



Borough of Telford and Wrekin

Planning Committee

Wednesday 26 March 2025

6.00 pm

Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Democratic Services: Jayne Clarke 01952 383205

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

Agenda

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1.0 Apologies for Absence

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To confirm the minutes of the previous meetings held on 11 December 2024 and 5 February 2025.

4.0 Deferred/Withdrawn Applications

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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/2024/0697 - Barns rear of 28 Woodhouse Lane, Horsehay, Telford, Shropshire 19 - 54

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PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 11 December 2024 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford TF3 4JG

Present: Councillors S J Reynolds (Chair), G Luter (Vice-Chair), G H Cook, F Doran, N A Dugmore, A R H England, T L B Janke, A S Jhawar, J Jones and P J Scott

In Attendance: V Hulme (Development Management Service Delivery Manager), A Gittins (Area Team Planning Manager - West), M Turner (Area Team Planning Manager - East), K Craddock (Principal Planning Officer), M Rowley (Principal Engineer), B Holloway (Biodiversity Technician), S Hardwick (Lead Lawyer: Litigation & Regulatory) and J Clarke (Senior Democracy Officer (Democracy))

Apologies: None.

PC14 Declarations of Interest

Cllr S Reynolds declared an interest in planning application TWC/2024/0521 because he had commented on the application and indicated that he would withdraw from the meeting during determination thereof.

PC15 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 11 December 2024 be confirmed and signed by the Chair.

PC16 Deferred/Withdrawn Applications

None.

PC17 Site Visits

None.

PC18 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 planning applications TWC/2024/0521 and TWC/2024/0612.

PC19 **TWC/2024/0148 - Ellerdine Grange Farm, Ellerdine, Telford, Shropshire, TF6 6QR**

This was an outline application for the erection of 2no. barn egg laying units (24,000 birds per unit) including all associated works at Ellerdine Grange Farm, Ellerdine, Telford, Shropshire, TF6 6QR.

The Application was before Planning Committee at the request of Ercall Magna Parish Council.

Councillor Kevin Connor, Ercall Magna Parish Council, did not object to the application in principle but in relation to the units and the local and impact on neighbouring properties and businesses. He was grateful that many of the issues raised could be managed by conditions, the S106 Agreement and highway mitigation measures and was aware that further work to finalise details of passing places needed to be undertaken. He raised concerns regarding pollution, the geography and topography in the locality of Ellerdine lakes due to the ground saturation and surface run off to the sites below. Flash flooding could take place at any time and one spill or leak would have an impact on the wildlife and flora and fauna of the area.

Mr R Corbett, Applicant's Agent, spoke in support of the application which was of a well designed and stable form which helped to tackle climate change and it was on the top 100 list for investments into the UK. No objections from consultees had been received and DEFRA supported the proposals and it delivered against their targets for health, welfare and wider sustainability and innovation which maximised food production and reduced carbon emissions. The units were dry cleaned rather than power washed every 14 months. Highway improvements would benefit local residents and visitors to the fishing pools and in relation to drainage the S106 agreement would set out conditions in relation to the foul surface drainage.

The Planning Officer informed Members that the drainage would be dealt with by conditions and this was normal practice. The washdown process would be via a dry process every 70 weeks whereby litter would be blown into another part of the building. The shed was air conditioned and cleaned the ammonia from the air and removed odours and particles. The dry manure was put into sheeted containers within the buildings which was different than broiler chickens for meat. The dry litter would be sent to the burner unit owned by the applicant for the wider sustainability as it created electric and heat which was used on the farm in Wem. This improved the carbon neutrality of the overall system as the bottom ash was used as a fertiliser with nothing being wasted. In respect of the Parish Council's concerns in relation to the tank washdown process, the tanks would not contain water. Where there is moisture content this would be sterilised before new chickens enter and there would be no contamination as this would be dealt with by the soakaways in the field.

During the debate, some Members felt that this was an innovative project and as the cleaning process and contamination had been addressed it was an

exciting development on balance. It was an innovative design with solar panels which should be encouraged on large scale industrial units with natural lighting and outdoor areas for the birds. Officers had given reassurance on the risk of pollution. A question arose on how many jobs the application would create. It was also asked how close the outdoor area for the birds was to the lakes and what percentage chance of the lakes being affected by contamination.

The Planning Officer confirmed that the application would create 1 full time and 3 part time jobs. In relation to the cleansing of the outdoor area, this would be conditioned and there would be no pollution when the area was cleaned.

On being put to the vote it was, unanimously:

RESOLVED: that delegated authority be granted to the Development Management Service Delivery Manager to grant 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 (item i. subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:
 - i) £17,000 towards implementation of advisory and directional traffic signing along the unnamed road leading north towards Hazles Road, Hazles Road and the A442,
 - ii) a Routing Plan to secure that all Heavy Good Vehicle movements associated with the site shall be routed via the unnamed road leading north towards Hazles Road, Hazles Road and the A442 (and vice versa),
 - iii) S106 Monitoring Fee of £250.00; and
- 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.

PC20 TWC/2024/0521 - The Place, Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP

This application was for the partial demolition of theatre and construction of a new main theatre auditorium, secondary studio, concourse and back of house facilities in addition to the refurbishment of the retained wing of the building to form extension to the theatre with new restaurant and bar and external works comprising landscaping, replacement substation and reconfiguration of the theatre car park, New Street car park and on-street parking at Slaney Street at The Place, Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP.

This application was before Planning Committee as the proposal involved the Council as the Applicant.

An update report was tabled at the meeting and updated members on the provision of parking.

The Planning Officer informed Members that this was the next phase of the regeneration of Oakengates town centre, in order to make this a destination and better serve the residents and attract visitors and businesses. It was supported by a range of policies in the Local Plan which would help to improve the economy, increase the cultural provision, and enhance the community facilities. It also addresses matters of ecology, land stability and highways infrastructure. There were approximately 390 parking spaces available across the town centre to serve businesses and shoppers although due to the range of users and services these parking spaces could not be apportioned to any one particular user. By applying the Local Plan parking standards 129 of these spaces could be considered as serving the theatre with 174 parking spaces being required for the most popular shows when the theatre was operating at capacity. To assist with concerns, the applicant had provided 32 additional spaces reconfiguring the parking spaces at the Theatre Car Park, New Street and Hartshill Park. An enhanced travel plan had been submitted and would evolve over the time, identifying what worked well and how visitors could be encouraged to visit and improve way finding from the bus and train stations. Arriva buses would be approached to ensure arrivals and departures would coincide with before and after any shows taking place.

During the debate, some Members welcomed the application and felt that this was a huge boost to Oakengates. On the comment from Oakengates Town Council what conditions could be put in place in order for disruption to the site and the area being kept clean and tidy in order that it did not become disruptive. Other Members considered that the walls needed to have something to reflect the building being a theatre. Queries were raised in relation to what would happen to the nursery after the 5 year temporary permission to relocate, would the library need to locate and would the theatre rarely be filled to capacity. Other Members were encouraged in relation to parking and the plan to move away from cars and promote active travel.

The Planning Officer confirmed that there was a construction and environmental management plan in order to minimise the impact of the development. In relation to capacity, this information was supplied by the Applicant and their visitor data which was based on 75% normal capacity.

Upon being put to the vote it was, unanimously:

RESOLVED: that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or any later variations) subject to the following:

- a) the applicant/landowners providing a Memorandum of Understanding agreement relating to:
- i) to the provision of a £5,000 for Travel Plan monitoring (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager);
 - ii) S106 monitoring fee of £250; and
- b) the condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager) contained in the report.

PC21 **TWC/2024/0612 - Land north/east of Greenways Farm Shop, Off Church Street, St Georges, Telford, Shropshire**

This was an outline application for the erection of around 80no. dwellings with associated infrastructure and landscaping works on land North of St Georges Bypass, St Georges, Telford, Shropshire, TF2 9LF on land north/east of Greenways Farm Shop, Off Church Street, St Georges, Telford, Shropshire.

At its meeting on the 23 October Members agreed that the application be deferred in order to request the applicant consider a reduction in the number of dwellings.

Councillor S Handley, Ward Councillor spoke against the application, who was not against new developments, but felt careful consideration needed to be given to where they were built. He raised concerns regarding the windfall site, which was a speculative development, the additional pressure on health services, schools, the local highway and the village being used as a shortcut for traffic, the historical land and the moat, damage to the local wildlife habitat and if a newt survey had been undertaken. The land was currently used for organic grazing and the loss would be disappointing. The lease on the land housing the farmhouse was due for renewal within five years and he considered that this could lead to further housing and highway impact.

Councillor R Tyrrell, adjoint Ward Councillor, raised concerns on the speculative application. The land was not identified in the Local Plan and there had been. There had recently been two developments in the locality already completed with a further development east of Priorslee underway. The site house an historic Roman moat and Policy BE8 sought to protect to archaeological heritage. Concerns were raised regarding drainage and the flood risk assessment and the lack of compliance with policies ER11 and ER12, highway impact and the speed of the traffic of 60mph.

Mr A Whittle, member of the public, spoke against the application and raised concerns regarding the lack of consultation, residents' views not being taken into consideration, impact on the historical site, a recent blue light traffic incident on the proposed access to the site, a recent water shortage and the

grading of the pumping stations, the site of the tree planting and lack of privacy.

Mr P J Triplow, Applicant's Agent, spoke in favour of the application. The masterplan had now been amended from 100 dwellings to around 80 dwellings with open space increasing from 9,000 to 10,000 square metres. Two continuous green corridors running across the site had now been incorporated which increased the green space offer, widened the public right of way and brought forward biodiversity on the site. Included was an informal play space and two areas for community growing. The apartment building had now been removed and a zone suitable for bungalows had been identified. Facing rear windows would be no closer than 21m and there would continue to be a 5m development free zone to protect the moat. Density fell to 17 dwellings per hectare with the inclusion of the open space. A S106 Agreement would deliver improvements to healthcare, education, highway safety and green infrastructure.

The Planning Officer informed Members that following the deferral at the last meeting the Applicant had reduced the dwellings from 100 to around 80 and had provided an additional parameters plan to aid decision making which illustrated how the site could look. This was an outline planning application seeking to establish the principle of development for residential purposes with access being a reserved matter. Policy SP1 supported development within the urban boundary with a presumption in favour of development and there were no policy designations on the site. The Ecology Officer had requested a green buffer to the south of the site which had always been intended as a pedestrian route. The apartments had been removed from the application and a 5m buffer around the moat would be retained. In relation to play provision, the majority of S106 funding would go in improving the current provision, but there would be informal play included along the pedestrian routes which included boulders and stepping stones. Single storey bungalows would be built alongside the existing dwellings at Park Close which would lessen the risk of overlooking and fencing, landscaping and screening would be undertaken at ground floor level. Density had been a key issue and this had been addressed in the update report and was substantially lower than the average for Telford. The site was white land as shown on the Proposals Map in the local plan and a windfall site, which the Council relied upon for meeting its housing targets. Speculative sites were, in planning terms, for industrial developments where end users were unknown at the time of the planning application. The applicant had agreed to pay the S106 contributions in full as well as 25% affordable housing on-site. Archaeology would be protected through the parameters plan and archaeology conditions. Severn Trent Water and the Council's Drainage Engineers supported the application subject to conditions which would come forward through the reserved matters application. An ecological appraisal on the site had taken place and mitigation measures would come forward in relation to newts if they were found on site.

During the debate, some Members welcomed that the developers had listened to concerns and had reduced the number of houses and the density and had agreed to 25% affordable housing. It was refreshing that the S106 had been

agreed in full and welcomed the large section of green space and the buffer. Other Members felt that there needed to be strict agreement on the number of houses set at 80. It was asked if the S106 contributions specifically from Telford ICB (Integrated Care Board) were earmarked for local GP surgeries and for appointments. Concerns were raised regarding the access and if this was in the wrong place due to the congested roundabout at peak travel times and if the application would come before Members at the reserved matters stage.

The Planning Officer confirmed that the number of houses would be up to 85 as currently it is indicated that there would be houses on the site, but this may change from 1 house to 2 maisonettes, or 1 large bungalow into 2 smaller bungalows, and this would be limited to 85 maximum and the applicants would not be able to go above this figure under this planning consent. In relation to the S106 contributions, this had been ring fenced to 4 local GP surgeries which had been identified by the Integrated Care Board. In relation to the reserved matters, this would be a separate application and would be subject to consultation. The call-in procedure was there if Members were minded to bring the application before Committee.

Upon 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 outline 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:**
 - i) **Education: £710,275 (Primary £524,559; Secondary £185,716) (based on 80no. dwellings or pro rata to reflect the number and type of dwellings being proposed at Reserved Matters stage);**
 - ii) **Highways: £68,146 (based on 80no. dwellings or pro rata to reflect the number of dwellings being proposed at Reserved Matters stage);**
 - iii) **Affordable Housing: 25% to be provided on-site;**
 - iv) **Healthy Spaces: £166,561.96 (Play); £52,000 (Sport and recreation) (based on 80no. dwellings or pro rata to reflect the number and type of dwellings being proposed at Reserved Matters stage);**
 - v) **Ecology: £80,000 (The Flash Local Nature Reserve) (based on 80no. dwellings or pro rata to reflect the number of dwellings being proposed at Reserved Matters stage);**

- vi) **NHS: £71,661 (based on 80no. dwellings or pro rata to reflect the number of dwellings being proposed at Reserved Matters stage);**
- vii) **Bus Shelter upgrades: £20,000**
- viii) **Monitoring Contribution: 2%; and**

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

The meeting ended at 7.53 pm

Chairman:

Date: Wednesday 5 February 2025

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 5 February 2025 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Present: Councillors S J Reynolds (Chair), G Luter (Vice-Chair), G H Cook, F Doran, N A Dugmore, A R H England, A S Jhawar and P J Scott

In Attendance: V Hulme (Development Management Service Delivery Manager), M Turner (Area Team Planning Manager - East), K Craddock (Principal Planning Officer), M Bailey (Planning Officer), S Hardwick (Lead Lawyer: Litigation & Regulatory) and J Clarke (Senior Democracy Officer (Democracy))

Apologies: Councillors T L B Janke and J Jones

PC22 Declarations of Interest

Councillors N A Dugmore and F Doran declared an interest in planning application TWC/2024/0926 and indicated that they would withdraw from the meeting during determination thereof.

PC23 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 25 November 2024 be confirmed and signed by the Chair.

PC24 Deferred/Withdrawn Applications

None.

PC25 Site Visits

None.

PC26 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 planning application TWC/2024/0926.

PC27 TWC/2024/0756 - Land opposite Byre Cottage, Sambrook, Telford, Shropshire

This was an application for the erection of 1no. self build dwelling with associated parking and landscaping works on land opposite Byre Cottage, Sambrook, Telford, Shropshire

Councillor S Burrell, Ward Member, had requested that the application be determined by the Planning Committee.

The Planning Officer reported that there was a typographical error in paragraph 8.17 of the Officer's report and should have stated that ". . . whilst land does currently consist of a green field HO10 does not prohibit the building . . ." The amendment was proposed and seconded and unanimously agreed by Members.

Councillor E Phillips spoke on behalf of the Parish Council against the application and raised concerns regarding ecology and the biodiversity required to achieve 10% net gain, the use of an unploughed field with excellent soil, impact on birds due to the site being on a flight corridor, the impact on bats and their dusk feeding. Further concerns were raised regarding scale, the bund, impact on the Grade II listed building, the drainage due to hard surfaces, disturbance to the grazing field and the lack of privacy for local residents.

Councillor S Burrell raised concerns in relation to what defined an outstanding design, the contribution to the setting and its lack of sympathy to local surrounding and whether exceptional architecture had been met. He considered that this would be a blot on the rural landscape and questioned the design of the drainage system. It was asked that a site visit take place before any decision was made in order to consider the benefit of the application against its overwhelming harm.

Mr M Rowley, member of the public, spoke against the application and raised concerns regarding Policy HO10, lack exceptional design or inspiration from the local area, biodiversity gains and minimal tree/hedgerow planting. The dwelling would be prominent sitting on top of a hill and would light up the night sky, lack of privacy for local residents and the land was part of a listed farm and barns which had been untouched for 50 years.

Mr J Harris, Applicant's Agent, spoke in favour of the application which adhered to Policy HO10 and Policy 85 of the NPPF which supported housing if it represented innovative design. There was no requirement for the dwelling to be isolated and the application would be conditioned in order to prevent the site becoming a care home or multiple dwellings. The application had gone through three reviews and it was considered surface water run off could be improved via the discharge strategy. There was suitable distance separation to neighbouring properties and adopted landscaping strategies. The construction process would be carefully managed by conditions and consents and a 10% biodiversity net gain would enhance the site.

The Planning Officer informed Members that the site was located in the rural area and considered acceptable under Policy HO10 which outlined that this application was outside of the five main settlements for residential development which were strictly controlled. The Local Planning Authority do not have any publicised guidance on exceptional quality. The application had

been presented to and considered, on three occasions, by a wholly independent design panel who, following the third and final review, considered the application had demonstrated that it represented exceptional quality or design. The Local Planning Authority were satisfied in principle that the annexe and guest accommodation could be appropriately conditioned noting that an annex and guest accommodation are shown on the submitted plans. The officers were satisfied that the occupancy of these could be appropriately restricted via a condition to ensure that they are not let or sold as separate units of accommodation. It had been assessed that there would be no impact on the amenity on neighbouring properties due to the separation distance and the existing and proposed landscaping would not have a significantly detrimental effect. Consultees have supported the application subject to conditions and there were no objections to the parking as this was considered adequate. There would be 10% uplift in biodiversity net gain and officers were confident the site can be drained following soakaway testing. Members were asked to delegate authority to grant consent subject to a revised drainage scheme and the lead local flood authority having no objections and any additional conditions being put in place.

During the debate some Members considered that the application was acceptable but questioned if the building needed to be 8m high. Other Members considered that aesthetics were subjective and that the criteria was quite strict and detailed and that it had met all the elements required by the independent body and there was no reason to refuse the application. A query was raised regarding birds and bats and the impact on the ecology and had there been a study undertaken. Other Members felt that the application did not meet exceptional design criteria and that there would be a detrimental impact on the existing ecology. Concerns were also raised regarding the drainage and flooding and the lack of heat pumps or solar panels.

The Planning Officer confirmed that the height of the building was to allow for a two storey dwelling and for assessment as an exceptional innovative dwelling. The building would need to be a prominent form on the site to act as a landmark and come forward with ecological enhancements holistically in order to show off the building within the landscape. Design Midlands attended the site in order to undertake a full appraisal and the applicant and their family intended to live in the property. In respect of ecological appraisal, details could be found in 8.11-8.16 of the report and the conclusion was that the application could be supported subject to conditions and enhancements. Officers explained the ecological benefits of the scheme to members and explained that the benefits were considerable when compared to other applications of this scale. Furthermore, Officers explained that the scheme was to be assessed holistically noting that the ecological benefits were a significant reason as to why the Local Planning Authority considered the scheme to represent exceptional design quality. In relation to sustainability and climate change this was raised in paragraph 8.29 of the report. Drainage information had been received prior to the meeting and this was the most up to date it could be and it had been accepted in principle.

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

RESOLVED – that delegated authority be granted to the Service Delivery Manager to grant full planning permission (with the authority to finalise any matter including conditions or any later variations) subject to revised/updated drainage information being submitted and deemed acceptable by the LLFA, the conditions and informatives (including any further drainage conditions required to be necessary), with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager set out in the report.

PC28 TWC/2024/0926 - 9 High Mount, Donnington, Telford, Shropshire, TF2 7NL

This was an application for a change of use from dwellinghouse (Use Class C3) to Residential Institution (Use Class C2) at 9 High Mount, Donnington, Telford, Shropshire, TF2 7NL.

The application was before Committee at the request of Donnington & Muxton Parish Council.

An update report had been tabled at the meeting and included two letters of objection that have been received following preparation of the report but did not raise any further concerns in addition to those listed in the main report.

Councillor L Dugmore spoke on behalf of the Parish Council against the application and raised concerns regarding highway safety on the single track road, parking, shortage of bungalows and it contravened both the Neighbourhood Plan and the Local Plan. Further concerns were raised regarding staff attending at similar properties within the area which caused difficulties parking half on and off the pavements and difficulties for emergency services, there were also parking issues at the residential care home.

Miss Thai, member of the public, spoke against the application and raised concerns regarding Policy HO7 and the specialist homes that were required for the elderly and disabled and would remove a much needed home from the market, the cumulative impact of conversation, parking and wheelchair access for residents, to cycle parking provision, drainage and waste management in relation to Policy ER7. It was asked if members refuse the application in its current form and review further before a decision was made.

Mr Madumere, Applicant, spoke in favour of the application which had been thoroughly assessed. The application would be a loving and nurturing home for a maximum of two children aged 7-17 years of age to feel safe and supported who would receive emotional and therapeutic care helping them to build meaningful relationships. Parking was sufficient with 4 spaces and a garage for 2 members of staff and a manager working between 9am and 5pm. The property was a 1.5 level chalet style building with bedrooms in the loft and had already been purchased. There would be no external changes and the

applicant would work collaboratively with the Local Authority and the wider community to provide a safe and loving home for vulnerable children.

The Planning Officer informed Members that this application sought change of use to a residential care facility for two children aged 7 to 17. Local Plan Policy SP1 supported the principle of development. This was a standard dwelling on the open market which could be purchased or lived in by anyone and had off street parking. The appearance and design would not be impacted as there were no external changes to design or scale. Internal arrangements were considered acceptable. It was in a sustainable location close to shops and school and compliant with Policy HO7 which supported specialist housing. There would be two full time staff and a daytime manager who would change shifts every 48 hours with changeover being staggered to reduce movement. It was considered that movements would be more or less similar to a typical family home and there would be no adverse impact on adjacent properties.

During the debate, some Members considered that there had been similar applications recently and that objections were often based on fear. It would be a standard family home with the children being well managed and parking issues could arise whoever lived in the property. Members had a duty to children as a corporate parent and there were no material consideration to refuse the application.

On being put to the vote it was, unanimously:

RESOLVED – that delegated authority granted to the Development Management Service Delivery Manager to grant planning permission (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:

- a) the condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) as set out in the report and update report.**

The meeting ended at 7.01 pm

Chairman:

Date: Wednesday 26 March 2025

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PLANNING COMMITTEE LIST OF BACKGROUND PAPERS

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

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

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TWC/2024/0697

Barns rear of 28 Woodhouse Lane, Horsehay, Telford, Shropshire
Conversion of 2no. barns to 2no. dwellings ****AMENDED RED LINE
BOUNDARY**** ****AMENDED PLANS RECEIVED****

APPLICANT

Shropshire Festivals Ltd

RECEIVED

20/12/2024

PARISH

Dawley Hamlets

WARD

Horsehay and Lightmoor

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT HAS BEEN CALLED IN BY DAWLEY HAMLETS PARISH COUNCIL

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?applicationnumber=TWC/2024/0697>

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 conditions and informatives.

2.0 SITE AND SURROUNDINGS

- 2.1. The application site is Barns rear of 28 Woodhouse Lane, Horsehay. The application site is located within the Built up Area of Telford, in a predominantly residential area. The character of the area is generally that of housing, with a mix of two storey terraced and semi-detached properties on the Southern side of Woodhouse Lane; these are mainly road fronting dwellings, in long, relatively narrow, burgage styles plots. The Northern side of Woodhouse Lane is generally made up of semi-detached bungalows.
- 2.2. The existing barns are situated to the rear of Nos. 27 and 28 Woodhouse Lane and are currently redundant. The barns are two storey buildings constructed from brick, with a tiled roof. The site is located approximately 3 miles south-west of Telford Town Centre and public amenity areas, schools and other facilities are available nearby to the application site.

3.0 APPLICATION DETAILS

- 3.1. This application seeks full planning permission for the conversion of 2no. barns to 2no. dwellings. The 'large barn' will be made up of a Kitchen / Dining Room and Living Room at ground floor and 1no. Bedroom, 1no. Bathroom and an Office / Store at first floor. The 'small barn' will be made up of a Kitchen / Dining Room, Living Room and Washroom at ground floor and 2no. Bedrooms at first floor.
- 3.2. The application is accompanied by the following supporting documents: -
- Application Form
 - Location Plan

- Existing and Proposed Site Plans
- Existing and Proposed Elevations and Floor Plans
- Proposed 3D Visuals
- Bat Report
- Design and Access Statement
- Minor Surface Water Drainage Pro-forma
- Climate Change Checklist
- Biodiversity Net Gain Assessment Report & BNG Metric
- Tree Condition Report, AIA and Method Statement

4.0 RELEVANT HISTORY

- 4.1. W99/0280 – Erection of a detached bungalow and garage – Outline Refused on 25th May, 1999.
- 4.2. TWC/2016/1174 – Outline application for the erection of 2no. dwellings with all matters reserved – Outline Refused on 14th February, 2017.
- 4.3. TWC/2022/0718 – Change of use of shop and post office and subdivision of no. 27 to create 1no. dwelling, replacement of existing shop front with 1no. bay window and associated works – Full Granted on 13th December, 2023.

5.0 RELEVANT POLICY DOCUMENTS

5.1. National Guidance:

National Planning Policy Framework (NPPF)

5.2. Local Development Plan:

Telford and Wrekin Local Plan (TWLP) 2011-2031

SP1 Telford
 SP4 Presumption in favour of sustainable development
 HO1 Housing requirement
 NE1 Biodiversity and geodiversity
 NE2 Trees, hedgerows and woodlands
 C3 Impact of development on highways
 C5 Design of parking
 BE1 Design Criteria
 ER8 Waste planning for residential developments
 ER11 Sewerage systems and water quality
 ER12 Flood Risk Management

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town / Parish Council Responses:

Three rounds of consultation has been undertaken throughout the application process, mainly due to changes to the red line boundary. The comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

6.2 **Dawley Hamlets Parish Council – Object:**

- The amended application does not resolve the issues in the original application.
- There is poor road infrastructure in the local area and there are a large number of parked cars on Woodhouse Lane.
- There is poor visibility for vehicles when exiting the proposed site.
- The close proximity of the development may have negative effects, such as noise and loss of privacy, or the residents of neighbouring properties.
- There is a general lack of infrastructure and facilities in the village.

6.3 **Standard Consultation Responses**

6.4 **Local Highways Authority – Support subject to conditions:**

The latest drawings have amended the parking layout, by removing the parking bay to the front of the Small Barn replacing it with a bin storage area for use of the existing dwellings converted under TWC/2022/0718 and the proposed barn conversions.

Parking to serve the existing residential development and the proposed under this application is shown to the rear of the site, accessed off Woodhouse Lane, utilising the existing access using a new access corridor leading to the parking arrangement. 2no. parking spaces are being provided for each unit, including nos. 27 and 28, with the provision of turning space and a wider space shown allocated for deliveries.

The parking bays are measured at 2.4m x 4.8m with a 6m gap in-between the parking bays, to accommodate space for manoeuvring and will allow vehicles to exit the parking area in forward gear. The access corridor leading to the parking area to the rear measures 4.4m wide at the site access, it narrows to 4m then widens to 5m between the Barn gardens and would allow for the passing of two vehicles.

The parking provision proposed, as stated above, is 2no. spaces per unit (including nos. 27 and 28), with 2no. spaces marked as visitor spaces. The proposed development generates a parking need of 3no. spaces based on the figures set out in Table 25 of the Telford & Wrekin Local Plan. Nos. 27 and 28 generate a need of 4no. spaces, giving a total of 7no. spaces required in total. The Applicant has provided provision of 10no. spaces, in excess of the parking need, some of which has been allocated as visitor parking. As such, the parking provision provided by the development will reduce the potential of further on street parking in and around the development access.

The number of additional trips generated by this development is considered minor, when taking into account the previous conversion TWC/2022/0718 and its previous use. As such, the proposal is unlikely to have a severe impact on the surrounding Highway network.

A number of conditions have been requested, to ensure that the parking area is provided prior to occupation. A Construction Management Plan has also been required to be submitted prior to any works starting on site. An informative has also been included, suggesting the Applicant applies for a white 'H' bar at the site access, similar to the lining outside the access adjacent at no. 26.

Based on the above, the Local Highways Authority raised no objection to the proposal, subject to the recommended conditions and informatives being included on the decision notice.

6.5 Drainage – **Support subject to conditions**

6.6 Ecology – **Support subject to conditions**

6.7 Shropshire Fire Service – **Comment** – Fire safety informative

7.0 **SUMMARY OF PUBLIC RESPONSE**

7.1 A full consultation exercise has been undertaken and twenty letters of representation have been received, which are available in full on the planning file, but key points have been summarised as follows:

- Proposal would lead to overlooking / loss of privacy.
- Close proximity to neighbouring houses.
- Woodhouse Lane is very overcrowded and dangerous with cars already parking on the highway.
- Additional traffic caused by proposal would have an adverse effect on the safety of pedestrians and oncoming traffic.
- Lack of parking spaces for current residents of Woodhouse Lane; the proposal will only make parking more difficult.
- Access and egress between the current buildings is difficult and dangerous / poor visibility when leaving the site.
- Need speed bumps or some sort of traffic calming put in place.
- Lack of infrastructure and facilities.
- Current public drainage and water systems are still from the original Victorian era; the proposed 2 dwellings will only impact the environmental problems already evident.
- Concern regarding increased flooding.
- Concern about loss of existing, neighbouring boundary treatments.

- Footings of the barn will not be up to current Building Regulations standards and the West facing wall of the Small Barn is barely 20cm from the exterior wall of neighbouring site. Excavations within this area will have an adverse effect to the strength and stability of neighbouring dwelling.
- Access onto the application site to maintain neighbouring property denied.
- Noise and vibrations caused by works being carried out in the Old Village shop is impacting neighbouring properties.
- Concerns regarding ecology / wildlife.
- Previous application (W99/0280) was refused for good reason; this new application is just a revamp without having to construct a new building, and will have the same concerns that were raised, including loss of privacy.

8.0 PLANNING CONSIDERATIONS

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
- Scale and design
- Highways safety concerns
- Impact on neighbouring properties
- Environmental Constraints
- Other matters

Principle of the 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 2011-2031 (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is also a material consideration in planning decisions.
- 8.3. The application site is located within the Built up Area of Telford, where the principle of residential development is generally considered acceptable. This is subject to appropriate scale and design, impact on neighbouring properties and any technical constraints being satisfactorily addressed; all of which have been considered during the assessment carried out and discussed within this report.
- 8.4. The proposed development would see the existing 2no. barns being converted into 2no. dwellings. In this instance, whilst the barns fall modestly behind the existing build line evident along Woodhouse Lane, the buildings

proposed for conversion are existing and currently in a redundant state. The proposed scheme would therefore result in the effective re-use of a redundant parcel of land, comprising a brownfield site, within a sustainable location. Given this and the fact that there is some intervisibility from the surrounding highway network, the principle of the proposed scheme is considered appropriate; complying with Policies SP1 and SP4 of the Telford & Wrekin Local Plan.

Scale and design

- 8.5. 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.
- 8.6. As demonstrated on the Proposed Site Plan, Officers are satisfied that the application site is large enough to accommodate the proposed conversion to 2no. dwellings, whilst providing an adequate level of private amenity space and off road parking. In terms of amenity space, the Proposed Site Plan demonstrates that a sufficient amount of private amenity space will remain for the two existing dwellings to the front of the application site (No. 27 and 28 Woodhouse Lane), which were granted consent under TWC/2022/0718. Whilst the amenity space for no. 28 is smaller than that proposed for the other dwellings, this is what was considered appropriate and approved under TWC/2022/0718; in relation to no. 27, the level of amenity space approved under TWC/2022/0718 is in fact being increased as a result of this proposal, improving the situation on site. A sufficient amount of amenity space has also been demonstrated for the 2no. dwellings proposed. Officers are therefore satisfied that the scheme complies with Telford & Wrekin Council's guidance.
- 8.7. In relation to the Proposed Site Layout, this is also considered appropriate by Officers. As highlighted at the start of this report, the Southern side of Woodhouse Lane is occupied by two-storey, road fronting dwellings, in long, relatively narrow, burgage style plots. Whilst the existing buildings proposed for conversion do fall marginally behind the existing build line, given the layout proposed, with relatively narrow, long gardens, Officers are satisfied that the layout is in keeping with the character and appearance of the surrounding area and the scheme is acceptable on balance.
- 8.8. As part of the assessment carried out Officers have measured the scale of the proposed dwellings and whilst not a policy requirement for minor developments, such as this application, the proposed units would comply with the Nationally Described Space Standards (NDSS).
- 8.9. Officers are therefore satisfied with the overall scale and layout of the proposal and whilst the number of residential units on the application site is being increased, this is considered proportionate to the site and its surrounding area and is not considered to result in the overdevelopment of the application site. To further ensure that a sufficient amount of private amenity space remains, Officers would look to include a condition on the

decision notice, removing permitted development rights for the proposed dwellings.

- 8.10. The design of the proposed works is also considered acceptable in this instance. As outlined previously the buildings in question are existing, two storey, brick built structures, which are capable of conversion without the need of extensive modification, in the form of extensions. Whilst some external alterations are proposed, these are considered modest with only a few new windows and doors being installed, primarily on the 'Large Barn', and roof lights being installed; the majority of existing openings are being used for windows and doors in this instance. The design of the new windows and doors are considered acceptable and are appropriately located; Officers would look to include a condition on this decision notice requesting finer details in terms of the materials and finish proposed for the windows and doors, to further ensure their suitability. Furthermore, in terms of the roof lights proposed, these have been reduced in scale since the scheme was first submitted and Officers are now satisfied with the number and positioning proposed. As per the elevations submitted, the roof lights are to be flush fitting, Conservation style roof lights, which are appropriate.
- 8.11. As per the Proposed Site Plan, the Applicant has demonstrated that there will be a Bin Storage area provided on site, serving the 2no. existing dwellings (nos. 27 and 28) and the 2no. proposed dwellings. Whilst this is within relatively close proximity to the entrance of the application site and the 'Small Barn', the location proposed ensures that there is a designated space available and the bins are close enough to the highway to be moved for collection. Officers would however look to include a condition on the Decision Notice, requesting further details of the Bin Storage area in terms of its design and appearance, as this could be either a hard surfaced area, a fenced area or a structure, and if a structure is proposed there would be an expectation that it has architectural merit in its own right, given the notable position proposed. For instance, a brick and tile lean to structure could be considered, tying in with the materials used and appearance of the 'Small Barn'.
- 8.12. Some details of landscaping and boundary treatments have also been provided at this stage and as per the Proposed Site Plan, the gardens surrounding the 'Small Barn', 'Large Barn' and No. 27 will be bordered with new hedging, which is considered appropriate. Some new hedging is also proposed to the rear of the application site, bordering the new vehicle turning area. Following the formal consultation period, a neighbour objection has been raised regarding existing boundary treatments and the fact that these should be retained on the application site; this comment has been noted by Officers and the Applicant has annotated the Proposed Site Plan accordingly, detailing that those boundary treatments that are existing are to be retained, which is considered appropriate. Officers would look to include a condition on the Decision Notice, requesting further landscaping details be submitted for assessment, as well as a Landscape Management Plan to ensure that the site is well maintained and managed.

- 8.13. As a result of the above, Officers are satisfied that the overall scale and design of the proposal would respect and respond positively to the context of the application site and its surrounding area, whilst ensuring that the works remain in keeping with the character and appearance of the application site and its surrounding area. The proposal is also considered to have a positive impact upon the character and appearance of the surrounding streetscene, as it would bring otherwise derelict buildings back into use. The proposal therefore complies with the requirements of Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

Highways safety concerns

- 8.14. To the front (North) of the application site is nos. 27 and 28 Woodhouse Lane, which were previously granted consent for the '*Change of use of Shop and Post Office and subdivision of no. 27 to create 1no. dwelling...*' under TWC/2022/0718. As part of TWC/2022/0718, off road parking spaces were shown on the Proposed Block Plan to the side (West) and rear (South) of the application site. Whilst nos. 27 and 28 do not form part of this application, the off road parking spaces previously approved have been amended to facilitate the proposed scheme and parking for the whole site has therefore been considered by Officers.
- 8.15. Since this application was first submitted, amendments have been made to the parking layout proposed and as per the latest plans received, the parking layout has been repositioned to the South of the application site. 10no. parking spaces are now proposed, as well as an area designated for the turning of vehicles and delivery vehicles for the residents.
- 8.16. The Local Highways Authority have been formally consulted on the proposed scheme and have supported the works subject to conditions being included on the Decision Notice. As highlighted by the Local Highways Authority, the proposal generates a parking need of 3no. spaces, based on the figures set out in Table 25 of the Telford & Wrekin Local Plan 2011-2031. The development previously approved under TWC/2022/0718 also generates a need of 4no. spaces, giving a total of 7no. parking spaces required. As outlined above, the Proposed Site Plan demonstrates that 10no. parking spaces will be provided, which is in excess of the parking need and therefore considered appropriate, with visitor parking also being provided. The parking bays will measure 2.4m x 4.8m and a gap of 6m will be provided, in-between the parking bays; the spaces shown on the Proposed Site Plan and turning area will therefore provide adequate space for vehicles to manoeuvre and exit the parking area and application site in a forward gear. The access corridor leading to the parking area is also considered satisfactory.
- 8.17. Objections have been raised by Dawley Hamlets Parish Council and neighbouring properties in relation to highways safety concerns and these have been considered by Officers. However, given that the number of additional trips generated by this proposal is considered minor, and the historic use of the application site as a Shop and Post Office, the proposal is considered unlikely to have a severe impact on the surrounding Highway

network. Furthermore, given that the proposed parking provision is in excess of what is required, Officers are of the view that the proposal will reduce the potential for further on street parking in and around the development access.

- 8.18. As a result of the above, there are no technical Highways reasons to warrant the refusal of this application and the proposal complies with Policies C3 and C5 of the Telford & Wrekin Local Plan 2011-2031. The conditions requested by the Local Highways Authority would be included on the Decision Notice, alongside an informative which suggests that the Applicant applies for a white 'H' bar at the site access, similar to the lining outside the access adjacent (No. 26).

Impact on neighbouring properties

- 8.19. Policy BE1 of the Telford & Wrekin Local Plan 2011-2031 states that the Council will support development which demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses.
- 8.20. Following the formal consultation exercise, a number of neighbour objections have been received, raising concern that the proposal will result in overlooking, a loss of privacy and potential structural issues, due to the proximity of the existing buildings to neighbouring properties. A comment has also been raised regarding the impact of construction works in terms of noise and vibrations, as some works are already underway on the application site following the approval of TWC/2022/0718.
- 8.21. In order to facilitate the proposed conversion, some external alterations are proposed including the installation of roof lights, replacement windows and doors and new windows and doors; these works are however considered minimal. In relation to the 'Small Barn', the existing openings will be used for the proposed windows and doors, the majority of which fall on the side (East) elevation. In terms of the front (North elevation) there is one existing window at first floor and on the rear (South) elevation there is an existing door at ground floor and existing window at first floor, these openings are to be re-used; there are no windows or doors on the side (West) elevation in this instance. In relation to the 'Large Barn', some new openings have been proposed on the side (West) and rear (South) elevations and the existing openings on the front (North) elevation are to be infilled with brickwork; there are no windows or doors on the side (East) elevation in this instance.
- 8.22. As a result of the above, given the buildings are existing and there are no windows or doors proposed in the elevations directly adjoining neighbouring properties, Officers do not consider the proposal would lead to overlooking or a loss of privacy. As no extensions are proposed and the proposal purely involves the conversion of the existing buildings, Officers are satisfied that the works will not lead to an overbearing impact being caused. Furthermore, whilst some windows and doors are proposed in the rear (South) elevations, from the plans submitted there is a distance separation of approximately 36

metres between the rear (South) elevations and the gardens of properties along Crystal Drive, Lightmoor Village. Officers are therefore satisfied that there is sufficient separation distances and the proposal will not result in significantly detrimental harm to the residential amenity of these properties.

- 8.23. In relation to comments made regarding the structural stability of the existing barns and the impact this could have on neighbouring properties, this has been noted by Officers. However, as the application site does not fall within a known zone of instability, it was not considered necessary for a stability report to be produced and submitted. Officers are satisfied that these matters and the presence of existing structures will need to be assessed further by Building Regulations, if external works are to be undertaken.
- 8.24. Concern raised regarding the impact the proposed works would have on neighbouring properties during the construction phase, in terms of noise and disturbance has also been considered. Whilst minor in nature, Officers would be satisfied that a condition could be included on this Decision Notice requesting a Construction Management Plan, detailing hours of operation and parking of site personnel for example. This information would need to be submitted as part of a Discharge of Conditions application and would ensure that significant harm will not arise during the course of the works carried out.
- 8.25. As a result of the above, Officers do not consider the proposed works would result in significantly detrimental harm upon the residential amenity of neighbouring properties. The scheme therefore complies with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

Environmental Constraints

- 8.26. During the course of this application, the red line boundary was amended to allow for the proposed parking area to be sited to the rear of the application site. As a result of this, a Tree Condition Report, Arboricultural Impact Assessment and Method Statement was requested by Officers and submitted for assessment, given the presence of existing Trees and Hedgerows on and adjoining the application site. The outcome of this report is considered satisfactory in this instance with mitigation measures, including the installation of protective fencing being recommended. Since this report was submitted, some further, minor changes have been made to the proposed parking area, and Officers are currently waiting to receive an updated Tree Condition Report, Arboricultural Impact Assessment and Method Statement. Subject to the outcome of this report remaining satisfactory, the recommendations of this report shall be conditioned accordingly on the Decision Notice, as Officers will be satisfied that the proposal complies with Policy NE2 of the Telford & Wrekin Local Plan 2011-2031.
- 8.27. The Council's Ecology department have also been consulted on the proposed scheme. Following the receipt of amended plans, amending the red line boundary, this triggered the requirement for Biodiversity Net Gain to be considered as part of the development proposal. Bat surveys have also been carried out and submitted as part of this application. From the information

provided and assessment carried out, the Council's Ecologist has supported the scheme, subject to conditions being included on this decision notice. The proposal is therefore deemed to be in accordance with Policy NE1 of the Telford & Wrekin Local Plan 2011-2031.

- 8.28. The proposals have also been assessed by the Council's Drainage department, who have supported the scheme subject to conditions. Officers would be looking to include this condition on the Decision Notice, requesting a scheme of both foul and surface water drainage. As such, whilst some concern has been raised by neighbouring properties regarding flooding and drainage issues and these have been noted by Officers, there are no technical drainage reasons to warrant the refusal of this application. Therefore, the proposals are in accordance with Policy ER12 of the Telford & Wrekin Local Plan 2011-2031.

Other Matters

- 8.29. In addition to the points discussed and addressed above, other concerns were raised by local residents and Dawley Hamlets Parish Council, which are addressed below.
- 8.30. Firstly, concern has been raised regarding a right of access onto the application site, in order to maintain the side elevation of the neighbouring property. Whilst a number of matters are considered to be material planning considerations, this does not include rights of access onto the application site, which is a private legal matter over which planning legislation has no control.
- 8.31. A comment has also been made regarding a previous application which was refused on the application site (W99/0280). As part of the assessment carried out, Officers have taken into consideration all relevant, planning history and in relation to W99/0280 this was for the erection of a detached bungalow and garage and was therefore materially different to the works being considered under this application. It is important to also note that since previous applications have been determined on the application site, the current Telford & Wrekin Local Plan 2011-2031 has been adopted and this scheme has been assessed in relation to current local and national planning policies.

9.0 CONCLUSIONS

- 9.1 Having regard to the above considerations, the proposal represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies in the Telford and Wrekin Local Plan 2011-2031. The scale and design of the proposed works is considered acceptable, remaining in keeping with the character and appearance of the application site and its surrounding area; furthermore, the proposal is not considered to result in any significantly detrimental harm upon the residential amenity of neighbouring properties and there are no technical reasons to warrant the refusal of this application.

10.0 RECOMMENDATION

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

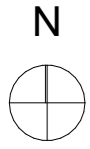
A. The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

A04 – Time Limit – Full with no Reserved Matters
B011 – Materials – Samples
B019 – Windows / Doors – Details and sections
B061 – Foul and Surface Water
B121a – Landscaping – Design (Minor)
B126 – Landscaping – Management Plan
B141a – Erection of artificial nesting / roosting boxes
B145 – Lighting Plan
B150a – Construction Environmental Management Plan (CEMP) (Minor Apps)
BCustom – Details of Bin Storage area Proposed
C013 – Car Parking – Residential
C073 – Trees – Hedge & Tree Protection
C081 – Trees – Works in Accordance with AIA (Trees)
C38 – Approved Plans
D01 – Removal of all permitted development

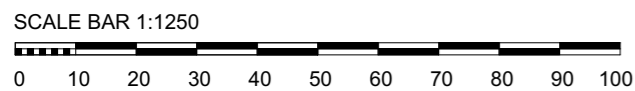
Informatives:

I11 – Local Highways Authority – Provision of Minor Access
I17b – Coal Authority – Low Risk Standing Advice
I23 – Ecology – Bats
I25e – Ecology – Trenches and Pipework
I25m – Ecology – Nesting Wild Birds
I35 – Ecology – Storage of Materials
I35 – Local Highways Authority - White 'H' Road Marking
I32 – Fire Authority
I39f – Biodiversity Net Gain – Required



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Location Plan
1:1250



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Rev. B	Revision Description.
By. DG	Red Line Boundary amended to reflect proposed changes to site plan - Rev B
Chk. JH	

Scale. 1:1250 @ A3	Drawn by. DG
Date. 03.01.24	Chk. JH

Project Title
27 & 28 Woodhouse Lane

Client
Beth Heath

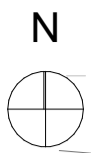
Drawing Title
Site Location Plan

Project No. CA3385	Drawing No. PL-001	Rev. B
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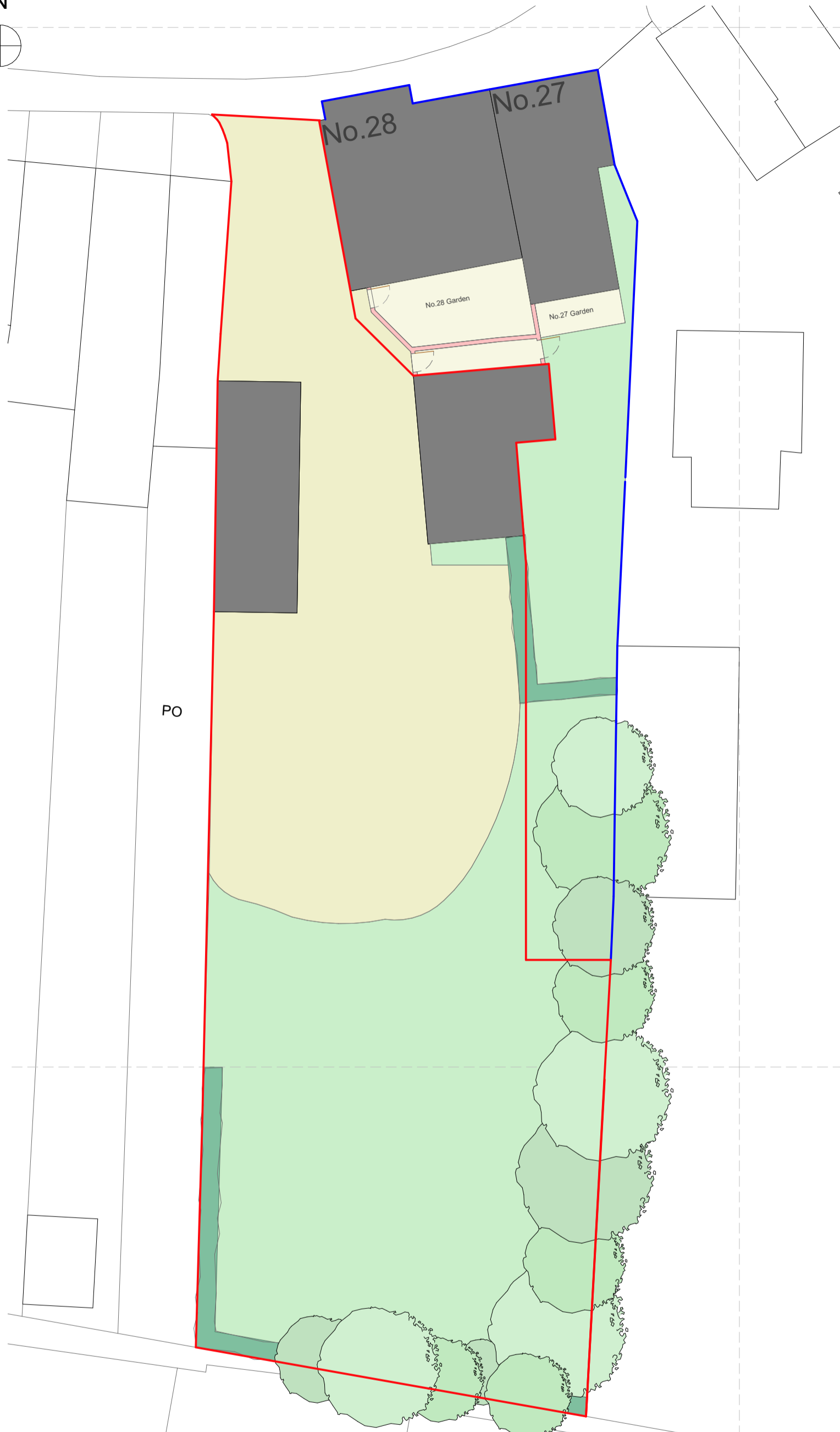
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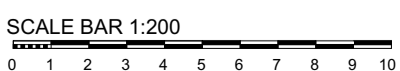
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Existing Site Plan 1:200



Rev. B	Revision Description.
By. DG	Red Line Boundary amended to reflect proposed changes to site plan - Rev B
Chk. JH	

Scale.	Drawn by.
1:200 @ A3	DG

Date.	Chk.
03.01.24	JH

Project Title
27 & 28 Woodhouse Lane

Client
Beth Heath

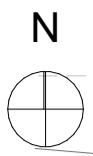
Drawing Title
Existing Site Plan

Project No.	Drawing No.	Rev.
CA3385	PL-002	B

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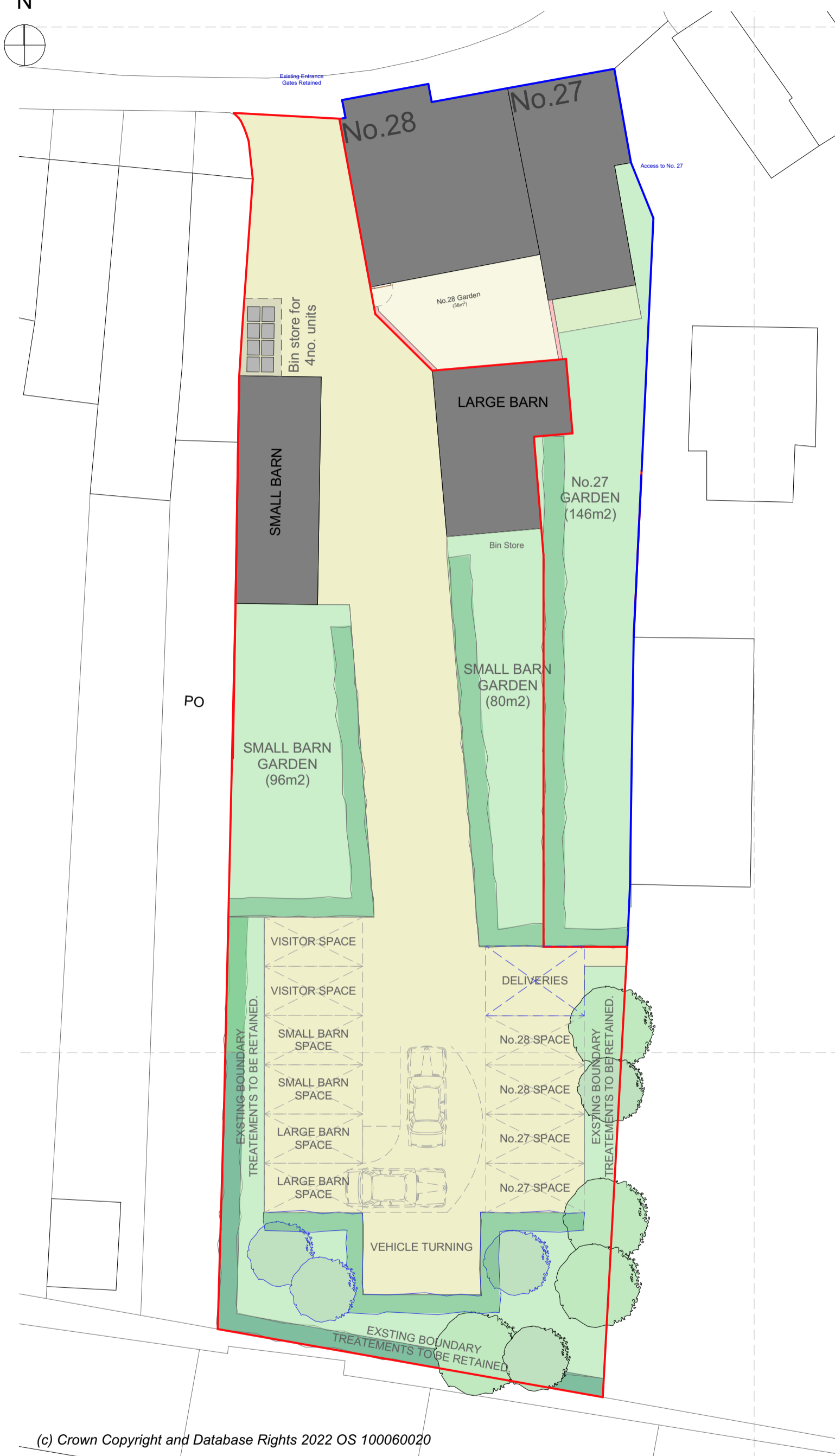
Key - Site Areas



NEW NATIVE HEDGEROW PLANTING
(In accordance with BNG Assessment undertaken by Arbor Vitae)

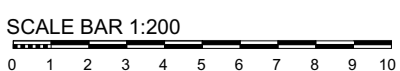


NEW MEDIUM SIZE TREE PLANTING
(In accordance with BNG Assessment undertaken by Arbor Vitae)



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Proposed Site Plan 1:200



Rev. E	Revision Description.
By. DG	Site Plan updated to reflect case officer comments received 04.03.25
Chk. JH	
Scale. 1:200 @ A3	Drawn by. DG
Date. 10.12.24	Chk. JH

Project Title
27 & 28 Woodhouse Lane

Client
Beth Heath

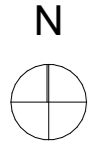
Drawing Title
Proposed Site Plan

Project No. CA3385	Drawing No. PL-007	Rev. E
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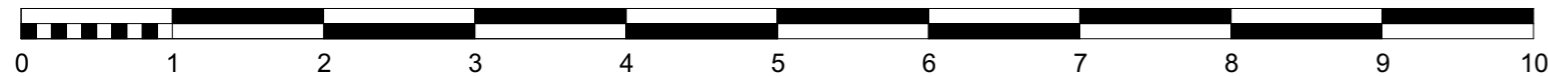
Page 37



Existing Ground Floor
1:50

Existing First Floor
1:50

SCALE BAR 1:50



Rev.	A	Revision Description.
By.	DG	Existing floor plans amended in accordance with Validation Officer letter received 10.09.24
Chk.	JH	

Scale. 1:50 @ A3
Drawn by. DG

Date. 03.01.24
Chk. JH

Project Title
27 & 28 Woodhouse Lane

Client
Beth Heath

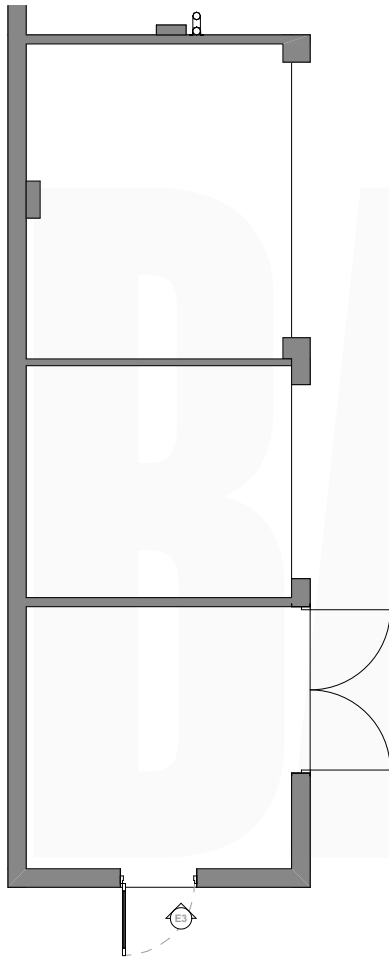
Drawing Title
Large Barn Existing Floor Plans

Project No.	Drawing No.	Rev.
CA3385	PL-003	A

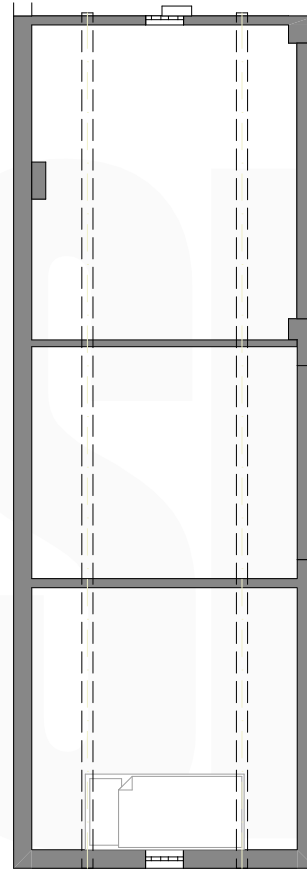
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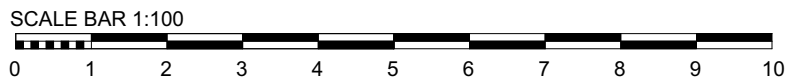
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Existing Ground Floor
1:100



Existing First Floor
1:100



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Rev.	A	Revision Description.
By:	DG	Existing floor plans amended in accordance with Validation Officer letter received 10.09.24
Chk.	JH	

Scale.	1:100 @ A4	Drawn by.	DG
Date.	03.01.24	Chk.	JH

Project Title
27 & 28 Woodhouse Lane

Client
Beth Heath

Drawing Title
Small Barn Existing Floor Plans

Project No.	CA3385	Drawing No.	PL-005	Rev.	A
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E1 Existing Front Elevation
 1:100



E2 Existing Side Elevation
 1:100



E3 Existing Rear Elevation
 1:100



E4 Existing Side Elevation
 1:100

Rev.	A	Revision Description.
By.	DG	Existing elevations amended in accordance with Validation Officer letter received 10.09.24
Chk.	JH	

Scale.	1:100 @ A3	Drawn by.	DG
Date.	03.01.24	Chk.	JH

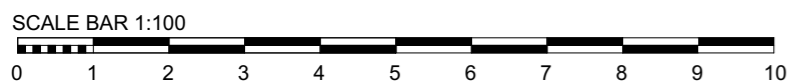
Project Title
 27 & 28 Woodhouse Lane

Client
 Beth Heath

Drawing Title
 Large Barn Existing Elevations

Project No.	CA3385	Drawing No.	PL-004	Rev.	A
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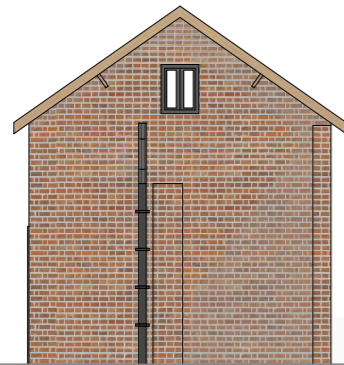
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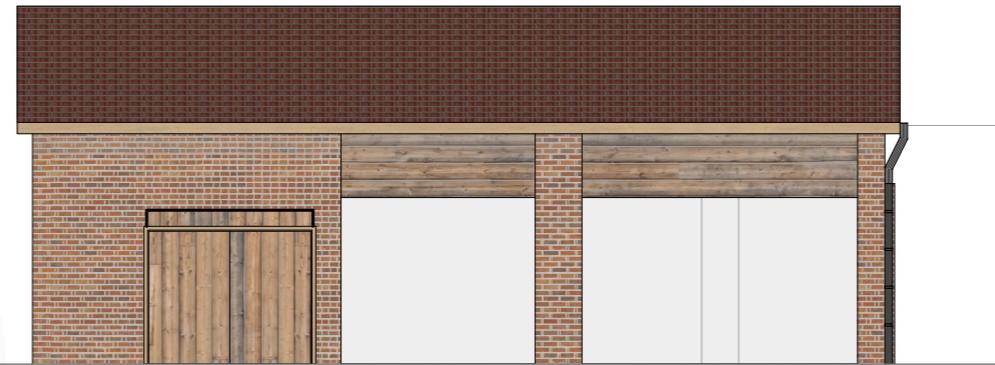
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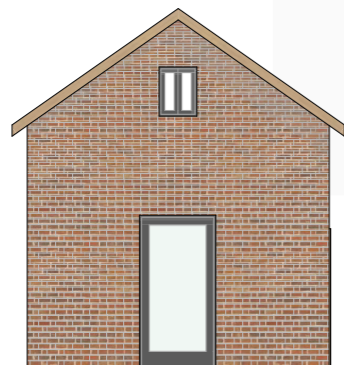
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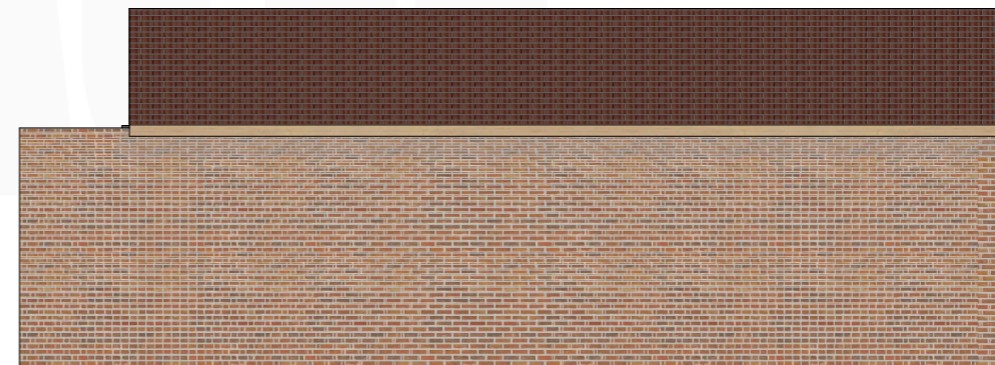
E1 Existing Front Elevation
1:100



E4 Existing Side Elevation
1:100



E3 Existing Rear Elevation
1:100



E2 Existing Side Elevation
1:100

Rev.	A	Revision Description.
By.	DG	Existing Elevations amended in accordance with Validation Officer letter received 10.09.24
Chk.	JH	

Scale.	1:100 @ A3	Drawn by.	DG
Date.	03.01.24	Chk.	JH

Project Title
27 & 28 Woodhouse Lane

Client
Beth Heath

Drawing Title
Small Barn Existing Elevations

Project No.	Drawing No.	Rev.
CA3385	PL-006	A

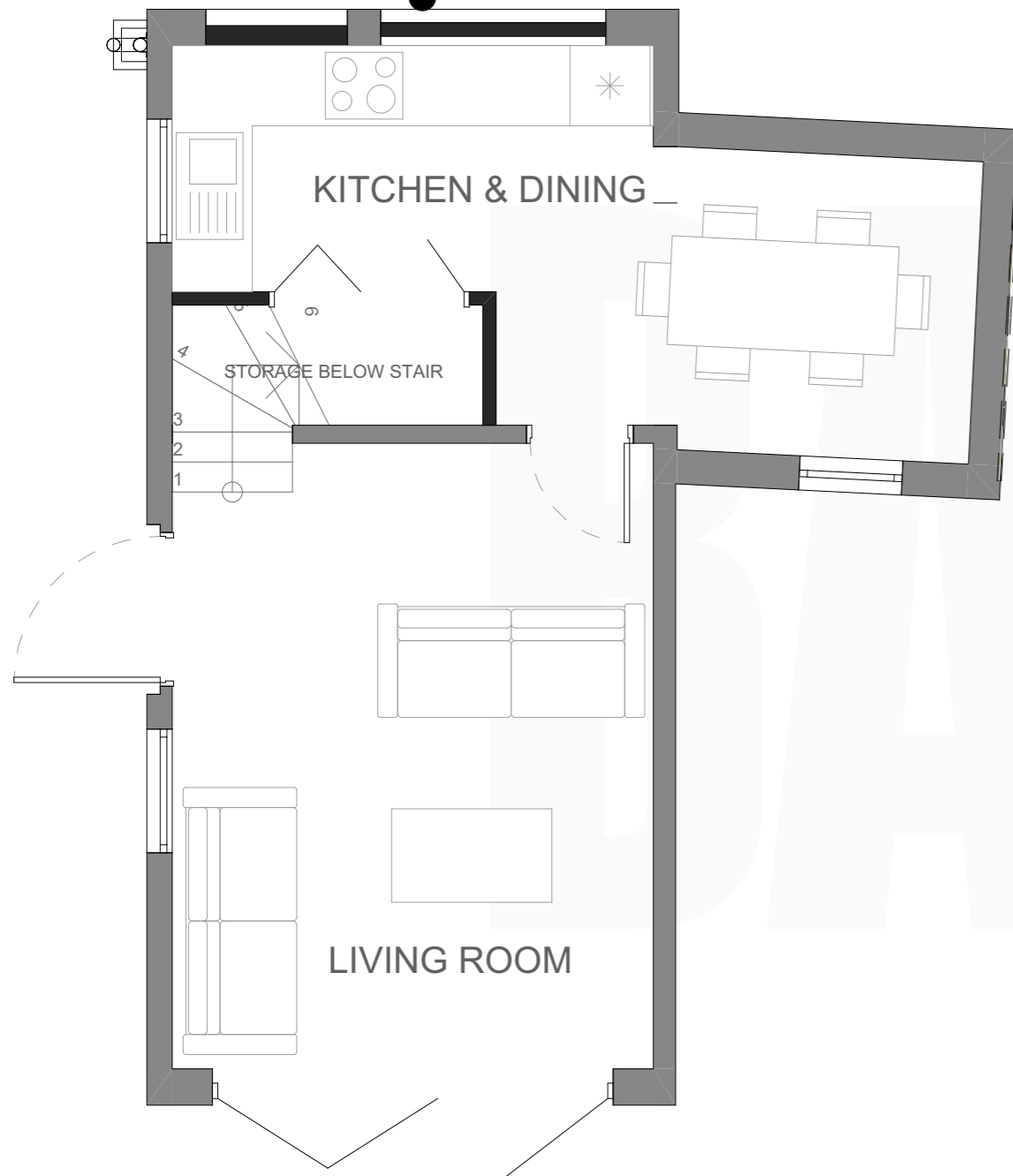
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Existing window and door openings infilled with new facing brickwork. Recess and door retained to preserve the existing appearance of the front elevation

Existing window opening infilled with new facing brickwork. Recess retained to preserve the existing appearance of the front elevation.

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Proposed Ground Floor
 1:50



Proposed First Floor
 1:50

Rev.	Description
B	Proposed floor plans amended in accordance with case officer comments provided on 17.12.24.
DG	
JH	

Scale: 1:50 @ A3	Drawn by: DG
Date: 03.01.23	Chk. JH

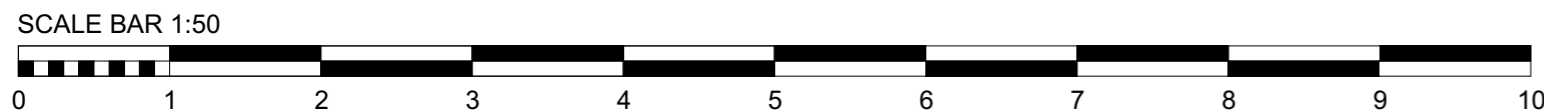
Project Title
 27 & 28 Woodhouse Lane

Client
 Beth Heath

Drawing Title
 Large Barn Proposed Floor Plans

Project No. CA3385	Drawing No. PL-008	Rev. B
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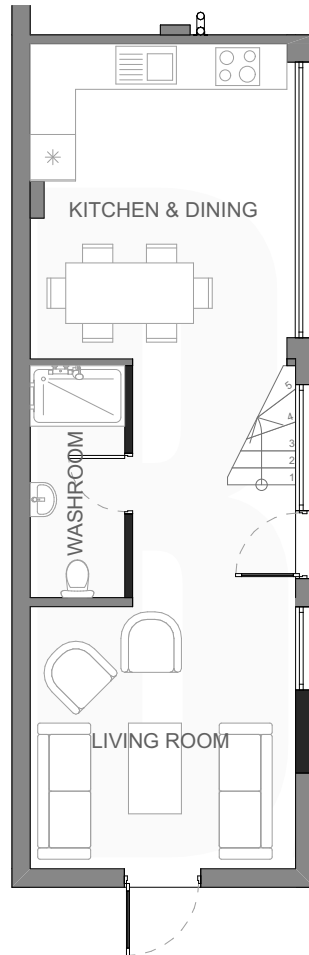
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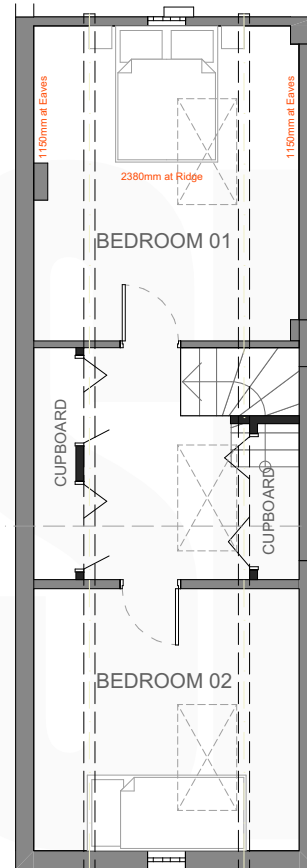
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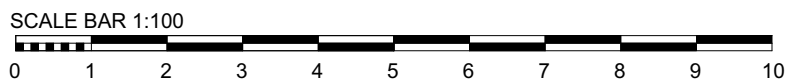
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Proposed Ground Floor
 1:100



Proposed First Floor
 1:100



Rev.	A	Revision Description.
By:	DG	Proposed floor plans amended in accordance with Validation Officer letter received 10.09.24
Chk.	JH	

Scale.	1:100 @ A4	Drawn by.	DG
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Date.	03.01.24	Chk.	JH
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Project Title
 27 & 28 Woodhouse Lane

Client
 Beth Heath

Drawing Title
 Small Barn Proposed Floor Plans

Project No.	Drawing No.	Rev.
CA3385	PL-010	A

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Rev. C	Revision Description.	
By. DG	Proposed elevations amended in accordance with case officer comments provided on 17.12.24.	
Chk. JH		
Scale. 1:100 @ A3	Drawn by. DG	
Date. 03.01.24	Chk. JH	
Project Title		
27 & 28 Woodhouse Lane		
Client		
Beth Heath		
Drawing Title		
Large Barn Proposed Elevations		
Project No. CA3385	Drawing No. PL-009	Rev. C

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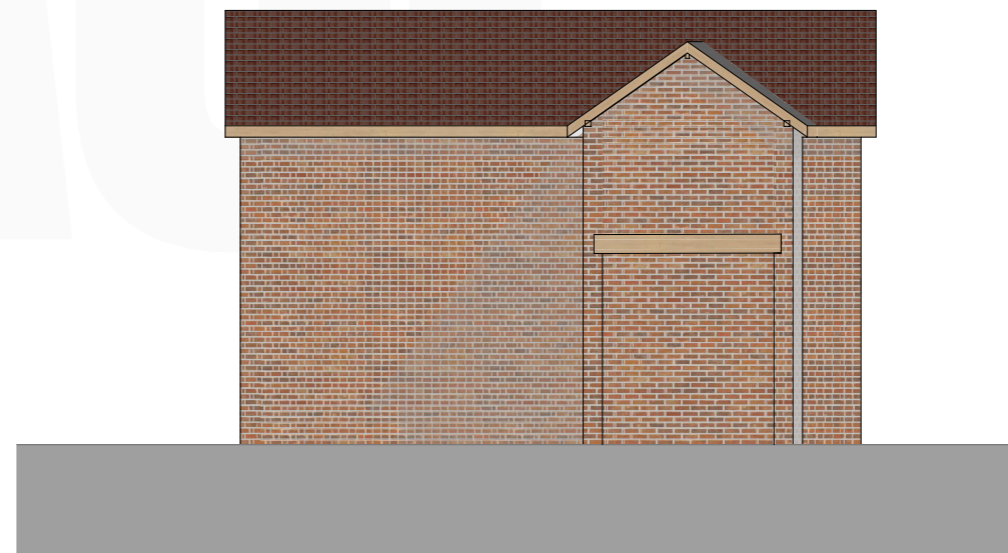
E1 Proposed Front Elevation
1:100



E2 Proposed Side Elevation
1:100



E3 Proposed Rear Elevation
1:100



E4 Proposed Side Elevation
1:100

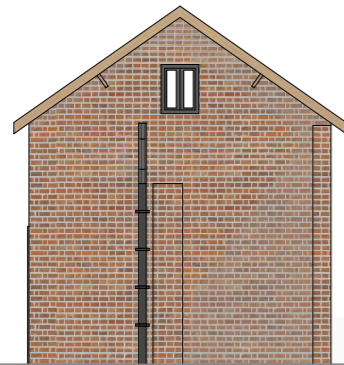
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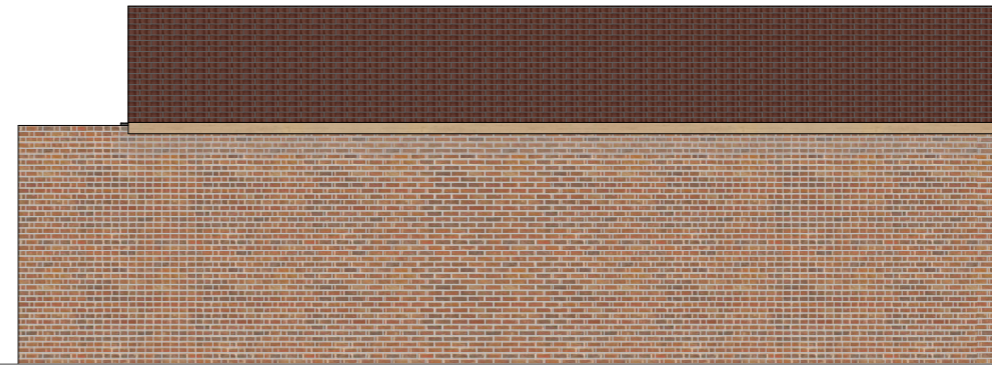
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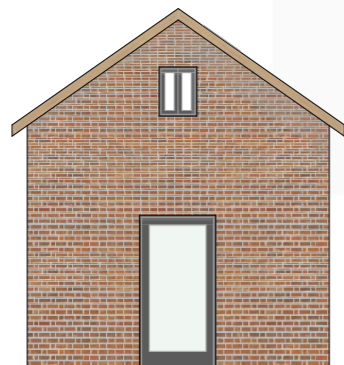
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E1 Proposed Front Elevation
1:100



E2 Proposed Side Elevation
1:100



E3 Proposed Rear Elevation
1:100



E4 Proposed Side Elevation
1:100

Rev.	By.	Chk.	Revision Description.
B	DG	JH	Proposed elevations amended in accordance with case officer comments provided on 17.12.24.

Scale.	1:100 @ A3	Drawn by.	DG
Date.	03.01.24	Chk.	JH

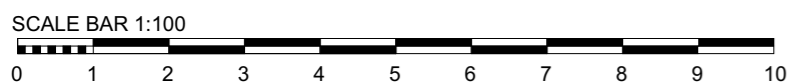
Project Title
27 & 28 Woodhouse Lane

Client
Beth Heath

Drawing Title
Small Barn Proposed Elevations

Project No.	Drawing No.	Rev.
CA3385	PL-011	B

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Proposed Small Barn Conversion - Front View



Proposed Small Barn Conversion - Rear View



Proposed Large Barn Conversion - Front View



Proposed Large Barn Conversion - Rear View

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