committee.

6.0 Key Risks

- 6.1 Maintaining a balance between the necessity for prompt decision making and the requirement for a robust process is crucial. The recommendations outlined in this report aim to optimise the efficient use of both member and officers' time. This approach directs attention towards important planning applications. The suggestions presented in this report contribute to achieving this equilibrium, empowering the Council to fully comply with its duty to follow good governance procedures.

7.0 Council Priorities

- 7.1 A community-focussed, innovative council providing efficient, effective and quality services

8.0 Financial Implications

- 8.1 There are no financial implications arising directly from this report.

9.0 Legal and HR Implications

- 9.1 The legal basis for delegation is Section 101 of the Local Government Act 1972, as amended. Elected Members determine the basis on which a delegated function operates, the level of Member involvement and the circumstances in which an officer's delegated powers to make a decision may not be exercised.

9.2 The proposals contained in this report can be delivered using existing resources.

10.0 Ward Implications

10.1 There are no ward implications arising from this report.

11.0 Health, Social and Economic Implications

11.1 There are no health, social and economic implications arising from this report.

12.0 Equality and Diversity Implications

12.1 There are no equality and diversity implications arising from this report.

13.0 Climate Change and Environmental Implications

13.1 There are no climate change and environmental implications arising from this report.

14.0 Background Papers

- 1 Invest in Telford – Planning Update (latest scheme of delegation)
24/07/2013

15.0 Appendices

- 1 Planning Application: Call In Request

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Finance	15/09/2023	21/09/2023	AEM
Legal	15/09/2023	22/09/2023	RP
Director	15/09/2023	09/10/2023	JD

This page is intentionally left blank

PLANNING APPLICATION: CALL IN REQUEST

In accordance with the Council's Planning Scheme of Delegation the 'Call In Request' is made in accordance with the adopted procedures:

1. The 'Call In Request' is made by Ward Member or Town / Parish Council within which are that the application is located.
2. Where the request is made from another Member or T/PC which does not relate to the application address, the Chair of Planning Committee must agree to this application.
3. The request must be made with the consultation period of the application:
 - a. Specifically within **21 days** of the notification of the application via the weekly list.
 - b. Within any consultation period for subsequent amendments.
 - c. Where amendments are submitted the Member or T/PC will be asked to confirm if any original call in requests are still applicable.
4. This procedure excludes the following types of application:

1. Prior Approvals	4. Section 73 application to vary conditions
2. Advertisement;	5. Certificate of Lawfulness and Development
3. Discharge of condition	6. Non Material Amendments.
5. The T/PC or Member making any request acknowledges that they must attend any scheduled planning committee and register to speak on the application; if the T/PC or Member is unable to attend a substitute shall be arranged. If no party registers to speak the application may be delegated by the committee, to officers without formal consideration.
6. The request shall be based on valid material planning considerations, which shall be specified on the Completed Form. Completed forms that do not include valid considerations will not be considered by the Planning Committee. Examples of these are set out below:

Material planning considerations which are considered and included	Matters which are not planning considerations
<ul style="list-style-type: none"> • Planning policy/circulars/statutory instruments, emerging Local Plan Policy (subject to at least one stage of public consultation) • Previous decisions, appeals, case law • Residential amenity • Highway issues • Noise and disturbance, smells and fumes • Physical infrastructure • Ground conditions • Ecology / trees / landscaping • Historic conservation • Viability and deliverability • Layout/ density/design/character 	<ul style="list-style-type: none"> • Loss of property value • Loss of view • Right to light • Matters controlled through building regulations – including party wall • Business competition • Property disputes (including land ownership) • Issues of construction period • Factual misrepresentations • Opposition to the principle of development where planning permission has previously been approved



To: Development Management
Telford & Wrekin Council
Darby House,
Lawn Central,
Telford,
TF3 4JA.

Please e-mail form to planning.control@telford.gov.uk
cc. Parish Liaison Officer – parish.planningliason@telford.gov.uk

Date:	Application No. TWC/
--------------	-----------------------------

Proposal:

We are in support / are against **(Please delete as appropriate)**

To the Chair and Members of Planning Committee; we request that the above application be considered by members at Planning Committee for the following reasons:

Please indicate the planning policies that you consider the proposal conflicts with
--

Is it your intention for a representative to speak at Planning Committee? **YES/NO (Please delete as appropriate)**

TOWN / PARISH COUNCIL / WARD:	Contact Name:
Tel.No:	Email:

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank