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Borough of Telford and Wrekin

Planning Committee Wednesday 24 July 2024 6.00 pm

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

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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 K T Blundell, N A M England,

S Handley, G L Offland, R Sahota, J Thompson and

R Tyrrell

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To agree the terms of reference for the Planning Committee for the 2024/25 municipal year.

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PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 22

May 2024 at 6.00 pm in Council Chamber, Third Floor, Southwater One,

Telford TF3 4JG

<u>Present:</u> Councillors S J Reynolds (Chair), G Luter (Vice-Chair), S Bentley, N A Dugmore, T L B Janke, G L Offland, P J Scott and A S Jhawar (as substitute for J Jones)

<u>In Attendance:</u> A Gittins (Area Team Planning Manager - West), M Rowley (Principal Engineer), S Hardwick (Lead Lawyer: Litigation & Regulatory) and J Clarke (Senior Democracy Officer (Democracy))

Apologies: Councillors G H Cook and J Jones

PC58 <u>Declarations of Interest</u>

Cllr G Offland declared that in relation to planning application TWC/2022/0547 that her father and uncle had previously worked for Breedon Aggregates but were no longer employed there.

PC59 Minutes of the Previous Meeting

<u>RESOLVED</u> – that the minutes of the meeting of the Planning Committee held on 24 April 2024 be confirmed and signed by the Chair.

PC60 <u>Deferred/Withdrawn Applications</u>

None.

PC61 Site Visits

None.

PC62 Planning Applications for Determination

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

PC63 TWC/2022/0547 - Leaton Quarry, Leaton, Telford, Shropshire TF6 5HB

This was an application for a northern extension for the winning and working of minerals including the deepening of the existing quarry and retention of the existing associated operations incorporating: construction of screen mounds; formation of water settlement lagoons and; provision of public footpaths, with final restoration to a water body, agriculture, creation of biodiverse habitats and community open space at Leaton Quarry, Leaton, Telford, Shropshire,

TF6 5HB. The scheme would necessitate permissions under separate legislation for the stopping up of part of Leaton Lane and the diversion of existing and provision of new public footpaths.

The scheme comprised a Schedule 1 Environment Impact Assessment (EIA) Development and this application had been referred to Planning Committee at the request of the previous Ward Member Cllr Jacqui Seymour.

A site visit had taken place on the afternoon prior to the meeting.

Councillor G Thomas, Ward Councillor, stated that the application had previously been called to committee by the former Ward Member, J Seymour, who, although did want the quarry to be extended due to its importance, there needed to be a balance. He raised concerns on behalf of local residents regarding previous levels and controls, highways, increased tonnage, with widening of Burcot Lane, dust and blasting and the mitigation measures.

Ms M Cotton, Applicant, spoke in favour the application which was a consolidation of the existing operations together with the northern extension of the current site providing nationally important mineral deposits with minimal impact on local residents and surrounding areas. The scheme provided control of hydrology, archaeology, ecology, blasting noise and dust and recent monitoring had confirmed that this was below the limits set out in the current planning permission. It sought to continue the employment of almost 100 staff as well as landscape contractors, construction industry and local suppliers. Operational movements would not be increased. There was a biodiversity net gain from the restoration scheme such as habitat creation and some public access to footpaths and bridleways and an area specifically restored for local residents to be used for picnics and events which would overlook the lake.

The Planning Consultant addressed members that Leaton Quarry was located to the north of the A5 and 3km east of Wellington. The application sought permission for a northerly extension with formation of a landscaped screen mound. The proposals would yield 21 million tonnes of new reserves comprising 13.5Mt in the proposed extension and 7.8Mt from the proposed deepening of the existing quarry. The proposals would require the stopping up of Leaton Lane. A public right of way would need to be diverted around the eastern edge of the extended workings and other rights of way would be created around the quarry site. The surface water settlement ponds would be re-located and the workings would be deepened. Restoration would be undertaken in the form of a lake with surrounding fields and woodland with a shallow habitat area being created in the south-east corner. The application was supported by an Environmental Statement containing reports in accordance with the Council's pre-application advice.

The NPPF recognised that minerals were a finite resource and great weight was given to the benefits of mineral extraction, particularly in relation to the economy. Policy ER6 set out the general requirements for working developments including the need to protect the environment and local

amenities and the extent to which the criteria for mineral working were met and ensured that there would be no adverse impacts after mitigation.

Wrockwardine Parish Council raised concerns that the proposals would adversely affect Wrockwardine and its surroundings and the effect on the Conservation Area and St Peter's Church. Further concerns were raised regarding blasting, air quality, ecology and highways, including the closure of Leaton Lane. Public representations had been received including 74 objections, 6 in support and 2 advocating the need for improved footpath provision. There were no outstanding objections from technical consultees, although some had recommended detailed planning conditions in the event permission was granted.

The NPPF required that mineral planning authorities should make appropriate provision for future aggregate demand by defining land-banks of permitted reserves. The Shropshire Telford & Wrekin sub-region has reserves of crushed rock which were significantly above the required land-bank. Only a limited number of quarries in the UK were capable of supplying HSAs and this made Leaton Quarry important both regionally and nationally.

The applicant had demonstrated that if the extension was not entered into at this stage the mineral it contains could be sterilised and this represented an exceptional circumstance under Policy ER3. In the absence of objections from technical consultees it was considered that the criteria for mineral working set out in Policy ER6 was met. Additionally, the proposals would continue to support the direct employment of around 100 personnel and a diverse range of skill sets.

The Heritage Statement had been updated and the Council considered that there would be less than substantial harm to the setting of Wrockwardine Conservation Area and the listed building at Leaton Grange and this needed to be balanced against the public benefits of the proposals, including the local economy and employment.

In terms of ecology, the application had been submitted before the formal requirement for biodiversity net gain came into effect, but the proposals would deliver 17.8% biodiversity net gain, which weighed in favour of the proposals. The applicant had agreed a condition delivering an equivalent net gain in linear hedgerow habitats as part of the progressive restoration proposals.

The landscape and visual impact appraisal found that overall landscape effects were well contained by woodland and hedgerow vegetation but there would be a significant localised change at Tiddicross House to the north of the proposed extension. The Parish Council has expressed concern regarding the visual effect of the proposed landscape screen mound but this would be blended in sympathetically into the surrounding landform.

In relation to the stopping up of Leaton Lane, this was a separate legal process and was not a pre-requisite for determination of the current application and the stopping up would not result in a severe impact after

mitigation in the way meant by the NPPF. A public right of way was proposed to the immediate north of the extension area, together with new footpath links around the quarry.

Noise, dust and blasting reports concluded that the quarry could continue to operate acceptably in relation to amenity issues and existing mitigation measures and conditions would continue to apply.

In conclusion it was considered that the application has justified the need to enter into the Northern Extension at this stage in order to prevent sterilisation of a premium mineral and the proposals would not give rise to any unacceptable adverse impacts after mitigation and as such, the proposals were considered to be sustainable and in accordance with the development plan overall.

The Highways Officer addressed Members and explained that Leaton Lane would be stopped up and the mineral excavated. This would result in Leaton Lane no longer being a through route. There would be a turning head at the Leaton termination in order that refuse lorries could service the properties, turn and come back out. Bollards or restrictive measures would be put in place to prevent access to Leaton Lane on the Wrockwardine end. Where access was required to the agricultural fields, this section of the road would be downgraded to footway/cycleway/bridleway and a key would be required to access via the bollards to prevent fly tipping and this was considered a betterment. Vehicles coming from the Wrockwardine direction, would have to change and re-direct to the Tiddicross or Allscott direction via Davids Bank.

In relation to Burcot Lane, there would be formalisation of existing passing places that had been formed by verge erosion and some would have surface dressing such as tarmac or stone. The work undertaken would be minimal but effective for local residents who were affected by the stopping up order in order to prevent the lane becoming a rat run.

The B5061 would be surfaced in full by the applicant from the site access up to the north of junction 7 of the M54 in order that it continued to be fit for purpose in the coming years.

In relation to the Holyhead Road junction and junction 7 of the M54, the Council had been collecting money from nearby schemes such as Haygate Fields, the quarry site and others. The funds had been building and they were currently looking at feasibility studies and options. Through this application it was considered that the focus on improving the condition of the B road was more relevant.

During the debate, some Members asked if there was an alternative proposal to the stopping up order and if traffic calming would be more appropriate on Burcot Lane. It was also asked if traffic on Burcot Lane would be increased. In relation to concerns on noise, dust and blasting, how often did this take place and when did it happen. Other Members asked if there was a single point of discharge for drainage and would it cope with the increased activity

and what were the hours of operation. Concerns were raised in relation to crushing through the night, the effects on the local heritage, the funding for the highway and its condition and noise impact on residents. It was also asked if a group could be set up with local residents for regular meetings to discuss issues and if there would be an increase in the amount of stone blasted. Members raised further concerns regarding increased traffic in and out of the Quarry and the frequency of lorries on Haygate Road and Holyhead Road at speed and late at night.

The Highways Officer confirmed that if the stopping up order was not processed by the Department of Transport the order would be quashed and the extension would not take place. In relation to Burcot Lane, this was self-enforcing due to forward visibility and traffic calming would not be effective. There would be an increase on traffic movements in Wrockwardine, but this was not the Quarry's responsibility and the increase of traffic would be very small. In relation to the highway and resurfacing of B5061, it was not something that needed doing straight away and as the consent had some time to run it was expected this could fall within a delivery window of 5 years. The work would be of high quality material which would last between 30-40 years, the life of the Quarry.

The Planning Consultant responded that blasting normally took place once a week with the blast being a single moment in time. There was a 15 minute warning and then an all clear sign after completion, so a blast event would be 30 minutes. Blast vibration was felt through the ground, although it could go into the air. The vibrations were monitored from 3 different locations and they had received confirmation that they were well within the consent limits and below nationally recognised limits. Blast events took a matter of seconds and had minimal effect. The site had a discharge consent from the Environment Agency and details were set out in the hydrological reports. A large soakaway and natural drainage were at the base of the Quarry void but these requirements were adequately sized and in accordance with specifications. Extraction of stone was Monday to Friday 6am to 6pm and 6am to 1pm on Saturdays. Coating was 5am to 11pm Monday to Friday and 5am to 5pm on Saturdays. Dispatch was 5am to midnight Monday to Friday and 5am to 5pm on Saturdays. There was no crushing past 6pm. Extraction processing was up to 6pm on weekdays and 1pm on Saturdays. There had been some special dispensations during covid in relation to dispatch of asphalt after 11pm however this had no impact on local residents and no complaints were ever received or raised at the Liaison Group and there was a robust schedule of conditions which were reviewed regularly. The local community liaison group met every 6 with months which included 6 local residents, but this could be increased. A dust mitigation plan was in place and there were proactive procedures that would anticipate this. In relation to noise, there was a wellconstructed acoustic wall adjacent to the school and a lot of attention had been given to this. There was no anticipated increase in the amount of stone that could be won on the site and no reason to suspect the frequency of blasting would increase. It may be initially that some smaller blasts were undertaken but once the area was established normal blasting would apply. The level of traffic should be well within the normal operations.

flexibility was required for intermittent times when there were higher demands but this did not imply a continuous increase of output rates. As vehicles have entitlement to use public highways, it could not prevent the quarry from using the public highway. Officers could discuss what could be done in relation to notification campaigns on residential routes.

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

RESOLVED – that:

- a) delegated authority be granted to the Development Management Service Delivery Manager to grant full planning permission (with the authority to finalise any matters including conditions, the terms of any subsequent legal agreement, or any later variations
- b) the conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) as set out in the report.

Chairman:		
Date:	Wednesday 24 July 2024	

The meeting ended at 7.03 pm



Borough of Telford and Wrekin

Planning Committee Wednesday 25 July 2024 Terms of Reference 2024 / 2025

Cabinet Member: Cllr Zona Hannington - Cabinet Member: Finance and

Governance.

Lead Director: Anthea Lowe - Director: Policy & Governance

Service Area: Policy & Governance

Report Author: Sam Yarnall - Democracy Officer (Scrutiny)

Officer Contact

Details:

Tel: 01952 382193 **Email:** sam.yarnall@telford.gov.uk

Wards Affected: All Wards

Key Decision: Not Key Decision

Forward Plan: Not Applicable

Report considered by: Planning Committee – 24 July 2024

1.0 Recommendations for decision/noting:

It is recommended that the Planning Committee:

1.1 Review and agree the Terms of Reference set out at Appendix A.

2.0 Purpose of Report

2.1 To set out the Terms of Reference for the Planning Committee outlined at Appendix A.

3.0 Background

3.1 The Constitution requires that Full Council should agree at its Annual Meeting the Terms of Reference for each of its Committees to enable the Council to efficiently conduct its business.

- 3.2 At the Annual Meeting of the Council on 23 May 2024, Full Council delegated authority to each Committee to review its own Terms of Reference.
- 3.3 The Terms of Reference forms part of the Consitution and approved by Full Council in that context on 3 March 2022.
- 3.4 There is one minor change suggested to the Terms of Reference (shown in red on Appendix A) to provide clarity around the process for appointment of a Chair for the Committee. It notes that the Chair is appointed by Full Council (in line with the Constitution) but sets out that a Vice-Chair may be appointed by a majority decision of the Committee.

4.0 Summary of main proposals

4.1 For the Committee to review it Terms of Reference.

5.0 Alternative Options

5.1 There are no alternative options arising from this report.

6.0 Key Risks

6.1 There are no key risks arising from this report.

7.0 Council Priorities

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

8.0 Financial Implications

8.1 Good governance processes support value for money in ensuring economy, efficient and effectiveness in the Council's decision making and processes. There are no Financial Implications arising from this report.

9.0 Legal and HR Implications

- 9.1 The Constitution requires that Full Council should agree at its Annual Meeting the Terms of Reference for each of its Committees. Full Council delegated authority to each Committee to review its own Terms of Reference.
- 9.2 The terms of reference should provide clarity on the election of the chair and Vice-Chair and once confirmed, the Monitoring Officer will update the Constitution.

 There are no direct legal implications arising from this report.
- 9.3 There are no HR implications directly arising from this report.

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 or Environmental implications arising from this report.

14.0 Background Papers

1 Council Constitution

15.0 Appendices

A Terms of Reference – Planning Committee

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Legal Services	10/07/24	11/07/24	SH
Finance	10/07/2024	15/07/2024	AEM



Planning Committee - Terms of Reference and Procedure

The Committee has the responsibility and delegated powers to act on behalf of the Council in respect of town and country planning matters and other associated functions within the Borough as follows.

Town and Country Planning and Development Control functions

1. As set out in Schedule 1 to the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/2853 (as amended).

Public Rights of Way functions

2. As set out in Schedule 1 to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000/2853 (as amended).

Functions in relation to hedgerows and the preservation of trees

3. As set out in schedule 1 of the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/2853 (as amended).

Functions in relation to highways

 As set out in Schedule 1 to the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/2853 (as amended).

General

5. Annually review their effectiveness and their terms of reference.

PROCEDURE

- a) As a general rule the <u>Council Procedure Rules</u> govern the way that committees operate but these, with the exception of paragraph 14 of the Council Procedure Rules, may be varied or suspended at the discretion of the Chairman of the Committee in the interests of efficient and effective management of the committee.
- b) Separate procedures will apply when the committee is undertaking administrative or quasi-judicial functions to ensure a fair hearing.



Agenda Item 7

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. <u>Application</u>: 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. <u>Further correspondence with applicant</u>: 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. <u>Letters from Statutory Bodies</u>: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.
- 4. <u>Letters from Private Individuals</u>: 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. <u>Statutory Plans and Informal Policy Documents</u>: 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):-







Agenda Item 7a

TWC/2024/0265

Kensington, 69 New Church Road, Wellington, Telford, Shropshire, TF1 1JE Change of use from a dwellinghouse (Use Class C3) to a three-bed residential care home (Use Class C2)

APPLICANT RECEIVED
Care Perspectives Ltd, 27/03/2024

PARISH WARD

Wellington Arleston and College

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF COUNCILLOR LEE CARTER (WARD MEMBER)

https://secure.telford.gov.uk/planning/pa-

applicationsummary.aspx?applicationnumber=TWC/2024/0265

1. SUMMARY RECOMMENDATIONS

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. SITE AND SURROUNDINGS

- 2.1 The site of 'Kensington' is located on the eastern side of New Church Road, Wellington at its junction with Holyhead Road.
- 2.2 In terms of the surrounding context, the application site is located within a residential area of Telford with other residential properties on all sides. The character of the area is generally that of housing of mixed character but generally two storey semi-detached and detached dwellings.
- 2.3 The application site is located circa 500m to the south of Wellington Market town centre which provides a broad range of shops and services.
- 2.4 The unit to which the change of use relates comprises a spacious 2-storey four-bedroom detached dwelling with parking and ample private amenity space.

3. PROPOSAL

- 3.1 This application seeks full planning permission for the change of use from a dwellinghouse (Use Class C3) to a three-bed residential care home (Use Class C2).
- 3.2 The proposed care home will provide a home for upto three young persons between the ages of seven (7) and seventeen (17) under the care of the applicants, whilst living collectively in a family setting.

3.3 No external alterations are proposed to the dwelling other than an increase in hardstanding to the frontage. The parking area will be re-configured to provide formalised parking spaces, utilising the existing access.

4. RELEVANT PLANNING HISTORY

4.1 None

5. RELEVANT POLICY DOCUMENTS

- National Planning Practice Guidance (NPPG)National Planning Policy Framework (NPPF)
- **5.2** Telford and Wrekin Local Plan (TWLP) 2011-2031

SP1 Telford

SP4 Presumption in favour of sustainable development

HO7 Specialist housing needs

C3 Implications of development on highways

C5 Design of parking

BE1 Design Criteria

Homes for All SPD

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through direct notification to neighbouring properties, local members and the Wellington Town Council.
- **6.2** The Local Planning Authority received 32 objections and 45 supporting representations to the scheme.
- **6.3** The following summarised issues were raised in objection to the proposal:
 - Insufficient parking provision and highway safety impacts
 - The property may house people with history of substance abuse or mental health disorders.
 - No security measures proposed
 - In close proximity to local school
 - · Situated on a busy main road
 - Sub-station within property
 - Roman well within grounds of garden
 - Overlooking

- Regular and considerable substance abuse takes place local vicinity.
- Adjoining residential streets are dark and secluded.
- Applicant rated as inadequate through Ofsted
- Business use proposed to have impact on mental health of neighbours
- Concerns over care during school holidays

6.4 The following summarised points were raised in support of the proposal:

- Parking will be ample similar to a family dwelling
- The proposed family setting will help nurture and enrich the lives of disabled and mentally ill children; everyone has a right to be part of a community
- There is not enough care provision for children in the area
- 24/7 care will ensure limited issues
- Proposal will showcase Telford as an inclusive and welcoming Borough
- The NHS is suffering and facilities such as this will help take the load and support our young generation
- Objections are based on misunderstanding and unfounded fears of the end users
- To be run by a well-established care home provider

7. STATUTORY REPRESENTATIONS

7.1 Wellington Town Council – Object:

Concerns were raised over the lack of parking provision.

7.2 Cllr Lee Carter – Object:

Objecting to the application on the following grounds, and a call-in request made for Committee determination.

- 1) The change of use of this house would be significantly out of character with the surrounding area which is well established residential, mainly elderly residents and on the whole a very quiet peaceful neighbourhood although it has seen an uptick in criminal activity recently including drug taking, drinking on the streets and anti-social behaviour which is requiring significant Council and Police resource to tackle.
- 2) This development has the potential to undermine highway safety. The property sits almost on the junction of New Church Road and Holyhead Road which is an extremely busy junction even more so at School Opening Closing times with a significant number of vehicles using the area. Again the Council and Police are already investing a significant amount of resource to tackle anti-social parking in the area and this development has the potential to exacerbate that. It may well be claimed that the owner/developer of the facility doesn't think there will be a significant increase of vehicles, however there is

precedent for this with similar developments not too far away. Developers initially having claimed that 'traffic' won't be an issue but it has actually turned out that traffic becomes an issue mainly due to the focus of the management of the facility being on the management of the residents rather than visitors parking (recent development on Avondale road is a classic case in point.)

7.3 Cllr Angela McClements – Object:

Objecting to the application on the following grounds:

Many residents in the vicinity have raised their concerns about the unsuitability of the location, as it is very near to the Shortwood Primary School and are worried about whether the property may house persons with dependency on drugs or alcohol and are alarmed that they will be free to come and go as they please. It appears that there are no security measures in place. I am concerned also about the provision of car parking and note that Wellington Town Council have objected on this.

7.4 Highways – Support Subject to conditions

The change of use from a dwellinghouse (Use Class C3) to a three-bed residential care home (Use Class C2), would likely have a negligible impact on the adopted carriageway in the vicinity of the property. The proposals would be in accordance with the Authority's Adopted Parking Standards. Taking the above into consideration the Local Highway Authority do not consider the development to give rise to any unacceptable highway safety impact which would warrant refusal on highway grounds.

7.5 Specialist Housing Team – Support

This application would meet identified needs which are mentioned within the Specialist & Supported Accommodation Strategy 2020-2025 (Young vulnerable people, including care leavers).

The Housing Team will continue to liaise with the applicants to better understand their model and offer support, they will also be required to meet Ofsted regulated standards. The Housing Team has also advised that this provider is known to Telford & Wrekin as they are on the West Midlands Residential Framework who we would approach first for any residential requirements for our care of young people. The Housing Team are also working with this provider as we have another young person residing with them in their Wolverhampton residential home to which we have had no concerns with the provider nor the service they have given so far.

7.6 Shropshire Fire Service – Comment:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document. Standard informative to be applied.

8. APPRAISAL

- 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
 - Scale and Design
 - Impact on the amenity of adjacent properties / uses
 - Highways impacts
 - Other matters

Principle of development:

- 8.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. 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.
- 8.3 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.
- 8.4 The proposed development would see the existing 4-bedroom dwelling being utilised in its current form, as a three-bedroom children's care home (plus 1no staff bedroom). In this instance, the application site is already in residential use, therefore the principle of residential development on the application site is considered appropriate and therefore complies with policy SP1 and SP4 of the TWLP.

Scale and Design:

- 8.5 The application site comprises an existing detached 4-bedroom dwelling with ample parking and private amenity space. No alterations are proposed to the dwelling, other than simply re-configuring the established rooms to provide communal living facilities and separate staff facilities.
- 8.6 The proposed development will provide private bedrooms for each of the three (3) children in their care and the fourth bedroom utilised for staff sleeping quarters (during the shared night shift). The private garden amenity space will be utilised by the children and carers, in the same manner as a standard 'family home' and is therefore considered appropriate in size for this use.

- 8.7 The scale and design of the dwelling will not alter and therefore not impact the existing streetscene and the design of the internal arrangements are considered appropriate for the type and level of care being proposed. The proposal is therefore considered with the relevant parts of BE1 and HO7 of the TWLP in respect to scale and design.
- 8.8 Policy HO7 of the TWLP will support proposals within Use Class C2 and other forms of residential accommodation including retirement homes to address specialist housing needs, provided that:
 - The proposed development is designed to meet the specific needs of residents, including requirements for disabled people, where appropriate;
 - ii. The location of the development (including where such provision is part of a larger scheme) is in close proximity to community and support facilities, shops and services, and public transport connections; and
 - iii. The proposed development relates well to the local context in design, scale and form.
- 8.9 As is stated above, the site is located in a sustainable location, is appropriate in design given the limited changes being made and meets the specific needs of its proposed residents and as such complies with Policy HO7 of the TWLP.
- 8.10 Section 7 of the Homes for All SPD sets out the type of supported and specialist housing that is required to meet identified needs within the Borough. Accommodation for vulnerable young people is an identified need and the proposal is support by our Specialist Housing Team. This is further supported by a Ministerial Statement on planning for accommodation for looked after children released in May 2023.

Impact on the amenity of adjacent properties / uses:

- 8.11 Policy BE1 of the Telford & Wrekin Local Plan 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.
- 8.12 As an existing dwelling, and the proposed use being that which shares similarities to the working of a family home, Officers do not consider that there will be any adverse impact on nearby properties by way of noise, dust, odour or light pollution.
- 8.13 The proposed development will provide a home for three children ranging between the ages of seven (7) and seventeen (17). Each of the children will be in full-time education and will therefore be reliant upon the carers for means of travel to/from the site as and when required.
- 8.14 Between the daytime hours of 08:00 and 17:00, children will generally be cared for by two carers but with an additional carer present (3 total inc

Manager) during busy times such as meal times. The rota shift changes take place at 08:00 and 17:00, and there will only ever be two carers present onsite throughout the night.

- 8.15 In terms of staff meetings, the Operational Management Plan advises that these would generally be undertaken off-site as the care home is not considered an appropriate setting for such meetings, as the aim is to operate as closely to a family environment as possible. On the rare occasions such meetings would take place on-site (i.e. for safety or quality inspections) these would be undertaken during school hours.
- 8.16 Likewise, visits made by Social Workers and Ofsted would also be infrequent. The Operational Management Plan advises that Ofsted is typically once a year and social workers once every 3-6months. As such, the intensity of these visits are limited and would be comparable to a family home. The additional over-provision of car parking factors this into consideration, in any event.
- 8.17 The supporting material outlines how the Applicant (Care Perspectives Ltd) prides itself on ensuring that their homes are welcoming and warm places to live which encourage young people to flourish and grow by undertaking education, hobbies and leisure activities. It is essential to their model of care, and to provide the best outcomes for young persons, that their homes mirror a traditional family home within a community setting, as this is the best way of supporting the development of young persons.
- 8.18 Whilst the proposed development will offer a level of on-site care (as set out in the Operational Management Plan), it is intended that the daily operation of the home will be undiscernible to that of a large dwellinghouse with the young persons coming and going for education purposes and the adults coming and going for work purposes and thus, will not prejudice or undermine the existing surrounding uses. It is considered therefore that the proposal accords with Policies BE1 and HO7 of the TWLP in relation to impact on neighbouring residential amenity.

Highway Impacts

- 8.19 In recognition of the proposed development and staffing rota presented in the Operational Management Plan, the level of traffic associated with the development does not differ significantly from that of the existing residential dwelling. Shift changes are proposed to take place at non-peak traffic times and therefore, there is no significant highway safety impacts to warrant refusal of the application and it is considered compliant with Policy C3 of the TWLP.
- 8.20 At present the site accommodates an informal driveway with available space to accommodate upto 3 cars, in addition to the existing garage.
- 8.21 The proposal seeks to utilise the existing access arrangement (which has appropriate visibility for the small scale use and location) and formalise

parking arrangements within the curtilage by increasing the area of hardstanding and delineating formal parking spaces. It is proposed that 3 car parking spaces will align the northern boundary and following demolition of the existing garage, a further 3 spaces are provided in its place (a total of 6 car parking spaces). The applicants have sought to increase this parking provision, which is now an over-provision, to satisfy some of the concerns raised by local residents.

- 8.22 Whilst the proposal is for a children's care home (and the parking standards for care differ from residential dwellings), it is acknowledged that the proposal will be operated in the same manner as a residential dwelling. The children being cared for range from ages 7-17 and will therefore not have use of a car, with only the carers requiring parking facilities.
- 8.23 The Operations Management Plan outlines that generally, there will be two carers on-site of an evening and two during the daytime, with this occasionally increasing to three (or rarely, four). This differs no more than a standard family home with visitors/deliveries etc. The facility will operate with the use of a 'pool' car for day-to-day use, meaning movements to/from the property are limited to a single vehicle, other than at handover times.
- 8.24 For clarity, Appendix 4 of the TWLP requires C2 Uses to provide parking facilities at a rate of one per full-time staff member, and one space per 4-bedspaces. The proposal therefore exceeds the TWLP Parking Standards.
- 8.25 The Local Highway Authority (LHA) are aware of the issues referred to by local residents and the Local Councillors with respect to on-street parking in the vicinity of the site at school drop off/pick up times, this is however only for a short period of time. As already stated, with the applicant offering an over-provision of parking, the LHA would not recommend refusal of this scheme based on an existing issue relating to school traffic.
- 8.26 The Local Highways Authority are satisfied (subject to the conditioning of the Operational Management Plan and the car parking being laid out as proposed prior to occupation) that the proposal complies with Policies C3 and C5 of the TWLP.

Other matters

- 8.27 In addition to the points discussed and addressed above, other concerns were raised by local residents which are addressed below.
- 8.28 With respect to the presence of a sub-station and roman well within the existing garden; there are no proposals to remove or alter the existing garden

arrangements and therefore these features will be retained in situ. It is worth noting that the well is neither statutorily listed, or a locally listed building and neither is it listed on the Shropshire Historic Environment Record (HER). Therefore consultation with Built Heritage was not necessary.

- 8.29 The current Ofsted rating of an applicant is not a material planning consideration. However, in response to the concerns raised within local representations, the applicant has provided a copy of all the recent Ofsted reports (2023 and 2024) for homes they operate all of which are rated good or outstanding. The Housing Team has also confirmed that they have experience of a good working relationship with this company.
- 8.30 Due to the limited changes being made to the property, the issue of overlooking or overbearance is not considered justified and does not differ from the existing situation.
- 8.31 Care during the school holiday will continue as set out in the Operational Management Plan which will be a condition of any consent.
- 8.32 Given the limited development (relating to the demolition of the existing single garage and laying of further hardstanding), Officers do not consider a Construction Environmental Management Plan to be necessary. These works will be carried out over a very short period, with adequate parking space being available on-site for personnel during these works.
- 8.33 The concerns of residents over the personal history of the users is acknowledged, but this is not a material planning consideration. These homes need to be in central locations, with access to facilities, good schools and supported by an established local community. The applicants are looking to provide a 'family home' to the young persons in its care, rather than institutional settings. This approach is also favoured by the statutory regulator, Ofsted, who has been encouraging providers to move away from the more traditional institutional model, having recognised that 'institutionalised' persons can then have difficulty transitioning effectively to independent living and the workplace. Policy HO7, the Homes for All SPD and national guidance supports the provision of care homes for young persons and it is considered that this proposal complies with the criteria set out within local policy.

9. CONCLUSIONS

9.1 Having regard to the above considerations, the proposal represents a sustainable form of development that falls within the 'Built Up' area of Telford. The proposal is considered to be acceptable in regards to scale and design and would remain in-keeping with the character and appearance of the immediate area and will not have a significantly detrimental impact upon the amenity of neighbouring residential properties. As such, there are considered

- to be no technical reasons for to warrant refusal of this application and appropriate conditions imposed to control its future use and management.
- **9.2** The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT PLANNING PERMISSION (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to the following:
 - A) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

A04 - Time Limit Full

C011 – Finishing material to match (hardstanding)

CO13 – Parking, Loading, Unloading and Turning Area

C038 - Development in accordance with plans

Custom – Development in accordance with Operational Management Plan

Custom – Restrict use and number of children in care (3)

Informatives:

I32 Fire Authority

I40 Conditions

I41 Reason for Grant

Rev No A Hatchin

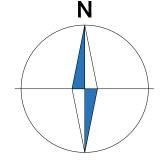
Notes Hatching added Date Mar 24





1:500 10m 0 10m 20m 30m 40m 50

Site Plan 1-500



1:1250 25m 0 25m 50m 75m 100m 125m

Architectural

Location Plan 1-1250

Ziggurat

Project Change of Use Location 69 New Church

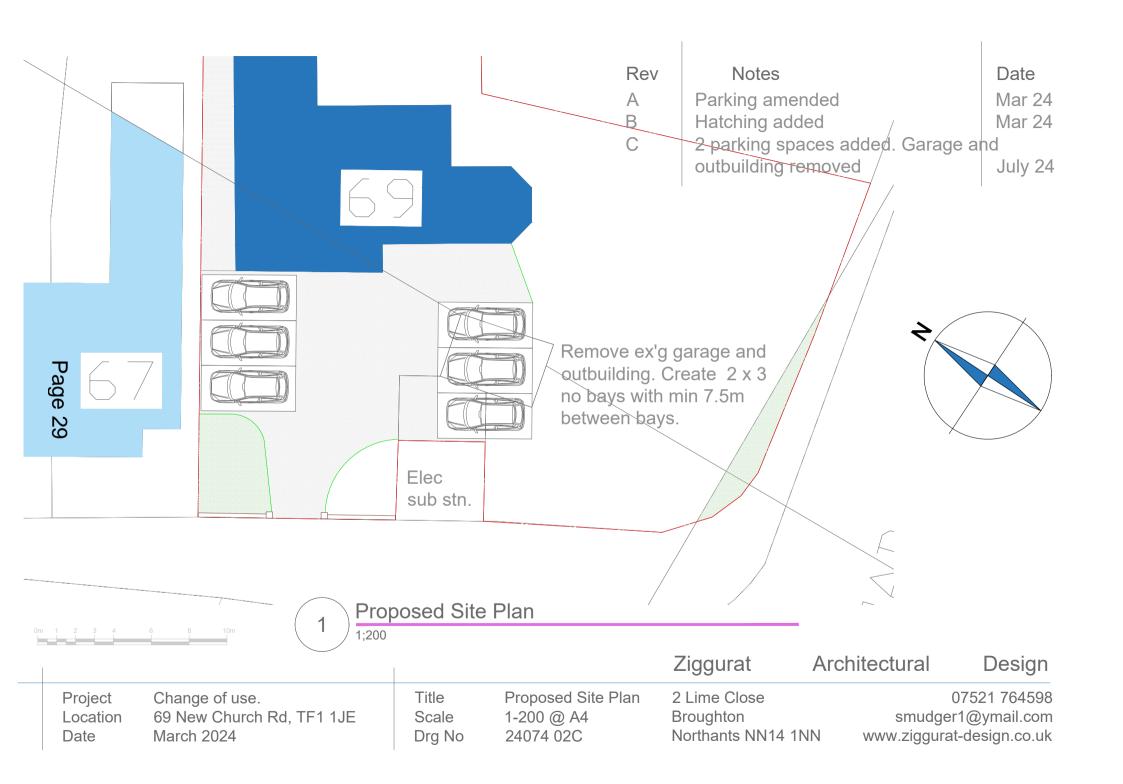
Date

Change of Use
69 New Church Rd, Wellington, Telford TF1 1JE
March 2024

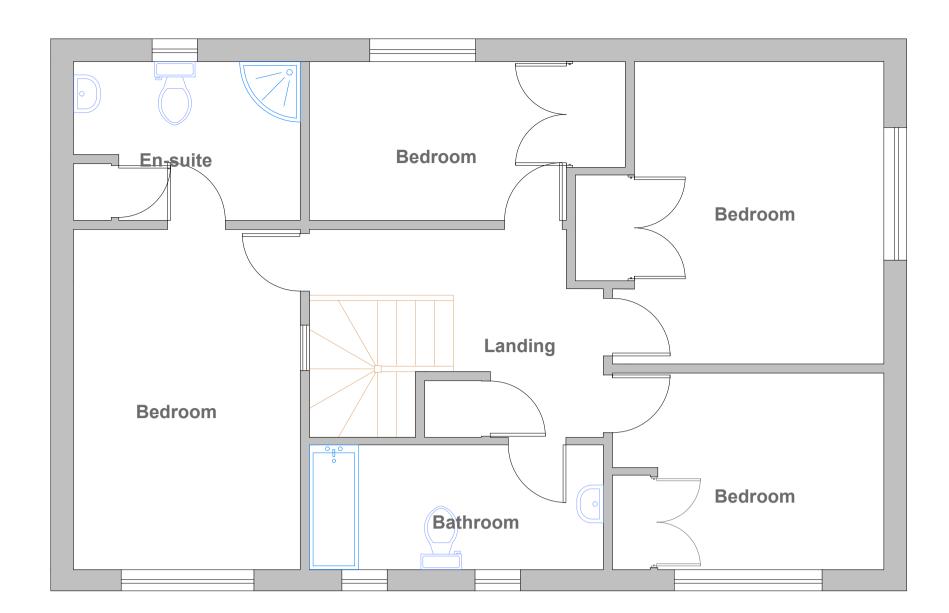
Title Scale Drg No Site and Location Plans 1-500, 1-1250 @A3 24074 01A 2 Lime Close Broughton Northants NN14 1NN 07521 764598 smudger1@ymail.com www.ziggurat-design.co.uk

Design

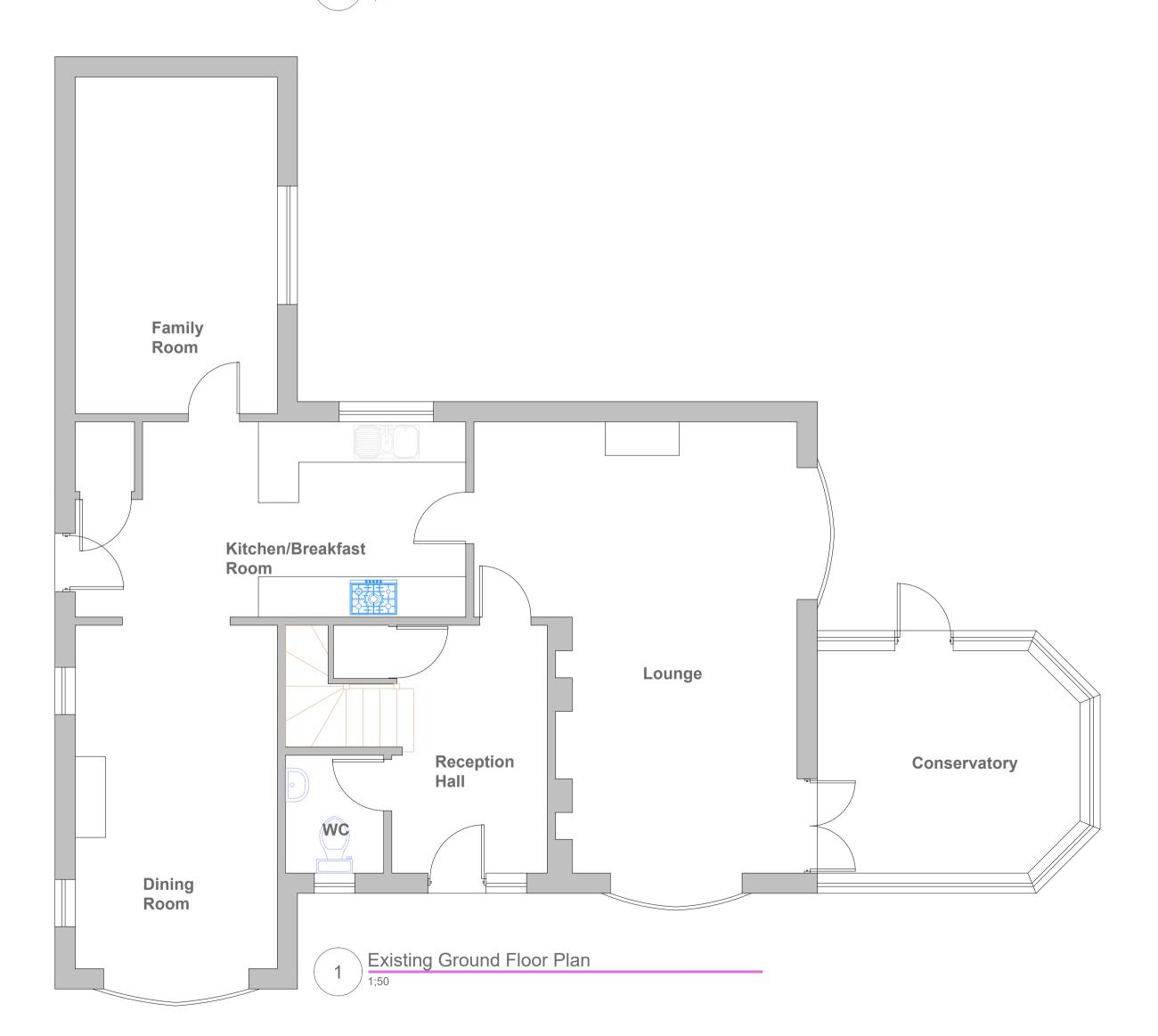
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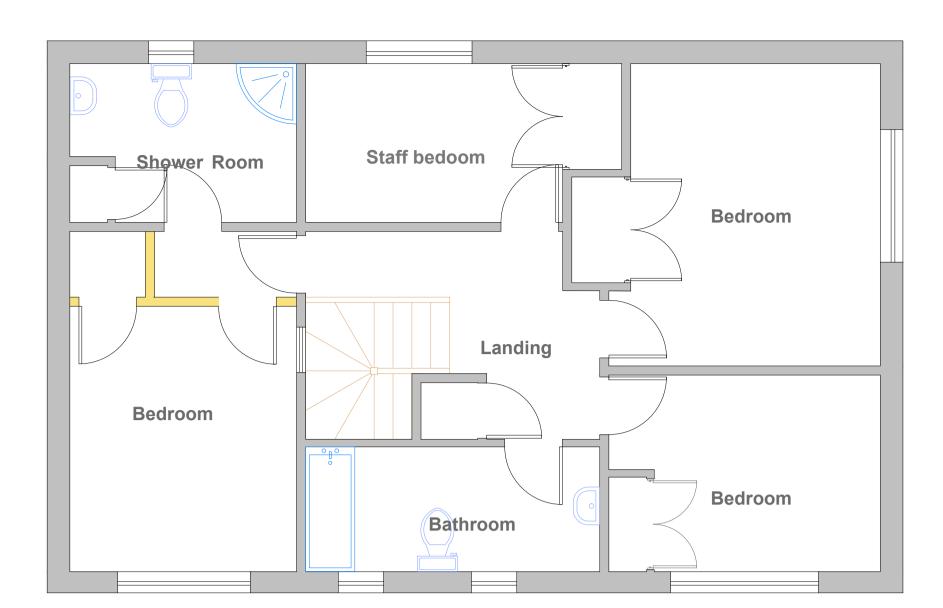


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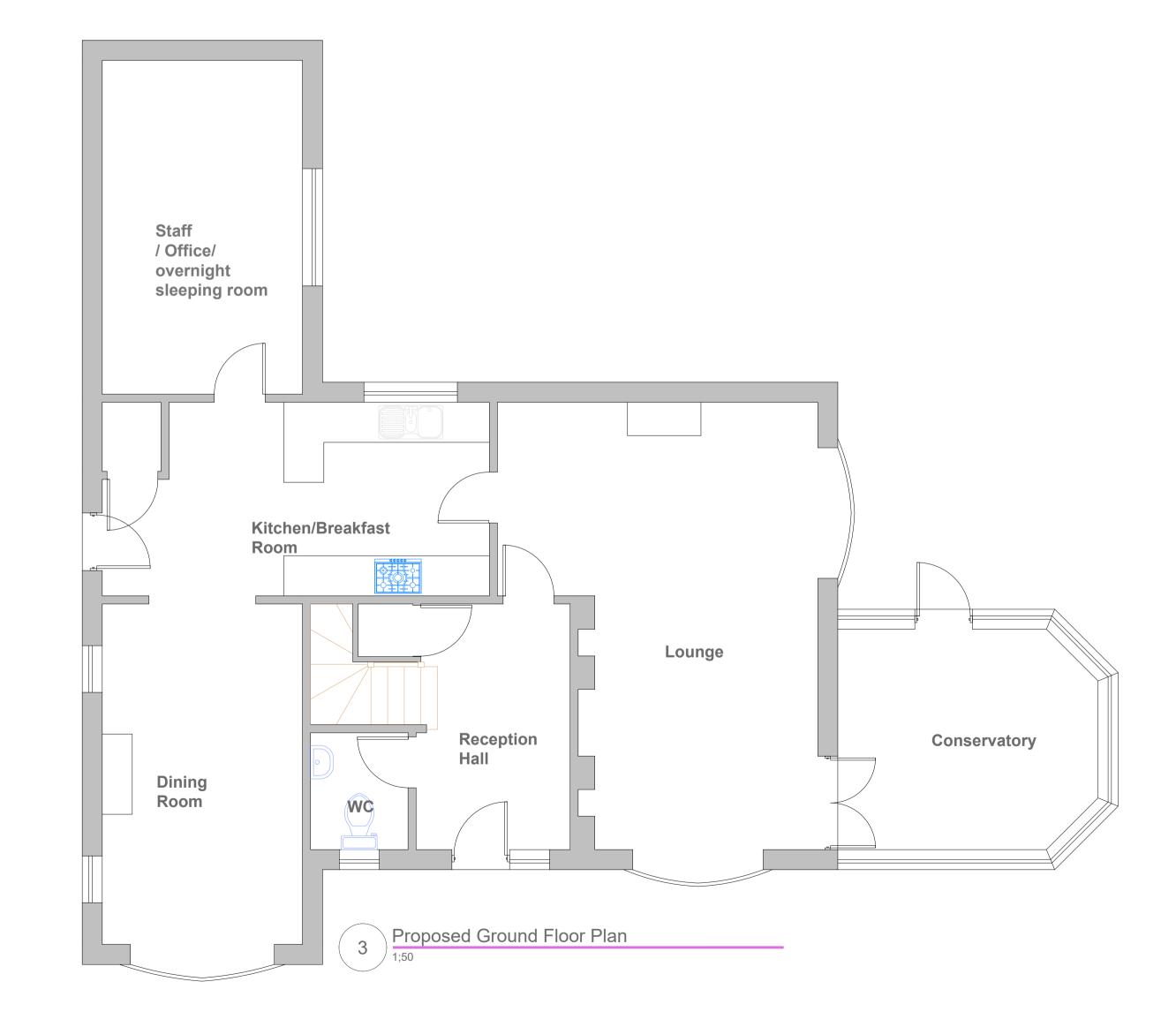
2 Existing First Floor Plan





4 Proposed First Floor Plan

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Agenda Item 7b

TWC/2024/0334

Site of Coronation Bungalow, Station Fields, Oakengates, Telford, Shropshire Outline application for the erection of 2no. self build dwellings to include layout and scale with all other matters reserved following demolition of existing dwelling and structures ***Amended Plans Received***

APPLICANT RECEIVED Tanya Tonks 17/06/2024

PARISH WARD

Oakengates Oakengates and Ketley Bank

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF CLLR. STEPHEN REYNOLDS

https://secure.telford.gov.uk/planning/paapplicationsummary.aspx?applicationnumber=TWC/2024/0334

1. SUMMARY RECOMMENDATION

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

2. SITE AND SURROUNDINGS

- 2.1 The site lies within the urban area of Telford, close to Oakengates Railway Station which is a short walk across the railway bridge. The site is located within 500 metres walking distance of Oakengates District Centre.
- 2.2 The site currently comprises of a bungalow, named Coronation Bungalow, which is sited at the far end of the plot with a long drive on the eastern boundary and a large front garden and garage / outbuildings next to the property. The site is accessed via the un-adopted Station Fields lane. The site slopes gently up from the entrance to the site.
- 2.3 The surrounding area comprises of a mixture of housing developments, along with an area of open grassland and woodland located to the north-west.

3. PROPOSAL

3.1 This application seeks Outline application for the erection of 2no. self-build dwellings to include layout and scale with all other Matters Reserved following demolition of existing dwelling and structures.

4. PLANNING HISTORY

4.1 The relevant Planning History for the site is set out below:

W2008/0759 - Demolition of Existing Bungalow and Erection of 2no. Detached Dwellings with associated Access (Outline Planning Application) - Granted 05 September 2008

TWC/2011/0645 - Outline Application for 2no. Dwellings to include Access following Demolition of Existing Dwelling and Structures (Amended Description) - Granted 24 April 2012

5. RELEVANT POLICY DOCUMENTS

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

SP1: Telford

SP4: Presumption in Favour of Sustainable Development

NE1: Biodiversity and Geodiversity

NE2: Trees Hedgerows and Woodlands

C3: Implications of Development on Highways

C5: Design of Parking BE1: Design Criteria BE9: Land Stability

ER11: Sewerage Systems and Water Quality

ER12: Flood Risk Management

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a Site Notice and direct neighbour notification.
- 6.2 The Local Planning Authority received seven neighbour representations objecting to the scheme on the basis of the first consultation, and four additional representations of objection during the second consultation. The following summarised issues were raised:
 - Intensification of Station Fields (narrow and poor surface);
 - Lack of turning space on Station Fields for vehicles;
 - Potential damage to Station Fields during construction period;
 - Station Fields does not have surface drainage;
 - Station Fields does not have consistent street lighting;
 - Development will cause overlooking and loss of privacy to neighbouring

properties;

- Construction should approach via Bradshaw Gardens (located to the north);
- Construction vehicles have previously damaged the road;
- Residents are not keen to maintain Station Fields;
- Council should look to adopt Station Fields given the level of housing along this lane;
- Damage to Station Fields by the railway company doing maintenance;
- Concerns with water infrastructure in the area;
- Impact on the sale of nearby property;
- Loss of hedgerow;
- Amended plans do not satisfy original comments.

7. STATUTORY REPRESENTATIONS

7.1 Oakengates Town Council: **Object**:

- Support the resident's Objections of Station Fields which concern the overutilisation of a narrow un-adopted lane which has poor surface and no surface water drainage;
- Further development on this site would only increase traffic to the lane causing more damage to the poorly maintained un-adopted road;
- Residents are also concerned about the suitability of the lane for heavy construction vehicles;
- Notes the concerns raised by the Coal Authority stated in their objection.

7.2 <u>Cllr. Steven Reynolds</u>: **Object**:

- There are serious issues surrounding this proposed development at Coronation Bungalow;
- Both Severn Trent and Drainage of Telford & Wrekin clearly state that before any development is permitted should not commence without a drainage plan for SWD and proper disposal of sewerage;
- Residents of Station Fields and Ashfields are clearly concerned about the development of two properties and the demolition of an existing property;
- Station Fields is an un-adopted road which is unsuitable for further vehicles and service vehicles and the state of this road requires urgent attention to accommodate this potential increase;
- The drainage is an issue which has been identified and believe that the water supply requires upgrading;
- The residents adjacent the proposed new development are concerned about being overlooked and possibly deemed to be an over development of the site.

7.3 <u>Local Highway Authority</u>: **Comment:**

- Concerns relating to visibility for the access to the property shown on the right side of the development;
- Whilst the development, in relation to Station Fields, does not form part of the adopted highway and is unlikely that the development would have an impact on the adopted highway;
- Concerns over the narrow nature of Station Fields and the lack of passing places along Station Fields, however the vehicles movements are likely to be only a minor increase over the existing vehicle trips;
- If minded to approve the application, request Condition(s) in relation to means of access and construction management.
- 7.4 <u>Lead Local Flood Authority</u>: **Support** subject to Condition(s)
- 7.5 <u>Ecology</u>: **Support** subject to Condition(s)
- 7.6 <u>Coal Authority</u>: **No objection** (follow re-consultation)
 - Initially objected to the proposal and subsequently the Applicant submitted a Coal Mining Risk Assessment Report (CMRA) and amended plans;
 - Considered the report to be acceptable (subject to Condition(s)) and confirmed No Objection to the Amended Site Plan as this would position the new dwelling (Plot 1) at a greater distance from the current position and influencing distance of the off-site mine entry.

7.7 <u>Severn Trent Water</u>: **Comment:**

- No Objections to the proposals subject to the inclusion of Condition(s).

7.8 Shropshire Fire Service: **Comment:**

Consideration should be given to the information contained within the Fire Safety Guidance for Commercial and Domestic Planning Applications document.

7.9 <u>Telford and Wrekin Private Sector Housing</u>: **No Comment:**

8. APPRAISAL

8.1 Having regard to the Development Plan Policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Layout and Scale
- Impact on Amenity of Adjacent Properties/Uses
- Land Stability
- Highways impacts
- Drainage
- Ecology and Trees

Principle of Development

- 8.2 The application is located within the urban area of Telford and Wrekin Council where the principle of residential development is acceptable.
- 8.3 The site is currently in residential use within a predominantly residential area and is located within convenient distances of public transport (bus) and Oakengates Train Station and is less than 800 metres from Oakengates District Centre for shopping and facilities. Therefore the site is considered to be sustainably located.
- 8.4 The proposal involves the demolition of the existing bungalow and associated structures at the rear and the development of 2 no. new dwellings.
- 8.5 Whilst 'Access' is a Reserved Matter, the LPA must consider the principle of a pair of new dwellings in this location. Station Fields is an un-adopted road/track that is narrow and in a poor state of repair in places. The Council's Highway Officer makes no objection because Station Fields is un-adopted. The LPA consider that the traffic generation as a result of the development of effectively one extra dwelling is not significant to warrant refusal and the extra traffic from one extra dwelling would not adversely impact on the un-adopted road or the public highway (Holyhead Road). Therefore the site can be adequately accessed.
- 8.6 Whilst the site has had a number of previous consents for 2 no. dwellings, these permissions have lapsed and application must be assessed against the current Local Plan.
- 8.7 Taking into consideration the above matters, the LPA consider the principle of development for a pair of new dwellings to be acceptable, subject to site specific matters.

Layout and Scale

8.8 The proposal is for an Outline Application for 'Scale' and 'Layout', with matters of access, landscaping and appearance reserved for future determination (as part of any Reserved Matters application, subject to approval of this Outline application).

- 8.9 The current plot has a long front garden that slopes up towards the rear, where the current bungalow is sited. The Site measures approximately 0.19 hectares. The LPA received existing elevations and a roof plan of the current bungalow during the determination period to determine the existing scale. The existing bungalow is not of great architectural merit so its demolition would not be resisted.
- 8.10 Officers expressed concerns with the scale and layout of the initial proposals due to their impact on the residential amenity of neighbouring properties and their impact on the street scene. As a result, the LPA received various iterations of plans from the Applicant during the determination period.
- 8.11 As a result of the LPA comments, Plot 1 has been relocated to the site frontage (although following a similar building line to the adjacent property known as "Cartref") and has been reduced from a two storey 3 bedroom dwelling to a 2-bedroom bungalow. The property has also been orientated north / south.
- 8.12 Amendments were also made to the layout and scale of Plot 2. The initial proposal included a double garage attached to the front of the property, a two storey aspect between the garage and the property and windows on the first floor side elevations. Following discussions with the Applicant, revised proposals were received. The proposed garage for Plot 2 is now detached and largely in the same location as the existing garage on site, as shown on the proposed site plan. The two storey front projecting element has been reduced to one storey only and all first floor windows on the side elevations have now been removed, apart from one which is obscure glazing. The property is also now orientated north / south to reduce impact on neighbouring properties, especially due to the rising levels at the rear.
- 8.13 Therefore, the proposal is to provide one 2-bedroom bungalow on Plot 1 with a single storey garage attached to the bungalow and one 4-bedroom dwelling on Plot 2 (to the rear) with a detached double garage, roughly in the same location as the existing garage.
- 8.14 A shared driveway is provided along the eastern boundary to serve the proposed properties, largely in the same location as the existing driveway.
- 8.15 In terms of scale, the Plot 2 measures 7.45 metres to the ridge height with a single storey double garage. The bungalow on Plot 1 measures 5.9 metres to the ridge. The immediate area benefits from a mix of housing types and styles in this area together with a non-uniform design style. The area is characterised by bungalows opposite the application site, whilst two storey dwellings generally dominate on the application site side. A similar layout of two properties is located directly to the west of the application site. Officers are satisfied that the dwellings can be appropriately designed to be in

- conformity with the general residential character of the area. The addition of the bungalow is also welcomed, given the sustainable nature of the site.
- 8.16 The properties meet Nationally Described Space Standards (NDSS).
- 8.17 Owing to the property's existing large curtilage, the LPA is satisfied that each proposed property would be capable of achieving sufficient amenity space. Landscaping is a detailed matters that would need to deal with the necessary boundary treatment between Plots 1 and 2 and the neighbouring properties. Given the level differences, there is likely to be a need for retaining structures within the gardens. This detail should be included as part of the landscaping proposals as part of any future reserved matters application.

Impact on Amenity of Adjacent Properties/Uses

- 8.18 Public representations from neighbouring properties have raised concerns regarding loss of privacy / overlooking from the proposed development. The properties directly to the north and west (the latter known as "Newquay") all benefit from large front gardens. The neighbouring property to the west, Newquay comprises of a bungalow with a tuck under double garage and a conservatory on the side elevation (on the east boundary facing the application site).
- 8.19 As a result of the concerns of overlooking and loss of privacy, the LPA have worked with the Applicant to re-orientate the properties to have a north / south aspect and reduce the scale of Plot 1 to a bungalow to overcome issues of overlooking and loss of privacy. Given the proposal on Plot 1 is now for a bungalow, the LPA are satisfied that this would reduce any impact of overlooking and loss of privacy to neighbouring properties (especially, Newquay to the west, owing to its front garden, and the bungalows to the north).
- 8.20 In respect of Plot 2, this has been sited further forward than the existing bungalow on the plot and has been amended during the determination process to remove the double storey front projecting element, relocate the garage and remove all non-obscure glazing windows on the side elevations. Plot 2 is now proposed to have a north / south orientation to remove any potential overlooking on the neighbouring property to the east. The LPA are satisfied that there is sufficient separation distances between Plot 1 and 2 and that the properties won't result in any overlooking / loss of privacy to neighbouring properties.
- 8.21 All trees / hedges are proposed for retention as part of the current application, which can be controlled via condition. Details of any new boundary treatment and landscaping are matters reserved for future determination.

Land Stability

- 8.22 The Application Site is located within a High Risk Coal Mining Area. The Coal Authority initially objected to this application in May 2024 as no Coal Mining Risk Assessment had been submitted in support of the application in order to assess and mitigate the risk that former coal mining recorded may present to the proposed development.
- 8.23 Subsequently, the agent submitted a Coal Mining Risk Assessment Report (Station Fields/TF2 6DH/2024, 05 June 2024, prepared for the proposed development by Worms Eye Ltd.) The Report has been informed by an appropriate range of sources of historical, geological and coal mining information.
- 8.24 The Report informs that the site is at risk from shallow coal mine workings (potentially four seams of coal) and mine gas and therefore recommendations have been made that intrusive site investigations and gas monitoring are required. The findings should inform the extent of remedial and/or mitigation measures required to ensure safe and stable development (NPPF para's. 189 and 190). The Report acknowledges the presence of the recorded off-site mine entry (CA shaft ref: 369310-035) however based on the current information known for this mine entry, it has been concluded that it is considered unlikely that the shaft would pose a risk to the development. However, the Report concludes that it would be prudent to reassess this when the depth to rock has been determined by the rotary drilling investigations.
- 8.25 The Coal Authority have reviewed the information and the Amended Plans and support the application, subject to Condition(s) in respect to intrusive site investigations prior to commencement of development and remedial work and verification of these works, prior to occupation of the properties.

Highway Safety

- 8.26 Access to the proposed development is off Station Fields. A Public Right of Way (PRoW) runs along the northern boundary of the site between the Green Network to the north-west and over the bridge above the train line to the north-east.
- 8.27 The Location Plan was amended during the determination period to include access up to the adopted highway, Holyhead Road to the south. From Holyhead Road, users would travel approximately 260 metres on Station Fields, an un-adopted road, to access the properties. The property could also be accessed from Bradshaw Gardens to the north of the property; again approximately 250 metres along a single track road.
- 8.28 Station Fields is an un-adopted road/track that is narrow and in a poor state of repair in places. There are limited passing places along this road.

- 8.29 Access to the development would largely be in a similar location to the existing access to Coronation Bungalow. The development would provide sufficient parking spaces on the application site to accommodate the proposals.
- 8.30 The Local Highway Authority (LHA) have reviewed the proposals and make No Objection, largely due to the distance of the property to the adopted highway. The LHA consider that the traffic generation as a result of the development of effectively one extra dwelling is not significant to warrant an objection and that the extra traffic from one extra dwelling would not adversely impact on the un-adopted road or the public highway (Holyhead Road).

Drainage

- 8.31 The existing property, Coronation Bungalow, is currently is served by an existing foul drainage system. The proposed new development would look to utilise the existing drainage for Plot 2, whilst a new connection would be made in the road for Plot 1 the plot is also served by a Gas supply and Main water.
- 8.32 The LLFA and Severn Trent have reviewed the application and are satisfied subject to Condition(s) in respect to the detailed drainage proposals.

Ecology and Trees

- 8.33 The application is accompanied by a Preliminary Ecological Appraisal (PEA) by Red Kite (dated 01 May 2024) which considers the habitats within the site to offer low-potential foraging and commuting opportunities for bats.
- 8.34 The Council's Ecology Officer has reviewed the Appraisal and agrees that it is unlikely that there would be any significant impact on these species. Furthermore, the Preliminary Roost Assessment, also by Red Kite (dated 01 May 2024) concluded that both existing structures on site had negligible potential to support roosting bats, with no evidence identified internally and no suitable roosting features identified on either building's exterior. A lighting plan would be required to minimise any impact of lighting on boundary features. It is also recommended that two integrated bat boxes are included within the two new dwellings proposed in this application. Both of these would be captured as Condition(s).
- 8.35 One pond was identified on site, though it is considered unsuitable to support a population of Great Crested Newts (GCN) as it is man-made, and there is a lack of suitable breeding habitat within the pond and surrounding terrestrial habitats. The pond does have the potential to support common amphibian species including common frog, common toad and smooth newt. As such it is recommended that a Reasonable Avoidance Measures Method Statement (RAMMS) is produced which details how a soft site strip should be carried out, and provision of an Ecological Clerk of Works during this time. No other notable species were identified on site. No evidence of badgers or other small

mammals was observed, and the site is predominantly well-maintained garden in an urban setting. Relating to wild nesting birds, it is best practice to carry out habitat removal works outside of the active bird nesting season. Two bird boxes are recommended to be installed on or built into the new dwellings.

8.36 The Application is accompanied by a Tree and Hedgerow Survey Report. The report identifies 27 individual trees on Site, all classified as Category C, whilst a leylandii hedge is being located on the site frontage and on the eastern boundary. No trees or hedges are proposed for removal as part of the application. This matter can be controlled via condition.

9. CONCLUSION

- 9.1 The site is located within the urban area of Telford where residential development is acceptable in principle. The site is currently in residential use within a predominantly residential area and is sustainably located to public transport and Oakengates District Centre. Whilst Station Fields is an unadopted road in a poor state of repair, the extra traffic from one extra dwelling would not adversely impact on the un-adopted road or the public highway to such a degree to warrant refusal. The site can be adequately accessed and drained. The site is large enough to accommodate two dwellings and at Reserved Matters stage and Officers consider that a suitably designed scheme can be presented that takes into account the configuration and size of the plots and difference in ground levels in relation to neighbouring properties so as not to cause adverse impact on the privacy or amenity of nearby properties or harm to the residential character of the surrounding area.
- 9.2 The Outline Application is for a pair of dwellings with matters of scale and layout to be considered as part of this application, whilst Matters of access, landscaping and appearance are Reserved for future determination. Amended plans were received during the determination to ultimately reduce the scale of Plot 1 to a bungalow and re-orientate the properties so that there would be no loss of privacy / overlooking to neighbouring properties.
- 9.3 There are no technical objections to the proposals, subject to Condition(s) in respect to drainage, site investigations, ecology and highways (Construction Management).
- 9.4 On balance, it is considered that the proposal is compliant with Policy SP1, SP4, BE1 and C3 of the Telford & Wrekin Local Plan 2011-2031.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning

Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matter including conditions, or any later variations) subject to the following:

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

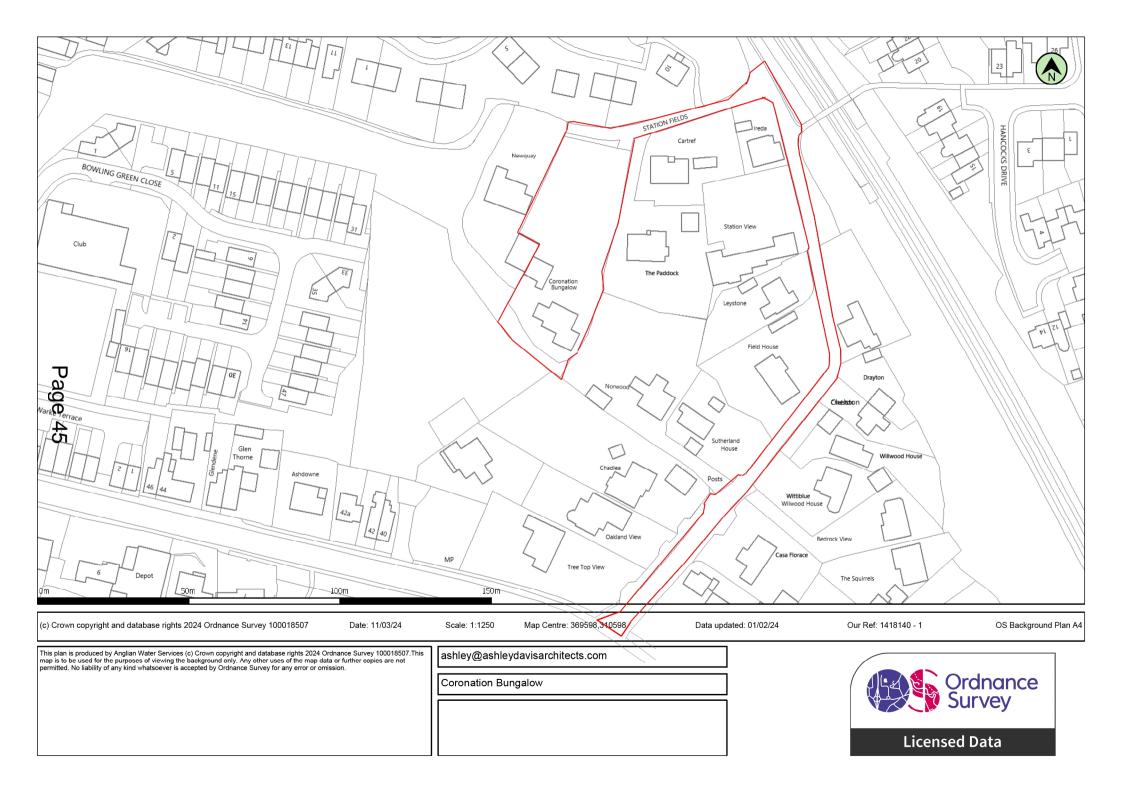
Condition(s)

Time Limit Outline
Reserved Matters
Details of Reserved Matters
Details of Materials
Surface Water Drainage Scheme
Construction Management Plan
Intrusive Site Investigations
Verification Report
Means of Access
RAMS
Lighting Plan
Erection of Artificial Nesting / Roosting Boxes
Tree Retention
Development in Accordance with Plans

Informative(s)

Coal Authority – High Risk Area
Biodiversity Net Gain
Nesting Wild Birds
Replacement Planting
Fire Authority
Conditions
Reason for Grant
RANPPF2 Approval following amendments – NPPF





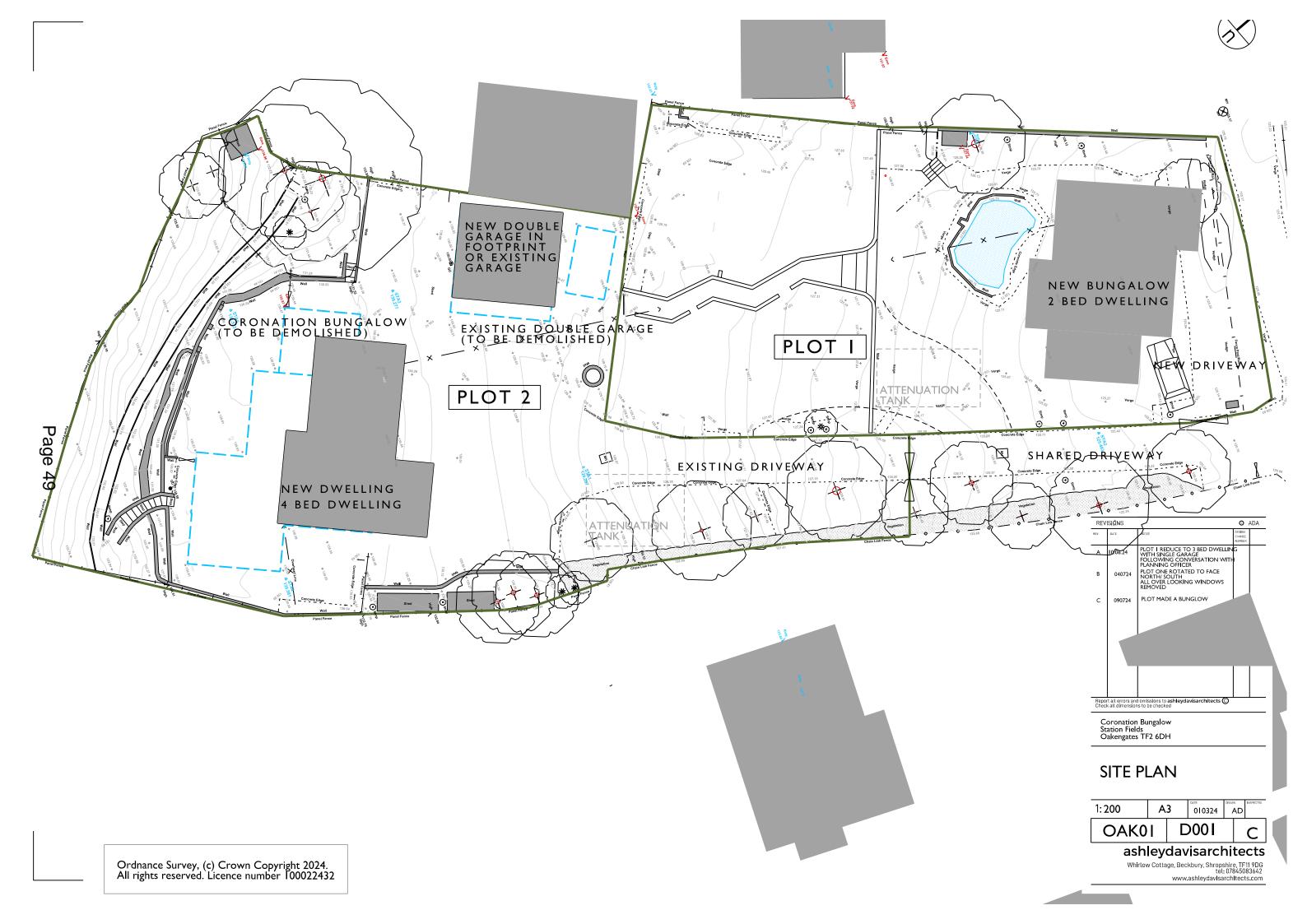




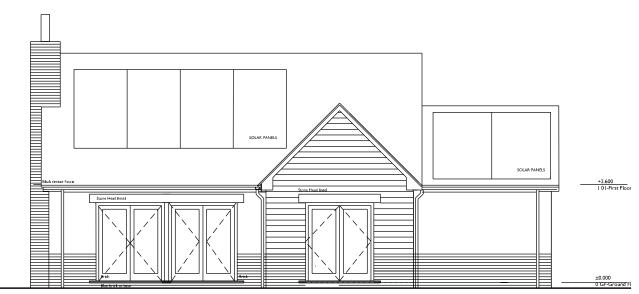
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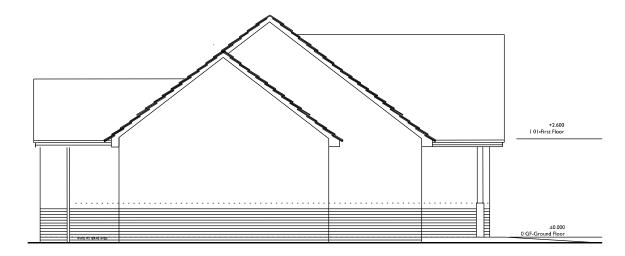




PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



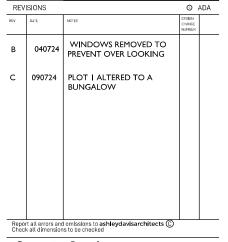
PROPOSED REAR ELEVATION

MATERIALS:

Roof: Red Plain Tile

Walls: Red Staffordshire Brick

Windows: Flush Casement Colour: Grey Doors: Hardwood Colour: Unfinished



Coronation Bungalow Station Fields Oakengates TF2 6DH

PROPOSED ELEVATIONS PLOT I

1: 100	A3	3	220623	A	.D	INSPECTED
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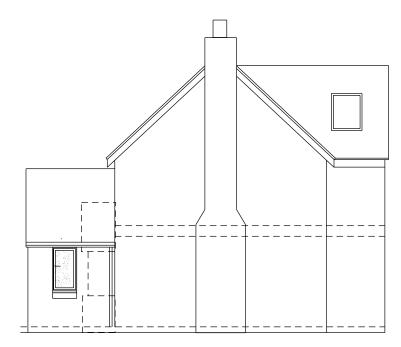


PROPOSED FRONT ELEVATION

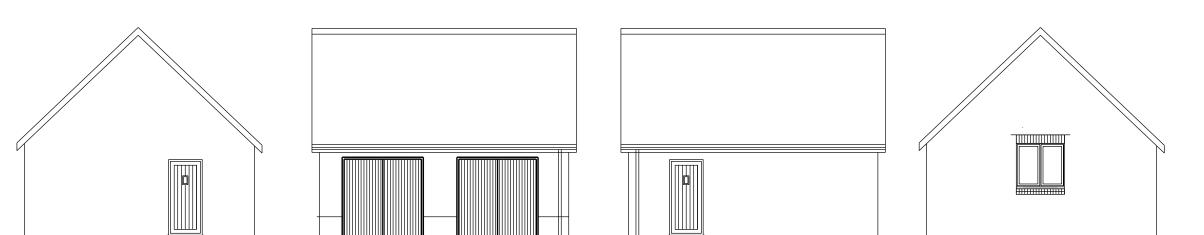
PROPOSED REAR ELEVATION







PROPOSED SIDE ELEVATION



MATERIALS:

Doors:

Roof: Red Plain Tile

Walls: Red Staffordshire Brick
Windows: Flush Casement Colour: Grey

Hardwood Colour: Unfinished

REVISIONS

O ADA

REV DATE

MOTES

MOTES

OCHRON
CHARGE
NAMEER

A 040724

SECOND STOREY REMOVED
FROM OVER UTILTY ROOM

B 080724

DOUBLE GARAGE RELOCATED
TO LOCATION OF EXISTING
DOUBLE GARAGE

REPORT all errors and emissions to ashleydavisarchitects ©
Check all dimensions to be checked

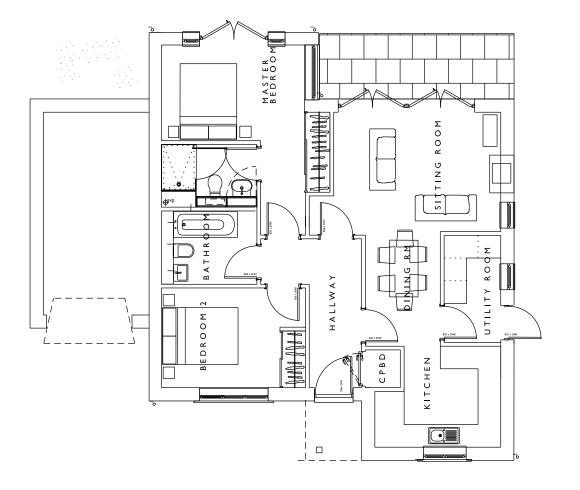
Coronation Bungalow Station Fields Oakengates TF2 6DH

PROPOSED ELEVATIONS PLOT 2

1: 100	A3	}	220623	DRAW A	Ď	INSPECTED
OAKO) [006		E	3

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PROPOSED 2 BEDROOM BUNGALOW

PLOT I

RE۱	/ISIONS		⊙ ADA		
REV	DATE	NOTES	DESIGN CHANGE NUMBER		
A	040724	GARAGE RELOCATED AND HOUSE FLIPPED TO SUIT SITE			
3	090724	PLOT ONE ALTERED TO BE A BUNGALOW			

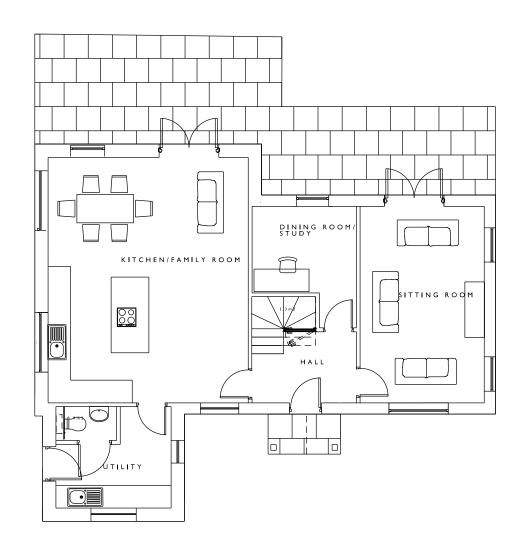
Coronation Bungalow Station Fields Oakengates TF2 6DH

PROPOSED FLOOR PLANS PLOT I

1: 100	A3	3	220623		D	INSPECTE
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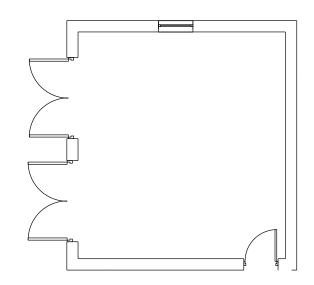
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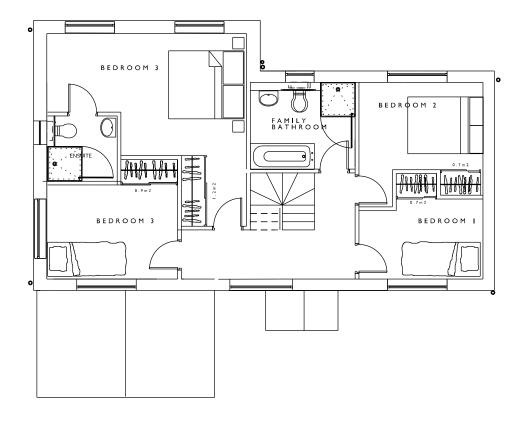
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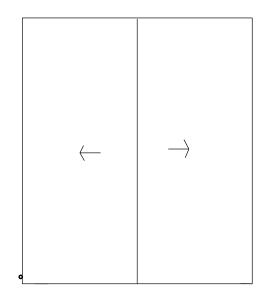
PROPOSED TYPICAL GROUND FLOOR PLAN 4 BEDROOM DWELLING PLOT 2

PROPOSED DOUBLE GARAGE





PROPOSED TYPICAL FIRST FLOOR PLAN 4 BEDROOM DWELLING PLOT 2



REV	VISIONS DATE	NOTES	© A	
HEV.	DATE	NUTES	CHANGE NUMBER	
a	040724	second floor omitted over utilty	,	
В	090724	DOUBLE GARAGE LOCATED IN POSTION OF EXISTING DOUBLE GARAGE		

Coronation Bungalow Station Fields Oakengates TF2 6DH

PROPOSED FLOOR PLANS PLOT 2

1: 100	A3	3	220623	AI	INSPECTED
OAKO) [003		В
		•			

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